

TOWN PLANNING BOARD

TPB Paper No. 10751

For consideration by
the Town Planning Board on 6.8.2021

**DRAFT MUI WO NORTH OUTLINE ZONING PLAN NO. S/I-MWN/E
FURTHER CONSIDERATION OF A NEW PLAN**

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1 Introduction

The purpose of this paper is to:

- (a) report on the representations received during the two-month exhibition period of the draft Mui Wo North Development Permission Area (DPA) Plan No. DPA/I-MWN/1;
- (b) report on the results of the consultation with the Islands District Council (IsDC) and the Mui Wo Rural Committee (MWRC), and other public views received on the draft Mui Wo North Outline Zoning Plan (OZP) No. S/I-MWN/C; and
- (c) seek Members' agreement that the draft Mui Wo North OZP No. S/I-MWN/E, its Notes and Explanatory Statement (ES) (**Appendices I to III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance).

2 Background

The draft DPA Plan

- 2.1 On 8.1.2021, the Mui Wo North area (the Area) was designated as a DPA and covered by draft Mui Wo North DPA Plan No. DPA/I-MWN/1 (**Plan 1**). The draft DPA Plan is to provide an interim planning control with a view to conserving its landscape and ecological values in safeguarding the natural habitats, maintaining the unique rural and natural character and cultural heritage of the Area, and preventing it from encroachment by unauthorized development and from undesirable change of use within the Area.
- 2.2 During the exhibition of the draft DPA Plan, a total of 44 representations¹ were received. Amongst all, 15 representations support, 23 representations object to, and 6 representations provide comments without indicating support or objection on the draft DPA Plan. Zoning proposals are suggested by some representers. A summary of the representations received and the government responses is provided at **Appendix IV**. A copy of the representations is deposited at the meeting for Members' reference.

¹ The 15 supporting representations are submitted by green/concern groups, individuals and companies; the 23 objecting representations are submitted by MWRC, Man Kok Tsui Residents' Association (MKTRA, 萬角咀村居民協會), individuals and companies; the 6 representations without indicating support or objection are submitted by members of IsDC, green/concern groups and individuals.

2.3 The grounds of the representations and proposals are summarized below:

Planning Intention

- support the draft DPA Plan and its planning intention to protect the largely rural and natural areas with conservation value and control against unauthorized developments.

Planning Scheme Area

- to exclude various lots in the northern part of Butterfly Hill from the Planning Scheme Area as land owner's right to develop would be infringed;
- to exclude Mang Tong from the Planning Scheme Area as the village has been designated "Village Type Development" ("V") on the Mui Wo North Layout Plan (the LP);

Development Right and Development Control

- including private lots in the DPA Plan contravenes Articles 6 and 105 of the Basic Law regarding private ownership of property;
- the draft DPA Plan contravenes Article 40 of the Basic Law regarding the lawful traditional rights and interests of the indigenous inhabitants of the New Territories;
- the draft DPA plan prepared in accordance with the Ordinance is too restrictive and imposes additional development constraints over the prevailing land use controls under various ordinances;

Village Development

- to liaise with indigenous habitants and land owners to provide more land for housing development;
- to delineate "V" zones according to genuine needs of indigenous villagers and existing boundaries of village houses, and to restrict rebuilding of village houses to their existing bulk;
- to consider whether the judgment on the Judicial Review related to the designation of "V" zones on Pak Lap, Hoi Ha and So Lo Pun OZPs is relevant;
- "V" zone should not fall within 30m buffer from streams and waterbodies;

Infrastructure and Community Facilities

- to zone various lots in Man Kok for community uses, such as addiction treatment centre, solar power station, and Government, Institution and Community (GIC) facilities;
- the draft DPA Plan neglects the capacities of transport infrastructure, GIC facilities and environment of Mui Wo;
- to zone footpaths and mountain trails "Open Space" ("O") or "Green Belt" ("GB");
- no new infrastructure or road should be built in Wo Tin;
- to enhance fire prevention for the permitted burial ground to the northwest of Mang Tong;
- to consider new installation of street lighting should be carefully considered with regard to their impact on nocturnal insect;

Environment and Conservation

- oppose expansion of Country Park or putting South Lantau for conservation;
- designation of “Unspecified Use” provides inadequate protection against vandalism acts;
- “GB” zone cannot offer adequate protection to the environment;
- to zone woodlands in Butterfly Hill, Tung Hang Mei and Wo Tin “Conservation Area” (“CA”);
- to zone marshes at Tai Wai Yuen and to the west of Mang Tong “CA”;
- to designate all natural streams, their tributaries and riparian areas (~30m) “CA”, including the estuary of Wang Tong River where mangroves are identified;
- to zone the natural coastline along the southern and eastern peripheries of the Planning Scheme Area, in particular the part from Tung Wan Tau to Man Kok “Coastal Protection Area” (“CPA”);
- to limit developments in conservation-related zonings, e.g. exclude ‘New Territories Exempted House (NTEH)’ from Column 2 use, and remove ‘Tent Camping Ground’ and ‘Barbecue Spot’ from Column 1 uses of “GB” zone;
- to dechannelize Wang Tong Stream with new modern ecofriendly methods;
- control against unauthorized development should be extended to entire South Lantau which is currently not covered by DPA Plan;
- to consider geology and landforms in the drafting of DPA and OZP;

Agricultural Development

- to zone abandoned agricultural land “GB” to avoid incompatible uses;
- to restrict permitted land uses and house development in “Agriculture” (“AGR”) zone;
- to zone the agricultural lands in Man Kok “GB” and “CPA” instead of “AGR” as most of them have been abandoned or have extended into the coastline and not arable;
- various lots in Man Kok are not abandoned agricultural land and under maintenance of residents of Man Kok Tsui;

Cultural Heritage

- works affecting Sites of Archeological Interests should be subject to public consultation;
- to zone “Yuen Ancestral Hall (袁氏宗祠)” in Man Kok for eco-lodge, “Government, Institution or Community” (“G/IC”), “V” or “AGR”;

Development Proposals

- to zone a lot in the northern part of Butterfly Hill “Residential (Group C)” (“R(C)”);
- to zone an area covering the marsh at Tai Wai Yuen, Chung Hau and southern foothill of Butterfly Hill “Other Specified Uses” annotated “Residential/Commercial and Tourism Related Uses” (“OU(RCTRU)”) to facilitate the upgrading of the area into a hybrid of residential/commercial development with beachfront recreational node for tourism and water sports development;

Consultation

- lack of consultation on the draft DPA plan before its gazettal; residents and stakeholders had no chance to express their views on the draft DPA Plan at the time of pandemic and Chinese New Year holiday; consultation conducted by the Government during the representation period of the draft DPA Plan was insufficient and the representation period should be extended;

Other Matters

- the Government should proactively develop Mui Wo; and
- to review the definition of 'Existing Use' ('EU') to stop "Destroy first, develop later" activity which would be regarded as EU.

The draft OZP

- 2.4 On 15.1.2021, the Town Planning Board (the Board) gave preliminary consideration to the draft Mui Wo North OZP No. S/I-MWN/C (TPB Paper No. 10713) and agreed that the draft OZP was suitable for consultation with IsDC and MWRC. The proposed Planning Scheme Area of the new Mui Wo North OZP is shown in **Plan 2**, which is the same as the DPA Plan. During consideration, the Board remarked that the Planning Department (PlanD) might consider fine-tuning and rationalizing the boundaries of the "Recreation" ("REC") and "V" zones as land use zonings on OZP were intended to be broad-brush in nature. An extract of the minutes of the Board's meeting held on 15.1.2021 and the TPB Paper No. 10713 are at **Appendices VI and V** respectively for Members' reference.
- 2.5 For Members' ease of reference, major land use proposals of the draft Mui Wo North OZP No. S/I-MWN/C are recapitulated below (**Plan 3**):

"Commercial" ("C"): Total Area 0.53 ha

- (a) It covers three commercial developments, including two existing hotels, namely Seaview Holiday Resort and Mui Wo Inn at the back of Silver Mine Bay Beach and a resort-type development under construction along Tung Wan Tau Road.

"Residential (Group C)" ("R(C)": Total Area 0.15 ha

- (b) Three existing domestic developments located to the west of Mang Tong, along Tung Wan Tau Road and to the southeast of Tung Wan Tau respectively are under this zone.

"Village Type Development" ("V"): Total Area 4.00 ha

- (c) It covers three recognized villages, namely Mang Tong, Tung Wan Tau and Man Kok Tsui, and the village clusters along Tung Wan Tau Road.
- (d) The "V" zones designated for Mang Tong, Tung Wan Tau and Man Kok Tsui are drawn up having regard to the 'VE', the local topography, the existing settlement pattern, the outstanding SH applications and demand

forecast. Areas of difficult terrain, potential natural terrain hazards, dense vegetation, conservation and ecological value are excluded. The “V” zones designated for village clusters along Tung Wan Tau Road are drawn up to reflect the existing condition.

“Government, Institution or Community” (“G/IC”): Total Area 0.04 ha

- (e) It covers an existing refuse collection point located in the southern part of Mang Tong, an existing catholic church to the southwest of Mang Tong, the existing Tung Wan Tau Public Toilet to the southwest of Tung Wan Tau and a planned fresh water pump house along Tung Wan Tau Road.

“Open Space” (“O”): Total Area 2.27 ha

- (f) It covers a gazetted public bathing beach at Silver Mine Bay including beach buildings and associated beach facilities. It also covers Tung Wan Tau Road and the beach areas adjacent to the gazetted beach along Tung Wan Tau Road.

“Recreation” (“REC”): Total Area 2.53 ha

- (g) It covers the Hong Kong Playground Association (HKPA) Jockey Club Silvermine Bay Camp and the Methodist Retreat Centre.

“Other Specified Uses” annotated “Pier” (“OU(Pier)”): Total Area 0.02 ha

- (h) It covers a pier in Man Kok.

“Agriculture” (“AGR”): Total Area 3.78 ha

- (i) It mainly covers clusters of active and abandoned agricultural land in the vicinity of villages.

“Green Belt” (“GB”): Total Area 152.05 ha

- (j) It mainly covers woodlands, shrublands, grasslands, coastal uplands, vegetated hills, streams, marshes, mangroves, beaches and coastline adjoining Lantau North (Extension) Country Park and Lantau North Country Park. It also covers some scattered agricultural land which are mostly abandoned.
- (k) There is a permitted burial ground to the northwest of Mang Tong, which is intended for burial places of deceased indigenous villagers in the Area. To respect the local ritual and tradition, burial activities in the permitted burial grounds within this zone are generally tolerated. Any burial activities should be confined within the designated grounds as far as practicable.

- 2.6 The draft Mui Wo North OZP is to replace the draft DPA Plan, which would cease to be effective (except for the provisions related to the existing use and

unauthorized development) upon gazetting of the OZP under the Ordinance and the plan-making process of the DPA Plan would not proceed further. The views of the representations received have been taken into account and incorporated into the draft Mui Wo North OZP where appropriate.

3 Consultation on the draft OZP

IsDC, MWRC, Local Villagers and Land Owners

- 3.1 MWRC was consulted on the draft OZP at its meeting on 5.3.2021 and IsDC was consulted by circulation of paper on 30.6.2021. On 3.6.2021, a meeting was held with the representatives of Keymax Holdings Limited, which is a land owner of various lots in Butterfly Hill, and the representatives of Man Kok Tsui Residents' Association (MKTRA, 萬角咀村居民協會), which also represents a major land owner in Man Kok. Submissions made by an IsDC member (the Chairman of MWRC), local villagers (via MWRC), Keymax Holdings Limited, other land owners and MKTRA (**Appendices VII to XI**)² providing information, views on and/or development/zoning proposals for the draft OZP are also received. All of them express concerns on and/or objections to designation of "GB" zone on private land. Major points of IsDC, MWRC, local villagers and land owners' concerns on land use planning on the draft OZP are summarized below:

Consultation

- (a) MWRC and MKTRA consider the consultation exercise of the draft OZP insufficient. They are of the view that consultation with local villagers should be conducted before formulating the land use planning proposals to have a better understanding on local issues and needs. MKTRA also states that villagers and land owners are not aware of the consultation as they are not informed.

Planning Intention, Development Rights and Land Use Proposals on Layout Plan

- (b) The draft OZP biases towards nature conservation and it is considered excessive to zone more than 90% of land in the Area "GB". As there is a general presumption against development in "GB" zone, land owners' right to develop or redevelop will be restricted if their lots are included in "GB" zone. It is considered unfair to the land owners to zone private lots "GB" without compensation.
- (c) According to the LP, some private lots in Wang Tong (**Plans 4a – 4c**) fall within areas designated "Residential – Zone 4" ("R4") or "V" on the LP which are intended for low-density residential or village type developments. Based on the planning of the LP, land owners have

² Enclosures 4a and 4b of Appendix IX, and Appendix X are not appended to this paper as they contain specific legal information that the concerned land owners object to include in the Paper. Nevertheless, they agree that a copy of the relevant submissions could be deposited at the meeting for Members' reference.

legitimate expectations to develop their lots falling within areas designated “R4” or “V” on the LP for residential use.

- (d) In order to recognize land owners’ right to develop and respect the planning of the LP, MWRC suggests that “V” or other residential zonings are in general better zoning options than “GB” to cover the private lots. If residential zonings are not possible, “AGR” and “REC” zones, which are less restrictive, are better alternatives than “GB” zone. In this regard, at least 8% of land in the Area should be zoned “AGR” to facilitate agricultural land rehabilitation.
- (e) Keymax Holdings Limited, a land owner of various lots in the northern part of Butterfly Hill, puts forward three zoning proposal options to cover its lots to facilitate different development proposals: “Comprehensive Development Area” (“CDA”) zone, “R(C)4” zone, or partly “R(C)4” and partly “REC” zones (**Plans 5a to 5d**).
- (f) “R(D)” zone is proposed to cover two lots in Wang Tong (Lots 359 S.B RP³ and 360 in D.D.2, Mui Wo) by the respective land owners (**Plans 6a and 6b**), the adjoining lots may also be zoned “R(D)”.

“V” Zone

- (g) “V” zones covering the recognized villages in the Area, in particular Mang Tong, are too small. Some outstanding Small House (SH) applications are not included in the proposed “V” zone for Mang Tong (**Plans 7a and 7b**). The proposed “V” should be extended to tally with the Village Environ (VE) of the recognized village and include all outstanding SH applications.
- (h) The potential demand for SH in Mang Tong could be larger than expected. According to MWRC, indigenous villagers of other villages in Mui Wo (including villages outside the Area) could apply for SH development in Mang Tong if they could not identify suitable land for SH development in their own villages. As such, a larger “V” zone should be reserved for Mang Tong to cater for the potential SH demand from other villages in Mui Wo. MWRC suggests that in order to increase the size of “V” zone, the agricultural land in the vicinity of Mang Tong should be zoned “V” (**Plans 8a and 8b**).
- (i) According to MWRC, SH development in Mang Tong can be connected to sewerage system without relying on septic tank and soakaway system. It is a suitable location for SH development. A larger “V” zone in Mang Tong can allow more SH developments at the suitable location.
- (j) An existing village cluster in Chung Hau should be zoned “V” (**Plan 9a to 9c**).

³ The concerned land owner clarifies that the concerned lot number should be Lot 359 S.B RP instead of Lot 359 S.B as stated in Appendix X.

- (k) Private lots instead of government land in Man Kok should be zoned “V” for residential use for the villagers. In particular, according to MKTRA, the land near the coast is vulnerable from flooding during typhoon. Private lots located on uplands in Man Kok, including “Yuen Ancestral Hall (袁氏宗祠)” and its surrounding lots (**Plans 10a and 10b**), which are safe from flooding, should be zoned “V” rather than “GB” for the village development.

Proposed “G/IC” and “REC” zones

- (l) Other than the proposed “V” zone stated in Paragraph 3.1 (k) above, according to MKTRA, the lots in DD358L in Man Kok are owned by a major land owner. While there are existing agricultural activities taking place, the land owner intends to use the land for community use in the future, such as addiction treatment centre or eco-lodge. As such, it is suggested covering the lots in Man Kok with “G/IC” zone instead of the proposed “AGR” zone (**Plans 10a and 10b**). The “Yuen Ancestral Hall” and its surrounding lots should also be covered by “G/IC” zone to facilitate revitalization of the ancestral hall for tourists to learn the history of Yuen Family which has a significant contribution to Mui Wo’s development (**Plans 10a and 10b**). MWRC also requests to reserve land adjacent to Mui Wo town centre for community use.
- (m) “REC” zones are proposed by MWRC at the peak of Butterfly Hill (**Plans 11a and 11b**) to facilitate a lookout point previously proposed by Civil Engineering and Development Department (CEDD) as part of improvement works at Mui Wo, and in Chok Tsai Wan (**Plans 12a and 12b**) for a possible water sports centre use.

Green/Concern Groups and Local Residents

- 3.2 On 17.3.2021 and 12.4.2021, two meetings were held with green/concern groups on the draft OZP. Some representatives of the green/concern groups are also local residents in the Area. Designing Hong Kong Limited, Kadoorie Farm and Botanic Garden Corporation, World Wide Fund for Nature Hong Kong, Save Lantau Alliance, the Conservancy Association, Green Power, Hong Kong Bird Watching Society and Association for Geoconservation, Hong Kong attended the meeting on 17.3.2021, while Living Islands Movement, Save Lantau Alliance, Ark Eden and Support HK Environmental Petition Platform attended the meeting on 12.4.2021. Subsequently, Ark Eden, Living Islands Movement, Association for Geoconservation, Hong Kong, Save Lantau Alliance and a local resident made submissions (**Appendices XII to XVI**) providing supplementary information, zoning proposals and expressing their concerns on the draft OZP. The green/concern groups primarily agree with the general planning intention of the draft OZP and request for more stringent conservation-related zonings to provide better protection for the natural habitats and the flora and fauna species in the Area from development. Major points of their concerns on the land use planning on the draft OZP and their proposals are summarized below:

Planning Intention and Designation of Zoning for Conservation Purpose

- (a) The general planning intention of the draft Mui Wo North OZP to conserve its landscape and ecological values in safeguarding the natural habitats and to maintain the unique natural and rural character of the Area is supported.
- (b) “GB” zone is considered inadequate to offer protection from development pressure. As the Area is of high landscape and ecological values with rich and diverse flora and fauna species, including Romer’s Tree Frog, natural habitats such as woodlands, marshes, streams and natural coastline should be protected with more stringent conservation-related zonings, such as “CA” and “CPA” zones. Moreover, designation of “CA” zone could also offer protection to the diverse landform and rich archaeological and cultural heritage resources in the Area.
- (c) Woodlands in Butterfly Hill, Wo Tin and Tung Hang Mei should be zoned “CA” instead of “GB” (**Plans 13a and 13b**). All the woodlands are of high landscape and ecological values. According to some green groups, Wo Tin and Tung Hang Mei are sites of reforestation projects for more than a decade. In Tung Hang Mei, there is also an eco-education and permaculture community ‘Ark Eden’. Marshes at Tai Wai Yuen and to the west of Mang Tong, all natural streams, their estuaries and riparian areas in particular the estuary of Wang Tong River where mangroves are identified (**Plans 14a to 14c**), should be zoned “CA” instead of “GB”. The natural coastline along the southern and eastern peripheries of the Area, in particular from Tung Wan Tau to Man Kok, should be zoned “CPA” (**Plans 15a and 15b**).
- (d) Abandoned agricultural land in Man Kok should be zoned “CA” instead of “AGR” as some of them are wetland according to some green groups.
- (e) For other areas to be covered by “GB” zone, development of NTEH should be prohibited. Uses for barbeque spot or tent camping ground should also be removed from Column 1 to prevent proliferation of commercial operating barbeque spots or tent camping grounds in “GB” zone.
- (f) The definition of EU should be reviewed as some areas in Butterfly Hill and Tung Wang Tau have been subject to massive tree clearance and such status quo has become an EU.
- (g) The proposed exemption for filling/excavation of land for public works coordinated or implemented by Government, and maintenance, repair or rebuilding works in “CA” and “CPA” zones from seeking planning permission from the Board is inconsistent with other OZPs covering Lantau.

“V” Zone, “AGR” Zone and Other Zones

- (h) The genuine demand for SH development should be carefully assessed in “V” zone designation. They reiterate the relevance of the judgment on the Judicial Review case on OZPs of Pak Lap, Hoi Ha and So Lo Pun areas and the Board’s latest approach of adopting an incremental approach in delineating “V” zone area and boundary.
- (i) No part of the proposed “V” zones should fall onto any rivers and their riparian areas.
- (j) Designation of “V” zone for village clusters along Tung Wan Tau Road is unnecessary since indigenous villagers may not be able to develop SHs on land outside VE even the land is zoned “V” under the prevailing SH Policy. “V” zones should be proposed to cover recognized villages only. Meanwhile, it is suggested by a green group that an area to the north of Mang Tong outside the VE should be redesignated as residential area (**Appendix XIII**). It is because Mang Tong was not a recognized village until 1898, redesignation of residential area beyond the VE may avoid causing potential discrimination against existing land owners.
- (k) Stricter restriction on “AGR” zone should be imposed to achieve better development control in areas intended for agricultural activities. They propose “AGR(1)” zone with SH development prohibited through removing the provision for NTEH development.
- (l) The piecemeal approach to designate various zonings, including “V”, “C”, “R(C)2”, “REC” and “GB” zones at the Silver Mine Bay seafront area along Tung Wan Tau Road is not preferred. The whole area should be covered collectively by “GB”, “O” or “REC” zones.

4 Planning Department’s Responses

- 4.1 The comments and concerns received during the consultation as stated in paragraph 3 above, together with the representations made on the draft DPA Plan as summarized in paragraph 2.3, have been duly considered. Adjustments to the land use proposals on the draft OZP have been made as appropriate, which are summarized below for further consideration by the Board. In consultation with departments concerned, the Planning Department (PlanD)’s responses are as follows:

Consultation

- (a) To facilitate timely consultation with relevant stakeholders on the appropriate land use zonings for the Area, PlanD has expedited the plan preparation process and submitted the preliminary draft OZP to the Board for preliminary consideration on 15.1.2021. With the agreement of the Board, PlanD has consulted relevant stakeholders, including IsDC, MWRC, local villagers, local land owners, local residents and

green/concern groups to solicit their views on the draft OZP. Their comments and concerns, together with the representations made on the draft DPA Plan have been duly considered. Adjustments to the land use proposals on the draft OZP have been made as appropriate, which are summarized below for further consideration by the Board. Upon agreement of the Board, the draft OZP will be exhibited under section 5 of the Ordinance for statutory public consultation.

Planning Intention

- (b) An overarching principle of ‘Development in the North; Conservation for the South’ embraced by the Blueprint was promulgated in June 2017. The predominant part of Lantau would be conserved for its natural and cultural resources. Unique rural settlements would also be preserved and enhanced. Where appropriate, low-impact leisure and recreational uses would be developed for public enjoyment. It has been promulgated in the Blueprint that careful consideration would be given to balancing the needs of development/improvement and preservation of Mui Wo with a view to retaining its rural township character. The Area is largely bounded by Lantau North (Extension) Country Park and Lantau North Country Park and comprises rich natural habitats. The high diversities of wild fauna and flora are worthy of conservation. The general planning intention of the Area is to conserve its landscape and ecological values in safeguarding the natural habitats and to maintain the unique natural and rural character and cultural heritage of the Area. Low-impact leisure and recreational uses compatible with the rural setting will be encouraged where appropriate. Land is also designated for village development.

Conservation

- (c) The planning intention of “GB” zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. Regarding the comment considering “GB” zone inadequate to offer protection from development pressure, within “GB” zone, except agricultural use, some passive recreation uses and specific government uses which are always permitted, most uses and developments require planning permission by the Board. The Board would have opportunities to scrutinize development proposals within “GB” zone and ensure the natural environment is not compromised. In the course of preparing the draft OZP, PlanD has conducted land use review on and site inspections to the Area. The proposed “GB” zones generally cover woodlands, shrublands, grasslands, coastal uplands, vegetated hills, streams, marshes, mangroves and some scattered/abandoned agricultural land in the Area. It is considered the proposed “GB” zones have reflected the existing conditions and provided protection for the natural landscape from development. The proposed “GB” zones also act as a buffer to the surrounding Country Parks.

- (d) It should be noted that both “CA” and “GB” are conservation-related zonings. “CA” zones are usually used for covering areas with considerable ecological significance, for example, mature woodland or ecologically important stream (EIS). There is no mature woodland or EIS found in the Area. In response to the proposals to upzone various natural habitats, including woodlands in Wo Tin, Tung Hang Mei and Butterfly Hill (**Plans 13a and 13b**), marshes at Tai Wai Yuen and to the west of Mang Tong (**Plan 14a to 14c**), all natural streams, their estuaries and riparian areas, especially the estuary of Wang Tong River where mangroves are identified (**Plans 14a to 14c**), to “CA” zone, Director of Agriculture, Fisheries and Conservation (DAFC) considers appropriate to maintain “GB” zoning given the overall site conditions in the Area and the understanding that “GB” gives protection to the natural habitats, and in turn the fauna/flora therein, from potential development. As such, it is considered appropriate to cover the woodlands, marshes, streams, their estuaries and riparian areas, and mangroves in the Area with “GB” zone. In addition, DAFC advises that the young woodlands in Butterfly Hill, Wo Tin and Tung Hang Mei are generally disturbed and “GB” zone is appropriate. DAFC advises that woodlands of similar nature are relatively common on Lantau Island and are zoned as “GB” in other OZPs, such as Luk Wu and Keung Shan OZP, Tai Ho OZP and Mui Wo Fringe OZP. DAFC also considers “GB” zone appropriate for the marshes as human settlements and activities are observed in the areas surrounding the marshes in Tai Wai Yuen and to the west of Mang Tong. For the estuary of Wang Tong River and the mangroves therein, as they are located next to developed areas and beach, “GB” zone is appropriate.
- (e) Regarding the proposal to cover the coastline along the southern and eastern peripheries of the Area with “CPA” zone (**Plans 15a and 15b**), “CPA” zone is also a conservation-related zoning and is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value. For the natural coastline from Tung Wan Tau to Man Kok, it comprises natural coastal features such as flat rock and beach. While DAFC considers “GB” zone appropriate for the natural coastline, he has no strong view to cover it with “CPA” zone. In response to comments of the green/concern groups, a new “CPA” zone of about 3.42 ha is proposed to cover the natural coastline from Tung Wan Tau to Man Kok (**Area A on Plan 16a**) replacing the initially proposed “GB” zone. While the proposed “CPA” zone covers some private agricultural lots in Man Kok along the eastern periphery of the Area, it is considered that the proposed “CPA” zone will not affect agricultural activities as ‘Agricultural Use (other than Plant Nursery)’ and ‘On-Farm Domestic Structure’ are always permitted in “CPA” zone. For the coastline from Wang Tong to Tung Wan Tau, it comprises primarily the gazetted Silver Mine Bay Beach managed by the Leisure and Cultural Services Department and some paved land. Taking into account the human activities and the existing conditions, it is considered maintaining “O” zone appropriate.

- (f) Concerning the proposed exemption for filling/excavation of land for public works coordinated or implemented by Government, or maintenance or repair works in “CA” and “CPA” zones from seeking planning permission from the Board, it intends to streamline and expedite the relevant works in the Area. Such works are normally local public works or environmental improvement works to be carried out by relevant government works departments, for which technical feasibility would be assessed and potential environmental impact addressed/mitigated by the relevant departments under established mechanisms. For maintenance or repair works, in general, they only involve small scale works and would not generate adverse impacts to the site and the surrounding environment. As the works are permitted under the covering Notes of the draft OZP, further control on land filling/excavation works through planning permission is considered not necessary.
- (g) On green/concern groups’ proposal to prohibit NTEH development and/or remove uses for barbeque spot and tent camping ground from Column 1 uses of “GB” zone, for development of NTEH, as it is a Column 2 use in “GB” zone, planning application to the Board is required. Each application would be considered on its individual merits taking into account the relevant planning considerations and relevant guidelines of the Board. It should also be noted that according to the Definition of Terms, ‘Barbeque Spot’ use refers to government barbeque sites for the use of general public. Privately owned barbecue sites are excluded. ‘Tent Camping Ground’ also refers to the places that are open to the public with similar intention for public use. They are in line with the planning intention of “GB” zone to provide passive recreational outlets. Commercial operating tent camping grounds or barbeque spots would be regarded as ‘Place of Recreation, Sports and Culture’ which is a Column 2 use and requires planning permission from the Board.
- (h) Regarding EU, it should be noted that prior to gazettal of the draft DPA Plan, the development control mainly rests with the Buildings Department, the Lands Department and the various licensing authorities. With the designation of the Area as DPA, the Planning Authority could take action against unauthorized development in the Area according to the Ordinance.

Land Owner’s Right

- (i) Regarding the concerns on land owner’s right, ‘House’ is a Column 2 use in “GB” zone and may be permitted with or without conditions on application to the Board. Furthermore, according to the covering Notes of the draft OZP, rebuilding of NTEH and replacement of an existing domestic building, i.e. a domestic building which was in existence on the date of the first publication in the Gazette of the notice of the draft DPA Plan by a NTEH are always permitted within the planning scheme area except in “CPA” zone. Designation of “GB” zone on agricultural land does not preclude agricultural activities as ‘Agricultural Use’ is always permitted in “GB” zone. As such, land owner’s right to develop, if any, their lots and to use their lots for agricultural activities within “GB” zone

is acknowledged.

Layout Plan

- (j) In response to the alleged legitimate expectation to develop with regard to the planning on the LP, it should be noted that the LP is administrative and non-statutory in nature mainly for government works and departmental use and was adopted in 1984. The draft OZP being prepared is statutory in nature and has taken into account the latest planning considerations. As such, it is considered prudent to designate appropriate zonings in accordance with the existing conditions and planning intention of the Area instead of simply following the zonings designated on the LP. Besides, designation of " R4" zone on the LP does not have any implications on building entitlement. Any proposed residential development on agricultural land requires lease modification and other necessary government procedures and permissions. Furthermore, provision of roads in the Area would be subject to relevant departments' consideration and assessments and will be provided according to priority if deemed necessary and appropriate. In this regard, Chief Highway Engineer/New Territories East, Highways Department and Head of the Sustainable Lantau Office, CEDD (H(SLO), CEDD) advise that they do not have any plan to implement the planned roads/emergency vehicular accesses as proposed in the LP. Commissioner for Transport also advises that they have no studies or planned works to be implemented in the Area.

Development Proposals

- (k) The proposals of covering various lots in the northern part of Butterfly Hill with "CDA" zone, "R(C)4" zone or partly "R(C)4" and partly "REC" zones (**Plans 5a to 5d**) and lots to the west of Mang Tong with "R(D)" zone (**Plans 6a and 6b**) by the respective land owners are not supported. Northern part of Butterfly Hill is mainly covered by woodland and the land to the west of Mang Tong is a marsh. Both locations are not served by vehicular access and are of limited infrastructure. No technical assessments have been received to substantiate the proposals. The feasibility and potential impact brought by the proposals remain uncertain. Taking into account the site conditions, it is considered the proposed "GB" zone appropriate. Should the concerned land owners intend to pursue the said development proposals, they may submit planning applications with supporting assessments in accordance with s.16 or s.12A of the Ordinance for the Board's consideration.
- (l) Regarding the supporting information provided by Keymax Holdings Limited to demonstrate the building entitlement of Lot 565 in D.D.2, Mui Wo (Lot 565) in the northern part of Butterfly Hill (**Appendix IX**), District Lands Officer/Islands, Lands Department considers that it is doubtful whether it is prudent to rely on these alleged "true copies" of the Memorandum of Agreement and Building Licence for the purpose of ascertaining the lease information of Lot 565. However, planning application for any development proposal could be submitted which

would be considered by the Board on its own merits taking into account the relevant guidelines of the Board.

- (m) Concerning MWRC's proposal to designate "REC" zone at the peak of Butterfly Hill (**Plans 11a and 11b**) to facilitate a proposed lookout point previously proposed by CEDD, according to the covering Notes of the draft OZP, local public works co-ordinated or implemented by Government are always permitted within "GB" zone. As such, designating "REC" zone, which is intended primarily for recreational developments for the use of the general public, is not required for the proposed lookout point provision if there is implementation plan/programme by relevant government departments in future. In this connection, H(SLO), CEDD advises that he has no plan/programme to provide a lookout point at the peak of Butterfly Hill.
- (n) For MWRC's another proposal to designate "REC" zone in Chok Tsai Wan (**Plans 12a and 12b**) for a proposed water sports centre, and for MKTRA's proposals to zone private lots in Man Kok "G/IC" to facilitate possible revitalization of the Yuen Ancestral Hall and/or for other community uses (**Plans 10a and 10b**), it is considered premature as no concrete development proposals have been made available. Taking into account the site conditions, the Yuen Ancestral Hall and surrounding area are covered by vegetation and with no proper access; whereas Man Kok is in general covered by active agricultural uses, it is considered the proposed "GB" and "AGR" zones appropriate. Planning applications for any development proposal may be submitted in accordance with s.16 or s.12A of the Ordinance for the Board's consideration where necessary.
- (o) As for MWRC's proposal to reserve land adjacent to Mui Wo town centre for community facilities, no specific proposal for community facility nor relevant site reservation in response to MWRC's proposal has been received from relevant government departments. Any future specific proposal or requirement for community use in Mui Wo area would be followed up by relevant government departments as and where appropriate.

"V" Zone

- (p) The boundaries of the "V" zones are drawn up having regard to planning considerations including VE, the local topography, the existing settlement pattern, the outstanding SH applications and demand forecast. Areas of difficult terrain, potential natural terrain hazards, dense vegetation, conservation and ecological value are excluded. An incremental approach for designation of "V" zone for SH development has been adopted with an aim to consolidating SH development at suitable location in order to avoid undesirable disturbances to the natural environment and overtaxing the limited infrastructure in the Area.
- (q) As advised by District Lands Officer/Islands, Lands Department (DLO/Is, LandsD) in 2021, there are 14 outstanding SH applications in the Area (all

from Mang Tong, nil from Tung Wan Tau and Man Kok Tsui). The total of 10-year SH demand in the Area is 20 (all from Mang Tong, nil from Tung Wan Tau and Man Kok Tsui). Based on PlanD's preliminary estimate, land required for meeting the SH demand is about 0.85 ha.

- (r) With regard to the proposed "V" zone for Mang Tong, in response to the request to include all outstanding SH applications in the "V" zone (**Plans 7a and 7b**), it is noted that 4 outstanding SH applications located at the northern fringe of Mang Tong fall outside the proposed "V" zone. Amongst the applications, for the application to the east of Wang Tong River which falls entirely within the VE of Mang Tong, rationalization of "V" zone boundary to include the concerned site of about 0.01 ha is considered reasonable to facilitate the SH application (**Site C2 on Plan 16b**). However, for the three other applications to the west of Wang Tong River which are located in a marsh and fall partly or fully outside the VE of Mang Tong, it is considered appropriate to retain the zoning of concerned sites as "GB" to reflect their current conditions. Nevertheless, the applicants of the concerned outstanding SH applications could seek planning permission from the Board if they still wish to develop SHs on the said lots, or they could explore other locations within the proposed "V" zone for SH development.
- (s) For the proposal to designate "V" zones to cover the agricultural land in the vicinity of Mang Tong (**Plans 8a and 8b**) by MWRC, and the proposal to redesignate residential area to cover the area to the north of Mang Tong by a green group (**Appendix XIII**), having considered the existing conditions of the sites and the existing village cluster of Mang Tong, it is considered appropriate not to extend the "V" zone of Mang Tong to cover those areas, nor designating area to the north of Mang Tong by residential zoning.
- (t) Regarding MKTRA's proposal to zone private lots in Man Kok "V" for residential use for the villagers, including the Yuen Ancestral Hall and the surrounding lots (**Plans 10a and 10b**), since there is no outstanding SH application in Man Kok Tsui and the 10-year SH demand of Man Kok Tsui is 0, it is considered appropriate to designate "V" zone only to reflect the existing village cluster.
- (u) As a result, the rationalization of the boundary of the proposed "V" zone would increase the total developable land available for SH development from about 0.93 ha to about 0.94 ha (**Table 1**). This can satisfy about 106% of the total SH demand in the Area which comprises outstanding SH applications and 10-year SH demand. It should be noted that the available land includes mainly land areas between existing village houses that could cater for future SH development. It is considered reasonable to include those land in "V" zone.
- (v) The planning intention of "V" zone is to reflect not only existing recognized villages, but also other existing village clusters falling outside the VEs of recognized villages in the Area. Village clusters along Tung Wan Tau Road are proposed to be zoned "V". For another village cluster

in Chung Hau (**Plans 9a to 9c**), it was initially proposed to be zoned “GB” as it locates at the foothill of Butterfly Hill and comprises mainly temporary structures of one to two storeys. Nevertheless, in response to MWRC’s suggestion, having considered the existing conditions that there are some existing village structures/houses onsite which have been in existence for long time similar to the village clusters along Tung Wan Tau Road, and the village structures/houses form an extension from Chung Hau Village to the immediate southwest located outside the Area, it is considered appropriate to zone this village cluster under “V” to reflect the existing condition. As such, a “V” zone of about 0.54 ha is proposed in Chung Hau (**Area C1 on Plan 16b**) covering an existing village cluster replacing the initially proposed “GB” zone.

Table 1 – Available Land in the Proposed “V” Zones to Meet the SH Demand

Recognized Villages	Area of “V” zone on draft OZP (ha)	Available land for SH development (ha) [No. of SH]	Land required to meet outstanding SH (ha) [No. of outstanding SH]	Land required to meet 10-year SH demand (ha) [No. of SH demand]	Percentage of outstanding SH and 10-year demand met (%)
Mang Tong	3.05	0.78 [31]	0.35 [14]	0.5 [20]	94%
Tung Wan Tau	0.35	0.07 [2]	0 [0]	0 [0]	-
Man Kok Tsui	0.15	0.09 [3]	0 [0]	0 [0]	-
Total	3.55	0.94 [36]	0.35 [14]	0.5 [20]	106%

Agricultural Land

(w) The planning intention of “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. The proposed “AGR” zones covering clusters of active and abandoned agricultural land in the vicinity of villages are considered appropriate. DAFC also considers the “AGR” zones in Wang Tong and Man Kok should be maintained. Concerning MWRC’s suggestion to zone at least 8% of land in the Area “AGR” to facilitate rehabilitation of agricultural land, while the proposed “AGR” zone in general reflects existing condition of the sites, for other abandoned agricultural land proposed under “GB” zoning, ‘Agricultural Use’ is always permitted.

(x) With regard to the proposed prohibition on SH development within “AGR” zone, appropriate planning control is in place as stipulated in the Notes of

the draft OZP, where planning application for development of NTEH within “AGR” zone has to be submitted to the Board under the planning permission system. Each application would be considered on its individual merits taking into account relevant guidelines of the Board.

Other Zones

- (y) Regarding the proposal to cover the land at the Silver Mine Bay seafront area along Tung Wan Tau Road collectively by “GB”, “O” or “REC” zones to avoid a piecemeal approach, it should be noted that the proposed “V”, “C”, “R(C)”, “REC” and “GB” zones are designated having considered the existing land use conditions. Covering the entire area collectively with either “GB”, “O” or “REC” would be over-generalized and could be difficult to impose appropriate development controls in accordance with the existing land uses.
- (z) Nevertheless, the proposed “O” covering mainly Silver Mine Bay Beach is extended for about 0.14 ha to cover several beach-supporting shops and eating places sandwiched between Tai Wai Yuen and Tung Wan Tau Road, replacing the initially proposed “GB” zone (**Area B on Plan 16b and Plan 17**) to better reflect its existing condition and use.
- (aa) In response to the comments of the Board made during preliminary consideration of the draft OZP, PlanD has reviewed the boundaries of “V”, “REC”, “R(C)2”, “C(2)” and “C(3)” zones along Tung Wan Tau Road. It is considered there is scope for rationalizing the zoning boundaries in accordance with the broad zoning principle. It is proposed to rationalize the boundaries of the two “REC” zones to cover adjacent slopes, footpaths and structures (about 0.58 ha) (**Area D on Plan 16c**) originally proposed under “GB” zone. It is also proposed to extend the “C(2)” zone for about 0.06 ha to cover the paved access between Seaview Holiday Resort and Tung Wan Tau Road (**Area E on Plan 16c and Plan 17**) originally proposed under “GB” zone. Minor adjustments are also proposed to the boundaries of “V”, “R(C)2” and “C(3)” zones along Tung Wan Tau Road (**Areas C4, C5, F, G, H and J on Plan 16c**).
- (bb) Remarks of the Notes of the “C” zone are also revised to the effect that plant room and caretaker’s office should be taken into account in calculating building height; whereas for “REC” zone, floor area occupied by caretaker’s quarters would be disregarded in plot ratio calculation.

Proposed Amendments to the Draft OZP

- 4.2 In summary, having struck a balance among local villagers and stakeholders’ concerns and other relevant planning factors, the land use zoning proposals are largely retained with the following proposed amendments:
- designation of a “CPA” zone (about 3.42 ha) to cover the natural coastline from Tung Wan Tau to Man Kok along the southern and eastern peripheries of the Area (**Area A on Plan 16a**), with filling/excavation of land for public works coordinated or implemented by Government, and

maintenance or repair works in “CPA” zone exempted from planning application requirement;

- extension of the “O” zone at the coast of Silver Mine Bay (about 0.14 ha) to cover several beach-supporting shops and eating places along Tung Wan Tau Road (**Area B on Plan 16b**);
- designation of a “V” zone (about 0.54 ha) to cover an existing village cluster in Chung Hau (**Area C1 on Plan 16b**);
- rationalization of the “V” zone covering Mang Tong with inclusion of a site of about 0.01 ha involving an outstanding SH application (**Area C2 on Plan 16b**) and a minor boundary adjustment (**Area C3 on Plan 16b**);
- rationalization of the boundaries of the two “REC” zones along Tung Wan Tau Road to cover adjacent slopes, footpaths and structures (about 0.58 ha) (**Area D on Plan 16c**);
- extension of the “C(2)” zone covering Seaview Holiday Resort (about 0.06 ha) to cover the paved access between the development and Tung Wan Tau Road (**Area E on Plan 16c**);
- rationalization of the “V”, “R(C)2” and “C(3)” zones along Tung Wan Tau Road with minor boundary adjustments (**Areas C4, C5, F, G, H and J on Plan 16c**); and
- revisions to the remarks of the Notes of the “C” and “REC” zones to the effect that plant room and caretaker’s office should be taken into account in calculating building height and floor area occupied by caretaker’s quarters would be disregarded in plot ratio calculation respectively.

4.3 A table comparing the land use budget of the Area covered by the draft Mui Wo North OZP No. S/I-MWN/E and the previous draft Mui Wo North OZP No. S/I-MWN/C is shown below:

Land Use Zoning	Draft Mui Wo North OZP No. S/I-MWN/C (a)		Draft Mui Wo North OZP No. S/I-MWN/E (b)		Difference (b) – (a)	
	Hectare	%#	Hectare	%#	Hectare	%#
	“C”	0.53	0.32	0.60	0.36	+ 0.07
“R(C)”	0.15	0.09	0.15	0.09	No change ⁴	No change
“V”	4.00	2.42	4.55	2.75	+ 0.55	+ 0.33
“G/IC”	0.04	0.02	0.04	0.02	No change	No change
“O”	2.27	1.37	2.41	1.46	+ 0.14	+ 0.09
“REC”	2.53	1.53	3.11	1.88	+ 0.58	+ 0.35
“OU”	0.02	0.01	0.02	0.01	No change	No change
“AGR”	3.78	2.29	3.78	2.29	No change	No change
“GB”	152.05	91.95	147.29	89.07	- 4.76	- 2.88
“CPA”	0	0	3.42	2.07	+ 3.42	+ 2.07
Total Area	165.37	100.00	165.37	100.00	No change	No change

Note:

Percentages are rounded up to the nearest 2 decimal places. Some minor numerical differences are hence would not be shown.

⁴ As the area calculation is in hectare, the minor area adjustment to the proposed “R(C)2” zone is considered negligible and could not be shown in this table.

- 4.4 The proposed amendments have been incorporated into the draft Mui Wo North OZP No. S/I-MWN/E (**Appendix I**). Opportunities are also taken to revise the Notes and ES of the draft OZP to reflect the latest planning situation of the Area. The corresponding amendments to the Notes and ES are also highlighted (*bold and italics* for addition and ~~double cross out~~ for deletion) at **Appendices II and III** for Members' ease of reference. The draft Notes are formulated on the basis of the latest set of Master Schedule of Notes (MSN) to Statutory Plans endorsed by the Board whilst having regard to the characteristics of the Area. Deviations from MSN are summarized at **Appendix XVII**.
- 4.5 The draft Mui Wo North OZP No. S/I-MWN/E together with its Notes and ES have been circulated to relevant government departments for comments. No objection/adverse comment has been received from departments concerned. Comments received have been incorporated into the draft OZP, its Notes and ES as appropriate.

5 Publication of the draft OZP

If agreed by the Board, the draft Mui Wo North OZP No. S/I-MWN/E (to be renumbered as S/I-MWN/1 upon exhibition) and their Notes will be exhibited under section 5 of the Ordinance for public inspection. Members of the public can submit representations on the OZP to the Board during the statutory exhibition period. IsDC and MWRC will be informed during the exhibition period of the draft OZP.

6 Decision Sought

Members are invited to:

- (a) note the representations received on the draft Mui Wo North DPA Plan No. DPA/I-MWN/1 and PlanD's responses.
- (b) note the comments from and responses to IsDC, MWRC and others on the draft Mui Wo North OZP No. S/I-MWN/C;
- (c) agree that the draft Mui Wo North OZP No. S/I-MWN/E (to be renumbered as S/I-MWN/1 upon gazetting) and its Notes (**Appendices I and II**) are suitable for exhibition for public inspection under section 5 of the Ordinance; and
- (d) adopt the ES (**Appendix III**) for the draft Mui Wo North OZP No. S/I-MWN/E (to be renumbered as S/I-MWN/1 upon gazetting) as an expression of the planning intention and objectives of the Board for various land use zonings of the OZP and agree that the ES is suitable for public inspection together with the draft OZP and issued under the name of the Board.

7 **Attachments**

Plan 1	Draft Mui Wo North Development Permission Area Plan No. DPA/I-MWN/1
Plan 2	Proposed Planning Scheme Area of Mui Wo North Outline Zoning Plan
Plan 3	Proposed Land Uses of the draft Mui Wo North Outline Zoning Plan No. S/I-MWN/C
Plans 4a – 4c	Private Lots in Wang Tong
Plans 5a – 5d	Zoning Proposals by Land Owner
Plans 6a – 6b	Proposed “Residential (Group D)” Zone by Land Owner
Plans 7a – 7b	Outstanding Small House Applications in Mang Tong
Plans 8a – 8b	Agricultural Land in the vicinity of Mang Tong
Plans 9a – 9c	Existing Village Cluster in Chung Hau
Plans 10a – 10b	Zoning Proposals by Man Kok Tsui Residents’ Association and Yuen Ancestral Hall
Plans 11a – 11b	Proposed “Recreation” Zone at the Peak of Butterfly Hill by Mui Wo Rural Committee
Plans 12a – 12b	Proposed “Recreation” Zone in Chok Tsai Wan by Mui Wo Rural Committee
Plans 13a – 13b	Woodlands in Wo Tin, Tung Hang Mei and Butterfly Hill
Plans 14a – 14c	Marshes at Tai Wai Yuen and to the West of Mang Tong, Estuary of Wang Tong River and Mangroves
Plans 15a – 15b	Coastline in the Planning Scheme Area
Plans 16a – 16c	Proposed Revisions to the draft Mui Wo North Outline Zoning Plan No. S/I-MWN/C
Plan 17	Site Photos
Appendix I	Draft Mui Wo North Outline Zoning Plan (OZP) No. S/I-MWN/E
Appendix II	Notes of the draft Mui Wo North OZP No. S/I-MWN/E
Appendix III	Explanatory Statement of the draft Mui Wo North OZP No. S/I-MWN/E
Appendix IV	Summary of representations on the draft Mui Wo North Development Permission Area Plan No. DPA/I-MWN/1 received during the public exhibition period
Appendix V	Town Planning Board (TPB) Paper No. 10713
Appendix VI	Extract of Minutes of the TPB Meeting held on 15.1.2021
Appendix VII	Reply slip dated 5.7.2021 from the Islands District Council Vice Chairman Mr. WONG Man-hon (the Chairman of the Mui Wo Rural Committee (MWRC))
Appendix VIII	Submission from local villagers (via MWRC during the meeting dated 5.3.2021)
Appendix IX	Letter dated 28.6.2021 from Keymax Holdings Limited (Enclosures 4a and 4b deposited at meeting)
Appendix X	Letter dated 29.4.2021 from land owners in Wang Tong (deposited at meeting)
Appendix XI	Letter dated 24.6.2021 from Man Kok Tsui Residents’ Association
Appendix XII	Email dated 10.5.2021 from Ark Eden
Appendix XIII	Email dated 27.4.2021 from Living Islands Movement

- Appendix XIV** Email dated 30.4.2021 from Association for Geoconservation, Hong Kong
- Appendix XV** Letter dated 26.5.2021 from Save Lantau Alliance
- Appendix XVI** Email dated 30.4.2021 from a local resident
- Appendix XVII** Summary of Deviation from the Master Schedules of Notes

**PLANNING DEPARTMENT
AUGUST 2021**