

TOWN PLANNING BOARD

城市規劃委員會文件第 10141 號

考慮日期：2016 年 7 月 22 日

考慮有關《白沙澳分區計劃大綱草圖編號 S/NE-PSO/1》
的申述及意見

考慮有關《白沙澳分區計劃大綱草圖編號 S/NE-PSO/1》的申述及意見

組別	申述內容／申述地點	申述人 (總數：1 806)	提意見人 (總數：36)
A	反對《白沙澳分區計劃大綱草圖編號 S/NE-PSO/1》，理由主要是「鄉村式發展」地帶的土地不足	<p>總數：514(R1 至 R349 及 R351 至 R515)</p> <p>R1：西貢北約鄉事委員會 R2：白沙澳村代表 R3：新華書店湘江集團有限公司 R4：白沙澳下洋翁盛亨堂司理 R5：白沙澳下洋翁盛亨堂成員</p> <p>個別人士： R6 至 R349 及 R351 至 R515</p>	<p>總數：36(C1 至 C36)</p> <p>34 份意見書(C1 至 C4 及 C7 至 C36)反對 A 組提出把更多土地劃作「鄉村式發展」地帶的建議</p> <p>C1：長春社(R519) C2：創建香港(R521) C3：嘉道理農場暨植物園公司(R518) C7 至 C36：個別人士</p> <p>C5(個別人士)反對 R1 至 R5 及 R192有關在白沙澳劃設「鄉村式發展」地帶的建議</p> <p>C6(個別人士)反對這份分區計劃大綱草圖劃設的「鄉村式發展」地帶</p>
B	支持這份分區計劃大綱草圖的整體規劃意向，但對擬議的「鄉村式發展」地帶的不良影響表示關注；或主要基於環境及文物保育理由對這份草圖提出意見／反對	<p>總數：1 292(R516 至 R1807)</p> <p>環保／關注組織： R516：綠色力量 R517：世界自然基金會香港分會 R518：嘉道理農場暨植物園公司</p>	<p>總數：31(C5 及 C7 至 C36)</p> <p>C5 支持申述書 R518 至 R521、R523 及 R526</p> <p>C7 至 C36 主要基於環境及文物保育理由支持申述書 R517 至 R1807</p>

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		R519 ：長春社 R520 ：香港觀鳥會 R521 ：創建香港 R522 ：環保觸覺 R523 ：海下之友 R524 ：公共專業聯盟 R525 ：生態教育及資源中心 R526 ：香港浸會大學視覺藝術學院「啟德」研究與發展中心 R527 ：綠領行動 R532 ：西貢之友 <i>個別人士：</i> R528 至 R531 及 R533 至 R1807	

註：上表所列由環保／關注組織、村民及相關團體提交的申述書和對申述的意見書，以及一些內容大致劃一的信／電郵範本夾附於**附件 I 至 II**。載列所有申述人及提意見人名稱及他們的申述書和意見書的光碟夾附於**附件 IV**(只提供予城規會委員)。城規會秘書處亦備有一套申述書和意見書的印本，以供委員查閱。

1. 引言

1.1 二零一五年十二月四日，城市規劃委員會(下稱「城規會」)根據《城市規劃條例》(下稱「條例」)第 5 條展示《白沙澳分區計劃大綱草圖編號 S/NE-PSO/1》(下稱「草圖」)(**圖 H-1**)，以供公眾查閱。在為期兩個月的展示期內，共收到 1 806 份申述書¹。二零一六年四月五日，城規會公布申述書的內容，為期三個星期，讓公眾提出意見。其間，共收到 36 份對申述的意見書。

¹ 在為期兩個月的展示期內，共收到 1 807 份申述書。不過，一名個別人士(即 **R350**)於二零一六年六月十七日致函城規會，表示從沒有就草圖作出申述(**附件 V**)。因此，有效申述書的數目應是 1 806 份而不是 1 807 份。

1.2 二零一六年六月三日，城規會決定把申述分為兩組考慮：

A 組

- (a) 一併聆聽第一組由西貢北約鄉事委員會、村民及個別人士提交的 514 份申述書(**R1 至 R349 及 R351 至 R515**)的申述，內容主要是「鄉村式發展」地帶的土地不足；以及

B 組

- (b) 一併聆聽第二組由環保／關注組織及個別人士提交的 1 292 份申述書(**R516 至 R1807**)的申述及 36 份意見書(**C1 至 C36**)的意見，內容主要是對環境及文物保育表示關注。

1.3 本文件旨在提供資料，以便城規會考慮所有申述和對申述的意見。城規會已根據條例第 6B(3)條，邀請申述人及提意見人出席會議。

2. 申述

2.1 有關申述大致可分為以下兩組：

A 組

- (a) **A 組**的申述(**R1 至 R349 及 R351 至 R515**)主要反對「鄉村式發展」地帶的土地不足、把屋地納入「鄉村式發展(1)」地帶和「綠化地帶」的範圍，以及在屋地進行重建須申請規劃許可。他們建議把白沙澳的「鄉村式發展(1)」地帶擴展至毗連的「綠化地帶」，以及把白沙澳下洋多個地方由「綠化地帶」改劃為「鄉村式發展」地帶。

B 組

- (b) **B 組**包括其餘的 1 292 份申述書(**R516 至 R1807**)。雖然 **R516** 支持草圖的整體意向，但 **B 組**申述書的內容主要是基於環境及文物保育理由反對劃設的「鄉村式發展」地帶和「農業」地帶，並對涉嫌濫用小型屋宇政策的情況表示關注。他們建議把「鄉村式發展」地帶及「農業」地帶改劃為「綠化地帶」、「綠化地

帶(1)」或「自然保育區」，以及把所有環境易受影響的地方劃為「綠化地帶(1)」及「自然保育區」。

2.2 申述及規劃署回應的摘要夾附於**附件 III**，而申述建議所指的地點則在**圖 H-2a、H-2b、H-6a、H-6d 及 H-6g** 顯示。

申述的理據及建議

A 組

2.3 A 組申述書的主要理據和建議撮述如下：

白沙澳「鄉村式發展」地帶的土地不足(R1、R2 及 R4 至 R6)

- (a) 白沙澳擬議的「鄉村式發展」地帶不能滿足日後發展小型屋宇的需求。把擬議「鄉村式發展」地帶的西南部界線後移 10 米以提供與現有鄉村相距 20 米的緩衝區² (圖 H-6a 及 H-7b)，會因保育而進一步犧牲村民發展小型屋宇的權利。

沒有為白沙澳下洋劃設「鄉村式發展」地帶(R4 及 R5)

- (b) 現時並沒有在白沙澳下洋的「鄉村範圍」內劃設「鄉村式發展」地帶。「鄉村範圍」內的土地已劃為「綠化地帶」或「自然保育區」等保育地帶，漠視原居村民發展小型屋宇的需要。

反對把屋地劃為「鄉村式發展(1)」地帶及「綠化地帶」(R1、R3、R7 至 R349 及 R351 至 R515)

- (c) 「鄉村範圍」內有多塊屋地已劃為「鄉村式發展(1)」地帶及「綠化地帶」，重建現有屋宇便須取得規劃許可，土地擁有人重建其物業的權利會被剝奪。

² 二零一五年十一月十三日，城規會同意把白沙澳「鄉村式發展」地帶西南隅的界線進一步後移10米後，白沙澳分區計劃大綱草圖適宜展示予公眾查閱。

建議

劃設「鄉村式發展」地帶

改劃鄰近現時劃為「綠化地帶」的土地以擴大「鄉村式發展(1)」地帶至約 9 640 平方米(R2)

- (d) 改劃鄰近現時劃為「綠化地帶」的土地，把「鄉村式發展(1)」地帶擴大至約 9 640 平方米，訂定相同的發展限制，即若擬發展任何屋宇／任何現有建築物進行拆卸或加建、改動及修改或取代現有建築物，都必須取得城規會的規劃許可(繪圖 H-1 的項目 1 及圖 H-2a 和 H-6a 的 A-P1)。

在白沙澳下洋劃設「鄉村式發展」地帶(把「綠化地帶」改劃為「鄉村式發展」地帶)，包括約 4 330 平方米土地及 407 平方米屋地(第 290 約地段第 825A 號及第 825B 號)(R2 至 R5、R7 至 R349 及 R351 至 R515)

- (e) **R2、R4 及 R5** 建議把白沙澳下洋約 4 330 平方米的土地由「綠化地帶」改劃為「鄉村式發展」地帶(繪圖 H-1 的項目 2、繪圖 H-2 的項目 1 及圖 H-2a 和 H-6d 的 A-P3)。**R7 至 R349 及 R351 至 R515** 建議在白沙澳下洋劃設「鄉村式發展」地帶以供發展小型屋宇，因為他們在北潭凹的跨村小型屋宇申請有機會會被當地村民反對(圖 H-2a 的 A-P2)。
- (f) **R3** 建議把白沙澳下洋及白沙澳的屋地分別由「綠化地帶」及「鄉村式發展(1)」地帶改劃為「鄉村式發展」地帶，而 **R2、R4 及 R5** 則建議把白沙澳下洋的屋地(即第 290 約地段第 825A 號及第 825B 號)(約 407 平方米)由「綠化地帶」改劃為「鄉村式發展」地帶，以尊重土地擁有人的權益，他們並認為重建屋宇應無須取得規劃許可(繪圖 H-1 的項目 3、繪圖 H-2 的項目 2 及圖 H-2a、H-6a 和 H-6d 的 A-P4 和 A-P5)。

B 組

- 2.4 **R516** 支持草圖的整體意向，但對「鄉村式發展」地帶對環境造成的不良影響表示關注。其餘的申述書主要基於環境和文物保育的理由反對劃設的「鄉村式發展」地帶和「農業」地帶。他們提出的主要理據和建議概述如下：

小型屋宇需求預測數字並無根據(R516 至 R529、R533、R534、R537、R539 至 R1601、R1605 至 R1688、R1706 至 R1738、R1799、R1801、R1802、R1804 及 R1806)

- (a) 白沙澳現時並沒有原居民居住，因此對原居民的小型屋宇需求表示懷疑。擬議的「鄉村式發展」地帶內有一半土地由單一發展商擁有，這些土地已分拆並轉讓給個別人士。懷疑有人出售「丁權」和濫用小型屋宇政策。由於當局已在北潭凹預留土地，讓原居民(包括白沙澳的原居民)可以根據現有行政安排跨村申請發展小型屋宇，因此當局已在西貢預留足夠的土地，應付同一「鄉」內的小型屋宇申請。因此無須擴大白沙澳「鄉村式發展」地帶。

小型屋宇發展對環境造成負面影響(R516 至 R521、R523 至 R531、R533、R534、R536 至 R538、R541 至 R545、R547 至 R1488、R1491 至 R1604、R1616 至 R1705、R1739 至 R1800、R1803 及 R1807)

- (b) 該區擁有豐富的生態和環境資源，有重要的自然保育價值。白沙澳錄得超過 1 000 種動植物。白沙澳山谷有大約 72 個本地備受關注的物種，包括 17 種哺乳動物、35 種雀鳥、7 種爬蟲類和兩棲動物，以及 13 種蜻蜓和蝴蝶。此外，白沙澳曾錄得香港雀鳥品種總數的三分之一。白沙澳是蝴蝶出沒熱點，蝴蝶種類繁多，當中大部分屬「稀有」和「非常稀有」的品種。該區的生物多樣性和保育價值俱高，應得到充分保護。
- (c) 擬議的「鄉村式發展」地帶位於洪氾平原，附近有「具重要生態價值河溪」。該處若發展小型屋宇，可

能會引致污染和水浸。白沙澳的交通、泊車設施、緊急車輛通道、排水和排污基礎設施均不足以應付該處日漸增加的人口所需。因此，在該處發展小型屋宇會對周邊地區的環境、生態、景觀和視覺造成不良影響，尤其是附近的「具重要生態價值河溪」、淡水濕地和海下灣海岸公園。此外，為「鄉村式發展」地帶興建基礎設施會對周邊地區的生態和鄉村的文化遺產造成負面影響。為此，當局應就土地用途地帶建議進行正式的累積影響評估和獨立的環境影響評估，並應顧及區內的受保護和瀕危物種，以及對鄰近的郊野公園、海下灣海岸公園和「具特殊科學價值地點」的影響。

對具歷史價值的客家村落保護不足(R517 至 R521、R523、R526、R528、R529、R532、R534、R537、R539、R541 至 R545、R547 及 R1800)

- (d) 白沙澳村是一條保存完好的傳統客家村落，有已評級的歷史建築物，建築及文物價值俱高，因此應保護其傳統客家鄉村格局及四周景致。雖然「鄉村式發展(1)」地帶有較嚴格的規劃管制，可保護客家鄉村及村內個別屋宇，但若擬議的「鄉村式發展」地帶有小型屋宇，會破壞白沙澳山谷的和諧景致，因為小型屋宇與現存那些富鄉土特色的客家鄉村格格不入，會破壞鄉村的整體美感。「鄉村式發展」地帶與「鄉村式發展(1)」地帶之間包括「密林」和草坪的緩衝區，不能為現有村落提供保護，因為該「密林」實際上只是面積細小的樹群，而該草坪大部分地方是私人土地，不能保證可在該處植樹作緩衝之用，因此不能保護該客家村落在視覺、景觀及歷史方面的整體價值(圖 H-6a 及 H-7b)。

關注出現「先破壞，後建設」的發展(R520、R525、R529 及 R541 至 R545)

- (e) 有關的「鄉村式發展」地帶原本是一片天然濕地／淡水沼澤，具豐富的生態價值，之後改作農地。有申述人關注有人會藉復耕為名，進行「先破壞，後建設」

的發展，破壞該處的天然生境。把有關農地劃為「鄉村式發展」地帶會立下不良先例，助長同類活動。

劃設「農業」地帶的理據欠奉

- (f) 擬議的「農業」地帶現時並沒有進行任何農業活動。如向城規會提出在該地帶發展小型屋宇的規劃申請，或會獲得批准。這樣會令發展商及當地村民產生錯誤期望，以為「農業」地帶的土地是預留作日後擴展鄉村之用(**R518、R527、R530、R536、R548 至 R1409、R1478 至 R1491、R1459 至 R1573、R1601 至 R1604、R1615 及 R1689 至 R1692**)。**R518、R519、R523、R528 至 R531、R536 及 R538** 建議刪除「農業」地帶或把之改劃為「綠化地帶(1)」或「自然保育區」(繪圖 **H-4** 及圖 **H-2b** 和 **H-6g** 的 **B-P2**)。

建議

縮細／刪除「鄉村式發展」地帶

- (g) 建議縮細「鄉村式發展」地帶的範圍或把「鄉村式發展」地帶改劃為「農業」地帶、「綠化地帶」或「綠化地帶(1)」或「自然保育區」，以保護生態極易受影響的生境，使之免受負面影響(**R516 至 R523、R525 至 R532、R536、R538、R541 至 R545、R547、R1800 及 R1805**)(繪圖 **H-3** 和 **H-4** 及圖 **H-2b** 和 **H-6g** 的 **B-P1a**)。**R535** 建議不處理任何有關白沙澳下洋的小型屋宇申請，因為該處具歷史價值和位於集水區內。**R1405** 及 **R1793** 認為擬在白沙澳村北面劃設的「鄉村式發展」地帶應移往現有村落南面 30 米範圍內的地方(圖 **H-2b** 及 **H-6g** 的 **B-P1c**)。

把環境易受影響的地方由「綠化地帶」改劃為「綠化地帶(1)」／「自然保育區」(R516 至 R518、R520 至 R523、R528、R530 至 R532、R536、R538 及 R540 至 R547)

- (h) 為全面保護有關地區天然景觀的完整、豐富的生物多樣性及高生態價值，建議把現時在「綠化地帶」內的土地或所有林地、天然河溪(包括「具重要生態價值河溪」)及／或其河岸區和河溪兩岸闊 20 米至 30 米的緩衝區改劃為「綠化地帶(1)」／「自然保育區」(繪圖 H-4 及圖 H-2b 的 B-P3)。

修訂草圖的《註釋》

管制所有地帶內的「農業用途」、肥料的使用、灌溉用水溝以至濕農地用途

- (i) 把「農業用途」列為所有地帶《註釋》表的第二欄用途，以嚴格管制「農業用途」(R523)，並須管制肥料的使用以保護河溪(R516、R523、R528 及 R529)。由於「具重要生態價值河溪」的支流的若干河段或已被改道及／或改築為灌溉用水溝或改作濕農地，因此申請規劃許可的規定應適用於這些灌溉用水溝和濕農地用途，以維持「具重要生態價值河溪」的排水量、連繫和水文狀況(R516)。

刪除「農業」地帶及／或「綠化地帶」《註釋》第一欄或第二欄中的「屋宇」或「小型屋宇」用途(R521、R522、R528 及 R529)

- (j) 沿生態易受影響的地方進行發展，會對這些地方構成威脅，因此應刪除「農業」地帶及「綠化地帶」《註釋》的屋宇及小型屋宇用途，以免令村民有錯誤的期望和破壞該區的生態。

限制「鄉村式發展(1)」地帶內的建築形貌和新發展(R523、R528、R529、R532、R540、R546及R547)

- (k) 為加強保護現有的村落，「鄉村式發展(1)」地帶內任何新建築物的高度，均不應超過現有建築物目前的平均高度。設計新建築物的輪廓和屋頂斜度時，亦應留意現有的環境佈局。不應准許在「鄉村式發展(1)」地帶內發展新界豁免管制屋宇，並應刪除《註釋》說明頁有關以新界豁免管制屋宇取代現有住用建築物是經常准許的這項條文。

管制由政府落實或統籌的公共工程(R516)

- (1) 根據《註釋》說明頁第 8(c)、8(d)和 9(a)(i)段，道路、水道、排水渠的保養或修葺工程，以及由政府統籌或落實的土力工程、地區小工程、道路工程、排污及渠務工程、環境改善工程和水務工程都是經常准許的。為保護環境(尤其是「具重要生態價值的河溪」和海下灣海岸公園)，如在河道、河岸、草木茂盛的土地、林地和「自然保育區」進行這些工程，有關的工程應受嚴格管制。

把該區指定為郊野公園(R524、R1269、R1319、R1337及R1406)

- (m) 應把整個郊野公園「不包括的土地」併入周邊的西貢西郊野公園範圍內，以保護該處和附近郊野公園的生態價值。

其他意見

2.5 有些申述人提出其他意見／建議，包括檢討小型屋宇政策(R6、R522、R1049、R1074、R1108、R1122、R1134、R1146、R1231、R1247、R1267、R1270、R1273、R1276、R1299、R1538、R1668、R1670、R1729、R1730、R1732、R1760及R1804)；為該區擬備發展藍圖(R521)；拒絕接納草圖，直至完成有關用途地帶規劃建議對白沙澳河谷和海下灣海岸公園的全面環境影響評估

為止(**R524**)；把白沙澳和白沙澳下洋的現有鄉村地區指定為法定古蹟(**R524**)；公開所有相關的資料和文件，例如影響評估報告和小型屋宇需求估算(**R522**)及評審新界豁免管制屋宇申請的準則和建屋用公眾用地的供應量(**R6**)，以及收回土地作農業用途(**R1804**)。

3. 對申述的意見

- 3.1 收到的全部 **36** 份意見書(**C1** 至 **C36**)由環保／關注組織(包括長春社(**R519**)、創建香港(**R521**)及嘉道理農場暨植物園公司(**R518**))及個別人士提交。**C6** 反對草圖所劃設的「鄉村式發展」地帶，而 **C5** 則支持申述書 **R518** 至 **R521**、**R523** 及 **R536**，但反對申述書 **R1** 至 **R5** 及 **R192**。餘下的 **34** 份意見書(**C1** 至 **C4** 及 **C7** 至 **C36**)主要以環境理由反對申述書 **R1** 至 **R515**。
- 3.2 意見書所提出的理據和建議與申述所提出的相同或類似，包括「鄉村式發展」地帶對環境會造成負面影響；北潭凹已預留足夠的土地以供跨村發展小型屋宇；以及有需要保存該區的高生態及文化遺產價值。
- 3.3 對申述的意見及規劃署的意見的摘要載於附件 **III**，載有所有申述書和意見書的光碟夾附於附件 **IV**，以供委員參閱。

4. 背景

- 4.1 二零一二年十二月七日，城規會根據條例第 5 條，展示《白沙澳發展審批地區草圖編號 DPA/NE-PSO/1》，以供公眾查閱。在該發展審批地區圖展示期內，收到合共 **41** 份申述書和 **20** 份意見書。二零一三年七月二十六日，城規會考慮有關申述及意見後，決定接納 **36** 份申述書的部分內容，修訂該發展審批地區圖的《註釋》，訂明在「鄉村式發展」地帶內發展任何新界豁免管制屋宇及任何現有建築物的拆卸或加建、改動及／或修改，或現有建築物的重建，都須取得城規會的規劃許可。二零一三年八月九日，城規會根據條例第 6C(2) 條，公布該發展審批地區草圖的修訂建議。在法定展示期內，共收到四份有效的進一步申述書。二零一三年十月四

日，城規會根據條例第 6F(1)條考慮進一步申述及相關的申述和意見後，決定不接納進一步申述，並會按建議修訂項目修訂該發展審批地區草圖。二零一四年一月七日，行政長官會同行政會議根據條例第 9(1)(a)條，核准白沙澳發展審批地區草圖，該核准圖其後重新編號為 DPA/NE-PSO/2，並於二零一四年一月十七日根據條例第 9(5)條展示予公眾查閱。

- 4.2 二零一五年五月二十二日，發展局局長行使行政長官所授予的權力，根據條例第 3(1)(a)條指示城規會擬備一份涵蓋白沙澳地區的分區計劃大綱圖。二零一五年七月二十四日，城規會初步考慮《白沙澳分區計劃大綱草圖編號 S/NE-PSO/B》³並同意該份草圖適宜提交大埔區議會及西貢北約鄉事委員會以作諮詢。
- 4.3 二零一五年八月七日，規劃署把關於《白沙澳分區計劃大綱草圖編號 S/NE-PSO/B》的諮詢文件送交西貢北約鄉事委員會傳閱(圖 H-7a)，鄉事委員會其後拒絕出席諮詢會議。白沙澳的村代表和西貢北約鄉事委員會分別於二零一五年九月一日和九月七日去信大埔區議會，表達他們強烈反對該份草圖，理由主要是「鄉村式發展」地帶不足以應付小型屋宇的需求，以及對「鄉村式發展」地帶施加更多規劃管制(即擬發展任何屋宇，以及任何現有建築物的拆卸或加建、改動及／或修改，或現有建築物的取代／重建，都須取得城規會的規劃許可)會限制小型屋宇發展。他們要求擴大「鄉村式發展」地帶的範圍，以應付小型屋宇的需求。
- 4.4 二零一五年九月九日，規劃署把分區計劃大綱草圖提交大埔區議會，上述白沙澳村代表和西貢北約鄉事委員會的兩封信亦同時呈交會議席上。大埔區議會備悉此事和尊重西貢北約鄉事委員會的意見，因此以類似理由反對該份草圖。二零一五年九月十日，西貢北約鄉事委員會提交一封信，表達類似日期為二零一五年九月七日的信所述的意見。
- 4.5 二零一五年十月十四日，規劃署與西貢北約鄉事委員會和白沙澳村代表就該份分區計劃大綱草圖舉行諮詢會議。雖然西貢

³ 城規會於二零一五年七月二十四日考慮「《白沙澳分區計劃大綱草圖編號 S/NE-PSO/B》－初步考慮新圖則」的城市規劃委員會文件第9965號可在城規會網站找到。

北約鄉事委員會和白沙澳村代表都認同基於生態價值，有需要保護白沙澳「具重要生態價值河溪」，並須保育極富鄉土特色的客家鄉村氛圍和位於兩條認可鄉村(即白沙澳及白沙澳下洋)村落內保存完好的歷史建築物，但卻強烈認為不應完全漠視當地村民所需，應劃出區內合適的土地供發展小型屋宇。擬議「農業」地帶有大部分地方和毗連的「綠化地帶」(圖 H-7a)遠離現有村落和「具重要生態價值河溪」，兩者之間有密林分隔可作緩衝，故可考慮把這個地方劃為「鄉村式發展」地帶，以應付小型屋宇發展所需。由於此處與現有村落和「具重要生態價值河溪」相隔很遠，因此，發展小型屋宇應無須取得城規會的規劃許可。

4.6 此外，當局收到合共九份關於《白沙澳分區計劃大綱草圖編號 S/NE-PSO/B》的意見書，分別來自五個環保／關注組織(即世界自然基金會香港分會、香港觀鳥會、海下之友、創建香港和嘉道理農場暨植物園公司)和四名公眾人士。一般而言，他們原則上支持城規會認同該區和相關「自然保育區」的生態及文物價值、把「鄉村式發展」地帶局限在現有村落，以及在「鄉村式發展」地帶施加規劃管制。不過，他們亦建議把環境易受影響的地方改劃為「綠化地帶(1)」或「自然保育區」，把現有村落和「具重要生態價值的河溪」的緩衝區之間劃為「綠化地帶」的林地改劃為「農業」地帶，以及修訂圖則的《註釋》和《說明書》以施加較嚴格的規劃管制，包括取消有關在現有村落興建高樓的條文、刪除「農業」地帶和「綠化地帶」《註釋》中的「屋宇」用途，以及禁止在該區使用除害劑和肥料。

4.7 二零一五年十一月十三日，城規會進一步考慮經修訂的《白沙澳分區計劃大綱草圖編號 S/NE-PSO/C》⁴，以及收到的大埔區議會和西貢北約鄉事委員會的意見和包括環保／關注組織在內的公眾意見。城規會同意，把白沙澳「鄉村式發展」地帶西南隅的界線後移 10 米以令該地帶與現有鄉村之間有較闊的緩衝區(圖 H-7b)後，該份經修訂的分區計劃大綱草圖適宜展示予公眾查閱。城規會亦同意告知規劃署，請該署與區內村民聯絡，商討可否在「鄉村式發展」地帶的西南隅和劃

⁴ 城規會於二零一五年十一月十三日考慮「《白沙澳分區計劃大綱草圖編號 S/NE-PSO/C》－進一步考慮新圖則」的城市規劃委員會文件第10019號可在城規會網站找到。

為「鄉村式發展(1)」地帶的現有鄉村之間的緩衝區植樹，以及日後可否在「鄉村式發展」地帶內有條理地安排發展小型屋宇，使土地運用更具效益。二零一五年十二月四日，城規會根據條例第 5 條展示《白沙澳分區計劃大綱草圖編號 S/NE-PSO/1》，以供公眾查閱。

5. 地區諮詢

5.1 二零一六年一月六日，規劃署就已刊憲的《白沙澳分區計劃大綱草圖編號 S/NE-PSO/1》諮詢西貢北約鄉事委員會。西貢北約鄉事委員會建議擴大大沙澳的「鄉村式發展(1)」地帶至先前發展審批地區圖所劃的「鄉村式發展」地帶範圍，並把沿「具重要生態價值河溪」20 米闊的「綠化地帶」緩衝區改劃作「農業」地帶，以及為白沙澳下洋劃設「鄉村式發展」地帶。西貢北約鄉事委員會亦認為，難以完全跟從城規會提出有關在「鄉村式發展」地帶的西南隅與現有鄉村之間植樹這項意見，因為有關土地屬私人擁有。二零一六年一月十三日，大埔區議會表示尊重西貢北約鄉事委員會的意見。

5.2 其後，西貢北約鄉事委員會(R1)、白沙澳村代表(R2)、白沙澳下洋翁盛亨堂司理(R4)和翁盛亨堂成員(R5)提交反對這份草圖的申述書。

6. 規劃考慮因素及評估(圖 H-1、H-3 至 H-5c)

申述地點及周邊地區

6.1 申述地點涵蓋分區計劃大綱圖整個範圍(圖 H-1)。

6.2 規劃區(下稱「該區」)佔地合共約 33.27 公頃，位於西貢半島北部，被西貢西郊野公園環抱，北面較遠處是海下灣海岸公園。該區整個範圍都在上段間接集水區內(圖 H-3a)。

6.3 該區大部分地方為荒廢農地再生而成的林地、茂密的原生林地和淡水沼澤，一派鄉郊風貌，位於擔柴山與石屋山之間一個伸延至海下灣的狹窄山谷東部，被西貢西郊野公園環抱。該區中部主要是低窪農地、淡水沼澤、灌木叢和林地，這些

林地的範圍一直伸延至該區的邊緣，與西貢西郊野公園的茂林綠野連成一體(圖 **H-3 a** 和 **H-5 c**)。

- 6.4 上世紀六十及七十年代，農業活動曾遍及整個山谷地區，但八十年代開始式微。近期白沙澳的村落北面有一些農地被修復，經常有農耕活動。該區有河道和灌溉系統，由西面流向東面。長約 1.4 公里的「海下具有重要生態價值河溪」及其支流經該區流入海下灣，滋養着流經地點一帶的低窪農地、再生林地和一些天然淡水沼澤(圖 **H-3 a**、**H-5 a**、**H-5 b** 和 **H-5 c**)。
- 6.5 白沙澳及白沙澳下洋是該區兩條認可鄉村。據康樂及文化事務署(下稱「康文署」)轄下的古物古蹟辦事處(下稱「古蹟辦」)表示，這兩條村是遺留下來而保存完好的客家鄉村，極富鄉土特色，村內有一些別致的歷史和文物建築，包括位於白沙澳的何氏舊居和何氏祠堂(一級歷史建築物)及聖母無玷之心小堂(三級歷史建築物)，以及位於白沙澳下洋的京兆世居和厚福門(擬議一級歷史建築物)。這兩條村內亦有一些經細意翻新並設有庭園的古老村屋(圖 **H-3 a** 和 **H-3 b**)。
- 6.6 該區可乘車由北潭路經海下路前往，北潭涌亦有若干遠足徑通往該區，當中有些接達北面較遠處的海下灣。白沙澳及白沙澳下洋的村落並無車路直達，但海下路有步行徑通往這兩條村。海下路旁邊建有白沙澳青年旅舍(圖 **H-3 a** 和 **H-4**)，該旅舍由香港青年會於一九七五年開始營辦。

規劃意向

- 6.7 該區的整體規劃意向是保存其極重要的自然景觀和生態價值，從而維護更廣泛地區的天然生境及自然系統。除環境和生態方面的因素要考慮外，該區的發展還受制於有限的基礎設施。因此，該區的規劃意向亦是要把鄉村發展集中起來，以免對區內的天然環境造成不良干擾及令有限的基礎設施不勝負荷。白沙澳及白沙澳下洋是該區遺留下來的兩條保存完好的客家鄉村，極富鄉土特色。由於歷史建築物的文物價值有部分在於其原本所在的自然環境，所以該區的規劃意向亦是要保存這兩條客家鄉村現有的鄉土格局，避免將之改變而令其歷史建築物的文物價值受到負面影響。

個別地帶(附件 VI)

- 6.8 「鄉村式發展」地帶的規劃意向，主要是就現有的認可鄉村和適宜作鄉村擴展的土地劃定界線。地帶內的土地，主要預算供原居村民興建小型屋宇之用。設立此地帶的目的，亦是要把鄉村式發展集中在地帶內，使發展模式較具條理，而在土地運用及基礎設施和服務的提供方面，較具經濟效益。「鄉村式發展(1)」地帶這支區的規劃意向，是保存現有的鄉村環境。在新界豁免管制屋宇的地面一層(在指定為「鄉村式發展(1)」地帶的土地範圍除外)，有多項配合村民需要和鄉村發展的商業和社區用途列為經常准許的用途。其他商業、社區和康樂用途，如向城規會申請許可，或會獲得批准。
- 6.9 「政府、機構或社區」地帶的規劃意向，主要是提供政府、機構及社區設施，以配合當地居民及／或該地區、區域，以至全港的需要；同時供應土地予政府、提供社區所需社會服務的組織和其他機構，以供用於與其工作直接有關或互相配合的用途。
- 6.10 「農業」地帶的規劃意向，主要是保存和保護良好的農地／農場／魚塘，以便作農業用途。設立此地帶的目的，亦是要保存在復耕及作其他農業用途方面具有良好潛力的休耕農地。
- 6.11 「綠化地帶」的規劃意向，主要是利用天然地理環境作為市區和近郊的發展區的界限，以抑制市區範圍的擴展，並提供土地作靜態康樂場地。根據一般推定，此地帶不宜進行發展。
- 6.12 「自然保育區」的規劃意向，是保護和保存區內現有的天然景觀、生態系統或地形特色，以達到保育目的及作教育和研究用途，並且分隔開易受破壞的天然環境如郊野公園，以免發展項目對這些天然環境造成不良影響。根據一般推定，此地帶不宜進行發展。大體而言，有需要進行以助保存區內現有天然景觀或風景質素的發展，或者絕對基於公眾利益而必須進行的基礎設施項目，才可能會獲得批准。

- 6.13 對於「綠化地帶」及「自然保育區」，如未取得城規會的規劃許可(包括「自然保育區」地帶內由政府落實或統籌的公共工程)，不得進行任何河道改道、填土／填塘或挖土工程；至於「鄉村式發展」地帶及「農業」地帶，如進行任何河道改道或填土／填塘工程，必須取得城規會的規劃許可。

對申述的理據和建議的回應

- 6.14 備悉申述書 **R516** 表示支持的意見。

劃設「鄉村式發展」地帶

- 6.15 對於劃設「鄉村式發展」地帶，申述人有兩種分歧的意見。**A 組**的申述人認為，「鄉村式發展」地帶的土地不足以應付該區小型屋宇的需求，因此應修訂或另行劃設「鄉村式發展」地帶。**B 組**的申述人則認為，基於環境及文物保育理由，應取消「鄉村式發展」地帶。
- 6.16 白沙澳及白沙澳下洋是該區兩條認可鄉村。這兩條現有主要村落群是該區遺留下來而保存完好的客家鄉村，極富鄉土特色，村內有一些歷史建築物，例如位於白沙澳的何氏舊居和何氏祠堂(一級歷史建築物)，以及位於白沙澳下洋的京兆世居和厚福門(擬議一級歷史建築物)。由於歷史建築物的文物價值有部分在於其原本所在的自然環境，所以應避免改變該兩條客家鄉村現有的鄉土格局而令其歷史建築物的文物價值受到負面影響。為確保新建的屋宇與村內現有的歷史建築物協調相配，不會影響現有鄉村環境的完整和氛圍，草圖上劃設的「鄉村式發展(1)」地帶已局限在白沙澳和白沙澳下洋這兩條主要村落群，並施加較嚴格的規劃管制，即任何擬建屋宇及任何現有建築物的拆卸或加建、改動及／或修改，或現有建築物的取代／重建，都須取得城規會的規劃許可。
- 6.17 鑑於以上所述，**R1、R3、R7 至 R349 及 R351 至 R515** 反對在「鄉村式發展(1)」地帶劃設屋地的意見，以及 **R3** 提出把白沙澳和白沙澳下洋現有村落的屋地由「鄉村式發展(1)」地帶改劃為「鄉村式發展」地帶而不受規劃管制的建議均不獲支持。關於須尊重土地擁有人在「鄉村式發展(1)」地帶的屋地進行重建的權利，應注意的是，「鄉村式發展(1)」地帶

的規劃管制，並非要限制土地擁有人的傳統權利或剝奪個別土地擁有人的發展權，而是讓城規會考慮個別小型屋宇發展對客家鄉村現有的鄉土格局可能造成的影響。城規會會按每宗申請的個別情況加以考慮。因此，亦沒有理據支持 **R535** 提出不處理白沙澳下洋小型屋宇申請的建議。

- 6.18 有關 **R1**、**R2** 及 **R4** 至 **R6** 關注劃為「鄉村式發展」地帶的土地不足以應付該區的小型屋宇需求以及 **A** 組申述人提出擴大「鄉村式發展」地帶範圍的建議，應注意的是，擬備草圖時，「鄉村式發展」地帶的界線是根據「鄉村範圍」、所預測的小型屋宇需求、未處理的小型屋宇申請、區內地形及用地限制，以及現有村落群具高保育價值的地方而劃的。為保育該區具重要天然及景觀價值的地方，必須盡量避免把草木茂盛的地方、環境易受影響的地方及河道劃入此地帶內。
- 6.19 擬備草圖時，已審慎考慮該區的文物價值與發展小型屋宇的需要及保育的需要。白沙澳「鄉村式發展(1)」地帶內的可用土地只可興建兩幢小型屋宇，而小型屋宇的總需求是 86 幢(包括尚未處理申請所涉的 37 幢)。鑑於發展小型屋宇的土地嚴重不足，以及有需要保存極具文物及景觀價值的現有鄉村氛圍，已在白沙澳村的北面劃設面積約為 0.7 公頃的「鄉村式發展」地帶，以供發展新的小型屋宇。這個「鄉村式發展」地帶大部分地方為常耕農地和灌木草地，與現有村落之間隔着密林和位於該地帶西南隅闊 20 米的緩衝區，使之遠離舊有鄉村中心區。為保護「具重要生態價值河溪」，使其免受發展影響，建議在「鄉村式發展」地帶與該河溪之間劃設闊 20 米的緩衝區(圖 H-7b)。
- 6.20 白沙澳和白沙澳下洋的「鄉村式發展」地帶(即包括「鄉村式發展(1)」地帶這支區)內，可供使用的土地約有 0.85 公頃(相等於約 33 幢屋宇)，可應付白沙澳和白沙澳下洋約 36% 的整體小型屋宇需求(93 幢屋宇)，當中包括 44 宗已收到而尚未處理的小型屋宇申請所涉及的需求(表 1)。採用逐步增加方式劃設「鄉村式發展」地帶，可把小型屋宇發展集中在合適的地方，以免對天然環境、白沙澳和白沙澳下洋現有村落具歷史價值的環境布局造成不良干擾，從而在保育與發展兩方面的需要之間取得平衡。

表 1：白沙澳和白沙澳下洋的小型屋宇供求情況

鄉村	二零一二年的 小型屋宇需求數字		二零一六年的 小型屋宇需求數字		在分區計劃 大綱草圖涵 蓋範圍內的 「鄉村範 圍」面積 (公頃)	分區計劃 大綱草圖上 「鄉村式 發展」地帶 的面積 (公頃)	應付新需求 所需的土地 (公頃)	可供應付 新需求的土 地 (公頃)	可供使用土 地所 能 應 付 的 新需求 的百分比
	尚未處理 的申請 涉及的 需求	預測未來 10 年的 需求 (二零一二 至二一年)	尚未處理的 申請 涉及的 需求	預測未來 10 年的 需求 (二零一四 至二三年)					
白沙澳「鄉村 式發展(1)」 地帶	38	49*	37*	190*	5.79 (5.30)	0.32	2.15	0.06 (2 幢屋宇)	3%
白沙澳「鄉村 式發展」地帶						0.70		0.70 (28 幢屋宇)	32%
小計						1.02		0.76 (30 幢屋宇)	35%
白沙澳下洋 「鄉村式發展 (1)」地帶	6	不適用	7	不適用	4.86 (3.75)	0.18	0.18	0.09 (3 幢屋宇)	50%
合計	44	49	44	190	10.65 (9.05)	1.20	2.33	0.85 (33 幢屋宇)	36%

* 原居民代表並無提供理據，解釋為何最近預測白沙澳未來 10 年的小型屋宇需求大增。在這情況下，當局計算白沙澳小型屋宇需求時，採用了二零一六年最新修訂的尚未處理申請涉及的需求（即 37 幢），以及原居民代表在二零一二年提供的預測未來 10 年需求（即 49 幢）。

6.21 大埔地政專員表示，根據現行土地行政做法，只要當地人不反對，地點屬私人土地的跨村申請可獲考慮。當局為北潭凹擬備分區計劃大綱圖時，是安排可利用北潭凹「鄉村式發展」地帶內剩餘的小型屋宇發展用地⁵，藉跨村申請來應付西貢北約集水區內其他鄉村（包括白沙澳及白沙澳下洋）的小型屋宇需求的。倘有真正需要使用「鄉村式發展」地帶範圍外

⁵ 北潭凹的小型屋宇供求情況：

二零一零年的 小型屋宇需求數字		二零一六年的 小型屋宇需求數字		分區計劃大綱 草圖涵蓋範圍 內「鄉村範 圍」面積 (公頃)	分區計劃大 綱草圖上 「鄉村式發 展」地帶面 積(公頃)	應付新 需求所 需的土 地 (公頃)	可供應付新 需求的土地 (公頃)	可供使用的 土地所能應 付的新需求 的百分比
尚未處理 的申請 涉及的 需求	預測未來 10 年的需求 (二零一零 至一九年)	尚未處理 的申請 涉及的 需求	預測未來 10 年的需求 (二零一四 至二三年)					
14	>25*	10*	55*	3.74	2.52	0.88	1.16 (46幢屋宇)	132%

* 原居民代表並無提供理據，解釋為何最近預測未來 10 年小型屋宇需求大增。在這情況下，當局計算整體小型屋宇需求時，採用了二零一六年最新修訂的尚未處理申請涉及的需求（即 10 幢），以及二零一零年原居民代表提供的預測未來 10 年需求（即 25 幢而非「超過 25 幢」）

的土地發展小型屋宇，分區計劃大綱圖有條文訂明可以通過規劃申請制度申請進行有關發展，城規會將按每宗申請的個別情況作出考慮。

擴大「鄉村式發展」地帶的具體建議

擴大「鄉村式發展(1)」地帶(R2)、把白沙澳的屋地由「綠化地帶」改劃為「鄉村式發展」地帶(R3)，以及把擬議的「鄉村式發展」地帶移至白沙澳村南面的地方(R1405 和 R1793)

- 6.22 **R2** 建議改劃白沙澳現有村落附近目前劃為「綠化地帶」的土地，把「鄉村式發展(1)」地帶擴大至約 9 640 平方米，並施加相同的規劃限制。**R3** 建議把主要在白沙澳現有村落南面的屋地由「綠化地帶」改劃為「鄉村式發展」地帶，不設規劃限制。**R1405** 和 **R1793** 則建議把擬議的「鄉村式發展」地帶移至白沙澳村南面 30 米闊範圍內的地方。關於這些建議，應強調的是，白沙澳村主要村落群內現有建築物的所在之處已劃為「鄉村式發展(1)」地帶，此地帶的規劃意向是要保存現有富鄉土特色的客家鄉村格局及村內已評級的歷史建築物(即何氏舊居和何氏祠堂)。周邊地區包括現有村落南面的綠化帶(即花園及野草、灌木和樹木蔓生的休耕農地)和毗連林地，可作為綠化緩衝區，把白沙澳的村落群(「鄉村式發展(1)」地帶)、成齡林地(「自然保育區」)和西貢西郊野公園連成一體(圖 **H-6a**、**H-6b** 和 **H-6c**)。因此，現時把該處劃為「綠化地帶」實屬恰當，該地帶的規劃意向是提供綠化緩衝區，藉此保存該區的自然環境和景觀價值，該處風景優美，襯托着前方極富鄉土特色的客家鄉村。至於改劃那些屋地(包括第 6.23 段提及那些位於白沙澳下洋的屋地)的建議，須留意的是，分區計劃大綱圖有條文訂明可通過規劃許可審批制度，申請在「綠化地帶」發展小型屋宇。倘土地擁有人日後打算發展所屬的屋地，當局一般會尊重相關批租條件列明的建屋權，而城規會將按每宗申請的個別情況作出考慮。

在白沙澳下洋劃設「鄉村式發展」地帶(R2 至 R5、R7 至 R349 及 R351 至 R515)

- 6.23 **R2 至 R5、R7 至 R349 及 R351 至 R515** 建議在白沙澳下洋劃設「鄉村式發展」地帶，包括約 4 330 平方米土地及

407 平方米屋地(第 290 約地段第 825A 號及 825B 號)，以供發展小型屋宇。有關地方包括荒廢農地及零星的屋地，山坡現已遍布與西貢西郊野公園相連的次生林地。

- 6.24 規劃署總城市規劃師／城市設計及園境反對有關建議，因為該區優美的鄉郊景致獲評為「高」及「高(具備條件)」級別。擬議的「鄉村式發展」地帶位於天然林地覆蓋的山坡，而有關林地是重要的景觀資源，該處風景優美，一片青蔥，襯托着前方的白沙澳下洋。若發展小型屋宇，必須進行斜坡平整工程，有關工程可能會對山坡上的林地造成負面影響。現時劃設的「綠化地帶」可提供規劃管制，以免天然河溪及毗連的灌木林及次生林地受到鄉村擴展所侵佔，令獨特的天然環境及景觀價值得以保存，因此，劃設此地帶是恰當的。漁農自然護理署署長(下稱「漁護署署長」)表示，建議改劃為「鄉村式發展」地帶的地方大部分是由荒廢農地演變而成的林地，認為繼續把有關地方劃為「綠化地帶」會較恰當。土木工程拓展署土力工程處處長表示，白沙澳下洋兩個指定擬作「鄉村式發展」地帶的地方位於陡峭的天然山坡下，這些山坡可能發生山泥傾瀉，構成危險。因此，土力工程處處長不支持有關建議。

小型屋宇需求預測數字並無根據(R516 至 R529、R533、R534、R537、R539 至 R1601、R1605 至 R1688、R1706 至 R1738、R1799、R1801、R1802、R1804 及 R1806)

- 6.25 應留意的是，所預測的小型屋宇需求僅是考慮擬議的「鄉村式發展」地帶時所參考的眾多資料之一，有關的預測數字由原居民代表向地政總署提供，或會隨時間及基於不同理由而轉變，例如現時居於村外(包括本地及海外)的原居村民日後是否希望回到該區的鄉村居住。大埔地政專員審批小型屋宇申請時，會核實小型屋宇申請人的身分。
- 6.26 大埔地政專員表示，小型屋宇申請人須明文保證從未就其發展小型屋宇的權益或申請批建小型屋宇的資格作出轉讓安排。任何人士透過虛假陳述或詐騙行為騙取政府的審批，便是涉及違法行為，有關違法行為經執法部門查明屬實可作刑事檢控。

小型屋宇發展對環境造成負面影響(R516 至 R521、R523 至 R531、R533、R534、R536 至 R538、R541 至 R545、R547 至 R1488、R1491 至 R1604、R1616 至 R1705、R1739 至 R1800、R1803 及 R1807)

- 6.27 渠務署和環境保護署(下稱「環保署」)表示，該區現時並無公共污水渠，也沒有計劃鋪設公共污水渠。該區整個範圍都在上段間接集水區內，因此令人關注在該區發展小型屋宇可能造成負面影響。環保署表示，草圖的《說明書》已述明，「如擬進行任何鄉村式發展，必須證明有關發展不會影響集水區的水質。就集水區內的新鄉村發展項目而言，使用化糞池和滲水系統處理及排放污水，一般不是可以接受的方法。」因此，除非這些發展項目有已證明有效的方法(例如設有適當的廢水處理設施)，確保擬議發展不會對水環境和水質造成不能挽救的損害、不可接受的風險或負面影響，否則環保署和水務署一般不會支持在集水區內進行新發展的建議。
- 6.28 為保護該區的水質(包括「具重要生態價值河溪」和其他天然河溪)，根據環境運輸及工務局技術通告(工務)第 5／2005 號「保護天然河溪免受建造工程影響」的規定，在現行的行政安排下，如發展計劃／方案可能影響天然溪澗／河流，負責批核／處理發展計劃的當局，須在各個發展階段徵詢和收集漁護署和相關部門的意見，並在給予許可時盡量加入相關的意見／建議作為附帶條件。漁護署認為，該「具重要生態價值河溪」和「鄉村式發展」地帶已被「綠化地帶」分隔開。「綠化地帶」屬於保育地帶，可作為與日後發展的小型屋宇之間的緩衝。
- 6.29 地政總署在處理小型屋宇申請時，會諮詢相關的政府部門，包括環保署、漁護署、運輸署、渠務署、水務署(有關集水區內廢水的妥善處理)、消防處(有關緊急車輛通道事宜)、土木工程拓展署(有關斜坡事宜)、古蹟辦(有關文物事宜)和規劃署，確保所有相關部門都有充分機會覆檢申請，並就申請提出意見。地政總署會要求發展建議／方案的申請人遵照相關的標準和規定。
- 6.30 有關闢設緊急車輛通道，大埔地政專員表示，根據關於《新界豁免管制屋宇消防安全規定指引》的資料小冊子，如闢設

緊急車輛通道不可行，應裝設其他消防安全設施，例如自動花灑系統；或在小型屋宇的每一樓層安裝火警偵測系統及消防喉轆系統或火警偵測系統及滅火筒。

- 6.31 城規會考慮草圖時，已顧及所有相關的規劃考慮因素，包括公眾意見和相關政府部門(包括環保署、漁護署、運輸署、渠務署、水務署、消防處、土木工程拓展署、古蹟辦及規劃署城市設計及園境組等)的意見。

對白沙澳村具歷史價值的客家村落保護不足(圖 H-6a、H-6b 及 H-7b)(R517 至 R521、R523、R526、R528、R529、R532、R534、R537、R539、R541 至 R545、R547 及 R1800)

- 6.32 為保存現有村落具歷史價值的環境佈局，建議在白沙澳村現有村落以北的地方劃設「鄉村式發展」地帶，以供發展新的小型屋宇。該處大部分地方是常耕農地和灌木草地，與現有村落之間隔着密林和位於該地帶西南隅闊 20 米的植物緩衝區。「鄉村式發展」地帶與「鄉村式發展(1)」地帶之間隔着一片林地和闊 20 米的緩衝區，為現有村落提供景觀和視覺上的紓緩(圖 H-6-a、H-6-b 及 H-7b)。此安排在保存白沙澳具歷史價值的村落與滿足村民的住屋需要之間已作出平衡。

關注出現「先破壞，後建設」的活動(R520、R525、R529 及 R541 至 R545)

- 6.33 上世紀六十和七十年代，農業活動曾遍及整個山谷地區，但八十年代開始式微。白沙澳發展審批地區草圖於二零一二年十二月七日公布前，為復耕而進行的挖土工程已在白沙澳村落北面的地方進行。到目前為止，白沙澳的村落北面已有一些私人擁有的荒廢農地被修復用來耕作(圖 H-5a 至 H-5c、H-6g 及 H-6h)。在「鄉村範圍」內的土地，中部是白沙澳現有的村落，北面是常耕農地，西面是河道(包括「具重要生態價值河溪」)，南面是林地(圖 H-6g)。當局認同有需要保存白沙澳現有鄉村的氛圍和自然環境(包括「具重要生態價值河溪」)，已考慮過把現正積極進行復耕的適當地方指定為可供發展小型屋宇的新村落。

劃設「農業」地帶的理據欠奉(R518、R519、R523、R527 至 R531、R536、R538、R548 至 R1409、R1478 至 R1491、R1459 至 R1573、R1601 至 R1604、R1615 及 R1689 至 R1692)

- 6.34 指定為「農業」地帶的地方，主要是反映白沙澳村東北部一些荒廢農地已被修復用來耕作的用途(圖 H-6g 及 6-h)。漁護署表示，「農業」地帶與其西北面的常耕農地的特色相似，具復耕潛力。把該處劃為「農業」地帶可有助農業活動，實屬恰當。

把環境易受影響的地方由「綠化地帶」改劃為「綠化地帶(1)」／「自然保育區」(R516 至 R518、R520 至 R523、R528、R530 至 R532、R536、R538 及 R540 至 R547)

- 6.35 白沙澳及周邊地區的生態價值是眾所公認的，亦是擬備這份草圖一個重要的考慮因素。正如這份草圖的《說明書》第 8.1 段所述，該區的整體規劃意向是保存其極重要的自然景觀和生態價值，從而維護更廣泛地區的天然生境及自然系統。根據一般推定，保育地帶(包括「綠化地帶」及「自然保育區」)不宜進行發展。當局已在具重要生態及景觀價值的合適地點劃設保育地帶，這些地點包括林地、淡水沼澤及天然河溪(包括「具重要生態價值河溪」)，務求通過法定規劃大綱，保護白沙澳的天然環境，以及與其生態緊密相連的西貢西郊野公園。這些保育地帶的總面積約為 30.8 公頃，佔草圖所覆蓋 33.27 公頃土地的 92.6% 左右。

- 6.36 應注意的是，白沙澳的成齡林地(風水林)及白沙澳下洋的淡水沼澤已劃為「自然保育區」。由荒廢農地演變而成的林地和四周山坡上的原生林地、天然河溪及其河岸區已劃為「綠化地帶」。該地帶屬於保育地帶，根據一般推定，此地帶不宜進行發展。劃設擬議的「自然保育區」及「綠化地帶」，在規劃上對該區的自然環境提供保護，做法恰當。

修訂草圖的《註釋》

管制所有地帶內的「農業用途」、肥料的使用、灌溉用水溝以至濕農地用途(R516、R523、R528及R529)

6.37 根據草圖的《註釋》，「鄉村式發展」地帶、「農業」地帶及「綠化地帶」的「農業用途」及「自然保育區」的「農業用途(植物苗圃除外)」屬第一欄用途。從農業發展角度而言，漁護署對於把「農業用途」及「農業用途(植物苗圃除外)」由第一欄改列作第二欄用途的建議有所保留，因為此舉會對農業施加限制，長遠而言妨礙農業發展。應留意的是，任何與挖土(適用於「綠化地帶」及「自然保育區」、河道改道或填土／填塘(適用於「鄉村式發展」地帶、「農業」地帶、「綠化地帶」及「自然保育區」)相關的工程，由於或會對自然環境造成負面影響，故必須取得城規會的規劃許可。因此，現時並無有力理據支持要對相關地帶的「農業用途」及作耕種活動的灌溉用水溝用途施加更嚴格的管制。

6.38 根據《水務設施條例》(第 102 章)，水務監督獲賦權在集水區執行污染管制。水務署表示，集水區內不准使用除害劑。至於其他化學品(包括肥料)，使用前必須先取得水務署的許可。水務署會繼續監察區內的水質，確保原水水質安全，可供應作食水之用。因此，當局已有足夠措施，保護該條「具重要生態價值河溪」。

刪除「農業」地帶及／或「綠化地帶」《註釋》第一欄或第二欄中的「屋宇」或「小型屋宇」用途(R521、R522、R528和R529)

6.39 「農業」地帶及「綠化地帶」的《註釋》，主要是依據經城規會同意的《法定圖則註釋總表》編訂。「屋宇(只限新界豁免管制屋宇)」及「屋宇」分別是「農業」地帶和「綠化地帶」的第二欄用途，兩者均須取得城規會的規劃許可。城規會會因應當時的規劃情況及相關指引，按個別情況考慮每宗申請。基於以上情況，上述建議欠缺有力的理據支持。

限制「鄉村式發展(1)」地帶內新發展項目的建築形貌(R523、R528、R529、R532、R540、R546和R547)

6.40 關於限制「鄉村式發展(1)」地帶內新發展項目的高度、輪廓和屋頂斜度的建議，這份圖則有關「鄉村式發展(1)」地帶這支區的《註釋》的「備註」及《說明書》的相關段落已訂明，在現有主要村落內，若擬建屋宇及拆卸或加建、改動及／或修改，或重建現有建築物，必須取得規劃許可。城規會將按每宗個案的個別情況作出考慮。如有任何發展或重建建議，亦會先徵詢古蹟辦的意見。目前的規劃管制已足夠，可充分保護該區客家鄉村的鄉土格局。

管制由政府落實或統籌的公共工程(R516)

6.41 這份圖則的《註釋》說明頁已留有彈性，使一些由政府統籌或落實的地區小工程、道路工程、排污工程、渠務工程和環境改善工程可以進行。這些工程一般是為提供、保養、日常運作和緊急修理一些地區設施(例如行人通道、行人路、扶手、指示牌、花槽、沙井等)而須進行的工程，目的是為公眾的利益及／或改善環境。若這份圖則規定要取得規劃許可才能進行這些工程，便不符合公眾利益，因為此舉可能會使這些必需的工程出現不必要的延誤，對公眾造成不利的影響。此外，根據「自然保育區」地帶的《註釋》的「備註」，第一欄和第二欄用途所列明的發展或《註釋》說明頁所載經常准許的發展(包括由政府落實或統籌的公共工程)，倘涉及河道改道、填土／填塘或挖土工程，也須取得城規會的規劃許可，以加強保護天然環境。

6.42 渠務署表示，該署有責任進行新的排污工程、渠務工程和環境改善工程，以及當發生緊急事故，有需要時為本港(包括上述地區)進行搶修或修補現有水道、大溝渠、污水渠和排水渠工程，保障公眾免受水浸和衛生滋擾的威脅。因此，從公共排水和排污的角度而言，不支持這些限制公共工程／維修保養工作的建議。同樣，相關的工程部門(包括水務署)認為，目前的條文須予保留，以保障部門有權在有關地區進行必需的水務工程。根據民政事務總署的資料，各區民政事務處可在鄉郊地區進行小規模的改善工程，而民政事務總署或各區民政事務處人員必須按照相關的法例和指引，審慎考慮這些

工程對環境的影響，並在有需要時考慮相關部門的意見。無論如何，政府部門進行工程項目時，都會徵詢相關部門的意見，以免對環境造成負面影響。因此，上述建議欠缺有力的理據支持。

把該區指定為郊野公園(R524、R1269、R1319、R1377及R1406)

- 6.43 根據《郊野公園條例》(第 208 章)，把該區納入郊野公園範圍屬於郊野公園及海岸公園管理局總監的職權範圍，不由城規會負責。擬備法定圖則並不排除日後劃設郊野公園的可能性。

其他意見

- 6.44 古蹟辦表示，根據現行機制，列為一級的歷史建築物會視作已列入「備用名單」的具高度價值的文物建築，供古物事務監督考慮當中一些建築物是否或已達到宣布為古蹟的「極高門檻」，可根據《古物及古蹟條例》(第 53 章)獲得法例上的保護。古物事務監督每年在諮詢古物諮詢委員會，並獲行政長官批准後，宣布某些一級歷史建築為法定古蹟。現時，位於白沙澳的「何氏舊居和何氏祠堂」已獲評為一級，並列入「備用名單」的其中一幢具高度價值的文物建築，可供日後考慮宣布為古蹟(**R524**)。擬備這份分區計劃大綱草圖並非指定的工程項目，不受《環境影響評估條例》規管(**R524**)。
- 6.45 擬備分區計劃大綱草圖的相關資料，包括初步和進一步考慮草圖和補充資料的文件(**R522**)、「評審新界豁免管制屋宇發展規劃申請的準則」，以及相關指引(例如「擬在綠化地帶進行發展而按照條例第 16 條提出的規劃申請」的城規會規劃指引編號 10 和「評審新界豁免管制屋宇／小型屋宇發展規劃申請的臨時準則(修訂日期：2007 年 9 月 7 日)」這份技術文件)(**R6**)都可在城規會的網站找到。
- 6.46 是否要為鄉村擬備新的鄉村發展藍圖，要視乎若干因素而定，例如能落實發展藍圖的機會，以及規劃署的人手和工作的緩急優次。因此，規劃署會在適當時候檢討是否有需要為

分區計劃大綱圖所涵蓋的「鄉村式發展」地帶擬備新的鄉村發展藍圖(**R521**)。

- 6.47 有些不屬城規會職權管轄範圍的其他意見及要求，會轉交適當的相關政府部門考慮(**R6**、**R522**、**R1049**、**R1074**、**R1108**、**R1122**、**R1134**、**R1146**、**R1231**、**R1247**、**R1267**、**R1270**、**R1273**、**R1276**、**R1299**、**R1538**、**R1668**、**R1670**、**R1729**、**R1730**、**R1732**、**R1760** 及 **R1804**)。

對意見的理據的回應

- 6.48 全部 36 份意見書(**C1** 至 **C36**)都主要是反對 **A** 組提出把更多土地劃為「鄉村式發展」地帶的建議，而第三段所述有關意見書的內容則與申述的理據相似。上文第 6.15 至 6.43 段所載的評估已作回應。對有關意見的詳細回應，載於附件 **III**。

7. 諮詢

- 7.1 規劃署曾徵詢相關政府部門的意見，他們的意見收錄於上文。

- 7.2 規劃署曾徵詢政府以下各局及部門的意見，他們對申述內容沒有很大意見：

- (a) 教育局局長；
- (b) 屋宇署總屋宇測量師／新界西；
- (c) 路政署總工程師／新界東；
- (d) 食物環境衛生署署長；
- (e) 康樂及文化事務署署長；
- (f) 通訊事務總監；
- (g) 政府產業署署長；
- (h) 土木工程拓展署新界東拓展處處長；
- (i) 規劃署總城市規劃師／規劃研究；
- (j) 規劃署總城市規劃師／策略規劃；以及
- (k) 規劃署總城市規劃師／中央執行管制及檢控。

8. 規劃署的意見

8.1 備悉申述書 **R516**(部分)表示支持的意見。

8.2 基於上文第 6 段所作的評估及以下理由，規劃署不支持 **A 組 (R1 至 R349 及 R351 至 R515)**和 **B 組 (R516(部分)及 R517 至 R1807)**的申述，並認為不應順應這些申述修訂草圖：

劃設「鄉村式發展」地帶

- (a) 「鄉村式發展」地帶的界線是根據「鄉村範圍」、所預測的小型屋宇需求、未處理的小型屋宇申請、區內地形及用地限制，以及現有村落具高保育價值的地方而劃設的。只有適合發展小型屋宇的土地才劃入此地帶，而環境／生態易受影響的地方和地形陡峭的地方都不會包括在內(**A 組及 B 組**)。
- (b) 「鄉村式發展(1)」地帶的規劃管制，是為了讓城規會考慮個別小型屋宇發展對客家鄉村現有的鄉土格局可能造成的影響。城規會將按每宗申請的個別情況加以考慮。**(R1、R3、R7 至 R349、R351 至 R515 及 R535)**。
- (c) 現時把白沙澳村現有鄉村中心區周邊一帶及南鄰的地方劃為「綠化地帶」，做法恰當。該地帶的規劃意向是提供綠化緩衝區，藉此保存極富鄉土特色的客家鄉村與該區的自然環境和景觀價值**(R2、R3、R1405 及 R1793)**。
- (d) 在白沙澳下洋劃設的「綠化地帶」可提供規劃管制，以免天然環境受到鄉村擴展所侵佔，令該區獨特的天然環境及景觀價值得以保存**(R2 至 R5、R7 至 R349 及 R351 至 R515)**。

小型屋宇需求預測數字並無根據(R516 至 R529、R533、R534、R537、R539 至 R1601、R1605 至 R1688、R1706 至 R1738、R1799、R1801、R1802、R1804 及 R1806)

- (e) 預測的小型屋宇需求僅是劃設擬議的「鄉村式發展」地帶時所考慮的其中一項因素，有關的預測數字亦會隨時間而轉變。

小型屋宇發展對環境造成負面影響(R516 至 R521、R523 至 R531、R533、R534、R536 至 R538、R541 至 R545、R547 至 R1488、R1491 至 R1604、R1616 至 R1705、R1739 至 R1800、R1803 及 R1807)

- (f) 目前的行政制度已有足夠的管制，確保「鄉村式發展」地帶內個別的小型屋宇發展對周邊環境不會造成不可接受的影響。

對白沙澳村具歷史價值的客家村落保護不足(R517 至 R521、R523、R526、R528、R529、R532、R534、R537、R539、R541 至 R545、R547 及 R1800)，以及關注出現「先破壞，後建設」的活動(R520、R525、R529 及 R541 至 R545)

- (g) 建議劃設「鄉村式發展」地帶，是要在發展小型屋宇與保存白沙澳具歷史價值的村落這兩方面的需要之間作出平衡。

劃設「農業」地帶的理據欠奉(R518、R519、R523、R527 至 R531、R536、R538、R548 至 R1409、R1478 至 R1491、R1459 至 R1573、R1601 至 R1604、R1615 及 R1689 至 R1692)

- (h) 所劃設的「農業」地帶有助復耕，做法恰當。

把環境易受影響的地方由「綠化地帶」改劃為「綠化地帶(1)」／「自然保育區」(R516至R518、R520至R523、R528、R530至R532、R536、R538及R540至R547)

- (i) 由荒廢農地演變而成的林地和四周山坡上的原生林地、天然河溪及其河岸區已劃為「綠化地帶」。此地帶屬於保育地帶，根據一般推定，此地帶不宜進行發展。劃設此地帶，在規劃上對該區的自然環境已提供保護，做法恰當。

管制所有地帶內的「農業用途」、肥料的使用、灌溉用水溝以至濕農地用途

- (j) 任何與挖土(適用於「綠化地帶」及「自然保育區」)、河道改道或填土／填塘(適用於「鄉村式發展」地帶、「農業」地帶、「綠化地帶」及「自然保育區」地帶)相關的工程，都必須取得城規會的許可。現時並無有力理據支持要對相關地帶的「農業用途」(R523)及作耕種活動的灌溉用水溝用途(R516)施加更嚴格的管制。
- (k) 使用化學品(包括肥料)前，必須先取得水務署的許可。應已有足夠措施保護該條「具重要生態價值的河溪」(R516、R523、R528及R529)。

刪除「農業」地帶及／或「綠化地帶」《註釋》第一欄或第二欄中的「屋宇」或「小型屋宇」用途(R521、R522、R528及R529)

- (1) 「屋宇」用途須取得城規會的規劃許可。城規會將因應當時的規劃情況、相關指引和相關政府部門的意見，按個別情況考慮每宗申請。現時並無有力理據支持對這些地帶施加進一步限制。

限制「鄉村式發展(1)」地帶內新發展項目的建築形貌
(R523、R528、R529、R532、R540、R546及R547)

- (m) 根據「鄉村式發展(1)」地帶的《註釋》，若擬建屋宇及現有建築物的拆卸或加建、改動及／或修改或取代／重建，都須取得城規會的規劃許可。城規會將按每宗申請的個別情況作出考慮。現時並無有力理據要對「鄉村式發展(1)」地帶施加進一步限制。

管制由政府落實或統籌的公共工程(R516)

- (n) 草圖的《註釋》說明頁已留有彈性，使政府統籌或落實的公共工程可以進行。這些工程一般是為公眾的利益、作緊急維修及／或改善環境而必須進行的工程。若要政府部門先取得規劃許可才能進行這些工程，便不符合公眾利益，因為此舉可能會使這些必需的工程出現不必要的延誤，對公眾造成不利的影響。目前已有行政機制，確保此等工程對環境所帶來的影響會得到適當處理。

把該區指定為郊野公園(R524、R1269、R1319、R1337及R1406)

- (o) 根據《郊野公園條例》(第208章)，把該區納入郊野公園範圍屬於郊野公園及海岸公園管理局總監的職權範圍，不由城規會負責。擬備法定圖則並不排除日後劃設郊野公園的可能性。

其他意見

- (p) 位於白沙澳的「何氏舊居和何氏祠堂」已獲評為一級，並列入「備用名單」的其中一幢具高度價值的文物建築，可供日後考慮宣布為古蹟(R524)。擬備這份分區計劃大綱草圖並非指定的工程項目，不受《環境影響評估條例》規管(R524)。
- (q) 是否要為鄉村擬備新的鄉村發展藍圖，要視乎若干因素而定，例如能落實發展藍圖的機會，以及規劃署的

人手和工作的緩急優次。因此，規劃署會在適當時候檢討是否有需要為分區計劃大綱圖所涵蓋的「鄉村式發展」地帶擬備新的鄉村發展藍圖(**R521**)。

- (r) 擬備分區計劃大綱草圖的相關資料(**R522**)及有關小型屋宇申請的文件(包括「擬在綠化地帶進行發展而按照條例第 16 條提出的規劃申請」的城規會規劃指引編號 10 和「評審新界豁免管制屋宇／小型屋宇發展規劃申請的臨時準則」這份技術文件)(**R6**)都可在城規會的網站找到。
- (s) 城規會會因應相關指引，按個別情況考慮每宗申請(**R6**)。這些指引可在城規會的網站找到。
- (t) 其他意見及要求並不屬城規會的職權管轄範圍，會轉交適當的相關政府部門考慮(**R6**、**R522**、**R1049**、**R1074**、**R1108**、**R1122**、**R1134**、**R1146**、**R1231**、**R1247**、**R1267**、**R1270**、**R1273**、**R1276**、**R1299**、**R1538**、**R1668**、**R1670**、**R1729**、**R1730**、**R1732**、**R1760** 及 **R1804**)。

9. 請求作出決定

請城規會審議各項申述時，亦考慮在聆聽會上提出的論點，然後決定接納申述書的部分內容／不接納申述書的內容。

10. 附件

附件 I	申述書及內容大致劃一的信／電郵範本
附件 II	意見書及內容大致劃一的信／電郵範本
附件 III	申述和意見及規劃署的回應的摘要
附件 IV	載列所有申述人及提意見人名稱及他們的申述書和意見書的光碟(只提供予城規會委員)
附件 V	R350 於二零一六年六月十七日提交的信

附件 VI	《白沙澳分區計劃大綱草圖編號 S/NE-PSO/1》有關「鄉村式發展」地帶、「政府、機構或社區」地帶、「農業」地帶、「綠化地帶」及「自然保育區」的《註釋》的摘錄
繪圖 H-1	白沙澳村代表(R2)提交的土地用途地帶建議
繪圖 H-2	白沙澳下洋翁盛亨堂司理(R4)及翁盛亨堂成員(R5)提交的土地用途地帶建議
繪圖 H-3	生態教育及資源中心(R525)及其他個別人士(R541 至 R545)提交的土地用途地帶建議
繪圖 H-4	一名個別人士(R528)提交的土地用途地帶建議
圖 H-1	位置圖
圖 H-2a	A 組的申述建議
圖 H-2b	B 組的申述建議
圖 H-3a	發展限制－白沙澳
圖 H-3b	實地照片－白沙澳
圖 H-4	土地擁有權及「鄉村範圍」－白沙澳
圖 H-5a	一九六一年和一九八一年白沙澳的航攝照片
圖 H-5b	二零一二年白沙澳的航攝照片
圖 H-5c	二零一五年白沙澳的航攝照片
圖 H-6a	A 組的申述建議－白沙澳的「鄉村式發展」地帶及「鄉村式發展(1)」地帶
圖 H-6b	實地照片－白沙澳
圖 H-6c	A 組所提建議的實地照片－白沙澳
圖 H-6d	A 組的申述建議－白沙澳下洋的擬議「鄉村式發展」地帶
圖 H-6e	實地照片－白沙澳下洋
圖 H-6f	A 組所提建議的實地照片－白沙澳下洋
圖 H-6g	B 組的申述建議－白沙澳
圖 H-6h	白沙澳復耕的實地照片
圖 H-7a	《白沙澳分區計劃大綱草圖編號 S/NE-PSO/B》及《白沙澳分區計劃大綱草圖編號 S/NE-PSO/C》的土地用途地帶規劃建議
圖 H-7b	《白沙澳分區計劃大綱草圖編號 S/NE-PSO/C》及《白沙澳分區計劃大綱草圖編號 S/NE-PSO/1》的土地用途地帶規劃建議

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西貢北約鄉事委員會
Sai Kung North Rural Committee

新界大埔墟仁興街人和里二號二樓
1/F, 2 Yan Wo Lane, Yan Hing Street, Tai Po Market, N.T., H. K.
Tel: 2656 3621, 2656 4466 Fax: 2656 0146

BY FAX

致： 城市規劃委員會
秘書處

敬啟者：

有關白沙澳分區計劃大綱草圖編號 S/NE-PSO/1 之申述意見

本會接獲屬區白沙澳村村代表何志超先生連同數位村民就上述標題大綱草圖的投訴，表示有關草圖將現有鄉村屋宇由「鄉村式發展(1)」地帶納入「綠化地帶」，及將現有客家村距離約 20 米緩衝區削減，變相削減了新的「鄉村式發展」區，漠視村民建屋的權利；要求本會協助，將意見反映，使其鄉村可持續發展。

環境保育固然是重要，但鄉村亦有其保存價值，故鄉村需有持續性的發展，方能得到保留！鄉村與環境互相配合下，可展現生動而完美的構圖。茲將村民的訴求反映，祈請 貴會及相關部門將申述意見慎重考慮。隨函附上相關函件。多謝！



西貢北約鄉事委員會

主席

副主席

二零一六年二月四日

1877



西貢北約鄉事委員會 *Sai Kung North Rural Committee*

新界大埔墟仁興街人和里二號二樓
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西貢北約鄉事委員會

主席：

副主席：

李貴有
陳輝
李貴有

二零一六年二月四日

敬啟者:

有關白沙澳分區計劃大綱草圖編號S/NE-PSO/1申述意見

本人何志超為白沙澳村原居民代表，城市規劃委員會(下稱「城規會」)於2015年12月4日正式刊憲白沙澳分區計劃大綱草圖編號S/NE-PSO/1，幾經爭取，城規會終從善如流，修訂建議草圖，為白沙澳村訂下供村民建屋的「鄉村式發展」地帶，惟草圖仍未能預留足夠的「鄉村式發展」用地供鄉村作可持續發展，原先為白沙澳村訂下供村民建屋的「鄉村式發展」地帶，卻因要跟現有客家鄉村距離約20米緩衝區而被削減，村民建屋權利再因保育而被犧牲。

現特函 主席閣下強烈反對，本人並藉城規會諮詢白沙澳分區計劃大綱草圖機會，向 主席閣下呈交有關白沙澳分區計劃大綱草圖修訂建議，以使白沙澳村能從保護村內自然環境及滿足村民建屋需要前提下，達致多贏及可持續發展局面。望 主席閣下能考慮白沙澳村村民建屋的訴求，及上述草圖修訂建議方案，則不勝感激。

順祝鈞安!

此致

城市規劃委員會主席
黃偉綸先生, JP

白沙澳村原居民代表:

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何志超

2016年_1月_12日

附件: 白沙澳分區計劃大綱草圖編號S/NE-PSO/1申述意見書

白沙澳分區計劃大綱草圖編號 S/NE-PSO/1 申述意見書

城市規劃委員會(下稱「城規會」)於 2015 年 12 月 4 日正式刊憲白沙澳分區計劃大綱草圖編號 S/NE-PSO/1，我們歡迎城規會從善如流，修訂建議草圖，為白沙澳村訂下供村民建屋的「鄉村式發展」地帶，惟草圖仍未能預留足夠的「鄉村式發展」用地供鄉村作可持續發展，以下為建議修訂(見附圖)：

1. 建議修訂(一)：擴大「鄉村式發展(1)」地帶，修訂部份「綠化地帶」地帶為「鄉村式發展(1)」地帶 (面積約 9640 平方米)

現時城規會建議只包括現有的鄉村屋宇納入「鄉村式發展(1)」地帶，並沒有考慮白沙澳村認可鄉村範圍內不少土地為 1898 年紀錄於集體政府租契上的舊屋批地卻被建議納入不宜發展的「綠化地帶」。雖然舊屋荒廢，無人居住，只遺下牆身，惟屋地業權人仍有權作舊屋重建，私有產權應被尊重。我們認同城規會建議設立「鄉村式發展(1)」地帶的原意，是為了保存現有具保育價值的客家鄉村，以免影響現有鄉村格局的完整和氣氛。

惟我們認為私有產權應被尊重，在白沙澳村認可鄉村範圍內的舊屋批地應被納入「鄉村式發展(1)」地帶，以更能反映認可鄉村範圍內的舊屋批地土地的規劃意向，應為城規會一向的做法。而為了平衡保育及

鄉村發展，我們建議沿用城規會建議「鄉村式發展(1)」的《註釋》，即若擬興建屋宇及拆卸或加建、改動及／或修改，或取代／重建現有建築物，必須取得城規會的規劃許可。

總括來說，我們建議擴大「鄉村式發展(1)」地帶，修訂部份「綠化地帶」地帶為「鄉村式發展(1)」地帶，即建議修訂的「鄉村式發展(1)」地帶範圍跟城規會最初建議白沙澳發展審批地區草圖，白沙澳村的「鄉村式發展」地帶範圍相若(除了把白沙澳村南面聖母無玷之心小堂劃入「政府、機構或社區」地帶)。

2. 建議修訂(二): 修訂部份「綠化地帶」地帶為「鄉村式發展」地帶(面積約 4330 平方米)

現時城規會並沒有建議為白沙澳下洋村認可鄉村範圍內土地設立任何的「鄉村式發展」地帶，認可鄉村範圍內的土地均被建議劃入不宜發展的「綠化地帶」及「自然保護區」，實漠視村民的建屋需求。另一方面，原先為白沙澳村訂下供村民建屋的「鄉村式發展」地帶，卻因要跟現有客家鄉村距離約 20 米緩衝區而被削減，村民建屋權利再因保育而被犧牲。

我們建議城規會為白沙澳下洋村認可鄉村範圍內土地設立「鄉村式發展」地帶，供村民建屋，並作為白沙澳村被削減「鄉村式發展」地帶

的補償，建議的「鄉村式發展」地帶跟現有河道及城規會建議的「自然保護區」緩衝距離約 20 米或以上，該地區沒有具重要生態價值河溪流經，並遠離具保育價值的京兆世居和厚福門，不致影響現有鄉村格局的完整和氣氛。

3. 建議修訂(三): 修訂「綠化地帶」地帶內舊屋批地的為「鄉村式發展」地帶 (面積約 407 平方米)

白沙澳下洋村認可鄉村範圍亦有 2 塊土地為 1898 年紀錄於集體政府租契上的舊屋批地卻被建議納入不宜發展的「綠化地帶」，分別位於第 290 約第 825A 號地段及第 825B 號地段。正如早前所述，屋地業權人仍有權作舊屋重建，私有產權應被尊重。在白沙澳下洋村認可鄉村範圍內的舊屋批地(即第 290 約第 825A 號地段及第 825B 號地段)應被納入「鄉村式發展」地帶，以更能反映認可鄉村範圍內的舊屋批地土地的規劃意向，應為城規會一向的做法。

基於該等舊屋批跟具保育價值的京兆世居和厚福門有一段距離，舊屋重建理應不致影響現有鄉村格局的完整和氣氛。故建議城規會沿用一貫「鄉村式發展」地帶的《註釋》，即舊屋重建放於第一欄經常准許用途，無須規劃申請。

最後，懇請主席閣下及城規會各位委員採納我們的建議，使得本村能
獲均衡發展，自然及鄉村環境都得以改善。不勝銘感。

此致

城市規劃委員會

主席黃偉綸先生, JP

担柴山
JINT HALLOWES
M CHAI SHAN

西貢西郊野公園
SAI KUNG WEST COUNTRY PARK



圖例：—— 建議新修改的鄉村式發展地帶 (V-ZONE) 範圍

比例：1 : 5000

XINHUA BOOKSTORE XIANG JIANG GROUP LTD.

新華書店湘江集團有限公司

新界大埔廣福道七十三號地下

電話: (852) 2638 8888 傳真: (852) 2638 8885

TPB/R/S/NE-PSO/1-3

尊敬的黃 主席:

強烈反對城規會於白沙澳分區計劃大綱草圖編號S/NE-PSO/1
把舊屋批地納入綠化地帶及
「鄉村式發展」(1)地帶內舊屋重建竟須規劃申請

本公司為白沙澳下洋村第290約第825A號地段舊屋批地業權人，城規會於2015年12月4日刊憲白沙澳分區計劃大綱草圖編號S/NE-PSO/1，在白沙澳分區計劃大綱草圖範圍內，不少土地為1898年紀錄於集體政府租契上的舊屋批地，屋地業權人有權作舊屋重建，而城規會竟建議把現有鄉村屋地修訂為「鄉村式發展」(1)地帶及不宜進行發展的綠化地帶，而在「鄉村式發展」(1)地帶，要求任何現有建築物的拆卸重建都須取得城規會的規劃許可。

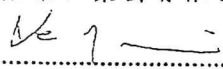
另一方面，部份位於白沙澳分區計劃大綱草圖範圍內的舊屋批地卻被納入不宜進行發展的綠化地帶內，本公司持有的白沙澳下洋村第290約第825A號地段舊屋批地早前已向大埔地政處申請舊屋重建(大埔地政處檔號: DLO/TP338/TLT/92)，申請地段卻被納入綠化地帶。申請舊屋重建竟須規劃申請實屬無理，完全置私人土地業權於不顧，等同剝奪民產。這是有違香港一直以來尊重私人產權的金科玉律。在市區內的私人土地，就算是被評為古蹟的，也不是可任意剝奪其土地契約賦予的修葺、重建或發展的權利。

就此本公司作為白沙澳下洋村舊屋批地業權人向 主席閣下，強烈反對城規會對「鄉村式發展」把舊屋批地納入綠化地帶及「鄉村式發展」(1)地帶內舊屋重建竟須規劃申請的建議，要求把舊屋批地修訂為「鄉村式發展」地帶，舊屋重建放於第一欄經常准許用途，無須規劃申請。

此致

城市規劃委員會主席
黃偉綸先生, JP

For and on behalf of
XINHUA BOOKSTORE XIANG JIANG GROUP LIMITED
新華書店湘江集團有限公司


Authorized Signature(s)

新華書店湘江集團有限公司
姚祥欽(董事總經理) 謹啟

2015年12月31日

敬啟者:

有關白沙澳分區計劃大綱草圖編號S/NE-PSO/1申述意見

本人翁煌發為翁盛亨堂司理人，持有白沙澳下洋村土地業權，城市規劃委員會(下稱「城規會」)於2015年12月4日正式刊憲白沙澳分區計劃大綱草圖編號S/NE-PSO/1，惟草圖從未能為白沙澳下洋村預留「鄉村式發展」用地供鄉村作可持續發展，妄顧村民於認可鄉村範圍內建屋權利。

現特函 主席閣下強烈反對，本人並藉城規會諮詢白沙澳分區計劃大綱草圖機會，向閣下呈交有關白沙澳分區計劃大綱草圖修訂建議，要求城規會為白沙澳下洋村預留「鄉村式發展」用地，以使白沙澳下洋村能從保護村內自然環境及滿足村民建屋需要前提下，達致多贏及可持續發展局面。主席閣下能考慮白沙澳下洋村村民建屋的訴求，及上述草圖修訂建議方案，則不勝感激。

順祝鈞安!

此致

城市規劃委員會主席
黃偉綸先生, JP

翁盛亨堂司理人: 翁煌發

翁煌發

2016年__1__月__8__日

附件: 白沙澳分區計劃大綱草圖編號S/NE-PSO/1申述意見書
副本抄送: 白沙澳村原居民代表何志超先生

聯絡人 : 翁煌發先生

聯絡地址

白沙澳分區計劃大綱草圖編號 S/NE-PSO/1 申述意見書

白沙澳下洋村

城市規劃委員會(下稱「城規會」)於 2015 年 12 月 4 日正式刊憲白沙澳分區計劃大綱草圖編號 S/NE-PSO/1, 惟草圖從未能為白沙澳下洋村預留「鄉村式發展」用地供鄉村作可持續發展, 妄顧村民於認可鄉村範圍內建屋權利, 以下為建議修訂(見附圖):

1. 建議修訂(一): 修訂部份「綠化地帶」地帶為「鄉村式發展」地帶 (面積約 4330 平方米)

現時城規會並沒有建議為白沙澳下洋村認可鄉村範圍內土地設立任何的「鄉村式發展」地帶, 認可鄉村範圍內的土地均被建議劃入不宜發展的「綠化地帶」及「自然保護區」, 實漠視村民的建屋需求。另一方面, 原先為白沙澳村訂下供村民建屋的「鄉村式發展」地帶, 卻因要跟現有客家鄉村距離約 20 米緩衝區而被削減, 村民建屋權利再因保育而被犧牲。

我們建議城規會為白沙澳下洋村認可鄉村範圍內土地設立「鄉村式發展」地帶, 供村民建屋, 並作為白沙澳村被削減「鄉村式發展」地帶的補償, 建議的「鄉村式發展」地帶跟現有河道及城規會建議的「自然保護區」緩衝距離約 20 米或以上, 該地區沒有具重要生態價值河

溪流經，並遠離具保育價值的京兆世居和厚福門，不致影響現有鄉村格局的完整和氣氛。

2. 建議修訂(二): 修訂「綠化地帶」地帶內舊屋批地的為「鄉村式發展」地帶 (面積約 407 平方米)

白沙澳下洋村認可鄉村範圍亦有 2 塊土地為 1898 年紀錄於集體政府租契上的舊屋批地卻被建議納入不宜發展的「綠化地帶」，分別位於第 290 約第 825A 號地段及第 825B 號地段。正如早前所述，屋地業權人仍有權作舊屋重建，私有產權應被尊重。在白沙澳下洋村認可鄉村範圍內的舊屋批地(即第 290 約第 825A 號地段及第 825B 號地段)應被納入「鄉村式發展」地帶，以更能反映認可鄉村範圍內的舊屋批地土地的規劃意向，應為城規會一向的做法。

基於該等舊屋批地跟具保育價值的京兆世居和厚福門有一段距離，舊屋重建理應不致影響現有鄉村格局的完整和氣氛。故建議城規會沿用一貫「鄉村式發展」地帶的《註釋》，即舊屋重建放於第一欄經常准許用途，無須規劃申請。

最後，懇請主席閣下及城規會各位委員採納我們的建議，使得白沙澳下洋村能獲均衡發展，自然及鄉村環境都得以改善。不勝銘感。

此致

城市規劃委員會

主席黃偉綸先生, JP

祖榮山
JNT HALLOWES
M CHAI SHAN

西貢西郊野公園
SAI KUNG WEST COUNTRY PARK

白沙澳青年旅舍
Pak Sha O
Youth Hostel

建議修訂(一)

建議修訂(二)

SAI KUNG

圖例：—— 建議新修改的鄉村式發展地帶 (V-ZONE) 範圍

比例：1 : 5000

敬啟者:

有關白沙澳分區計劃大綱草圖編號S/NE-PSO/1申述意見

本人翁耀泉為翁盛亨堂成員，先祖向來居於白沙澳下洋村，城市規劃委員會(下稱「城規會」)於2015年12月4日正式刊憲白沙澳分區計劃大綱草圖編號S/NE-PSO/1，惟草圖從未能為白沙澳下洋村預留「鄉村式發展」用地供鄉村作可持續發展，妄顧村民於認可鄉村範圍內建屋權利。

現特函 主席閣下強烈反對，本人並藉城規會諮詢白沙澳分區計劃大綱草圖機會，向閣下呈交有關白沙澳分區計劃大綱草圖修訂建議，要求城規會為白沙澳下洋村預留「鄉村式發展」用地，以使白沙澳下洋村能從保護村內自然環境及滿足村民建屋需要前提下，達致多贏及可持續發展局面。主席閣下能考慮白沙澳下洋村村民建屋的訴求，及上述草圖修訂建議方案，則不勝感激。

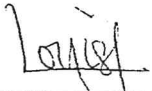
順祝鈞安!

此致

城市規劃委員會主席
黃偉綸先生, JP

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TOTAL PLANNING BOARD

翁盛亨堂成員:


翁耀泉

2016年1月8日

附件: 白沙澳分區計劃大綱草圖編號S/NE-PSO/1申述意見書

副本抄送: 白沙澳村原居民代表何志超先生

聯絡人 : 翁耀泉先生

聯絡地址 :

白沙澳分區計劃大綱草圖編號 S/NE-PSO/1 申述意見書

白沙澳下洋村

城市規劃委員會(下稱「城規會」)於 2015 年 12 月 4 日正式刊憲白沙澳分區計劃大綱草圖編號 S/NE-PSO/1, 惟草圖從未能為白沙澳下洋村預留「鄉村式發展」用地供鄉村作可持續發展, 妄顧村民於認可鄉村範圍內建屋權利, 以下為建議修訂(見附圖):

1. 建議修訂(一): 修訂部份「綠化地帶」地帶為「鄉村式發展」地帶 (面積約 4330 平方米)

現時城規會並沒有建議為白沙澳下洋村認可鄉村範圍內土地設立任何的「鄉村式發展」地帶, 認可鄉村範圍內的土地均被建議劃入不宜發展的「綠化地帶」及「自然保護區」, 實漠視村民的建屋需求。另一方面, 原先為白沙澳村訂下供村民建屋的「鄉村式發展」地帶, 卻因要跟現有客家鄉村距離約 20 米緩衝區而被削減, 村民建屋權利再因保育而被犧牲。

我們建議城規會為白沙澳下洋村認可鄉村範圍內土地設立「鄉村式發展」地帶, 供村民建屋, 並作為白沙澳村被削減「鄉村式發展」地帶的補償, 建議的「鄉村式發展」地帶跟現有河道及城規會建議的「自然保護區」緩衝距離約 20 米或以上, 該地區沒有具重要生態價值河

溪流經，並遠離具保育價值的京兆世居和厚福門，不致影響現有鄉村格局的完整和氣氛。

2. 建議修訂(二): 修訂「綠化地帶」地帶內舊屋批地的為「鄉村式發展」地帶 (面積約 407 平方米)

白沙澳下洋村認可鄉村範圍亦有 2 塊土地為 1898 年紀錄於集體政府租契上的舊屋批地卻被建議納入不宜發展的「綠化地帶」，分別位於第 290 約第 825A 號地段及第 825B 號地段。正如早前所述，屋地業權人仍有權作舊屋重建，私有產權應被尊重。在白沙澳下洋村認可鄉村範圍內的舊屋批地(即第 290 約第 825A 號地段及第 825B 號地段)應被納入「鄉村式發展」地帶，以更能反映認可鄉村範圍內的舊屋批地土地的規劃意向，應為城規會一向的做法。

基於該等舊屋批跟具保育價值的京兆世居和厚福門有一段距離，舊屋重建理應不致影響現有鄉村格局的完整和氣氛。故建議城規會沿用一貫「鄉村式發展」地帶的《註釋》，即舊屋重建放於第一欄經常准許用途，無須規劃申請。

最後，懇請主席閣下及城規會各位委員採納我們的建議，使得白沙澳下洋村能獲均衡發展，自然及鄉村環境都得以改善。不勝銘感。

此致

城市規劃委員會

主席黃偉綸先生, JP

祖柴山
UNT HALLOWES
M CHAI SHAN

西貢西郊野公園
SAI KUNG WEST COUNTRY PARK

白沙灣青年旅舍
Pak Sha O
Youth Hostel

白沙灣
Pak Sha O
Ha Yeung

白沙灣
Pak Sha O

SAI KUNG

圖例： —— 建議新修改的鄉村式發展地帶（V-ZONE）範圍

比例：1 : 5000

4 February 2016

Town Planning Board
15/F., North Point Government Offices
333 Java Road, North Point
HONG KONG

Dear Sir/Madam,

Re: TPB/D/NE-PSO 200

In regard to the recently published Pak Sha O Outline Zoning Plan No. S/NE-PSO/1 (the "PSO-OZP") in 4 December 2015, I am writing to express my objection/concerns to the content specified within the PSO-DSP.

My name is HO, Andrew Wai Yip and I am an indigenous villager at Pak Sha O. While I do not oppose to the conservation of the environment in general, I am seriously troubled by the rezoning of land use in Pak Sha O which severely reduces (or even eliminates) my chances of building a New Territories Exempted House ("House") within the village environs. As the "V" zone consists solely of private land, I would not be able to secure the necessary land in the "V" zone to support my application. With the established of the "Green Belt" zone, my chances of securing public land (previously permitted so long as the land is within the village environment) to support my application would be even slimmer. I fear the consequence of this is either I will be denied of building my House at Pak Sha O or I will be forced to build elsewhere to which I do not belong. The whole drive to conserve the environment without regards to the needs of villagers is driving us out of our homes.

It is essential for the Town Planning Board (the "TPB") to assure villagers that their rights are preserved by (i) clarifying the criteria for assessing an New Territories Exempted House application and (ii) the condition/provision for public land to be used for building Houses. To this end, I would like your office to provide me with information as to how (i) and (ii) are being achieved. Please forward your response to my email address: [REDACTED]

I look forward to your response.



Andrew HO

反對白沙澳分區計劃大綱草圖(S/NE-PSO/1) TPB/R/S/NE-PSO/1-8

白沙澳村祖先已在此居住超過 100 年，所謂生態價值其實只是屋地及農田被荒廢的結果，自古以來並非林木，白沙澳不同年份的鳥瞰圖說明白沙澳的歷史，以往白沙澳村民以務農為生(60 年代鳥瞰圖可見很多農田)，隨着農業開始式微，村民謀生困難才忍痛移居海外謀生，致令村內日漸荒廢，農田變荒地，荒地經 30 年變林地。何以政府竟不尊重白沙澳的歷史，只偏重於聽取環保團體的保育訴求，把「鄉村式發展」(1)地帶凍結在現有建築物範圍，而舊屋重建竟要規劃申請，並沒有考慮白沙澳村認可鄉村範圍內不少土地為 1898 年紀錄於集體政府租契上的舊屋批地卻被建議納入不宜發展的「綠化地帶」，對舊屋批地業權人不公。

規劃署建議白沙澳村及白沙澳下洋村民可越村於北潭凹申請建屋，對村民不公，北潭凹村民有權反對。政府能否保證白沙澳及白沙澳下洋村民能成功於北潭凹申請丁屋，而北潭凹村民不能反對？現時城規會並沒有建議為白沙澳下洋村認可鄉村範圍內土地設立任何的「鄉村式發展」地帶，認可鄉村範圍內的土地均被建議劃入不宜發展的「綠化地帶」及「自然保護區」，實漠視村民的建屋需求。要求城規會為白沙澳下洋村認可鄉村範圍內土地設立「鄉村式發展」地帶，供村民建屋。

申述人姓名: LEUNG MEI SIM

申述人簽名:

聯絡電話:

聯絡地址:

寄件者: lkcheng [REDACTED]
寄件日期: 03日02月2016年星期三 16:51
收件者: tpbpd@pland.gov.hk
主题: Draft Pak Sha O OZP S/NE-PSO/1 - Green Power
附件: GP_ PSO OZP 3Feb2016.pdf

Dear Sir/Madam,

Please find the attached self-explanatory letter.

Thank you very much for your kind attention. For any inquiries, please contact me at Green Power (Tel: 3961 0200, Fax: 2314 2661, Email: [REDACTED])

Yours faithfully,

CHENG Luk-ki

Division Head, Scientific Research and Conservation, GREEN POWER



BY FAX AND E-MAIL

The Secretary,
Town Planning Board,
15th Floor, North Point Government Offices,
333 Java Road,
North Point, Hong Kong
(Fax: 2877 0245 or 2522 8426, E-mail: tpbpd@pland.gov.hk)

3 February, 2016

Dear Sir/ Madam,

**TOWN PLANNING ORDINANCE (Chapter 131)
DRAFT PAK SHA O OUTLINE ZONING PLAN NO. S/NE-PSO/1**

1. **Green Power** is a local charitable green group with river and butterfly conservation being our focused issues. Regarding the above-captioned draft plan (hereafter PSO OZP), we would like to draw your attention to our recommendations and comments on land use planning of river basin of Hoi Ha Ecologically Important Stream (EIS) and protection of natural assets with butterfly as target taxa group in particular.
2. Green Power supports that the “*general planning intention of the Area (the Planning Scheme Area of draft PSO OZP) is to conserve the high natural landscape and ecological significance of the Area in safeguarding the natural habitat and natural system of the wider area.*”(Sec 8.1, Explanatory Statement)
3. We also agree to the planning intention “*to consolidate village development so as to avoid undesirable disturbances to the natural environment and overtaking the limited infrastructure in the Area*” (Sec 8.1, Explanatory Statement)

Land Use Planning of River Basin

4. Undoubtedly, the pristine Hoi Ha EIS forms an integral and dominant part of the Area in the aspects of hydrology, water quality, ecology and landscape. Thus, the land use of river basin of Hoi Ha EIS in Pak Sha O requires special planning considerations to address the unique functions and characteristics of a river/stream and its ecological connection to Hoi Ha Wan Marine Park (MP).
5. In view of ecological function of Hoi Ha EIS, the EIS section should not be considered as an independent habitat. Instead, the whole river system including upper, middle and lower courses of the mainstream and tributaries, and the Hoi Ha Wan MP should be considered as one whole

ecological system where any change in Hoi Ha EIS must definitely impact Hoi Ha Wan MP.

6. As highlighted in Sec 7.1.1 of the Explanatory Notes, “*Many stream tributaries flow through the Area, including a section identified as the Hoi Ha EIS, which is valued for its good water quality and presence of the rare Three-lines Bafrid Fish Pseudobagrus trilineatus.*” And in Sec 7.2.2.1, “*with reference to the ‘Landscape Value Mapping of Hong Kong (2005), the Area is classified as of high quality landscape value of an enclosed, tranquil and coherent landscape character.*” Regrettably, the unique land use characteristics of EIS and the high-valued landscape are threatened by the incompatible zoning of “V”.

Conservation through Protection of Butterfly Habitat

7. Pak Sha O is well known for its butterfly diversity. Since 2013, Pak Sha O has been included in our Butterfly Surveyor Programme. Every year, around 20 butterfly surveyors conduct butterfly ecological surveys along a designated route from Pak Sha O until December 2015, 115 butterfly species were recorded which account for 45% of total number of species recorded in Hong Kong. 13 “Rare” species and 8 “Very Rare” species are included. With these high number of species recorded and high proportion of “Rare” and “Very Rare” species, Pak Sha O is undoubtedly a butterfly hotspot. A list of butterfly species aforementioned is enclosed in the Annex.
8. According to the draft PSO OZP, massive areas including the stream banks will be zoned as “GB”. These open areas are important habitats for “Rare” and “Very Rare” butterflies. They nurture countless food plants for many adult butterflies and their caterpillars. Therefore, they are important feeding and breeding habitats of diverse butterfly species.
9. In our opinion, “GB” zone may not reflect the ecological values of these areas, and hence protect the area against incompatible development and vandalized actions. We appeal the Town Planning Board to further consider the status of butterfly ecology of Pak Sha O, and re-zone the “GB” to “CA”.



“Rare” Constable *Dichorragia nesimachus* 電蛺蝶



“Rare” Indian Awl King *Choaspes benjaminii* 綠弄蝶

Particular Comments on the draft PSO OZP

10. In point 8(d) under Notes, public works implemented or coordinated by the Government are always permitted on land falling within the boundaries of the PSO OZP. We are gravely concerned that these works will impose serious impacts during construction or operational phases through diversion/ disturbance of streams, pollution of stream water, clearance of vegetation, waste dumping, etc. These works should be strictly controlled in river channels, river banks and lands with dense vegetation or woodlands.
11. Regarding point 8(c) of Notes, we are concerned that if “*maintenance or repair of,watercourse, nullah, sewer and drain*” are always permitted on land falling within the boundaries of the PSO OZP, the water quality of Hoi Ha EIS will be adversely affected as such activities will generate pollutants such as suspended solids, sewage or even chemicals. Water pollution will seriously impact the ecology of Hoi Ha EIS and Hoi Ha Wan MP. Such activities should be strictly controlled in EIS and at upstream of Marine Park. Same concerns are also applied to point 9(a)(i) and (ii) of Notes that “*maintenanceof watercourse.....*” and “*.....sewage works, drainage works....*” are always permitted in “CA” zone.
12. We agree to Remarks to Village Type Development(“V”) (point (d)), Agriculture(“AGR”), Green Belt(“GB”) and Conservation Area(“CA”) zones to strictly control “*any diversion of streams, filling of land/pond or excavation of land*” in order to protect the Hoi Ha EIS. However, certain sections of the tributaries of Hoi Ha EIS may have been diverged and/or modified as irrigation ditches or converted to wet agricultural farmlands. In such cases, the Remarks in this regard should also be applied to these irrigation ditches and wet agricultural farmlands in order to maintain the drainage capacity, connectivity and hydrology of the EIS to avoid flood, fragmentation of stream ecosystem and alternation of hydrology.
13. In order to avoid pollution to the EIS and MP from village houses sewage, “V” should not be zoned in vicinity to the existing stream courses. We opine that the “V” zone to the north of the existing Pak Sha O village is too extensive and too close to the stream course of EIS which may generate polluted surface runoff from houses, settlements and construction/demolition activities though the boundary of “V” zone is approximately 20m away from the EIS courses.
14. We also urge that no sewage and stormwater outfalls should be drained into any streams at Pak Sha O. The construction on the river banks should be prohibited so as to avoid water pollution to the streams. Also, the use of chemical fertilizers and pesticides should be strictly controlled.
15. The courses and all the banks of natural streams in the Area are zoned as “GB” that may be vulnerable to disturbance and/or destruction by future works and developments. Therefore, we advise to zone all the stream courses and 30 metres of both sides of river banks of all the streams

and tributaries in the Area as “CA”.

16. Maintaining sufficient vegetation cover and permeability is crucial to the hydrology and water quality of Hoi Ha EIS and its ecology because permeable (not concrete-paved) and vegetated land can moderate the flow volume and purify the surface runoff. Therefore, significant portion of the land use in the stream basin of Hoi Ha EIS should be non-polluting and unpaved to prevent pollution to the stream and maintain natural hydrology. However, the “V” zone to the north of the existing Pak Sha O village will extensively reduce vegetation cover and permeability of the river basin.
17. Hoi Ha Wan MP received all the stormwater from the Area through Hoi Ha EIS. However, Hoi Ha Wan is a sheltered bay with limited turnover rate of seawater. Therefore, the carrying capacity of the sheltered Hoi Ha Wan to degrade pollutants collected from the Hoi Ha EIS stream basin, i.e. the Area, should be cautiously considered. And land use of the Area should not generate extra pollution that overload the self-purification capacity of Hoi Ha Wan.

Suspected Fake Exemption House Applications

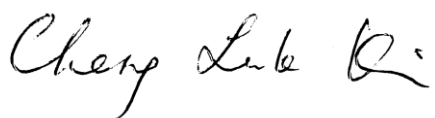
18. According to the outstanding small house application cases provided by Planning Department, Green Power discovered that the land ownership of the Lot 995, 996, 999RP, 1018RP, 1020 and 1080 was Xinhua Bookstore Xiang Liang Group Limited in 2012. To our understanding, a company is not entitled to apply for New Territories Exemption House.
19. If the ownership of these plots is changed to any valid applicants, we highly suspected that these outstanding small house applications are to mask further developments rather than to fulfill the housing demand of indigenous villagers.
20. We are gravely concerned that such suspected further developments are incompatible to the planning intention of the Area, and the high ecological and landscape value of Pak Sha O. Even worse, such developments are usually difficult to monitor and control in town planning context according to the experiences in other enclaves in the New Territories, such as Pak Lap, Tai Long Wan, Tung Chung West.
21. These developments may also require provision or upgrading of utilities that the related works and operation may cause damage and disturbance to the environment and ecology, especially the Hoi Ha EIS and Hoi Ha Wan MP through habitat loss, water pollution, soil pollution, tree felling, hill fires and flytipping of soil debris and construction and demolish wastes.
22. Pak Sha O has been a shining example of how biodiversity, culture and humanity co-exist and remain in harmony in Hong Kong. More stringent land use regulation and monitoring will be needed for effective and long term protection of the area's natural environment. We urge the

government to include the Pak Sha O enclave in the country park area or even designate the area as a Site of Special Scientific Interest, to prevent further damage.

Should you have any inquiries or need further information, please contact the undersigned at Green Power (T: 3961 0200; Fax:2314 2661, Email: lkcheng@greenpower.org.hk).

Thank you for your kind attention.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Cheng Luk-ki'.

CHENG Luk-ki
Division Head, Scientific Research and Conservation
GREEN POWER

Encl.

Annex. List of butterfly species recorded in Pak Sha O by Green Power's butterfly surveyors

Annex: Species List of Butterfly Survey in Pak Sha O (2013-15) by Green Power

Scientific Name	English name	Chinese name	AFCD Status
<i>Elymnias hypermnestra</i>	Common Palmfly	翠袖鋸眼蝶	C
<i>Lethe confusa</i>	Banded Tree Brown	白帶黛眼蝶	C
<i>Lethe europa</i>	Bamboo Tree Brown	長紋黛眼蝶	UC
<i>Melanitis phedima</i>	Dark Evening Brown	晡暮眼蝶	UC
<i>Mycalesis mineus</i>	Dark-brand Bush Brown	小眉眼蝶	VC
<i>Mycalesis zonata</i>	South China Bush Brown	平頂眉眼蝶	C
<i>Neope muirheadii</i>	Muirhead's Labyrinth	蒙鏈蔭眼蝶	UC
<i>Ypthima baldus</i>	Common Five-ring	矍眼蝶	VC
<i>Ypthima lisandra</i>	Straight Five-ring	黎桑矍眼蝶	C
<i>Discophora sondaica</i>	Common Duffer	鳳眼方環蝶	UC
<i>Faunis eumeus</i>	Large Faun	串珠環蝶	C
<i>Ariadne ariadne</i>	Angled Castor	波蛺蝶	C
<i>Athyma nefte</i>	Colour Sergeant	相思帶蛺蝶	C
<i>Athyma selenophora</i>	Staff Sergeant	新月帶蛺蝶	C
<i>Charaxes bernardus</i>	Tawny Rajah	白帶螯蛺蝶	C
<i>Charaxes marmax</i>	Yellow Rajah	螯蛺蝶	UC
<i>Cupha erymanthis</i>	Rustic	黃襟蛺蝶	VC
<i>Cyrestis thyodamas</i>	Common Mapwing	網絲蛺蝶	C
<i>Dichorragia nesimachus</i>	Constable	電蛺蝶	R
<i>Euripus nyctelius</i>	Courtesan	芒蛺蝶	VR
<i>Euthalia lubentina</i>	Gaudy Baron	紅斑翠蛺蝶	UC
<i>Euthalia phemius</i>	White-edged Blue Baron	尖翅翠蛺蝶	C
<i>Hypolimnias bolina</i>	Great Egg-fly	幻紫斑蛺蝶	C
<i>Hypolimnias misppus</i>	Danaid Egg-fly	金斑蛺蝶	UC
<i>Junonia almana</i>	Peacock Pansy	美眼蛺蝶	C
<i>Junonia atlites</i>	Grey Pansy	波紋眼蛺蝶	C
<i>Junonia iphita</i>	Chocolate Pansy	鉤翅眼蛺蝶	C
<i>Junonia lemonias</i>	Lemon Pansy	蛇眼蛺蝶	C
<i>Kaniska canace</i>	Blue Admiral	琉璃蛺蝶	C
<i>Neptis clinia</i>	Southern Sullied Sailer	珂環蛺蝶	C
<i>Neptis hylas</i>	Common Sailer	中環蛺蝶	VC
<i>Neptis soma</i>	Sullied Sailer	娑環蛺蝶	VR
<i>Pantoporia hordonia</i>	Common Lascar	金蟠蛺蝶	UC
<i>Parasarpa dudu</i>	White Commodore	丫紋俳蛺蝶	C
<i>Parathyma sulphitia</i>	Five-dot Sergeant	殘鏢線蛺蝶	C
<i>Phaedyma columella</i>	Short-banded Sailer	柱菲蛺蝶	C
<i>Polyura nepenthes</i>	Shan Nawab	忘憂尾蛺蝶	UC
<i>Rohana parisatis</i>	Black Prince	羅蛺蝶	C
<i>Symbrenthia lilaea</i>	Common Jester	散紋盛蛺蝶	C

<i>Vanessa indica</i>	Indian Red Admiral	大紅蛱蝶	UC
<i>Danaus chrysippus</i>	Plain Tiger	金斑蝶	UC
<i>Danaus genuita</i>	Common Tiger	虎斑蝶	C
<i>Euploea core</i>	Common Indian Crow	幻紫斑蝶	C
<i>Euploea midamus</i>	Blue-spotted Crow	藍點紫斑蝶	VC
<i>Euploea mulciber</i>	Striped Blue Crow	異型紫斑蝶	UC
<i>Ideopsis similis</i>	Ceylon Blue Glassy Tiger	擬旖斑蝶	VC
<i>Parantica aglea</i>	Glassy Tiger	絹斑蝶	C
<i>Tirumala limniace</i>	Blue Tiger	青斑蝶	C
<i>Tirumala septentrionis</i>	Dark Blue Tiger	靑青斑蝶	VR
<i>Abisara echerius</i>	Plum Judy	蛇目褐蛺蝶	VC
<i>Zemeros flegyas</i>	Punchinello	波蛺蝶	C
<i>Acytolepis puspa</i>	Common Hedge Blue	鈕灰蝶	C
<i>Catochrysops strabo</i>	Forget-me-not	咖灰蝶	VR
<i>Celastrina lavendularis</i>	Plain Hedge Blue	薰衣琉璃灰蝶	VR
<i>Chilades lajus</i>	Lime Blue	紫灰蝶	C
<i>Chilades pandava</i>	Plains Cupid	曲紋紫灰蝶	UC
<i>Curetis dentata</i>	Toothed Sunbeam	尖翅銀灰蝶	UC
<i>Deudorix epijarbas</i>	Cornelian	玳灰蝶	R
<i>Heliophorus epicles</i>	Purple Sapphire	斜斑彩灰蝶	C
<i>Horaga onyx</i>	Common Onyx	斑灰蝶	R
<i>Iraota timoleon</i>	Silver Streak Blue	鐵木萊異灰蝶	UC
<i>Jamides alecto</i>	Metallic Cerulean	素雅灰蝶	VR
<i>Lampides boeticus</i>	Long-tailed Blue, Pea Blue	亮灰蝶	C
<i>Nacaduba kurava</i>	Transparent 6-line Blue	古樓娜灰蝶	C
<i>Rapala manea</i>	Slate Flash	燕灰蝶	C
<i>Spindasis lohita</i>	Long-banded Silverline	銀線灰蝶	C
<i>Spindasis syama</i>	Club Silverline	豆粒銀線灰蝶	UC
<i>Zizeeria karsandra</i>	Dark Grass Blue	吉灰蝶	UC
<i>Zizeeria maha</i>	Pale Grass Blue	酢醬灰蝶	VC
<i>Zizina otis</i>	Lesser Grass Blue	毛眼灰蝶	C
<i>Catopsilia pomona</i>	Lemon Emigrant	遷粉蝶	C
<i>Catopsilia pyranthe</i>	Mottled Emigrant	梨花遷粉蝶	VC
<i>Cepora nerissa</i>	Common Gull	黑脈圍粉蝶	C
<i>Delias hyparete</i>	Painted Jezebel	優越斑粉蝶	UC
<i>Delias pasithoe</i>	Red-base Jezebel	報喜斑粉蝶	VC
<i>Dercas verhuelli</i>	Tailed Sulphur	檀方粉蝶	R
<i>Eurema blanda</i>	Three-spot Grass Yellow	槩黃粉蝶	C
<i>Eurema brigitta</i>	Small Grass Yellow	無標黃粉蝶	R
<i>Eurema hecabe</i>	Common Grass Yellow	寬邊黃粉蝶	VC
<i>Hebomoia glaucippe</i>	Great Orange Tip	鶴頂粉蝶	C
<i>Peris rapae</i>	Small Cabbage White	菜粉蝶	R

<i>Pieris canidia</i>	Indian Cabbage White	東方菜粉蝶	VC
<i>Chilasa clytia</i>	Common Mine	斑鳳蝶	C
<i>Graphium agamemnon</i>	Tailed Jay	統帥青鳳蝶	C
<i>Graphium doson</i>	Common Jay	木蘭青鳳蝶	C
<i>Graphium sarpedon</i>	Common Bluebottle	青鳳蝶	VC
<i>Papilio bianor</i>	Chinese Peacock	碧鳳蝶	C
<i>Papilio helenus</i>	Red Helen	玉斑鳳蝶	VC
<i>Papilio memnon</i>	Great Mormon	美鳳蝶	VC
<i>Papilio paris</i>	Paris Peacock	巴黎翠鳳蝶	VC
<i>Papilio polytes</i>	Common Mormon	玉帶鳳蝶	VC
<i>Papilio protenor</i>	Spangle	藍鳳蝶	VC
<i>Aeromachus jhora</i>	Jhora Scrub Hopper	寬鐐弄蝶	R
<i>Aeromachus pygmaeus</i>	Pigmy Scrub Hopper	侏儒鐐弄蝶	VR
<i>Ampittia dioscorides</i>	Bush Hopper	黃斑弄蝶	UC
<i>Astictopterus jama</i>	Forest Hopper	腌翅弄蝶	C
<i>Bibasis gomata</i>	Pale Awlet	白傘弄蝶	UC
<i>Borbo cinnara</i>	Formosan Swift	杣弄蝶	C
<i>Caltoris cahira</i>	Dark Swift	放踵珂弄蝶	R
<i>Choaspes benjaminii</i>	Indian Awl King	綠弄蝶	VR
<i>Hyarotis adrastus</i>	Tree Flitter	希弄蝶	UC
<i>Iambrix salsala</i>	Chestnut Bob	雅弄蝶	UC
<i>Notocrypta curvifascia</i>	Restricted Demon	曲紋袖弄蝶	UC
<i>Parnara bada</i>	Oriental Straight Swift	么紋稻弄蝶	R
<i>Parnara ganga</i>	Rare Swift	曲紋稻弄蝶	UC
<i>Parnara guttata</i>	Common Straight Swift	直紋稻弄蝶	C
<i>Pelopidas agna</i>	Little Branded Swift	南亞穀弄蝶	UC
<i>Pelopidas assamensis</i>	Great Swift	印度穀弄蝶	R
<i>Pelopidas conjunctus</i>	Conjoined Swift	古銅穀弄蝶	R
<i>Polytremis lubricans</i>	Contiguous Swift	黃紋孔弄蝶	C
<i>Potanthus trachala</i>	Lesser Band Dart	斷紋黃室弄蝶	R
<i>Suastus gremius</i>	Indian Palm Bob	素弄蝶	UC
<i>Tagiades litigiousus</i>	Water Snow Flat	沾邊裙弄蝶	C
<i>Tagiades menaka</i>	Dark Edged Snow Flat	黑邊裙弄蝶	UC
<i>Zographetus satwa</i>	Purple and Gold Flitter	黃裳腫脈弄蝶	R

AFCD Status	No of species
VC	18
C	49
UC	27
R	13
VR	8
Total	115

寄件人: Tobi Lau (Local Biodiversity) [REDACTED]
寄 期: 04日02月2016年星期四 17:15
收件者: tpbpd@pland.gov.hk
主旨: Draft PSO OZP No. S_NE-PSO_1_WWF
附件: Draft PSO OZP No. S_NE-PSO_1_2016 01 (Jan) WWF.pdf

Dear Sir/Madam,

Please find WWF-Hong Kong's submission on the captioned draft OZP. See attached file:
Draft PSO OZP No. S_NE-PSO_1_2016 01 (Jan) WWF

Thank you for your attention.

Yours faithfully,
Tobi

Tobi Lau (Mr.)
Conservation Officer, Local Biodiversity
World Wide Fund For Nature Hong Kong
世界自然(香港)基金會
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Fax: (852) [REDACTED]
Website: www.wwf.org.hk

Registered Name 註冊名稱: World Wide Fund For Nature Hong Kong 世界自然(香港)基金會 (Incorporated in Hong Kong
with limited liability by guarantee 於香港註冊成立的擔保有限公司)



for a living planet

世界自然基金會
香港分會

WWF-Hong Kong

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04 February 2016

**Chairman and members
Town Planning Board**

15/F North Point Government Offices,
333 Java Road, North Point, Hong Kong
(E-mail: tpbpd@pland.gov.hk)

By E-mail ONLY

Dear Sir/Madam,

Re: Draft Pak Sha O Outline Zoning Plan No. S/NE- PSO/1
(Comments on S/NE-PSO/C for further consideration)

We would like to lodge **objection** to the newly proposed “Village Type Development” Zone located to the north of Pak Sha O Village and have **serious concerns** on another proposed zoning from the draft S/NE-PSO/C.

1. Specific Comments on the proposed “Village Type Development” Zone

We view that the newly proposed “Village Type Development” (the new “V”) is inappropriate and should be deleted. Our concerns and specific comments are as follows:

1.1 Biological hotspot with Conservation importance

It is evident that Pak Sha O (PSO) is of nature conservation importance. Local green groups including Kadoorie Farm & Botanical Gardens, Green Power, the Hong Kong Bird Watching Society and some PSO inhabitants have been conducting ecological surveys in the area since the 2000s. Mr. Christophe Barthelemy had compiled the data from the green groups, experts and the AFCD into a list which shows that over 1,000 flora and fauna species has been recorded in the PSO valley (please refer to Mr Chris Barthelemy’s submission dated on 31 Jan 2016). Conservation species which new to Hong Kong, to science, of locally, regionally and globally concern are recorded. For example, PSO Valley comprises 72 species of local concerns including 17 mammals, 35 birds, 7 reptiles and amphibians and 13 dragonflies and butterflies. Green Power also recorded 13 “Rare” species and 8 “Very Rare” butterfly species in the area (please

贊助人：香港特別行政區行政長官
梁振英先生, GBM,GBS, JP
主席：何潤達先生
署理行政總裁：黃碧茵女士

義務核數師：香港立信德豪會計師事務所有限公司
義務公司秘書：嘉信秘書服務有限公司
義務律師：存士打律師行
義務司庫：匯豐銀行
註冊慈善機構

Patron: The Honourable CY Leung, GBM,GBS, JP
Chief Executive of the HKSAR
Chairman: Mr Edward M Ho
Acting CEO: Ms Nicole Wong

Honorary Auditors: BDO Limited
Honorary Company Secretary:
McCabe Secretarial Services Limited
Honorary Solicitors: Mayer Brown JSM
Honorary Treasurer: HSBC
Registered Charity
(Incorporated With Limited Liability)

refer to Dr Cheng Luk Ki's submission points 7 and 8 dated on 3 Feb 2016). Since Small House in the new "V" will be exempted from planning application to the Town Planning Board nor ecological assessment will be necessary, we view such amendment to the new "V", which is a biological hotspot, will potentially damage the sensitive habitats that the wildlife depend on. Since the species of conservation importance and their associated habitats will be damaged, lost or adversely impacted by the new "V", we urge the Town Planning Board to reject the proposed new "V" zone.

1.2 The typology of the SHs is non-compatible with the existing vernacular Hakka village setting and the ambience of the area

PSO has a visual integrity that is supported by the existing vernacular Hakka village and a rural landscape encompasses with natural habitats including natural stream, Fung Shui woodland, mixed woodland on valley side slopes and etc. Though the Hakka village and its individual houses are managed to protect under the proposed "V(1)" zoning with more stringent planning control (please see Annex II of the draft S/NE-PSO/C), the visual harmony of the PSO Valley will be destroyed by the existence of Small Houses if the new "V" were adopted. We view that Small House's monotonous characteristics of *similar in appearance, boxy in form, and mostly 3-storey*¹ is contradicted to the existing vernacular Hakka village setting (please see Fig 1 and 2) and misfit with the visual and landscape attributes of the valley that embedded with the natural beauty, green space for the wildlife and people and coexistence of people and nature in the area. If the new "V" were adopted, the ambience of the existing Hakka village setting, the high-valued landscape, the tradition, the harmony would fade away or even loss irreversibly. We consider that the unique historical, cultural heritage, and rural landscape value should be conserved in a holistic manner by means of deletion of the new "V" zone.

1.3 Environmental impacts to the existing Hakka village setting and ecology

Since the new "V" lies on a low-lying flood plain which is vulnerable to flooding while drainage system that can support larger residential development is non-existent in the area, residential development will require land filling and paving to elevate the ground base or massive drainage to avoid having flood so as to protect the inhabitants and

¹ Ivan Ip, 2010. *The Village House Typology in Hong Kong*. The Hong Kong Institute of Architects. HKIA Journal Issue 57 Part 4.

their properties. This essential physical change of the land base is likely to lead extensive flooding in the area that may affect the inhabitants' safety and the ecology of the area, particularly the ecologically important stream to the north of the subject site.

1.4 There is no land available for the indigenous villagers to use but there is land available from developer for us

While the indigenous villagers complained '*there is no land available for their use*' (please refer to Town Planning Board Paper No.10019 Annex VI-2), and subsequently the Planning Department proposed the new "V" as a response to the indigenous villagers' request. Indeed, it is evident that the new "V" had been sold to private developers. The land was used to be agricultural land till the 1960s when it was abandoned and then recently rehabilitated for agricultural purpose again. Thereby, the area was proposed by the Planning Department as an "Agriculture" zone ("AGR") to reflect the conditions and characteristics of the site at the time when the Development Permission Area plan being gazette and this proposal had been upheld till the draft Pak Sha O OZP No. S/NE-PSO/B listed. However, the untold truth is the rehabilitated agricultural land or larger part of the new "V" was bought by private developer(s) well before S/NE-PSO/B (please refer to Mr Chris Barthelmy's submission point 1-a dated on 31 Jan 2016). According to the *China Daily Hong Kong*², it was reported in detail that a private developer now owns nearly half of the land in the new "V" zone. The developer had divided up some of the bigger lots into smaller sections and some were resold back to the indigenous villagers, with small house applications underway. It is suspected that transactions had been arranged between the two parties in which the indigenous villagers would have transferred their rights to develop small houses or their eligibilities to apply for a small house grant to the developer. The new "V", if approved, will be giving a green-light to private property development in this ecologically sensitive enclave and more worse is to legitimate the underlie purchasing and selling the Small Houses' building rights. The Town Planning Board must avoid this to happen. This will also set a bad precedent for other Outline Zoning Plans of similar nature to follow with.

1.5 Whom will be the vested interest party?

The new V was proposed as "AGR" from the Development Permission Area plan and

previous draft OZP plans. According to Planning Department, it was amended in a “V” zone for the sake of meeting the pending and future demand of the Small Houses. By comparing the S/NE-PSO/B and S/NE-PSO/C, it is nevertheless found that the land area supplied for Small House was increased in S/NE-PSO/C while the Small House demand in both draft plans has no numerical difference (please see Fig 3). We consider such departure to the new “V” is not justified. The amendment, if adopted, will only lead to a guess on whom would be the vested interest party in the new “V”. The Town Planning Board has its responsibility to justify if the new “V” is to satisfy the real needs of the indigenous villagers and their future generations to continue live in PSO or to cater the developer’s right to build luxury villas for the rich.

1.6 Inevitable Water Quality Impact to the Ecologically Important Stream and Hoi Ha Wan Marine Park

There is an ecologically important stream (EIS) to immediate north of the new “V”. Since the new “V” lies on a low-lying flood plain which is vulnerable to flooding as aforementioned, land formation such as rising the land platform level will be inevitable. However, site runoff from the anticipated site excavation and formation during the construction phase especially after periods of heavy rains will enter into the EIS and that will be ecologically harmful to the animals and plants inside or dependent on the stream.

Besides, it is important to note that PSO is ecologically linked with Ho Ha Wan within the same catchment. Hence, all the watershed rivers and stream, including the EIS, feed directly into the Hoi Ha Wan Marine Park. Since streams drain into Hoi Ha Wan, construction run-off from building houses will lead to increased water pollution over the area including the Marine Park. It is worthy to note that the Marine Park has an exceptionally rich diversity of coral species with 64 out of 84 stony coral species recorded in Hong Kong³ The corals species are very sensitive to changes in environmental conditions (e.g. salinity, temperature, sediment loads and pollutants in the water). As such, the new “V” may pose environmental disturbance to the Marine

² Peter Liang. *Government needs to clarify policy over heritage site*. China Daily Hong Kong. Reported on 21 Jan 2016

³ http://www.afcd.gov.hk/english/country/cou_vis/cou_vis_mar/cou_vis_mar_mon/cou_vis_mar_mon_eco_hhw.html Accessed on 25 March 2011.

Park, particularly the coral communities. Therefore, WWF considers that the new “V” is likely to cause significant additional water quality impacts to the adjacent HHW Marine Park and the coral community therein if the new “V” will be adopted in the OZP.

In order to avoid the deterioration of the “high” landscape value and outstanding historical/cultural quality of the village, adverse impacts to the environment such as the EIS to the north of existing Hakka village, ecological disturbance to the wildlife in and around the subject site, the myth of “Whose land” is associated with a suspected conspiracy to fraud, we therefore urge the Town Planning Board to reject the proposed new “V”. In terms of meeting the pending and future Small House demand, we viewed that the loophole can be closed by means of cross-village application to Pak Tam Au. This “Flying of Building Small House Right” approach has been recognized in the S/NE-PSO/C.

2. Specific comments on “Green Belt” zoning along the EIS:

It is noted that the river bank of the EIS had been proposed as “Green Belt” (“GB”) in the latest draft OZP plan. We are still concerned that “GB” is inadequate to protect the stream’s ecology. According to the Kadoorie Farm & Botanical Gardens⁴, the stream ecology and its habitat support a large population of Three Lines Bagrid Fish (*Pseudobagrus trilineatus*) which is a species of Global Concern⁵ and Vulnerable in China⁶ and the stream is considered to be the only stronghold of the species in the territory. WWF opines that a “Conservation Area” zoning with 30m width buffer on each side of the river bank should introduce so as to protect the stream habitat and the water quality from incompatible developments and ecological disturbance in the future.

We would be grateful if our comments can be considered by the Board.

Yours faithfully,

⁴ Please refer to the Farm’s submission on Draft Pak Sha O Development Permission Area Plan No. DPA/NE-PSO/1 dated on 7 February 2013

⁵ Fellow, J. R. et al. (2002). Wild animals to watch: terrestrial and freshwater fauna of conservation concern in Hong Kong. In Hodgkiss, I.J. (ed.). Memoirs of the Hong Kong Natural History Society, No. 19, Hong Kong. pp.123-159

⁶ the China Red Data Book

Tobi Lau

Tobi Lau (Mr.)

Conservation Officer, Local Biodiversity

Fig 1 Typical setting of Small Houses in Hong Kong

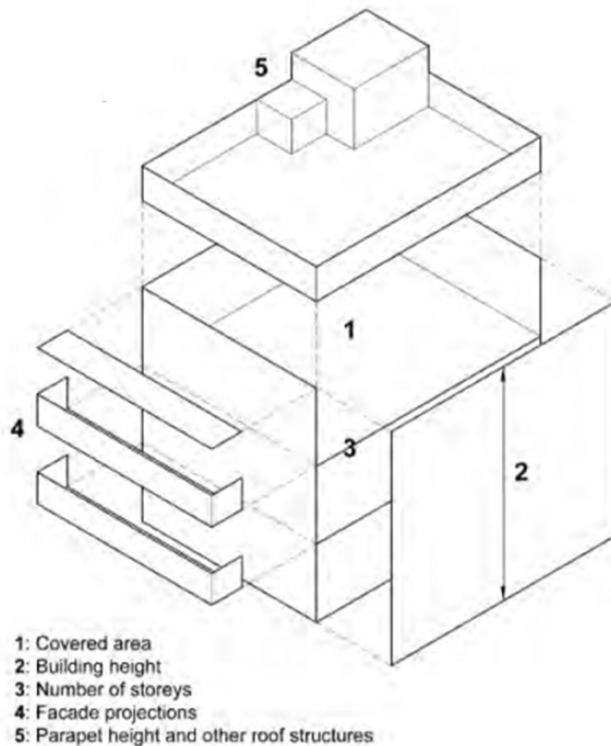


Image source: Ivan Ip, 2010. *The Village House Typology in Hong Kong*. The Hong Kong Institute of Architects. HKIA Journal Issue 57 Part 4

Fig 2 Typical plan of a Hakka house Pak Sha O



Image source: Presentation material Fig 27 prepared by Mr Ruy Barretto S C, and Tim Collard regarding the Draft DPA/NE-PSO/1 dated on Feb 2013

Fig 3 A comparison of the S/NE-PSO/B and S/NE-PSO/C showing the demand and supply of the Small Houses in Pak Sha O

S/NE-PSO/B

Table 1: Supply and Demand for Small House in Pak Sha O and Pak Sha O Ha Yeung

Village	Small House Demand Figure in 2012		Small House Demand Figure in 2015		'VE' Area (ha) ('VE' Area in OZP)	'V' zone on draft OZP (ha)	Required land to meet new demand (ha)	Available Land to meet new demand (ha)	Percentage of the new demand met by available land
	Outstanding Demand	10-year forecast (2012 – 2021)	Outstanding Demand	10-year forecast (2015 – 2024)					
Pak Sha O	38	49*	38*	190*	5.79 (5.30)	0.32	2.18	0.06 (2 houses)	3%
Pak Sha O Ha Yeung	6	NA	7	NA	4.86 (3.75)	0.18	0.18	0.09 (3 houses)	50%
Total	44	49	45	190	10.65 (9.05)	0.50	2.36	0.15 (5 houses)	6%

* Since no justification has been provided by the IIR for the substantial increase in the latest 10-year forecast for Pak Sha O. In such circumstances, the updated outstanding demand in 2015 (i.e. 38), and the previous 10-year forecast provided in 2012, (i.e. 49), are adopted in the calculation of the Small House demand for Pak Sha O.

NA The 10-year Small House demand forecast for Pak Sha O Ha Yeung is not available as there is no IIR for the village.

S/NE-PSO/C

Table 1: Supply and Demand for Small House in Pak Sha O and Pak Sha O Ha Yeung

Village	Small House Demand Figure in 2012		Small House Demand Figure in 2015		'VE' Area (ha) ('VE' Area in OZP)	'V' zone on draft OZP (ha)	Required land to meet new demand (ha)	Available Land to meet new demand (ha)	Percentage of the new demand met by available land
	Outstanding Demand	10-year forecast (2012 – 2021)	Outstanding Demand	10-year forecast (2015 – 2024)					
Pak Sha O "V(1)"	38	49*	38*	190*	5.79 (5.30)	0.32	2.18	0.06 (2 houses)	3%
Pak Sha O "V"						0.74		0.74 (29 houses)	34%
Sub-total						1.06		0.80 (31 houses)	37%
Pak Sha O Ha Yeung "V(1)"	6	NA	7	NA	4.86 (3.75)	0.18	0.18	0.09 (3 houses)	50%
Total	44	49	45	190	10.65 (9.05)	1.24	2.36	0.89 (34 houses)	38%

* Since no justification has been provided by the IIR for the substantial increase in the latest 10-year forecast for Pak Sha O. In such circumstances, the updated outstanding demand in 2015 (i.e. 38), and the previous 10-year forecast provided in 2012, (i.e. 49), are adopted in the calculation of the Small House demand for Pak Sha O.

Sources: Town Planning Board Paper no. 9965 and 10019

tpbpd

寄件者:	KFBG EAP [REDACTED]	TPB/R/S/NE-PSO/1-518
寄件日期:	03日02月2016年星期三 13:25	
收件者:	tpbpd	
主题:	KFBG's comments on Draft Pak Sha O OZP No. S/NE-PSO/1	
附件:	160203 Draft Pak Sha O OZP.pdf	

Dear Sir/ Madam,

Attached please see our comments regarding the captioned.

Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.

(Email: tpbpd@pland.gov.hk)

3rd February, 2016.

By email only

Dear Sir/ Madam,

Draft Pak Sha O OZP No. S/NE-PSO/1

1. We refer to the captioned.
2. **We are highly disappointed with the layout and proposed zonings in the draft OZP. We strongly object to the inclusion of the V and AGR zones that is now being proposed by the Planning Department.**

Conservation importance significantly underestimated

3. The Kadoorie Farm and Botanic Garden (KFBG) published a Technical Report elaborating upon the conservation importance of six Sai Kung Country Park (CP) Enclaves in 2013¹. In the Report, we have already stated that the woodlands, the streams and the riparian zones in the Pak Sha O and Pak Sha O Ha Yeung area are of very high conservation importance. The area contains habitats for many species of very high conservation interest including some Globally Critically Endangered species. Throughout the whole of mainland China, these species can only be found in Hong Kong and are considered to exist in this locality. We are disappointed to learn that most of the pristine natural habitats within this Enclave are only covered with a GB status instead of CA. In view of the variety of the habitat types, ecotones, and, the endangered species found within this area, Pak Sha O is, simply speaking, of higher

¹<http://www.kfbg.org/upload/Documents/Free-Resources-Download/Report-and-Document/2013-KFBG-Sai-Kung-CP-enclaves-report-%28pdf%29.pdf>

ecological importance than most of the other Country Park Enclaves that we have studied and discussed in recent years. A GB status cannot truly reflect the integrity of the pristine habitats and the immense value of the rich biodiversity within the site.

Lack of rationale to designate the V and AGR zones

4. During a TPB meeting held on 24th July, 2015², the draft Pak Sha O OZP No. S/NE-PSO/B was discussed, and, the Planning Department made the following statements:

- *recently, plots of abandoned agricultural land adjoining the EIS to the north of the village cluster of Pak Sha O across the woodland had been rehabilitated for agricultural purpose. To reflect the active agricultural use on site, it was proposed that the area should be designated as “AGR” zone.*
- *the intention (of AGR zone) was to confine agricultural practice in the “AGR” zone, genuine agricultural use was always permitted in the “GB” and “CA” zones.*

5. Based on the above statements, we cannot understand the logic for the subsequent change in the designation of the current V zone and AGR zone at S/NE-PSO/1 (or S/NE-PSO/C). The proposed V zone covers **a piece of actively farmed agricultural land (Figure 1)**. The proposed AGR zone has been cleared of natural vegetation but without visible sign of cultivation of farm produce, as observed during our several site visits (**Figure 2**). **Why suddenly designate a V zone on current actively cultivated land, and then, designate an AGR zone on another adjacent piece of land that was until recent times covered with natural (recolonised) vegetation? This is quite inexplicable.**

6. The Schedule of Uses of the current draft OZP states that land within the new V zone is primarily intended for development of Small Houses by “indigenous villagers”. Recently, there is an article which elaborates upon the land ownership issues at Pak Sha O³. According to this media report, many of the land lots now within and covered by the newly proposed V zone were actually owned by a company, several years ago. Since then, some land lots have been sub-divided into much smaller plots and the land ownership of some of these lots have, again, changed hands (**Figure 3**). Notwithstanding these transfers of land ownership, many of the lots of land now encompassed within this new V zone still belong, partially or entirely, to one

² http://www.info.gov.hk/tpb/en/meetings/TPB/Minutes/m1090tpb_e.pdf

³ <http://www.inmediahk.net/node/1040249>

company (**Figure 3**).

7. During the TPB meeting for further consideration of the draft Pak Sha O OZP (S/NE-PSO/C) held on 13th November, 2015, at least two Members raised queries and expressed concerns that the designation of the new V zone (i.e., to the north of the existing village cluster in which many lots of land are owned by one company and not by indigenous villagers) would deviate from the incremental approach (i.e., to satisfy the demand for Small Houses) promulgated for the making of OZPs for Country Park Enclaves.

8. In addition, it was also mentioned in the TPB Paper No. 10019 that the V zone recently designated at Pak Tam Au is larger than the requirements for Small House demand and the larger than required capacity could be used as a decanting area to receive and accommodate the Small House demand arising from other Enclaves like Pak Sha O. However, the Director of Planning emphasised that, as there are already some Small House applications (on file with the Lands Department) at Pak Sha O (i.e., within the AGR zone at S/NE-PSO/B), hence, his opinion was that a **pragmatic approach** should be followed in the making of the plan. We find the insistence by the authorities to unequivocally facilitate additional Small House development in an ecologically sensitive area (i.e., Pak Sha O) highly mystifying.

9. Firstly, as queried by some Members, the approach now adopted for the current plan is obviously not an incremental approach. As mentioned by a Member, even within the originally proposed AGR zone at S/NE-PSO/B, the proponent would still need to apply for planning permission BUT now, any new houses to be built in the new V zone does not need any planning permission. Instead, it is now “a pragmatic approach” which almost seems to be a “hands-off approach”. Basically, oversight would no longer be possible by the TPB. We consider this complete lack of planning control for the proposed V zone to be entirely wrong, in reality, in spirit and intention.

10. Secondly, as mentioned in numerous TPB documents (i.e., the minutes of the meeting for the Pak Tam Au Enclave, the TPB Paper aforementioned), the surplus capacity of land for Small House development within the V zone of Pak Tam Au could help to meet the Small House demand of other villages located within the Water Gathering Grounds of Sai Kung North including Pak Sha O and Pak Sha O Ha Yeung. Therefore, unless the V zone in Pak Tam Au is proven to be fully utilised or saturated, we cannot see how or why suddenly designating a new V zone in Pak Sha O is by any means considered to be any kind of incremental approach.

11. Thirdly, as mentioned in paragraph 6 of this letter and shown in **Figure 3**, many land lots within the new V zone were/ are owned by one company. How is it that land with lots under the ownership of a company could be considered to be suitable for building of Small Houses which are solely intended to be built by genuine ‘Indigenous Villagers’ with ‘Ding’ rights only? Does this company hold many ‘Ding’ rights, and, is this a legal arrangement? We would like to bring to the attention of the Board and the Planning Authority, a recent court case related to the illegal trading of ‘Ding’ rights⁴. The Secretary for Development, Mr. Paul M.-p. CHAN, has recently said *‘using inappropriate methods to trade off rights before the houses are built, including making false statements, amount to conspiracy, which will not be tolerated.’*⁵

A Disaster in-the-making – visual and landscape impacts ignored

12. During the meeting on 13th November, 2015, the Planning Department repeatedly mentioned that the proposed V zone is now smaller than that originally proposed during the DPA stage. But this is somewhat like comparing “apples with oranges”. What the Authority has failed to emphasise is: the V zone originally proposed in the DPA plan was a “special V-zone” – **any new Small House and any demolition of or any addition, alteration and/ or modification to or redevelopment of an existing building within the V zone would require planning permission.** But now, the proposed V zone (i.e., not the V(1) zone) to the north of the existing village cluster of Pak Sha O under the draft OZP would not be subject to any of these restrictions.

13. During the same meeting, many Members expressed their concerns about the landscape impact that would potentially be caused by the new V zone. The Planning Department replied that they could **liaise** with the relevant persons/ proponents as to whether vegetation could be planted to reduce the potential landscape impacts. The Planning Department also claimed that ‘modern’ village houses would be ‘low-profile’ and may not create significant visual impacts.

14. We find the above statements misleading if not confounding. We would like to ask the Board and the Planning Department whether liaison and ‘friendly verbal reminders’ could become and is the same as statutory requirements? Can liaison and ‘friendly verbal reminders’ control any form of land use if these are not statutory requirements? How is it that a statutory body (i.e., the TPB) operates and a Government Department now undertakes to rely on liaison and ‘friendly verbal reminders’, and, ‘possible expectation’, to implement and execute their

⁴ http://legalref.judiciary.gov.hk/lrs/common/ju/ju_frame.jsp?DIS=101583&currpage=T

⁵ <http://www.thestandard.com.hk/section-news.php?id=165597>

areas of responsibility and public work duties? Indeed, the Chairman of the Board, during the meeting, has already concluded that asking the relevant persons/ proponents to plant vegetation through liaison does not carry any kind of obligation.

15. Seeing is believing. We would like to request the Board to look at a newly constructed complex of houses at Tai Tan (**Figure 4**), and, compare the scene with the recent past and present outlook of the proposed V zone at Pak Sha O (**Figure 5**). We urge the Board to judge whether or not the new V zone at Pak Sha O would create permanent, irreversible and significant visual and landscape impacts on this unique village area, not just in Hong Kong but also in the entire South China region. **The current OZP, if approved, will simply kill off the unique landscape and village heritage settings of Pak Sha O.**

Concluding Remarks

16. There is excess capacity in the V zone at Pak Tam Au that can be used for receiving and accommodating new Small House demands from other Enclaves in Sai Kung like Pak Sha O. The sudden designation of a new V zone (and without any form of planning controls) in Pak Sha O is not following the incremental approach which has been adopted by the Board and is the prevailing practice for the drawing up of proposed V zones in the Country Park Enclaves.

17. The proposed V zone (not V(1) zone) and AGR zone do NOT reflect the actual land uses currently on-site.

18. The potential visual and landscape impacts caused by the new V zone are highly significant, and, there are no guaranteed measures of any kind to mitigate the impacts.

19. From a planning perspective, *carte blanche* is now being absolutely given to Small House development in the proposed V zone to the north of the existing village cluster of Pak Sha O. **All** future Small House applications in the new V zone in this Country Park Enclave with a highly scenic landscape, ecologically sensitive habitats and a rich biodiversity of wildlife will not require any form of planning permission. It would be impossible for the Board to ensure due process or to monitor any Small House development proposals to ensure compatibility nor protect and preserve the unique character, rural heritage and wilderness settings of Pak Sha O.

20. We strongly urge that the V zone and the AGR zone be **DELETED**, and, the GB zone should be upgraded to a CA zone.

21. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

cc. Conservancy Association
Designing Hong Kong
Hong Kong Bird Watching Society
WWF – Hong Kong

Figure 1. The proposed V zone in Pak Sha O is being approximately located in the area of farmland now under very active cultivation.



Figure 2. Photographs taken in recent years showing the changes to the landscape in the locality where the proposed AGR zone is being approximately located.

December 2012



Figure 2. Con't.

January 2014



December 2014



Figure 2. Con't.

April 2015



February 2016



Figure 3. Land lot boundaries and changes in land ownership in the proposed V zone at Pak Sha O (extracted from www.inmediahk.net)

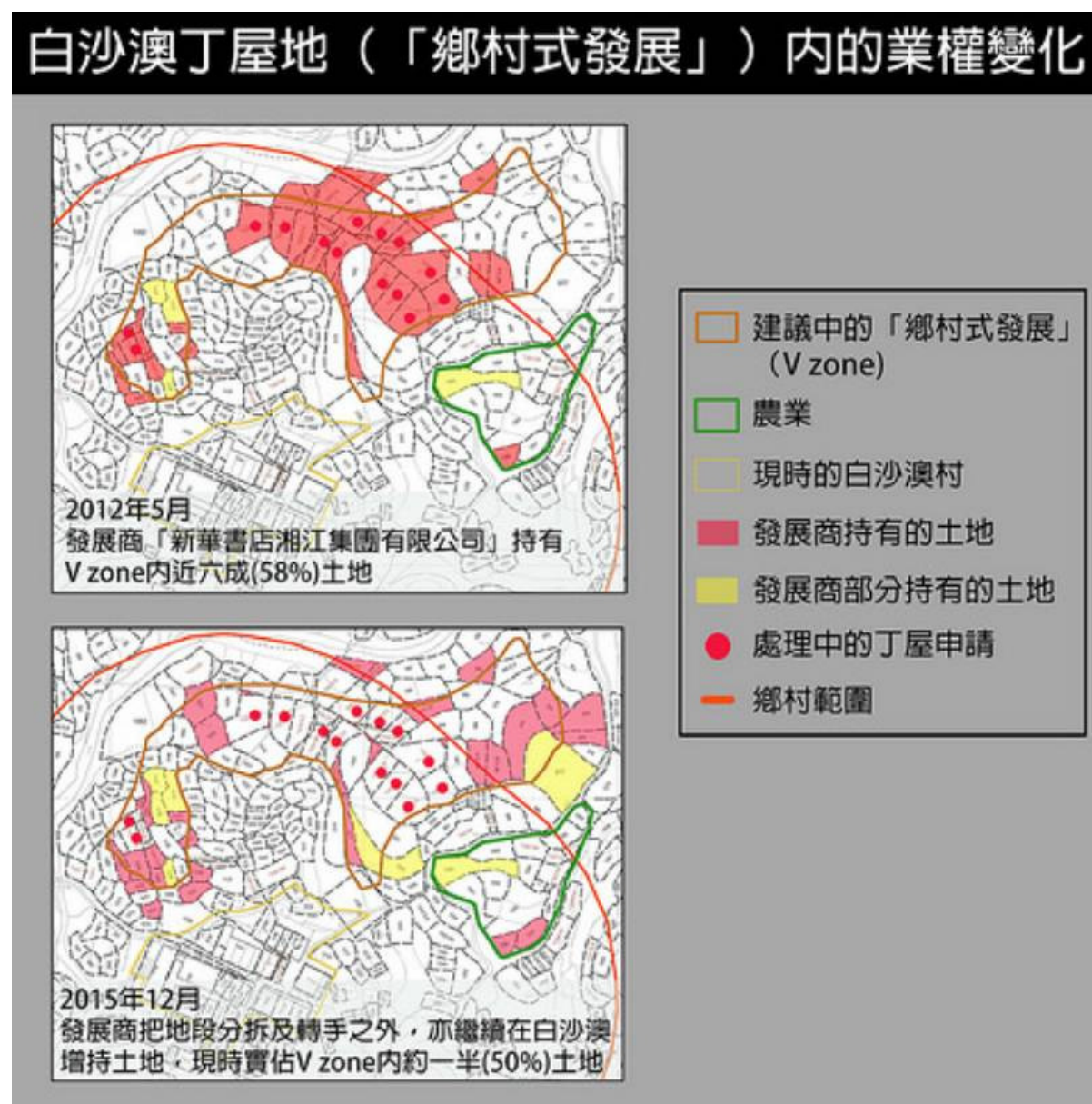
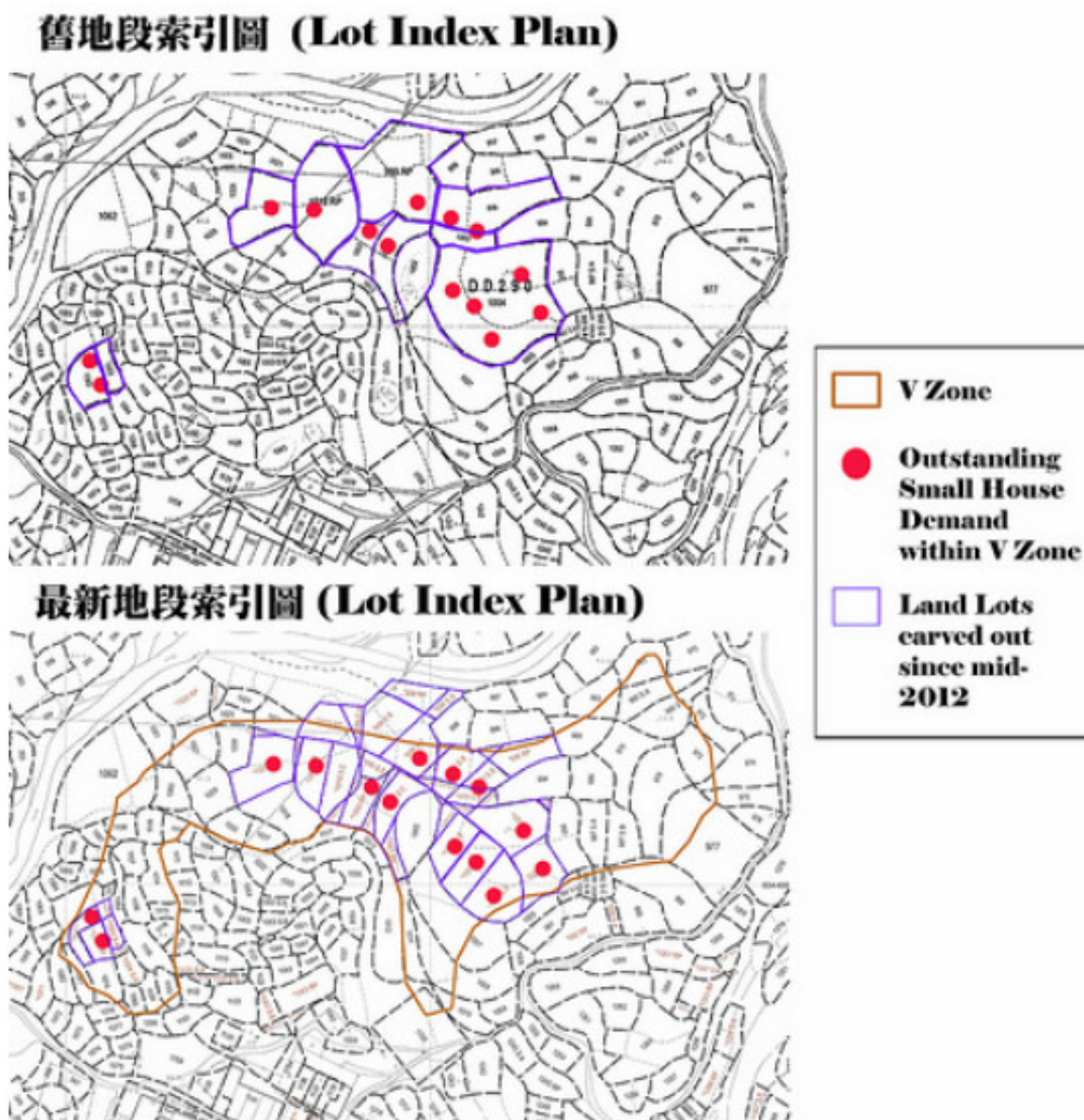


Figure 3. Con't.



圖：紫色線顯示丁屋地內其中11個地段的變化。2012年5月，「新華書店湘江集團有限公司」申請這11個地段分拆成47個小地段，幾乎全數同時有處理中的丁屋申請

Figure 4. Newly-constructed complex of houses at Tai Tan



Figure 5. The recent past and present outlook of the locality where the proposed V zone is being located at Pak Sha O

2012 - Wetland



2015 – Agricultural Land



錦林埔大界
Tai Po, New Territories
Email: eap@kfbg.org

tpbpd

TPB/R/S/NE-PSO/1-519

寄件人: Roy Ng [REDACTED]
日期: 04日02月2016年星期四 19:39
发件者: tpbpd@pland.gov.hk
主旨: Comments on Pak Sha O Draft Outline Zoning Plan (OZP) (No: S/NE-PSO/1)
附件: TPB20160204(PSO).pdf

Dear Sir/Madam,

Please refer to the attachment on the captioned.

Yours faithfully,
Ng Hei Man
The Conservancy Association



長春社 since 1968

The Conservancy Association

會址：香港九龍青山道 476 號 1 樓 102 室

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4th February 2016

Chairman and Members

Town Planning Board

E-mail: tpbpd@pland.gov.hk

Dear Sir/Madam

Comments on Pak Sha O Draft Outline Zoning Plan (OZP) (No: S/NE-PSO/1)

The Conservancy Association (CA) would object to Pak Sha O Draft Outline Zoning Plan (OZP) (No: S/NE-PSO/1).

1. Genuine need of small house

CA strongly suspects that the small house demand presented by Village Representative (VR) is NOT genuine. Within the proposed V zone, at least 50% of land lots have been sold to the developer named Xinhua Bookstore Xiang Jiang Group Limited (Figure 1). It is hard to say that many villagers will really be back and resettle in Pak Sha O.

In mid-2012, the developer acquired nearly 60% of land within the proposed V zone. Records from The Land Registry show that the developer divided a significant portion of the land in the proposed V zone into separate lots in mid-2012 (Figure 3). These were transferred to various individuals surnamed Ho, Yip, Wong (Figure 4), and so on. Coincidentally, 14 small house applications involve these land lots (Figure 5). The above is similar to the common practice of transferring the beneficial rights to the “dings” to a developer who constructs small houses for profit-making purposes rather than for the use by the indigenous villagers (the applicants).

We do not agree that the proposed V zone is designated to satisfy genuine need. It therefore should be deleted from the OZP.

2. Alternative to secure small house demand

According to TPB paper No. 10019, additional land has already secured in Pak Tam Au, Sai Kung, to cater small house demand of villages within water gathering ground, including Pak Sha O¹. During the discussion of To Kwa Peng/Pak Tam Au OZP dated 14th April 2015, the VR stated that “*he had accepted cross-village SH applications from the ex-VR and the current VR of Pak Sha O Village*”².

One of the commenters also mentioned the following points:

*“Pak Tam Au Village would accept cross-village SH applications, and the village had so far accepted at least 5 cross-village SH applications from Pak Sha O Village”*³.

*“Villagers from villages within WGG, particularly Pak Sha O and Pak Sha O Ha Yeung, would welcome the surplus “V” zone in Pak Tam Au under the OZP to accommodate cross-village SH applications...”*⁴

While we understand that the indigenous villagers might raise objection if they did not support cross-village application in their own village, the above prove that this concern has been solved and make cross-village application feasible.

At that time, TPB has decided to keep the size of V zone in Pak Tam Au unchanged. Within this V zone, 46 houses can be built, and even calculating the new demand (i.e. 25 according to 10-year forecast) in Pak Tam Au, there is still surplus space for cross-village application from Pak Sha O. Any justified small house demand in Pak Sha O should therefore be transferred to the V zone in Pak Tam Au.

3. Potential impacts triggered by village expansion

Expansion of V zone in Pak Sha O would lead to potential environmental impacts in adjacent Pak Sha O environment which is Sai Kung West Country Park with ecological and aesthetic importance.

3.1 Environmental damage by additional transport supporting facilities

One of the concerns is the increasing demand of spaces for parking cars. Even the government might not necessarily provide adequate parking spaces, many rural villages would simply trash the site by removing vegetation cover and fill the site with concrete to create “private”

¹ Section 4.1(g), TPB Paper No. 10019

² Section 11(a), Minutes of the 1083rd Meeting of the Town Planning Board held on 14.4.2015

³ Section 12(a), Minutes of the 1083rd Meeting of the Town Planning Board held on 14.4.2015

⁴ Section 34, Minutes of the 1083rd Meeting of the Town Planning Board held on 14.4.2015

car parking space. What we can also envisage is that, since there is currently no vehicular access to Pak Sha O, cars might illegally park in Hoi Ha Road.

Another concern is that there is no proper access arrangement to Pak Sha O. In view of this, CA wishes to refer to the example of a Section 16 application in To Kwa Peng A/DPA/NE-TKP/4. While Planning Department had no objections to this planning application, several members have once expressed the following concerns in the TPB meeting:

*“a member opined that the sites were not suitable for Small House developments in view of their remoteness and the lack of infrastructure provision, in particular vehicular access, which would render it difficult to meet the daily and emergency needs of the future residents”*⁵

*“A Member considered that the application should not be supported as the sites were not suitable for Small House developments given their remoteness and the lack of a proper access. It took at least 30 minutes to walk from the application site to reach Pak Tam Road. Upgrading the access would affect the Sai Kung East Country Park...This Member said that the relevant Government departments should have considered the access and environmental problems in approving the applications for the 16 Small Houses in the District Lands Office Conference”*⁶

This planning application was finally rejected by TPB on 22nd July 2011. One of the reasons was that *“the sites were remote. The applicant failed to demonstrate that proper access arrangement could be provided for the proposed Small Houses”*.

The situation of Pak Sha O is somehow similar to To Kwa Peng. Both villages can be accessible by merely a narrow footpath with no proper vehicular access. Any upgrade or widening work of the existing footpath would unavoidably pose adverse ecological and landscape impact on Country Park.

3.2 Sewerage

In response to the potential sewerage impact caused by increasing small houses in Pak Sha O, it is stated that *“there should be demonstrably effective means (such as proper waste water treatment plant) to ensure that the effluent water quality is acceptable to concerned government departments”*⁷. Septic tank and soakaway systems for sewage treatment and disposal would not be considered. However, the risk of water pollution arise from non-point

⁵ Section 84, Minutes of 445th Meeting of the Rural and New Town Planning Committee held on 22.7.2011

⁶ Section 86, Minutes of 445th Meeting of the Rural and New Town Planning Committee held on 22.7.2011

⁷ Section 4.1(h), TPB Paper No. 10019

source (increase in human activities within the new village area) has still not been tackled in full. This should not be under-estimated as the Hoi Ha EIS lies close to the proposed V zone. As any potential adverse impacts from non-point source cannot be assessed again through planning application system, finally the EIS would be prone to water pollution.

Hoi Ha Wan Marine Park at the estuary should be another potential sensitive receiver left without assessment in this OZP. The recent decline in corals in Hoi Ha Wan acts as an alert that more massive village expansion in this catchment would cause additional pressure on the already stressed marine ecology of Hoi Ha Wan Marine Park.

To be in line with the planning intention of Pak Sha O OZP (i.e. to conserve the high natural landscape and ecological significance of the Area in safeguarding the natural habitat and natural system of the wider area), CA opines that both Planning Department and TPB could act as a gatekeeper in earlier planning stage by preventing large-scale village expansion in ecologically-sensitive areas like Pak Sha O.

4. Implication on village expansion in AGR zone

Regarding the proposed AGR zone, we are in grave concern that it would only result in promoting small house application rather than genuine, sustainable farming practice. Indeed, most of the AGR zone is in Village Environ (Figure 6). Given the approval rate of over 60%⁸ for houses in AGR zone, it appears as if another land reserve for small house. This AGR zone should be deleted to kill the false hope of the developers and villagers.

5. Visual impact

We do not agree with the preliminary discussion in TPB meeting dated 13th November 2015 that the proposed V zone has considered potential visual impacts posed on the historic Pak Sha O village. The so-called “a dense woodland” that can act as a buffer between the existing village and the proposed V zone⁹ simply neglects other visually sensitive receivers. When we view the proposed V zone from the walking trail leading to the village (Figure 7) and the hiking trail linking Lo Fu Kei Shek and Shek Uk Shan (Figure 8), we think that the small house development is HIGHLY INCOMPATIBLE with the Country Park and pose significant visual impact on the area. To protect the village setting, TPB should not confine to the discussion to how wide the setback of the proposed V zone from the village cluster but consider the rural character and tranquil environment of Pak Sha O as a whole.

Referring to the case of Tai Long Wan OZP, there is precedent case for Planning Department

⁸ LCQ17: Land reserved for building New Territories small houses (6 Feb 2013)
http://gia.info.gov.hk/general/201302/06/P201302060426_0426_106939.pdf

⁹ Section 3.3, TPB Paper No. 10019

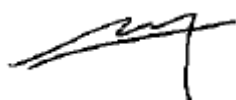
and TPB to adopt a conservation approach in planning Country Park enclave in view of the natural setting. The planning intention would be “*to preserve the natural environment, unspoiled landscape, historic buildings and the archaeological site with a view to strengthening the protection of the Area from encroachment by developments*”. While more restrictive clauses had been included in the V zone, the size of V zone had been substantially reduced to include existing structure. There is also implication that any new small house demands have to be met in Sai Kung “Heung” outside Tai Long Wan by cross-village applications. The above arrangement would help “*minimize the potential threats to the existing landscape quality and heritage value of the Area*” (TPB Paper No.5929).

The Planning Report of Pak Sha O has already outlined the landscape character of Pak Sha O. Pak Sha O is an outstanding, well-preserved vernacular Hakka village with graded historic buildings, such as Ho Residence, Ho Ancestral Hall (both in Grade 1), Immaculate Heart of Mary Chapel (Grade 3). It is also classified as of high quality landscape value of an enclosed, tranquil and coherent landscape character, according to the “*Landscape Value Mapping of Hong Kong (2005)*”¹⁰. Other important landscape resources include the woodlands, Hoi Ha EIS and its tributaries, low-lying freshwater marshes, and so on. The conservation approach adopted in Tai Long Wan, therefore, is applicable in Pak Sha O. We understand that currently the proposed V(1) zone aims at preserving the existing village setting, so what more effort needed now is to cut the V zone to avoid unnecessary development expectation in the area.

6. Flood risk

From the OZP, the proposed V zone is mostly encircled by the EIS. The proposed plan has not taken into consideration the threat of flooding for future residents during rainstorms.

Yours faithfully



Ng Hei Man

Assistant Campaign Manager

¹⁰ Section 3.3.4, Planning Report of Pak Sha O

Figure 1 **The latest land ownership in the proposed V zone (checked in December 2015)**

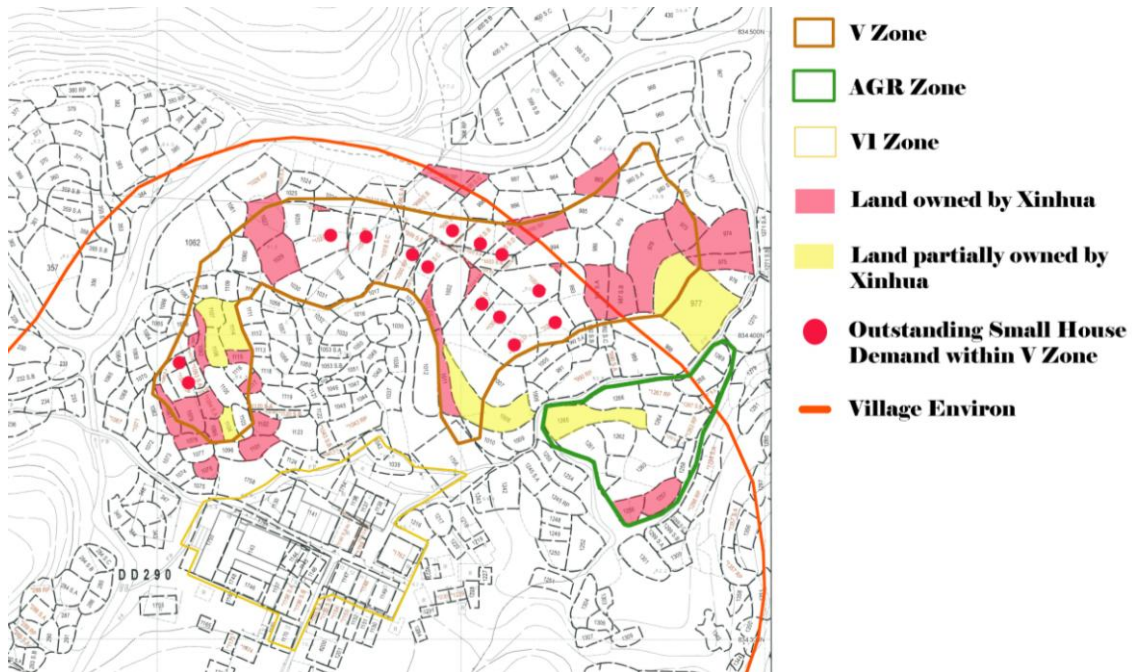


Figure 2 **Land ownership in the proposed V zone in mid-2012**

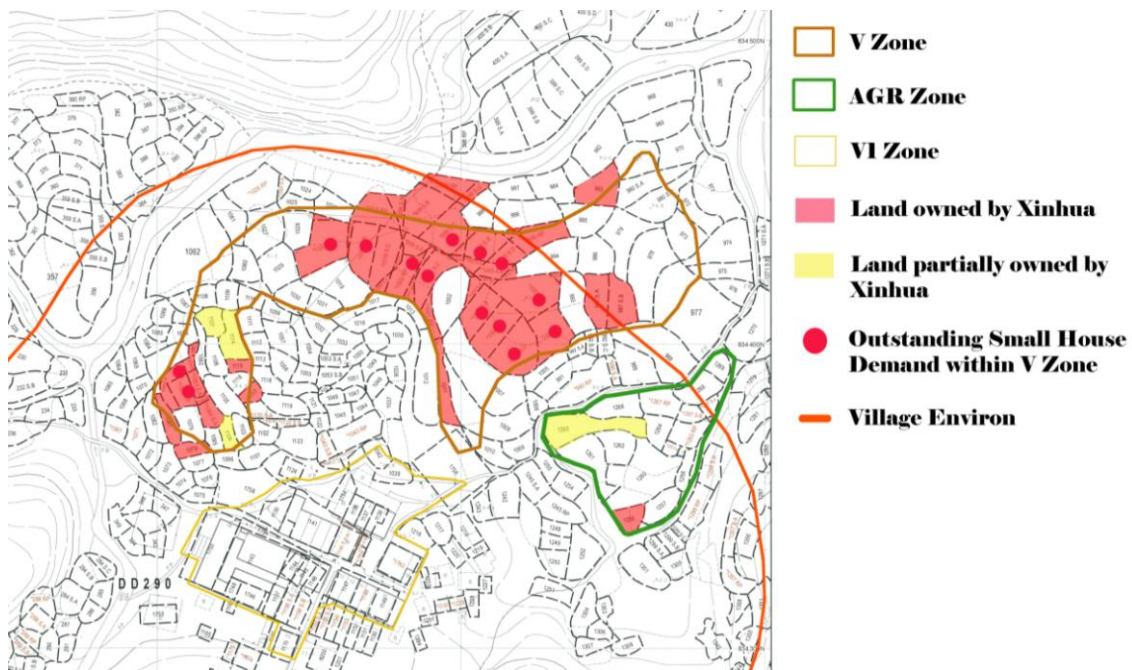


Figure 3 The Deed Poll by the developer dated 23rd May 2012. 11 (marked in red) out of 18 lots applied were within the proposed V zone

Premises affected by the Instrument 受文書影響的處所	
Property Reference Number 物業參考編號	
(1)C5919099 (2)C6621192 (3)C1857871 (4)C1857910 (5)C1858076 (6)C1858369 (7)C5769788	
(8)C1858426 (9)C1857831 (10)C1857897 (11)C1857926 (12)C1857882 (13)C1858007 (14)C1858023	
(15)C4879694 (16)C1859015 (17)C1859210 (18)C1859469	
Lot Number(s) 地段編號	
(1)	LOT NO. 288 IN D.D. 290 be divided into :- - Section A of Lot No.288 in Demarcation District No.290 - The Remaining Portion of Lot No.288 in Demarcation District No.290
(2)	LOT NO. 289 IN D.D. 290 be divided into :- - Section A of Lot No.289 in Demarcation District No.290 - The Remaining Portion of Lot No.289 in Demarcation District No.290
(3)	THE REMAINING PORTION OF LOT NO. 999 IN D.D. 290 be divided into :- - Section A of Lot No.999 in Demarcation District No.290 - Section B of Lot No.999 in Demarcation District No.290 - Section C of Lot No.999 in Demarcation District No.290 - Section D of Lot No.999 in Demarcation District No.290 - Section E of Lot No.999 in Demarcation District No.290 - Section F of Lot No.999 in Demarcation District No.290 - Section G of Lot No.999 in Demarcation District No.290 - Section H of Lot No.999 in Demarcation District No.290 - The Remaining Portion of Lot No.999 in Demarcation District No.290
(4)	LOT NO. 1003 IN D.D. 290 be divided into :- - Section A of Lot No.1003 in Demarcation District No.290 - Section B of Lot No.1003 in Demarcation District No.290 - Section C of Lot No.1003 in Demarcation District No.290 - The Remaining Portion of Lot No.1003 in Demarcation District No.290
(5)	THE REMAINING PORTION OF LOT NO. 1026 IN D.D. 290 be divided into :- - Section A of Lot No.1026 in Demarcation District No.290 - The Remaining Portion of Lot No.1026 in Demarcation District No.290
(6)	LOT NO. 1080 IN D.D. 290 be divided into :- - Section A of Lot No.1080 in Demarcation District No.290 - The Remaining Portion of Lot No.1080 in Demarcation District No.290
(7)	LOT NO. 1093 IN D.D. 290 be divided into :- - Section A of Lot No.1093 in Demarcation District No.290 - The Remaining Portion of Lot No.1093 in Demarcation District No.290
(8)	LOT NO. 1094 IN D.D. 290 be divided into :- - Section A of Lot No.1094 in Demarcation District No.290 - The Remaining Portion of Lot No.1094 in Demarcation District No.290
(9)	LOT NO. 995 IN D.D. 290 be divided into :- - Section A of Lot No.995 in Demarcation District No.290 - Section B of Lot No.995 in Demarcation District No.290 - Section C of Lot No.995 in Demarcation District No.290 - Section D of Lot No.995 in Demarcation District No.290 - The Remaining Portion of Lot No.995 in Demarcation District No.290
(10)	LOT NO. 1001 IN D.D. 290 be divided into :- - Section A of Lot No.1001 in Demarcation District No.290 - Section B of Lot No.1001 in Demarcation District No.290 - Section C of Lot No.1001 in Demarcation District No.290 - The Remaining Portion of Lot No.1001 in Demarcation District No.290

Figure 3 (Con't)

Lot Number(s) 地段編號	
(11)	LOT NO. 1004 IN D.D. 290 be divided into :- - Section A of Lot No.1004 in Demarcation District No.290 - Section B of Lot No.1004 in Demarcation District No.290 - Section C of Lot No.1004 in Demarcation District No.290 - Section D of Lot No.1004 in Demarcation District No.290 - Section E of Lot No.1004 in Demarcation District No.290 - Section F of Lot No.1004 in Demarcation District No.290 - Section G of Lot No.1004 in Demarcation District No.290 - The Remaining Portion of Lot No.1004 in Demarcation District No.290
(12)	LOT NO. 1000 IN D.D. 290 be divided into :- - Section A of Lot No.1000 in Demarcation District No.290 - Section B of Lot No.1000 in Demarcation District No.290 - The Remaining Portion of Lot No.1000 in Demarcation District No.290
(13)	THE REMAINING PORTION OF LOT NO. 1018 IN D.D. 290 be divided into :- - Section A of Lot No.1018 in Demarcation District No.290 - Section B of Lot No.1018 in Demarcation District No.290 - Section C of Lot No.1018 in Demarcation District No.290 - Section D of Lot No.1018 in Demarcation District No.290 - The Remaining Portion of Lot No.1018 in Demarcation District No.290
(14)	LOT NO. 1020 IN D.D. 290 be divided into :- - Section A of Lot No.1020 in Demarcation District No.290 - Section B of Lot No.1020 in Demarcation District No.290 - The Remaining Portion of Lot No.1020 in Demarcation District No.290
(15)	LOT NO. 990 IN D.D. 290 be divided into :- - Section A of Lot No.990 in Demarcation District No.290 - The Remaining Portion of Lot No.990 in Demarcation District No.290
(16)	LOT NO. 1263 IN D.D. 290 be divided into :- - Section A of Lot No.1263 in Demarcation District No.290 - Section B of Lot No.1263 in Demarcation District No.290 - The Remaining Portion of Lot No.1263 in Demarcation District No.290
(17)	LOT NO. 1298 IN D.D. 290 be divided into :- - Section A of Lot No.1298 in Demarcation District No.290 - The Remaining Portion of Lot No.1298 in Demarcation District No.290
(18)	LOT NO. 1357 IN D.D. 290 be divided into :- - Section A of Lot No.1357 in Demarcation District No.290 - The Remaining Portion of Lot No.1357 in Demarcation District No.290

Figure 4 Brief records of Land Registry on the 10 land lots with outstanding small house demand

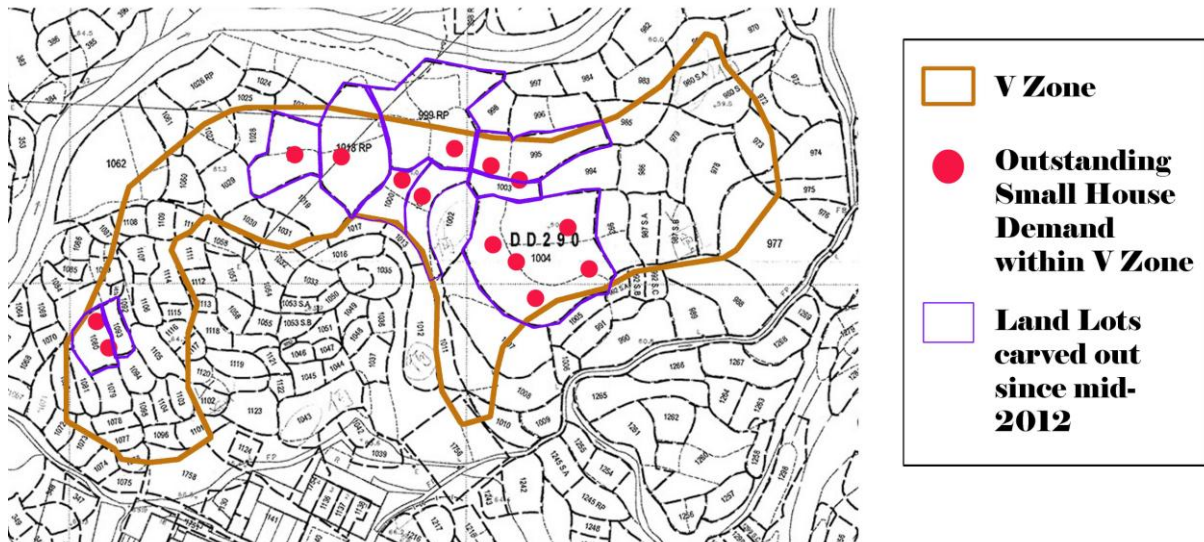
DD290	業主姓名 Name of Owner	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION
995			
RP	Developer	21/07/2008 04/11/2009 17/05/2012 17/05/2012	14/8/2008 02/12/2009 24/05/2012 24/05/2012
SA	YIP	23/5/2012	1/6/2012
SB	HO	23/5/2012	1/6/2012
SC	Developer	21/07/2008 04/11/2009 17/05/2012 17/05/2012	14/8/2008 02/12/2009 24/05/2012 24/05/2012
SD	IP	23/5/2012	1/6/2012
999			
RP	Developer	16/2/2012	29/2/2012
SA	LAM	23/5/2012	1/6/2012
SB	WONG	23/5/2012	1/6/2012
SC	YIP	23/5/2012	1/6/2012
SD	YIP	23/5/2012	1/6/2012
SE	WONG	23/5/2012	1/6/2012
SF	HO	23/5/2012	1/6/2012
SG	Developer	16/2/2012	29/2/2012
SH	HO	23/5/2012	1/6/2012
1000			
RP	WONG	23/5/2012	1/6/2012
SA	YIP	23/5/2012	1/6/2012
SB	HO	23/5/2012	1/6/2012
1001			
RP	Developer	16/12/2009	15/1/2010
SA	Developer	16/12/2009	15/1/2010
SB	HO	23/5/2012	1/6/2012
SC	HO	23/5/2012	1/6/2012
1003			

RP	HO	23/5/2012	1/6/2012
SA	HO	23/5/2012	1/6/2012
SB	IP	23/5/2012	1/6/2012
SC	Developer	21/07/2008 04/11/2009 17/05/2012 17/05/2012	14/8/2008 02/12/2009 24/05/2012 24/05/2012
1004			
RP	HO	23/5/2012	1/6/2012
SA	Developer	21/07/2008 04/11/2009 17/05/2012 17/05/2012	14/8/2008 02/12/2009 24/05/2012 24/05/2012
SB	HO	23/5/2012	1/6/2012
SC	HO	23/5/2012	1/6/2012
SD	IP	23/5/2012	1/6/2012
SE	IP	23/5/2012	1/6/2012
SF	HO	23/5/2012	1/6/2012
SG	Developer	21/07/2008 04/11/2009 17/05/2012 17/05/2012	14/8/2008 02/12/2009 24/05/2012 24/05/2012
1018			
RP	LAM	23/5/2012	1/6/2012
SA	HO	23/5/2012	1/6/2012
SB	IP	23/5/2012	1/6/2012
SC	YIP	23/5/2012	1/6/2012
SD	WONG	23/5/2012	1/6/2012
1020			
RP	HO	23/5/2012	1/6/2012
SA	Developer	21/07/2008 04/11/2009 17/05/2012 17/05/2012	14/8/2008 02/12/2009 24/05/2012 24/05/2012
SB	Developer	21/07/2008 04/11/2009 17/05/2012 17/05/2012	14/8/2008 02/12/2009 24/05/2012 24/05/2012
1080			
RP	IP	23/5/2012	1/6/2012
SA	HO	23/5/2012	1/6/2012

1093			
RP	HO	23/5/2012	1/6/2012
SA	IP	23/5/2012	1/6/2012

Figure 5 Comparison between the past and updated Lot Index Plan. 10 land lots (marked in purple) in the proposed V zone have been divided into smaller lots (47 in total). Coincidentally, 14 small house applications were involved in these land lots.

Past Lot Index Plan



Updated Lot Index Plan

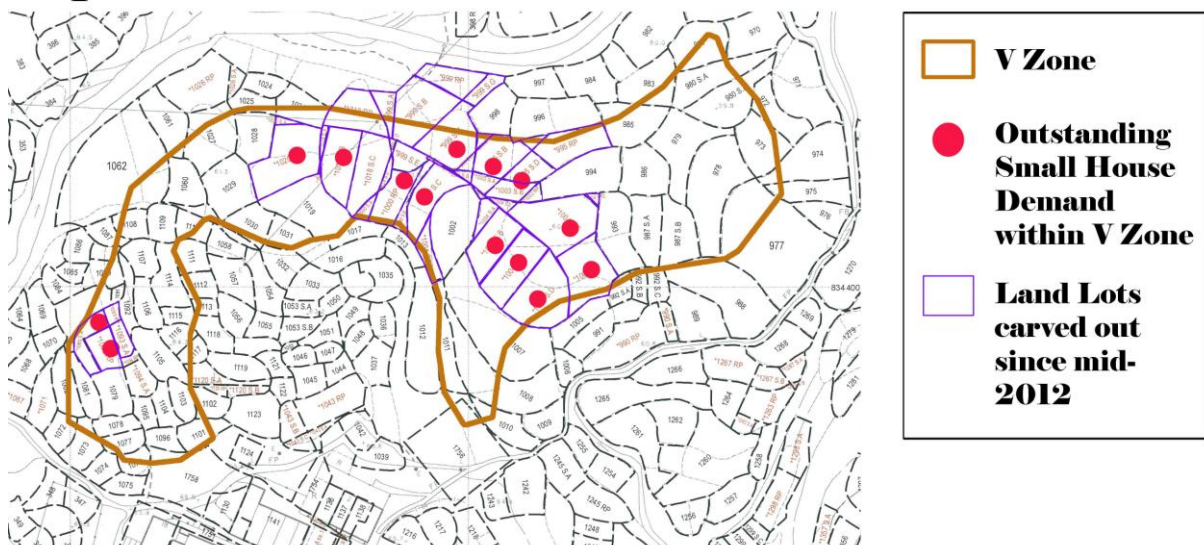


Figure 6 Most of the area zoned AGR (shaded in green) are within Village Environ

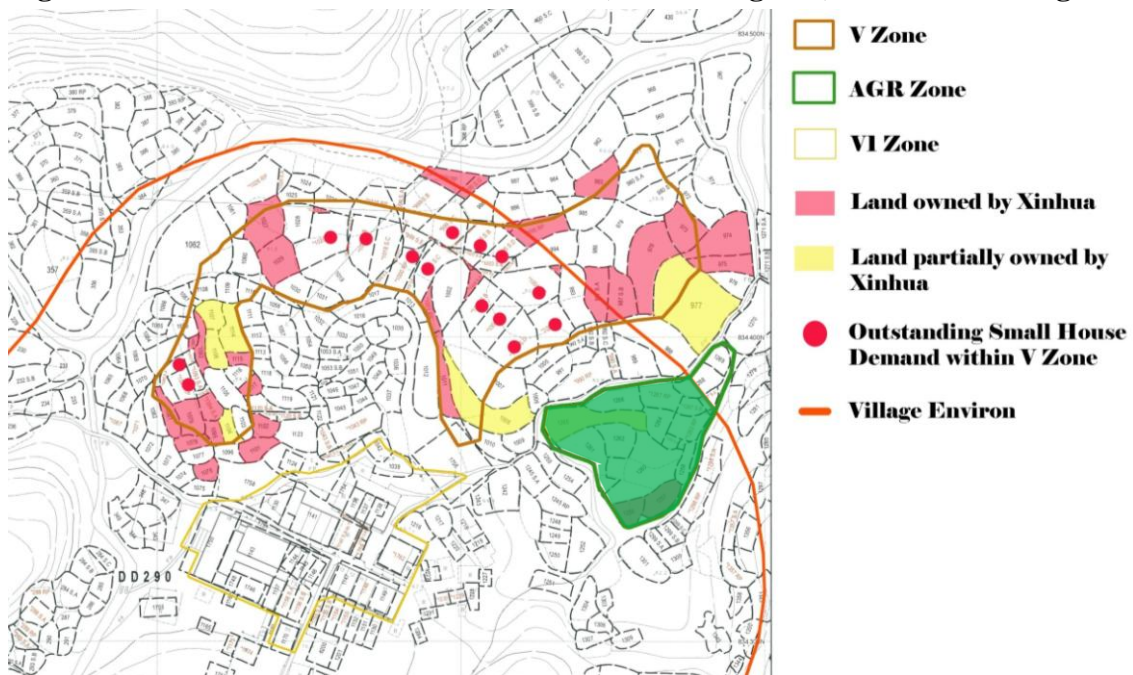


Figure 7 Viewing the proposed V zone (circled in red) at the walking trail leading to Pak Sha O village



Figure 8 Photomontage: Viewing the proposed V zone at the hiking trail linking Lo Fu Kei Shek and Shek Uk Shan



寄主: WOO Ming Chuan [REDACTED]
日期: 04日02月2016年星期四 23:30
收件者: Town Planning Board
主旨: HKBWS's comments on the draft Pak Sha O Outline Zoning Plan (S/NE-PSO/1
附件: 20160204_PSO_OZP_HKBWS(final).pdf

TPB/R/S/NE-PSO/1-520

Dear Sir/Madam,

Our submission regarding the captioned is attached.

Best Regards,
WOO Ming Chuan (Ms)
Conservation Officer
Hong Kong Bird Watching Society
7C, V Ga Building, 532 Castle Peak Road, Lai Chi Kok, Kowloon, Hong Kong

--

WOO Ming Chuan (Ms)
Conservation Officer
The Hong Kong Bird Watching Society
7C, V Ga Building, 532 Castle Peak Road, Lai Chi Kok, Kowloon, Hong Kong
Tel: [REDACTED] Fax: [REDACTED]

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
(E-mail: tpbpd@pland.gov.hk)



By email only

4 February 2016

Dear Sir/Madam,

Comments on the draft Pak Sha O Outline Zoning Plan (S/NE-PSO/1)

香港觀鳥會
THE
HONG
KONG
BIRD
WATCHING
SOCIETY

Since 1957 成立

Pak Sha O is a place of high ecological and cultural value. Many fauna and flora species of conservation concern are recorded in the area. An Ecologically Important Stream (EIS) is also identified and recognized by the Agriculture, Fisheries and Conservation Department (AFCD) in Pak Sha O. However, in the draft Pak Sha O Outline Zoning Plan (OZP) No. S/NE-PSO/1, a new "Village Type Development" (V) zone was proposed to the north of the existing village, which was said to satisfy the current small house demand. We have reservations in the justification of the new V zone and consider that the new V zone should be entirely removed. Our detailed comments and reasons for the objection to the draft OZP are as below:



1. Ecological importance of Pak Sha O

From 1999 to 2014, HKBWS has recorded 175 species of birds in Pak Sha O, which accounts for about one-third of total number of bird species recorded in Hong Kong¹; among them, 56 species are of conservation concern (Appendix 1). A diverse group of birds have been found in the Plan Area, including woodland birds (e.g., flycatchers, warbler, babblers and flowerpeckers), waterbirds (e.g., egrets, herons, shorebirds and kingfishers), open country birds (e.g., buntings) and raptor species (e.g., eagles and owls). The presence of such a wide range of bird species indicates the Plan Area is with diverse undisturbed natural habitats which are worthy of protection, particularly the woodland, marsh and natural streams.

One of the species of conservation concern frequently recorded in Pak Sha O is the Brown Fish Owl (*Ketupa zeylonensis*), which is a scarce resident in Hong Kong². It is

¹ Total bird species in Hong Kong is 531.

² Carey, G.J., Chalmers, M.L., Diskin, D.A., Kennerley, P.R., Leader, P.J., Leven, M.R., Lewthwaite, R.W., Melville, D.S., Turnbull, M. and Young, L. (2001). *The Avifauna of Hong Kong*. Hong Kong Bird Watching Society.

considered to be of Regional Concern³ and is listed under Class II protection in the People's Republic of China List of Wild Animals⁴. This species feeds in undisturbed, unpolluted lowland streams and tidal creeks². The woodlands in Pak Sha O are breeding grounds for Brown Fish Owl, while the marshes and unpolluted natural streams and their riparian vegetation are suitable foraging grounds and perches for this species. The occurrence of this species and other raptor species, which are top predators in the food web, indicates that the terrestrial and river ecosystem is in healthy condition.

Besides avifauna, other species of conservation concerns were also recorded including plants, mammals, dragonflies, butterflies, herpetofauna and fish. Over 1000 species of flora and fauna were recorded in Pak Sha O⁵. This shows that the Plan Area is of high biological diversity and conservation value, thus should be adequately protected.

2. The new V zone is not well-justified

1.1 The new V zone may not reflect the genuine need of villagers

From 2000 to 2012, many of the land in front (i.e. north) of the Pak Sha O village were bought up by various developers and companies. However, in 2012, some of the agricultural lands owned by the developer were subdivided into smaller plots by deed poll, and many of these subdivided small plots were then sold to villagers. In the same year, the Lands Department received small house applications in Pak Sha O, which are located in these subdivided small plots. These small house applications then becomes the outstanding small house demand of Pak Sha O, which has not changed since 2012⁶. The whole process seems to be very similar to the practice of selling "ding" rights for profit and there was a recent case where villagers were charged for fraud over construction of small houses⁷. Hence, we have reservations on the genuineness of the "outstanding small house demand", which is one of the main justifications for a new V zone. Moreover, many of the land plots within the new V zone and those between the new V zone and the existing village are owned by

³ Fellowes, J.R., Lau, M.W.N., Dudgeon, D., Reels, G.T., Ades, G.W.J., Carey, G.J., Chan, B.P.L., Kendrick, R.C., Lee, K.S., Leven, M.R., Wilson, K.D.P. and Yu, Y.T. (2002). Wild animals to watch: Terrestrial and freshwater fauna of conservation concern in Hong Kong. *Memoirs of the Hong Kong Natural History Society* No. 25, 123-160.

⁴ List of Wild Animals under State Protection (promulgated by State Forestry Administration and Ministry of Agriculture on 14 January, 1989).

⁵ Ecological data (results from surveys by individuals and green groups, and existing data extracted from literatures and publicly available sources) compiled by Christophe Barthelemy.

⁶ From data provided in TPB Paper No. 9240, 9965 and 10019, the outstanding small house demand remains at 38 and has not changed since 2012.

⁷ ICAC Press Release on 4 December 2015 <http://www.icac.org.hk/en/pr/index_uid_1771.html>

developer. It is uncertain if the villagers would really want to come back and live in the village. Therefore, we consider that the new V zone may not reflect the genuine need of the villagers and should be deleted.

1.2 Cross-village application mechanism already established

During the further representation hearing for the draft To Kwa Ping and Pak Tam Au OZP, the Planning Department stated that *“the surplus V zone (in Pak Tam Au) could meet the SH (Small House) demand generated from cross-village applications from other villages within the Country Park enclaves in Sai Kung North (e.g. Pak Sha O and Pak Sha O Ha Yeung)”*⁸. Extra land has been reserved in the V zone of Pak Tam Au. The small house demand in Pak Sha O can be met by cross-village applications under the current land administrative practice. Therefore, the new V zone in Pak Sha O is unnecessary.

1.3 New V zone not compatible with the surrounding

The new V zone is within the water gathering ground as defined by the Water Services Department, and is only 20 metres from an Ecologically Important Stream (EIS) which is recognized by the AFCD. We are concerned the village development would potentially lead to water pollution, threatening the aquatic organisms of conservation concern in the EIS of Pak Sha O and the Hoi Ha Marine Park located further downstream. Moreover, development of modern style small houses in the new V zone would lead to a significant negative visual impact on the natural and rural landscape and the cultural heritage of the Pak Sha O village. Furthermore, the increase in the built-up and paved area would decrease the flood capacity of the area. Changes to existing infrastructure may also be required (i.e. raising the level of the existing footpaths or houses) in the future for the safety of residents and visitors as the area will be prone to flooding. Therefore, the new V zone is not compatible with the natural and rural setting of Pak Sha O.

3. From a freshwater marsh to a farmland then to a V zone

The area where the new V zone is currently located, was once a long abandoned paddy field which became a freshwater marsh through natural succession. In 2012 (the same year as the division of land plots by deed poll, the transfer of landownership from developer to villager, and the application of small houses), a farmer from outside the village came to cultivate the area and started to drain the wetland. In the process of drafting an OZP for Pak Sha O in 2015, the farmed area was zoned as “Agriculture” (AGR) in draft Plan B (S/NE-PSO/B) due to its current

⁸ Paragraph 5(j) of the minutes of the 1083rd Town Planning Board meeting

statue. Later, amendments were made to draft Plan B and a new V zone was proposed in draft Plan C (S/NE-PSO/C).

During the consideration of the new V zone, AFCD had *"no strong view from nature conservation perspective as most of the area had been disturbed by farming activities"*⁹. One of the Members even said *"the stream abutting the footpath to the village was disturbed and the ecological value of its riparian zone should not be significant"*.

This series of events, together with the views from the Authority and the Members, seems to match with our doubt and concern of "destroy first, build later" when farmland rehabilitation first occurred in the marsh of Pak Sha O back in 2012. This may also give the public an impression that farming in a wetland can degrade its ecological value and would eventually lead to an approved village development.

The recognition and approval of the new V zone by the Town Planning Board may set an undesirable precedent for future similar cases. We are concerned more freshwater wetlands will be destroyed and drained by dry agricultural practices, in hope of small house developments in the future.

4. Our recommendations

We are concerned the current draft plan would facilitate undesirable village development in Pak Sha O and would adversely affect the natural habitat and the wildlife inhabiting the area, including the EIS and the protected Brown Fish Owl. Therefore, in order to protect the integrity of the ecosystem in Pak Sha O and alleviate the development pressure from small houses, the HKBWS considers that the new V zone should be entirely removed from the draft Plan. In addition, all woodland, all natural streams (including the EIS) and their riparian zones should be protected by "Green Belt (1)" or "Conservation Area" zoning. Furthermore, given the Plan Area is of ecological importance and is within the water gathering ground, buffer zones for the protection of streams and riparian vegetation should be zoned "Green Belt (1)" or "Conservation Area" for at least 30 metres wide on the two sides of the bank.

The introduction of planning control alone could not fully protect the sites from activities such as unauthorized tree felling and vegetation removal. In order to fully protect the ecological and landscape values of the site, as well as the overall value of

⁹ Paragraph 72(l) of the minutes of the 1099th Town Planning Board meeting

the surrounding Sai Kung West Country Park, the Authority should consider including Pak Sha O into the Sai Kung West Country Park following detailed assessments and public consultation. HKBWS believes that Pak Sha O and surrounding areas are qualified for such purpose given its value in terms of ecology, landscape and built heritage.

Thank you for your kind attention and we hope that the Town Planning Board would take our comments into consideration.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Woo Ming Chuan', with a stylized flourish at the end.

Woo Ming Chuan
Conservation Officer
The Hong Kong Bird Watching Society

cc.
The Conservancy Association
Designing Hong Kong
Kadoorie Farm and Botanic Garden
WWF – Hong Kong

Appendix 1 - HKBWS Bird Records at Pak Sha O (1999-2014)

No.	Common Name ⁽¹⁾	Scientific Name	Level of Concern ⁽⁴⁾	Protection Status in China ⁽⁵⁾	China Red Data Book ⁽⁶⁾	IUCN Red List (Version 2013.1) ⁽⁷⁾
1	Japanese Quail	<i>Coturnix japonica</i>	LC	-	-	Near Threatened
2	Eurasian Bittern ⁽⁹⁾	<i>Botaurus stellaris</i>	RC	-	-	-
3	Von Schrenck's Bittern ⁽⁹⁾	<i>Ixobrychus eurhythmus</i>	RC	-	-	-
4	Black-crowned Night Heron ⁽⁹⁾	<i>Nycticorax nycticorax</i>	(LC)	-	-	-
5	Striated Heron ⁽⁹⁾	<i>Butorides striatus</i>	(LC)	-	-	-
6	Chinese Pond Heron ⁽⁹⁾	<i>Ardeola bacchus</i>	PRC (RC)	-	-	-
7	Eastern Cattle Egret ⁽⁹⁾	<i>Bubulcus coromandus</i>	(LC)	-	-	-
8	Great Egret ⁽⁹⁾	<i>Ardea modesta</i>	PRC (RC)	-	-	-
9	Intermediate Egret ⁽⁹⁾	<i>Egretta intermedia</i>	RC	-	-	-
10	Little Egret ⁽⁹⁾	<i>Egretta garzetta</i>	PRC (RC)	-	-	-
11	Crested Honey Buzzard ⁽⁶⁾	<i>Pernis ptilorhynchus</i>	LC	Class II	Vulnerable	-
12	Crested Serpent Eagle ⁽⁶⁾	<i>Spilornis cheela</i>	(LC)	Class II	Vulnerable	-
13	Bonelli's Eagle ⁽⁶⁾⁽⁹⁾	<i>Aquila fasciata</i>	(RC)	Class II	Rare	-
14	Crested Goshawk ⁽⁶⁾	<i>Accipiter trivirgatus</i>	-	Class II	Rare	-
15	Japanese Sparrowhawk ⁽⁶⁾	<i>Accipiter gularis</i>	-	Class II	-	-
16	Besra ⁽⁶⁾	<i>Accipiter virgatus</i>	-	Class II	-	-
17	Eastern Marsh Harrier ⁽⁶⁾⁽⁹⁾	<i>Circus spilonotus</i>	LC	Class II	-	-
18	Black Kite ⁽⁶⁾⁽⁹⁾	<i>Milvus migrans</i>	(RC)	Class II	-	-
19	White-bellied Sea Eagle ⁽⁶⁾⁽⁹⁾	<i>Haliaeetus leucogaster</i>	(RC)	Class II	-	-
20	Eastern Buzzard ⁽⁶⁾⁽⁹⁾	<i>Buteo japonicus</i>	-	Class II	-	-
21	Slaty-legged Crane	<i>Rallina eurizonoides</i>	-	-	-	-
22	White-breasted Waterhen ⁽⁹⁾	<i>Amauornis phoenicurus</i>	-	-	-	-
23	Eurasian Woodcock	<i>Scolopax rusticola</i>	-	-	-	-
24	Pintail Snipe ⁽⁹⁾	<i>Gallinago stenura</i>	-	-	-	-
25	Common Snipe ⁽⁹⁾	<i>Gallinago gallinago</i>	-	-	-	-
26	Wood Sandpiper ⁽⁹⁾	<i>Tringa glareola</i>	LC	-	-	-
27	Temminck's Stint ⁽⁹⁾	<i>Calidris temminckii</i>	LC	-	-	-
28	Oriental Turtle Dove	<i>Streptopelia orientalis</i>	-	-	-	-
29	Spotted Dove	<i>Streptopelia chinensis</i>	-	-	-	-
30	Common Emerald Dove	<i>Chalcophaps indica</i>	-	-	Vulnerable	-
31	Greater Coucal	<i>Centropus sinensis</i>	-	Class II	Vulnerable	-
32	Chestnut-winged Cuckoo	<i>Clamator coromandus</i>	-	-	-	-
33	Plaintive Cuckoo	<i>Cacomantis merulinus</i>	-	-	-	-
34	Fork-tailed Drongo Cuckoo	<i>Surniculus lugubris</i>	-	-	-	-
35	Large Hawk Cuckoo	<i>Hierococcyx sparveroides</i>	-	-	-	-
36	Hodgson's Hawk Cuckoo	<i>Hierococcyx nasicolor</i>	-	-	-	-
37	Collared Scops Owl ⁽⁶⁾	<i>Otus lettia</i>	-	Class II	-	-
38	Brown Fish Owl ⁽⁶⁾	<i>Ketupa zeylonensis</i>	RC	Class II	-	-
39	Asian Barred Owl ⁽⁶⁾	<i>Glaucidium cuculoides</i>	-	Class II	-	-
40	Grey Nightjar	<i>Caprimulgus jotaka</i>	LC	-	-	-
41	Savanna Nightjar	<i>Caprimulgus affinis</i>	-	-	-	-
42	Silver-backed Needletail	<i>Hirundapus cochinchinensis</i>	-	Class II	-	-
43	Pacific Swift	<i>Apus pacificus</i>	(LC)	-	-	-
44	House Swift	<i>Apus nipalensis</i>	-	-	-	-
45	Oriental Dollarbird	<i>Eurystomus orientalis</i>	-	-	-	-
46	White-throated Kingfisher ⁽⁹⁾	<i>Halcyon smyrnensis</i>	(LC)	-	-	-
47	Black-capped Kingfisher ⁽⁹⁾	<i>Halcyon pileata</i>	(LC)	-	-	-
48	Common Kingfisher ⁽⁹⁾	<i>Alcedo atthis</i>	-	-	-	-
49	Great Barbet	<i>Megalaima virens</i>	-	-	-	-
50	Speckled Piculet	<i>Picumnus innominatus</i>	LC	-	-	-
51	Common Kestrel ⁽⁶⁾	<i>Falco tinnunculus</i>	-	Class II	-	-
52	Amur Falcon	<i>Falco amurensis</i>	-	Class II	-	-
53	Eurasian Hobby ⁽⁶⁾	<i>Falco subbuteo</i>	(LC)	Class II	-	-
54	Black-winged Cuckoo-shrike	<i>Coracina melaschistos</i>	-	-	-	-
55	Swinhoe's Minivet	<i>Pericrocotus cantonensis</i>	LC	-	-	-
56	Ashy Minivet	<i>Pericrocotus divaricatus</i>	-	-	-	-
57	Grey-chinned Minivet	<i>Pericrocotus solaris</i>	LC	-	-	-
58	Scarlet Minivet	<i>Pericrocotus speciosus</i>	-	-	-	-
59	Bull-headed Shrike	<i>Lanius bucephalus</i>	-	-	Rare	-
60	Brown Shrike	<i>Lanius cristatus</i>	-	-	-	-
61	Long-tailed Shrike	<i>Lanius schach</i>	-	-	-	-
62	White-bellied Erpornis	<i>Erpornis zantholeuca</i>	LC	-	-	-
63	Black-naped Oriole	<i>Oriolus chinensis</i>	LC	-	-	-
64	Hair-crested Drongo	<i>Dicrurus hottentottus</i>	-	-	-	-
65	Black-naped Monarch	<i>Hypothymis azurea</i>	-	-	-	-
66	Asian Paradise Flycatcher	<i>Terpsiphone paradisi</i>	LC	-	-	-
67	Japanese Paradise-Flycatcher	<i>Terpsiphone atrocaudata</i>	LC	-	-	Near Threatened
68	Red-billed Blue Magpie	<i>Urocissa erythrorhyncha</i>	-	-	-	-
69	Grey Treepie	<i>Dendrocitta formosae</i>	LC	-	-	-
70	Collared Crow	<i>Corvus torquatus</i>	LC	-	-	Near Threatened
71	Large-billed Crow	<i>Corvus macrorhynchos</i>	-	-	-	-
72	Cinereous Tit	<i>Parus cinereus</i>	-	-	-	-
73	Yellow-cheeked Tit	<i>Parus spilonotus</i>	-	-	-	-
74	Eurasian Skylark	<i>Alauda arvensis</i>	-	-	-	-
75	Red-whiskered Bulbul	<i>Pycnonotus jocosus</i>	-	-	-	-
76	Chinese Bulbul	<i>Pycnonotus sinensis</i>	-	-	-	-
77	Mountain Bulbul	<i>Ixos mccllellandii</i>	-	-	-	-
78	Chestnut Bulbul	<i>Hemixos castanonotus</i>	-	-	-	-
79	Barn Swallow	<i>Hirundo rustica</i>	-	-	-	-
80	Red-rumped Swallow	<i>Cecropis daurica</i>	-	-	-	-
81	Pygmy Wren-babbler	<i>Pnoepyga pusilla</i>	-	-	-	-
82	Mountain Tailorbird	<i>Phyllergates cucullatus</i>	-	-	-	-
83	Japanese Bush Warbler	<i>Horornis diphone</i>	-	-	-	-
84	Manchurian Bush Warbler	<i>Horornis borealis</i>	-	-	-	-

Appendix 1 - HKBWS Bird Records at Pak Sha O (1999-2014)

No.	Common Name ⁽¹⁾	Scientific Name	Level of Concern ⁽⁴⁾	Protection Status in China ⁽⁵⁾	China Red Data Book ⁽⁶⁾	IUCN Red List (Version 2013.1) ⁽⁷⁾
85	Brown-flanked Bush Warbler	<i>Horornis fortipes</i>	-	-	-	-
86	Asian Stubtail	<i>Urosphena squameiceps</i>	-	-	-	-
87	Dusky Warbler	<i>Phylloscopus fuscatus</i>	-	-	-	-
88	Radde's Warbler	<i>Phylloscopus schwarzi</i>	-	-	-	-
89	Chinese Leaf Warbler	<i>Phylloscopus yunnanensis</i>	-	-	-	-
90	Pallas's Leaf Warbler	<i>Phylloscopus proregulus</i>	-	-	-	-
91	Yellow-browed Warbler	<i>Phylloscopus inornatus</i>	-	-	-	-
92	Arctic Warbler	<i>Phylloscopus borealis</i>	-	-	-	-
93	Two-barred Warbler	<i>Phylloscopus plumbeitarsus</i>	-	-	-	-
94	Pale-legged Leaf Warbler	<i>Phylloscopus tenellipes</i>	-	-	-	-
95	Eastern Crowned Warbler	<i>Phylloscopus coronatus</i>	-	-	-	-
96	Goodson's Leaf Warbler	<i>Phylloscopus goodsoni</i>	LC	-	-	-
97	Martens's Warbler	<i>Seicercus omeiensis</i>	-	-	-	-
98	Black-browed Reed Warbler	<i>Acrocephalus bistrigiceps</i>	-	-	-	-
99	Manchurian Reed Warbler	<i>Acrocephalus tangorum</i>	-	-	-	Vulnerable
100	Russet Bush Warbler	<i>Locustella mandelli</i>	-	-	-	-
101	Pallas's Grasshopper Warbler	<i>Locustella certhiola</i>	LC	-	-	-
102	Zitting Cisticola	<i>Cisticola juncidis</i>	LC	-	-	-
103	Plain Prinia	<i>Prinia inornata</i>	-	-	-	-
104	Common Tailorbird	<i>Orthotomus sutorius</i>	-	-	-	-
105	Streak-breasted Scimitar Babbler	<i>Pomatorhinus ruficollis</i>	-	-	-	-
106	Rufous-capped Babbler	<i>Stachyris ruficeps</i>	LC	-	-	-
107	Chinese Hwamei	<i>Garrulax canorus</i>	-	-	-	-
108	Masked Laughingthrush	<i>Garrulax perspicillatus</i>	-	-	-	-
109	Greater Necklaced Laughingthrush	<i>Garrulax pectoralis</i>	-	-	-	-
110	Black-throated Laughingthrush	<i>Garrulax chinensis</i>	-	-	-	-
111	Blue-winged Minla	<i>Minla cyanouroptera</i>	-	-	-	-
112	Chesnut-collared Yuhina	<i>Yuhina castaniceps</i>	(LC)	-	-	-
113	Chestnut-flanked White-eye	<i>Zosterops erythroleurus</i>	-	-	-	-
114	Japanese White-eye	<i>Zosterops japonicus</i>	-	-	-	-
115	Velvet-fronted Nuthatch	<i>Sitta frontalis</i>	-	-	-	-
116	Common Myna	<i>Acridotheres tristis</i>	-	-	-	-
117	Red-billed Starling⁽⁹⁾	<i>Spodiopsar sericeus</i>	RC	-	-	-
118	Black-collared Starling	<i>Gracupica nigricollis</i>	-	-	-	-
119	Orange-headed Thrush	<i>Geokichla citrina</i>	LC	-	-	-
120	Siberian Thrush	<i>Geokichla sibirica</i>	-	-	-	-
121	White's Thrush	<i>Zoothera aurea</i>	-	-	-	-
122	Grey-backed Thrush	<i>Turdus hortulorum</i>	-	-	-	-
123	Japanese Thrush	<i>Turdus cardis</i>	-	-	-	-
124	Common Blackbird	<i>Turdus merula</i>	-	-	-	-
125	Eyebrowed Thrush	<i>Turdus obscurus</i>	-	-	-	-
126	Pale Thrush	<i>Turdus pallidus</i>	-	-	-	-
127	Brown-headed Thrush	<i>Turdus chrysolaus</i>	LC	-	-	-
128	Dusky Thrush	<i>Turdus eunomus</i>	LC	-	-	-
129	Oriental Magpie Robin	<i>Copsychus saularis</i>	-	-	-	-
130	Grey-streaked Flycatcher	<i>Muscicapa griseisticta</i>	-	-	-	-
131	Dark-sided Flycatcher	<i>Muscicapa sibirica</i>	-	-	-	-
132	Asian Brown Flycatcher	<i>Muscicapa latirostris</i>	-	-	-	-
133	Ferruginous Flycatcher	<i>Muscicapa ferruginea</i>	PRC	-	-	-
134	Hainan Blue Flycatcher	<i>Cyornis hainanus</i>	-	-	-	-
135	Fujian Niltava	<i>Niltava davidi</i>	-	-	-	-
136	Blue-and-white Flycatcher	<i>Cyanoptila cyanomelana</i>	-	-	-	-
137	Verditer Flycatcher	<i>Eumyias thalassinus</i>	-	-	-	-
138	Lesser Shortwing	<i>Brachypteryx leucophris</i>	LC	-	-	-
139	Siberian Blue Robin	<i>Luscinia cyane</i>	LC	-	-	-
140	Rufous-tailed Robin	<i>Luscinia sibilans</i>	-	-	-	-
141	Siberian Rubythroat	<i>Luscinia calliope</i>	-	-	-	-
142	White-tailed Robin	<i>Myiomela leucura</i>	-	-	-	-
143	Red-flanked Bluetail	<i>Tarsiger cyanurus</i>	-	-	-	-
144	Blue Whistling Thrush	<i>Myophonus caeruleus</i>	-	-	-	-
145	Yellow-rumped Flycatcher	<i>Ficedula zanthopygia</i>	-	-	-	-
146	Narcissus Flycatcher	<i>Ficedula narcissina</i>	-	-	-	-
147	Mugimaki Flycatcher	<i>Ficedula mugimaki</i>	-	-	-	-
148	Red-throated Flycatcher	<i>Ficedula albicilla</i>	-	-	-	-
149	Daurian Redstart	<i>Phoenicurus aureus</i>	-	-	-	-
150	Blue Rock Thrush	<i>Monticola solitarius</i>	-	-	-	-
151	Stejneger's Stonechat	<i>Saxicola stejnegeri</i>	-	-	-	-
152	Grey Bush Chat	<i>Saxicola ferreus</i>	LC	-	-	-
153	Orange-bellied Leafbird	<i>Chloropsis hardwickii</i>	LC	-	-	-
154	Fire-breasted Flowerpecker	<i>Dicaeum ignipectus</i>	-	-	-	-
155	Scarlet-backed Flowerpecker	<i>Dicaeum cruentatum</i>	-	-	-	-
156	Fork-tailed Sunbird	<i>Aethopyga christinae</i>	-	-	-	-
157	Eurasian Tree Sparrow	<i>Passer montanus</i>	-	-	-	-
158	White-rumped Munia	<i>Lonchura striata</i>	-	-	-	-
159	Scaly-breasted Munia	<i>Lonchura punctulata</i>	-	-	-	-
160	Forest Wagtail	<i>Dendronanthus indicus</i>	-	-	-	-
161	Eastern Yellow Wagtail	<i>Motacilla tschutschensis</i>	-	-	-	-
162	Grey Wagtail	<i>Motacilla cinerea</i>	-	-	-	-
163	White Wagtail	<i>Motacilla alba</i>	-	-	-	-
164	Richard's Pipit	<i>Anthus richardi</i>	-	-	-	-
165	Olive-backed Pipit	<i>Anthus hodgsoni</i>	-	-	-	-
166	Pechora Pipit	<i>Anthus gustavi</i>	LC	-	-	-
167	Brambling	<i>Fringilla montifringilla</i>	-	-	-	-
168	Chinese Grosbeak	<i>Eophona migratoria</i>	LC	-	-	-

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No.	Common Name ⁽¹⁾	Scientific Name	Level of Concern ⁽⁴⁾	Protection Status in China ⁽⁵⁾	China Red Data Book ⁽⁶⁾	IUCN Red List (Version 2013.1) ⁽⁷⁾
169	Tristram's Bunting	<i>Emberiza tristrami</i>	-	-	-	-
170	Chestnut-eared Bunting	<i>Emberiza fucata</i>	LC	-	-	-
171	Little Bunting	<i>Emberiza pusilla</i>	-	-	-	-
172	Yellow-browed Bunting	<i>Emberiza chrysophrys</i>	-	-	-	-
173	Yellow-breasted Bunting	<i>Emberiza aureola</i>	RC	-	-	Endangered
174	Chestnut Bunting	<i>Emberiza rutila</i>	-	-	-	-
175	Black-faced Bunting	<i>Emberiza spodocephala</i>	-	-	-	-

Note:

(1) All wild birds are Protected under Wild Animal Protection Ordinance (Cap. 170)

(4) Fellowes et al. (2002): GC=Global Concern; LC=Local Concern; RC=Regional Concern; PRC=Potential Regional Concern; PGC: Potential Global Concern. Letters in parentheses indicate that the assessment is on the basis of restrictedness in nesting and/or roosting sites rather than in general occurrence.

(5) List of Wild Animals Under State Protection (promulgated by State Forestry Administration and Ministry of Agriculture on 14 January, 1989).

[國家重點保護野生動物名錄(1989年1月14日林業局及農藥部發佈施行)]

(6) Zheng, G. M. and Wang, Q. S. (1998).

(7) IUCN (2013). IUCN Red List of Threatened Species. Version 2013.1

(8) Protected under Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586)

(9) Wetland-dependent species (including wetland-dependent species and waterbirds)

Species of conservation interest is in bold type face

寄件人:
日期:
发件者:
主旨:
附件:

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04日02月2016年星期四 19:11
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DHK Representation on Draft Pak Sha O Outline Zoning Plan
20160202 DHK OZP PSO 1_Feb 2016.pdf

Dear sirs,

Attached please our representation on the captioned.

Miffy

Designing Hong Kong Limited

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Hong Kong, 4 February 2016

Chairman and Members
Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
Fax: 2877 0245;
Email: tpbpd@pland.gov.hk

Draft Pak Sha O Outline Zoning Plan No. S/NE-PSO/1

Dear Chairman and Members,

Designing Hong Kong **objects to** the captioned Outline Zoning Plan.

Pak Sha O is an enclave surrounded by the Sai Kung West Country Park (SKWCP). The enclave is physically, ecologically, geologically, aesthetically, and from a landscape and recreational point of view, fully connected with SKWCP. There is a need to strengthen control over development in enclaves in order to preserve the integrity of Country Park.

Pak Sha O is a traditional Hakka style village which has been well maintained, and the outlook and layout of the village has NOT YET been damaged by the chaotic construction of New Territories Exempted Houses (small houses). The proposed new "Village Type Development" zone (V zone) will certainly affect the harmony of the existing historic cluster of buildings.

We therefore strongly oppose the V zone and urge for it to be deleted.

We call on the Board to ensure there is a comprehensive strengthening of control over development in Pak Sha O and protection of this traditional village. We urge the Board to protect the ecology, aesthetics, and landscape of Pak Sha O and the surrounding Country Park.

Limited the development area for Small Houses

- The Small House Policy is abused for investment rather than for housing needs. A recent land search by the Conservation Association shows that 60% of the land lots within the proposed new V zone were sold to the developer named Xinhua Bookstore Xiang Jiang Group Limited in mid-2012. Since, the developer systematically carved out land lots and transferred the lands to villagers who have 'ding rights' to apply for small houses. 14 small house applications are fall within these carved land lots. At the same the developer has continued the acquisition of land in Pak Sha O (figure 1).
- This information indicates that the claimed genuine demand for small houses as provided for under the small house policy may not be correct.
- These transactions give rise to reasonable suspicions that the villagers sold the beneficial benefit in their 'ding rights' and are now acting as frontmen for the developer. As such the Board risks aiding and abetting an illegal scheme aimed at abuse of the proposed V zone for profit making rather than to address the genuine demand by indigenous villagers.
- According to TPB paper No. 10019, surplus land within the "V" zone of Pak Tam Au OZP was designated to meet the small house demand of other villages within the WGG in Sai Kung North, including Pak Sha O and Pak Sha O Ha Yeung, under the administrative measure of permitting cross-village small house applications. At the TPB meeting of To Kwa Ping and Pak Tam Au OZP No. S/NE-TKP/1 dated 14 April 2015, the Village

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Representative Mr Ho Kam Wah mentioned that 'he agreed with the arrangement of cross-village SH applications from villages falling within WGGs to Pak Tam Au Village.' and clarified that 'the village had so far accepted at least 5 cross-village SH applications from Pak Sha O Village.' There thus appears that sufficient land has been reserved in Sai Kung for Pak Sha O small house development. The expansion of V zone in Pak Sha O is thus not justified.

- The natural wetland habitat was largely destroyed in mid-2012 under the excuse of agriculture rehabilitation.¹ Little has been achieved to this effect other than destruction of the local ecology. The farmland are owned by developers and the farmers are employed and not local inhabitant villagers. This appears a "destroy first, develop later" attitude of the landowners with much of the ecology of the area removed in what appears "fake agriculture usage" of the land prior to the DPA. If TPB approve the proposed new V zone, it will set an undesirable precedent rewarding similar behavior elsewhere.
- The visual, landscape and historical value of the valley will be destroyed by the proposed new small house development. With reference to Mr Christophe Barthélémy's photomontage (figure 2), it shows that there is no natural barrier from the two main access points to the village. The 'dense woodland' mentioned in TPB paper No. 10019 served as a buffer, in fact neglects other visually sensitive receivers. The TPB members has also expressed their concern on the visual buffer between the new V zone and the existing village in the TPB meeting dated 13 November 2015. The possibility of planting trees at the lawn to act as buffer suggested by Planning Department is not guaranteed. No small houses to be permitted within the OZP will avoid the impact on the visual, landscape and historical value of this Hakka villages.
- There is no road connection and the area has a high landscape and ecological value. Residents need to rely on the narrow footpath connected Hoi Ha Road. The proposed new V zone will generate demand for at least 34 vehicles. However, there are no parking facilities at the village or along Hoi Ha Road. The impacts of (authorized/unauthorized) parking on Hoi Ha Road and the surrounding park have not been considered. A clear transport plan must be identified prior to any decision over the zoning of land for development.
- Pak Sha O lies on WGG of WSD in which septic tanks are not permitted. The impacts of the increase in development and human activities have not been considered.
- The Hoi Ha EIS is adjacent to the proposed new V zone and runs to the protected Hoi Ha Wan. The effluent water discharge and increase in muddy run-off impacts of construction and increase in habitation. For these reasons the V zone should not be designated for this area.
- The proposed new V zone is surrounded by the EIS and only by 20 meters buffer. The draft plan has not considered the flooding risk during rainstorms, alternatively, high podiums will be constructed resulting in detrimental impacts on the landscape.
- If any development is to be permitted, there should first be a detailed village layout specifying site formation heights, sewage treatment, drainage, footways, and vehicular access whether to be implemented by the private land owners or the public prior to any development.

¹白沙澳濕地遭夷平「發展」

<https://hk.news.yahoo.com/%E7%99%BD%E6%B2%99%E6%BE%B3%E6%BF%95%E5%9C%B0%E9%81%AD%E5%A4%B7%E5%B9%B3-%E7%99%BC%E5%B1%95-220948352.html>

Agriculture and Green Belt zoning provides insufficient protection

- Development puts the area along the EIS, stream and country parks at risk. House or small house should be removed from column 1 or 2 for AGR or GB zones.
- In general, building small house applications are frequently approved for 'Agriculture' and 'Green Belt' zone. The approval rate of small house application in 'Agriculture' zone was 60%.² The proposed 'Agriculture' mostly lies on 'Village Environ'. 'Small House' in column 2 provides false hope for the villagers, promotes destruction of the ecology to increase the chance of future development approvals, and will thus have detrimental impacts on the local ecology, landscape, and the ability to genuinely farm the land.
- Moreover, the 20 meters buffer along the EIS, stream and its riparian zone and the area connected to the country park should be zoned CA to prevent polluted water running into the EIS.

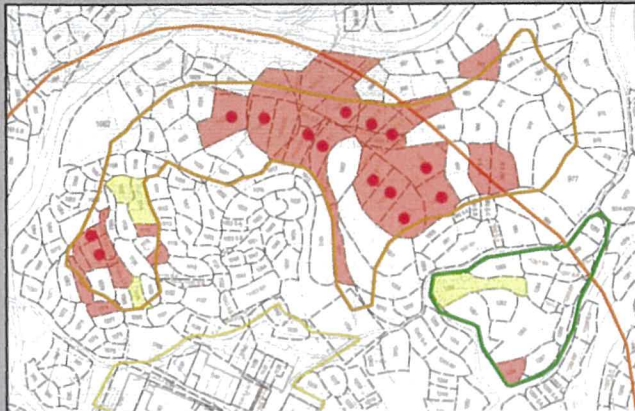
Designing Hong Kong Limited
February 2016

² LCQ17: Land reserved for building New Territories small houses (6 Feb 2013)
http://gia.info.gov.hk/general/201302/06/P201302060426_0426_106939.pdf

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Figure 1








Land ownership change in Pak Sha O V zone



May 2012
60% of land lots have been sold to the developer
Xinhua Bookstore Xiang Jiang Group Limited

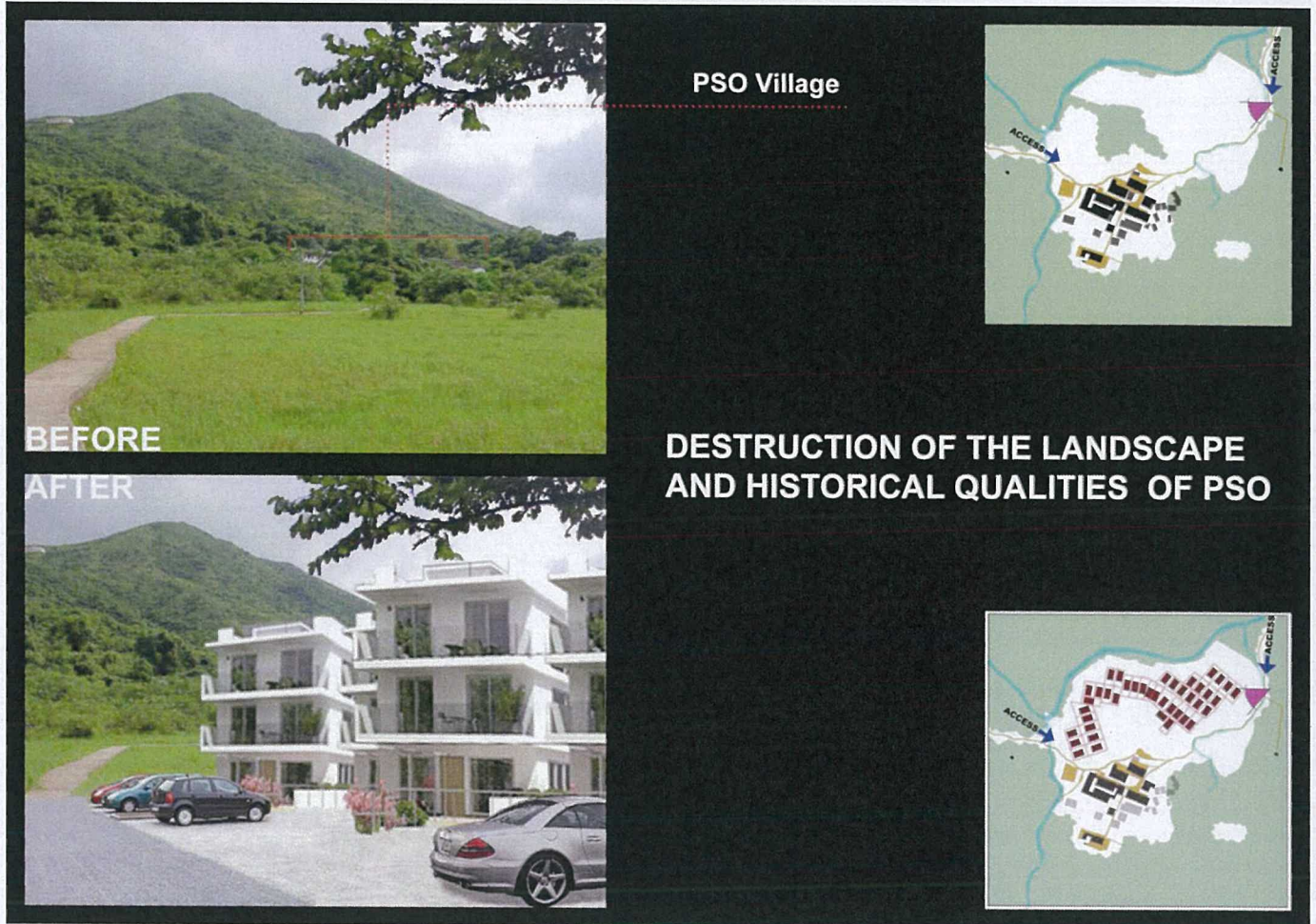


December 2015
The developer has systematically carved out land lots and transferred these to villagers since mid-2012, and continued to acquire land in Pak Sha O. Currently, about 50% of land lots are under the developer

-  Propsoed V zone
-  Agriculture Zone
-  Pak Sha O Village
-  Land owned by developer
-  Land partially owned by developer
-  Outstanding small house demand
-  Village environ

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Figure 2





環保觸覺
Green Sense

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致 城市規劃委員會

TPB/R/S/NE-PSO/1-522

有關：白沙澳分區計劃大綱草圖 S/NE-PSO/1

環保觸覺意見書

環保觸覺（本會）就上述草圖表示意見如下：

- 1) 白沙澳原居民絕大部分於廿年前已離村，多年來亦少有回村打理，卻於制訂規劃圖則期間才大量申請興建丁屋，所謂需求是否真確非常不可信。
- 2) 有其他團體就揭發村內過半於草圖中被劃作「鄉村式發展」土地為發展商持有。如村民早已將土地賣予他人，將來要回村發展的說法同樣不可信。
- 3) 同時，發展商再於 2012 年中把「鄉村式發展」地帶內的地段分拆並轉手，分拆的地段內更已有處理中的丁屋申請，過程無異一般「套丁」。有理由相信現草圖規劃中所謂滿足「原居民丁屋需求」，將會變成發展商與原居民合謀圖利的工具，草圖可謂等同協助「套丁」。本會強烈反對「套丁」行為。
- 4) 問題的根本是現行的小型屋宇政策。小型屋宇於數量上沒有限制，又因制度缺陷而淪為一面得到政府補貼，一面謀取暴利的工具，這對其他同為香港人，但未有丁屋權利的大眾實在非常不公。
- 5) 更重要是，當中的巨大利益為破壞鄉郊作丁屋發展提供動機，丁屋需求長期被誇大。本會認為小型屋宇政策必須改革，城規會也應該以最保守的態度規劃最小的鄉村式發展，阻止小型屋宇無止境地於香港郊野地區發展。
- 6) 草圖是不合理地將白沙澳村北面，大片現時被復耕的農地劃作鄉村式發展用途。該等土地亦僅劃作「農業」地帶，反映實際用途，亦須嚴格限制興建屋宇，保護農業發展，而不是鄉村式發展。

1874

第1頁，共2頁



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- 7) 白沙澳四周被西貢西郊野公園包圍，生態環境資源豐富，珍貴的動植物繁多。現時建議的「鄉村式發展」用地並無兼顧保存這些生態和自然景觀。亦應將大部分「綠化地帶」改為「自然保育區」，以更恰當地反映及保護當地自然環境。

本會認為一個有意義的諮詢，當局應盡快公開所有制定圖則時所曾及將要參考的資料的完整文本，例如是丁屋需求估算的理據、或如其他團體提出的水浸風險的評估報告，否則現時市民無法就該等資料的準確性提出意見，令城規會程序不公。

如有任何回覆，請致電 8100-4877 或電郵至 info@greensense.org.hk 與本會聯絡。

環保觸覺

二零一六年二月二日

寄件人:
寄件日期:
收件者:
主旨:
附件:

02日02月2016年星期二 17:52
tpbpd@pland.gov.hk
Comments on Pak Sha O OZP - DPA/NE-PSO/1
TPB 2 Feb 16.docx

Dear Sir/Madam

Please find enclosed comments from Friends of Hoi Ha on the draft Pak Sha O outline Zoning Plan, DPA/NE-PSO/1.

You may quote Friends of Hoi ha as the originator of this letter but we would ask that the names of the signatories be kept confidential.

Regards

Secretary
FOHH

FRIENDS OF HOI HA
21C Hoi Ha Village
Sai Kung Country Park
New Territories
Hong Kong



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2 February 2016

Secretary
Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Sir/Madam

Draft Pak Sha O Draft Outline Zoning Plan No: DPA/NE-PSO/1

1. Friends of Hoi Ha support some of the amendments to the draft Pak Sha O OZP promulgated in the latest draft but still have serious reservations on the overall plan, which threatens to destroy the ambience, landscape and cultural value of Pak Sha O and Pak Sha O Ha Yeung, which are important resources for the whole of Hong Kong.

EXISTING VILLAGE CLUSTERS

2. The Board has recognised the cultural, architectural and landscape value of the existing cluster of buildings in both Pak Sha O and Pak Sha O Ha Yeung and the designation of these areas as "V1" Zones is welcome. However, the limitations on building activities do not go far enough to safeguard the villages. As well as the proposed limits to building activities, it should be made quite clear that any alterations to existing buildings or any new buildings constructed must not exceed the vertical profile of the present buildings and must be designed so as to be in harmony with the existing buildings in colour, style and construction methods. It would only take one inappropriate building to completely ruin the harmonious nature of the existing building clusters.

DESIRE VERSUS NEED FOR NEW HOUSES

3. The Draft OZP refers to an outstanding Small House Demand for 49 houses; however, no attempt has been made to justify this figure, which forms a basis for planning decisions. The figure was given by the Indigenous Village Representative without any accompanying justification and without any audit being made of this figure. The reality is that not a single Indigenous Villager has lived in the village for over 20 years. If an Indigenous Villager had wanted to move back into the village, then there are plenty of habitable dwellings which could have been bought or rented – existing tenants could have been replaced by Indigenous Villagers had they wished to move into the village. The figure of 49 does not reflect any real "need" for housing by Indigenous Villagers – it is, purely, a "wish-list" dreamt up by a person with a considerable vested interest and

represents a desire for absentee Indigenous Villagers to make considerable amounts of money from selling their "Ding" rights without any intention to ever live in the houses. These actions are a serious abuse of the Small House Policy. It is completely unacceptable that major planning decisions concerning the future of the Pak Sha O enclave were based on a number given by an individual without any attempt being made to assess the validity of the figure.

4. The actual "need" for houses to be built at Pak Sha O to provide housing for entitled Indigenous Villagers is negligible. The TPB has recognised that spare land within the V-Zone at Pak Tam Au could be made available for entitled villagers from other villagers. The very few genuine applicants for housing under the Small House Policy from the indigenous diaspora of Pak Sha O should be allocated spare lots at Pak Tam Au in order to safeguard the environment at Pak Sha O.

ROLE OF RURAL COMMITTEE

5. Since the publication of the Rural Representative Election Ordinance (Cap. 576), Rural Committees have an obligation to represent not only Indigenous Villagers, wherever they may live, but, also, to represent village residents. There are no Indigenous Villagers living in the Pak Sha O enclave, but there are a number of residents living in the village houses with long-term stakes in the village. It was incumbent upon the Sai Kung North Rural Committee to assess the feelings of village residents before commenting on the draft plans for Pak Sha O; however, no approach was made by the Rural Committee to residents in order to gauge their opinions. The comments of the Sai Kung North Rural Committee, which has asked for an increase in size of the V-zone to allow large numbers of houses to be built, are based, purely, on the wishes of absentee Indigenous Villagers and have taken no account of the views of villagers who actually live in the village. SKNRC have been asked for copies of the minutes of meetings which discussed Pak Sha O to see on what basis their comments were made, but the minutes are deemed not-disclosable to members of the public and they have not replied to a letter requesting disclosure. The Tai Po District Council have supported the line taken by SKNRC, also without consulting village residents. Given the completely biased nature of the comments made by both the SKNRC and the Tai Po DC, which are based on the money-making desires of people who have no desire to live in the villages and who care little for the future of the villages, the TPB should discard all comments made by these bodies until such time as they can be seen to include the views of the actual villagers who live in Pak Sha O and Pak Sha O Ha Yeung.

LAND OWNERSHIP

6. The large majority of the land being designated as V-zone in the draft OZP belongs to, or has recently been owned by a development company – trading under the name Xinhua Bookstore. Since the company bought the land, the lots have been subdivided and some have been sold to Indigenous Villagers in connection with Small House applications. These individual applications are co-ordinated and appear to be part of a greater plan to build up to 50 houses in the area under a single plan. These actions give rise to the strong suspicion that the land ownership activities at Pak Sha O are part of a scheme by which villagers' "Ding" rights are controlled and bought by developers. These activities,

which have been well known in the New Territories for years, have recently been shown to be illegal – the legal position has been reinforced by senior Government officials, including the Secretary for Development, who has ruled that the Small House Policy does not give Indigenous Villagers the right to sell their “Ding” rights.

7. In the past, the TPB has put aside ownership issues and has claimed that such issues did not fall under their remit. However, it is time for this “head in the sand” approach to stop. The TPB is aware of the facts, and the reality of the situation is that the land being designated by the TPB for building can only be developed through illegal activities. V-zones are meant as areas for Indigenous Villagers to legally build under the Small House Policy. Land owned by developers and sold temporarily to entitled persons for the purposes of applying for houses on behalf of developers should not be knowingly zoned by the TPB as building land – to do so is, effectively, making the TPB accessories to criminal fraud.
8. The TPB may lack the resources or remit to investigate the potential for fraud – in which case, the TPB’s papers should be handed to the relevant authorities to mount an investigation into the potentially illegal activities. Only if areas can be developed legally should they be released as V-zone.

AGRICULTURE

9. The agricultural activities at Pak Sha O are on land owned by developers and the farmers are not local Indigenous Villagers. The main purpose of the agriculture has been to destroy and drain ecologically-important marshland which had developed in the 30+ years since the Indigenous Villagers stopped farming, and to clear surrounding areas of vegetation in order to condition the entire area for building.
10. As is mentioned in the Draft OZP, the area is within a Water Gathering Ground. This, plus the fact that the stream leads down the valley and discharges into Hoi Ha Wan Marine Park/SSSI means that the control of water quality in the area is of paramount importance. The OZP’s insistence that any agricultural activities should not use pesticides, and fertilisers can be used only with permission, is welcome – however, it should be noted that the present farmers use considerable quantities of both pesticides and fertilisers and have not been restricted in their activities. The policing of these activities needs to start immediately.
11. The recent clearance of the area now designated for agriculture in the Draft OZP is an extension of the developer’s policy to clear land of anything of ecological value, ostensibly for agriculture, prior to an application to re-zone the area for building.

SEWAGE DISPOSAL

12. The Draft Pak Sha O Outline Zoning Plan contains provision for the building of an extra 34 NTEHs. The plan envisages the population of the village of Pak Sha O rising from under 50 to 280 persons. According to EPD estimates (*EPD Technical Paper EPD/TP1/05, Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning version 1* by Wallace YM YIU E(SI)7 dated March 2005 – Table T-1), the Unit

Flow Factor which should be used for planning purposes to assess the volume of sewage from a modern village house is 0.27m^3 per person. Thus, under the draft OZP, the volume of sewage produced by the village of Pak Sha O will rise from $13.5\text{m}^3/\text{day}$ to $75.6\text{m}^3/\text{day}$. The Government has no plans to construct a sewage mains system to Pak Sha O.

13. The Draft OZP recognises that the village lies within a Water Gathering Ground and that "in general" the use of septic tank and soakaway systems is not allowed and that there should be "demonstrably effective means (such as proper waste water treatment plant) to ensure that the effluent water quality is acceptable". However, the use of the wording "in general" is of concern, particularly in the light of the fact that the OZP makes the comment later in the paragraph that there is "sufficient administrative mechanism to ensure the water quality". Paragraph 7.2.6 of the Explanatory Notes of the Draft OZP states the following:

"There is no existing or planned public sewerage for the Area. At present, on-site discharge system such as septic tanks and soakaway pits are generally used in traditional villages. They would only satisfy the requirements of individual lots. Any increase in population or number of visitors to the Area or further recreation/residential developments will require additional facilities".

14. These wordings could be construed to mean that when the LandsD and other departments considers each application individually, on its own merits, a septic tank could be considered as satisfying the requirements of an individual lot. As a planning authority, it is incumbent on the TPB to consider the proposed OZP as a whole, not as individual applications. Therefore, it must be made unambiguous in the final OZP that septic tank/soakaway systems are unacceptable for each and every new house being contemplated at Pak Sha O, whether they be considered individually or collectively, and that other systems will have to be constructed to ensure that the Water Gathering Ground is not polluted. Thus, a system of effectively treating sewage other than by a septic tank/soakaway system must be devised before any new house is constructed at Pak Sha O.
15. The proposed new V-Zone in the Draft OZP is in an area with a high water table. Thus, if septic tanks were to be considered, any Percolation Test, as defined by EPD's ProPECC 5/93, would fail – the area is, in any case, unsuitable for septic tank/soakaway systems.
16. There are several solutions which might be feasible; however, there are many problems:
- A collective sewage treatment system would require a considerable amount of land – the Government should not provide land for private sewage disposal systems and so this land will have to come from the privately-owned areas.
 - The area in the new V-Zone and in the other privately-owned areas is unsuitable for most collective systems because it is an area of high water table and close to streams.

- c. Any collective system should be constructed to cater for the entire new building plan – 31 houses at Pak Sha O and 3 houses at Pak Sha O Ha Yeung and, ideally, to serve, also, the existing houses.
 - d. The sewage treatment system must be in place coincident with the first new house being built.
 - e. Any new system catering for 30+ houses and in the region of 75m³ of sewage per day will be expensive and will have to be paid for by the builders of the houses.
 - f. Given that the V-Zone is, supposedly, dedicated to individual Small House Policy applications, it is difficult to see how the applications will be co-ordinated and the sewage scheme paid for unless the applications are part of an illegal scheme co-ordinated by a developer, as described above.
17. Given the above constraints, the inescapable conclusion is that the provision of the necessary sewage treatment facilities to ensure that the Water Gathering Ground is not polluted by the construction of 34 houses at Pak Sha O, applied for on an individual basis, is technically and practically not feasible.
18. The TPB has mentioned 14 existing applications for the building of houses under the Small House Policy. If these applications do not contain provisions for the treatment of sewage other than by septic tank/soakaway systems, they should be refused forthwith.

INFRASTRUCTURE

19. Quite apart from the lack of facilities to cope with a large increase in sewage effluent from an expanded village, other aspects of infrastructure are inadequate to support an increase in village size.
- a. The village is not on a road and, therefore, there is no Emergency Vehicle Access to the village. A development of more than 10 houses, if considered as a whole, needs to be provided with access for emergency vehicles. Again, the TPB must consider the proposed development as a whole and not as 34+ individual applications, which could bypass this vital requirement which is necessary for the safety of future residents.
 - b. There is no provision for parking on the nearest road to the village, which is narrow and, particularly at weekends, busy. The access path to the village is sited just after a downhill bend in the road and so vehicles parked in the road at this point are a hazard to the vehicles and bicycles which use this road. There is, quite simply, nowhere for more village residents to park their cars – and personal transport is required for this area where there is inadequate public transport.
20. The TPB is a Planning Authority – it is, therefore, quite unacceptable that they should completely ignore the cumulative impacts of tripling the size of a village in a remote area. Despite the TPB's utterances in the past that sufficient safeguards are inherent in the

subsequent planning process to ensure the proper provision of infrastructure to cope with building on the scale allowed by TPB's zoning proposals, this has proven not to be the case. The subsequent planning processes assess each planning application in isolation and the LandsD have made statements on the record stating that planning aspects such as infrastructure, access and land ownership issues are not considered by them. Who, therefore, is responsible for assessing the infrastructure needs of a potentially large development, if not the TPB?

GREEN BELT ZONE

21. Green Belts are becoming increasingly considered as reservoirs of building land and up to 30% of applications to build on Green Belt are being approved. The zoning of the sensitive ecological areas at Pak Sha O and Pak Sha O Ha Yeung as Green Belt is, therefore, completely inadequate to ensure the long-term protection of these areas. Areas within 30 metres of streams should be designated as Conservation Area to ensure proper protection of both the riparian areas and the ecologically-sensitive streams themselves. The remaining Green Belt Areas should be designated as Green Belt 1 – as for the Hoi Ha OZP – to make it clear that these areas are not to be considered as future areas for development.
22. In addition to the above safeguards, it is essential that all areas have “Agricultural Use” placed in Column 2 of the schedules. At Hoi Ha and several other enclaves, Green Belts, Conservation Areas and Coastal Protection Areas are being “trashed”, using the excuse of farming. Without the control of bogus agricultural activities, the protection of areas zoned for conservation is completely meaningless – landowners can destroy areas of great ecological value with impunity – either in the belief that a “worthless” area can be re-zoned for development or “because they can”. These environmentally-destructive practices must be curtailed – particularly in areas such as Pak Sha O, where the landscape and ambience of the area is of such public importance.

CONCLUSIONS

23. The TPB has, rightly, recognised the unique cultural, historical, environmental and landscape value of the Pak Sha O enclave as a valuable resource for the whole of Hong Kong. Therefore, it is incumbent upon the TPB to ensure that the OZP provides protections to ensure that the area's value is maintained for the future. The construction of even a single NTEH in the area will critically damage the ambience of the entire area, and the construction of 34 NTEHs, as envisaged by the Draft OZP, will destroy the area for ever.
24. Any new construction in the V1 zones must be in keeping with the present buildings.
25. As the major planning authority, the TPB must assess the infrastructure needs of the potential village expansion – if basic needs such as Emergency Vehicle Access and adequate sewage treatment facilities cannot be practically provided to a proposed V-zone, then the area should not be designated as such.

26. The proposed V-zone is not justified by the number of Indigenous Villagers who have a genuine need for housing in accordance with the Small House Policy.
27. Houses cannot be practically and legally constructed in the proposed V-zone because:
- a. The method being used to apply for building permissions is likely to be illegal.
 - b. There is no prospect of a practical solution to prevent sewage from polluting the streams in the Water Gathering Ground.
 - c. Emergency Vehicle Access cannot be provided.

Therefore, the "new" V-zone area should be deleted from the plan and replaced by Green Belt 1 or Conservation Area.

28. Any Indigenous Villagers who have a genuine need for housing can be allocated plots at Pak Tam Au, where there is spare land – as recognised by the TPB.
29. An area 30 metre around streams must be made Conservation Area to provide protection to the streams and riparian zones.
30. The remaining Green Belt areas should become Green Belt 1 to make it clear that they are not reservoirs of building land.
31. Agriculture must be strictly controlled in all zones by the placing of "Agricultural Use" into Column 2 of the schedules – farming should not utilise pesticides and the use of fertilisers must be controlled to ensure zero pollution of the streams.
32. A separate Agricultural Zone is not justified and this area on the Draft OZP should be designated as Conservation Area or Green Belt 1. If landowners wish to pursue agricultural activities, they can apply to do so in any of the zonings where Agricultural Use is allowed – however, Agricultural Use should be placed in Column 2 in all of the schedules to ensure that farming does not utilise pesticides or fertilisers which may pollute the water courses.
33. Despite statements made by the TPB, the planning processes subsequent to OZP gazetting do not provide any safeguards against the cumulative impacts of developments – for instance, the safety of residents where no Emergency Vehicle Access is provided and the pollution of water courses by individual septic tanks. Once an OZP has been gazetted, planning permissions are given on an individual basis, despite the fact that, as at Pak Sha O, the applications are co-ordinated by a development company and are part of a large-scale building plan for the area. In order to fulfil its role as a planning authority, the TPB must assess the cumulative impact of such large-scale developments and should incorporate the necessary restrictions to ensure public safety and protection of the environment within the OZP and not delegate this function to a system which is incapable of seeing beyond individual building applications.
34. You may credit this letter as emanating from Friends of Hoi Ha but we would ask that the identities of the signatories be kept confidential.

Yours faithfully

Chair, Friends of Hoi Ha

Secretary, Friends of Hoi Ha

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tpbpd@pland.gov.hk

Pak Sha O OZP - DPA/NE-PSO/1

TPB 2 Feb 16.docx; Landscape Assessment Pak Sha O.pdf; SCENARIOS REPORT.pdf

Dear Sir/Madam

We have just been given 2 interesting and relevant Landscape Assessments of the Pak Sha O enclave, which we would like included in our comments submitted in my email of 2 Feb 16. I have added a new paragraph 23 to our original submission to mention these assessments. I would be grateful if this new information could be included with our submission.

As before, the comments can be credited to Friends of Hoi Ha but we request that the names of the signatories be kept confidential.

Regards

Secretary, Friends of Hoi Ha

FRIENDS OF HOI HA
21C Hoi Ha Village
Sai Kung Country Park
New Territories
Hong Kong



Tel:
Fax:
Email:

4 February 2016

Secretary
Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Sir/Madam

Draft Pak Sha O Draft Outline Zoning Plan No: DPA/NE-PSO/1

1. Friends of Hoi Ha support some of the amendments to the draft Pak Sha O OZP promulgated in the latest draft but still have serious reservations on the overall plan, which threatens to destroy the ambience, landscape and cultural value of Pak Sha O and Pak Sha O Ha Yeung, which are important resources for the whole of Hong Kong.

EXISTING VILLAGE CLUSTERS

2. The Board has recognised the cultural, architectural and landscape value of the existing cluster of buildings in both Pak Sha O and Pak Sha O Ha Yeung and the designation of these areas as “V1” Zones is welcome. However, the limitations on building activities do not go far enough to safeguard the villages. As well as the proposed limits to building activities, it should be made quite clear that any alterations to existing buildings or any new buildings constructed must not exceed the vertical profile of the present buildings and must be designed so as to be in harmony with the existing buildings in colour, style and construction methods. It would only take one inappropriate building to completely ruin the harmonious nature of the existing building clusters.

DESIRE VERSUS NEED FOR NEW HOUSES

3. The Draft OZP refers to an outstanding Small House Demand for 49 houses; however, no attempt has been made to justify this figure, which forms a basis for planning decisions. The figure was given by the Indigenous Village Representative without any accompanying justification and without any audit being made of this figure. The reality is that not a single Indigenous Villager has lived in the village for over 20 years. If an Indigenous Villager had wanted to move back into the village, then there are plenty of habitable dwellings which could have been bought or rented – existing tenants could have been replaced by Indigenous Villagers had they wished to move into the village. The figure of 49 does not reflect any real “need” for housing by Indigenous Villagers – it is, purely, a “wish-list” dreamt up by a person with a considerable vested interest and

represents a desire for absentee Indigenous Villagers to make considerable amounts of money from selling their "Ding" rights without any intention to ever live in the houses. These actions are a serious abuse of the Small House Policy. It is completely unacceptable that major planning decisions concerning the future of the Pak Sha O enclave were based on a number given by an individual without any attempt being made to assess the validity of the figure.

4. The actual "need" for houses to be built at Pak Sha O to provide housing for entitled Indigenous Villagers is negligible. The TPB has recognised that spare land within the V-Zone at Pak Tam Au could be made available for entitled villagers from other villagers. The very few genuine applicants for housing under the Small House Policy from the indigenous diaspora of Pak Sha O should be allocated spare lots at Pak Tam Au in order to safeguard the environment at Pak Sha O.

ROLE OF RURAL COMMITTEE

5. Since the publication of the Rural Representative Election Ordinance (Cap. 576), Rural Committees have an obligation to represent not only Indigenous Villagers, wherever they may live, but, also, to represent village residents. There are no Indigenous Villagers living in the Pak Sha O enclave, but there are a number of residents living in the village houses with long-term stakes in the village. It was incumbent upon the Sai Kung North Rural Committee to assess the feelings of village residents before commenting on the draft plans for Pak Sha O; however, no approach was made by the Rural Committee to residents in order to gauge their opinions. The comments of the Sai Kung North Rural Committee, which has asked for an increase in size of the V-zone to allow large numbers of houses to be built, are based, purely, on the wishes of absentee Indigenous Villagers and have taken no account of the views of villagers who actually live in the village. SKNRC have been asked for copies of the minutes of meetings which discussed Pak Sha O to see on what basis their comments were made, but the minutes are deemed not-disclosable to members of the public and they have not replied to a letter requesting disclosure. The Tai Po District Council have supported the line taken by SKNRC, also without consulting village residents. Given the completely biased nature of the comments made by both the SKNRC and the Tai Po DC, which are based on the money-making desires of people who have no desire to live in the villages and who care little for the future of the villages, the TPB should discard all comments made by these bodies until such time as they can be seen to include the views of the actual villagers who live in Pak Sha O and Pak Sha O Ha Yeung.

LAND OWNERSHIP

6. The large majority of the land being designated as V-zone in the draft OZP belongs to, or has recently been owned by a development company – trading under the name Xinhua Bookstore. Since the company bought the land, the lots have been subdivided and some have been sold to Indigenous Villagers in connection with Small House applications. These individual applications are co-ordinated and appear to be part of a greater plan to build up to 50 houses in the area under a single plan. These actions give rise to the strong suspicion that the land ownership activities at Pak Sha O are part of a scheme by which villagers' "Ding" rights are controlled and bought by developers. These activities,

which have been well known in the New Territories for years, have recently been shown to be illegal – the legal position has been reinforced by senior Government officials, including the Secretary for Development, who has ruled that the Small House Policy does not give Indigenous Villagers the right to sell their “Ding” rights.

7. In the past, the TPB has put aside ownership issues and has claimed that such issues did not fall under their remit. However, it is time for this “head in the sand” approach to stop. The TPB is aware of the facts, and the reality of the situation is that the land being designated by the TPB for building can only be developed through illegal activities. V-zones are meant as areas for Indigenous Villagers to legally build under the Small House Policy. Land owned by developers and sold temporarily to entitled persons for the purposes of applying for houses on behalf of developers should not be knowingly zoned by the TPB as building land – to do so is, effectively, making the TPB accessories to criminal fraud.
8. The TPB may lack the resources or remit to investigate the potential for fraud – in which case, the TPB’s papers should be handed to the relevant authorities to mount an investigation into the potentially illegal activities. Only if areas can be developed legally should they be released as V-zone.

AGRICULTURE

9. The agricultural activities at Pak Sha O are on land owned by developers and the farmers are not local Indigenous Villagers. The main purpose of the agriculture has been to destroy and drain ecologically-important marshland which had developed in the 30+ years since the Indigenous Villagers stopped farming, and to clear surrounding areas of vegetation in order to condition the entire area for building.
10. As is mentioned in the Draft OZP, the area is within a Water Gathering Ground. This, plus the fact that the stream leads down the valley and discharges into Hoi Ha Wan Marine Park/SSSI means that the control of water quality in the area is of paramount importance. The OZP’s insistence that any agricultural activities should not use pesticides, and fertilisers can be used only with permission, is welcome – however, it should be noted that the present farmers use considerable quantities of both pesticides and fertilisers and have not been restricted in their activities. The policing of these activities needs to start immediately.
11. The recent clearance of the area now designated for agriculture in the Draft OZP is an extension of the developer’s policy to clear land of anything of ecological value, ostensibly for agriculture, prior to an application to re-zone the area for building.

SEWAGE DISPOSAL

12. The Draft Pak Sha O Outline Zoning Plan contains provision for the building of an extra 34 NTEHs. The plan envisages the population of the village of Pak Sha O rising from under 50 to 280 persons. According to EPD estimates (*EPD Technical Paper EPD/TP1/05, Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning version 1* by Wallace YM YIU E(SI)7 dated March 2005 – Table T-1), the Unit

Flow Factor which should be used for planning purposes to assess the volume of sewage from a modern village house is 0.27m^3 per person. Thus, under the draft OZP, the volume of sewage produced by the village of Pak Sha O will rise from $13.5\text{m}^3/\text{day}$ to $75.6\text{m}^3/\text{day}$. The Government has no plans to construct a sewage mains system to Pak Sha O.

13. The Draft OZP recognises that the village lies within a Water Gathering Ground and that “in general” the use of septic tank and soakaway systems is not allowed and that there should be “*demonstrably effective means (such as proper waste water treatment plant) to ensure that the effluent water quality is acceptable*”. However, the use of the wording “in general” is of concern, particularly in the light of the fact that the OZP makes the comment later in the paragraph that there is “*sufficient administrative mechanism to ensure the water quality*”. Paragraph 7.2.6 of the Explanatory Notes of the Draft OZP states the following:

“There is no existing or planned public sewerage for the Area. At present, on-site discharge system such as septic tanks and soakaway pits are generally used in traditional villages. They would only satisfy the requirements of individual lots. Any increase in population or number of visitors to the Area or further recreation/residential developments will require additional facilities”.

14. These wordings could be construed to mean that when the LandsD and other departments considers each application individually, on its own merits, a septic tank could be considered as satisfying the requirements of an individual lot. As a planning authority, it is incumbent on the TPB to consider the proposed OZP as a whole, not as individual applications. Therefore, it must be made unambiguous in the final OZP that septic tank/soakaway systems are unacceptable for each and every new house being contemplated at Pak Sha O, whether they be considered individually or collectively, and that other systems will have to be constructed to ensure that the Water Gathering Ground is not polluted. Thus, a system of effectively treating sewage other than by a septic tank/soakaway system must be devised before any new house is constructed at Pak Sha O.
15. The proposed new V-Zone in the Draft OZP is in an area with a high water table. Thus, if septic tanks were to be considered, any Percolation Test, as defined by EPD’s ProPECC 5/93, would fail – the area is, in any case, unsuitable for septic tank/soakaway systems.
16. There are several solutions which might be feasible; however, there are many problems:
- A collective sewage treatment system would require a considerable amount of land – the Government should not provide land for private sewage disposal systems and so this land will have to come from the privately-owned areas.
 - The area in the new V-Zone and in the other privately-owned areas is unsuitable for most collective systems because it is an area of high water table and close to streams.

- c. Any collective system should be constructed to cater for the entire new building plan – 31 houses at Pak Sha O and 3 houses at Pak Sha O Ha Yeung and, ideally, to serve, also, the existing houses.
 - d. The sewage treatment system must be in place coincident with the first new house being built.
 - e. Any new system catering for 30+ houses and in the region of 75m³ of sewage per day will be expensive and will have to be paid for by the builders of the houses.
 - f. Given that the V-Zone is, supposedly, dedicated to individual Small House Policy applications, it is difficult to see how the applications will be co-ordinated and the sewage scheme paid for unless the applications are part of an illegal scheme co-ordinated by a developer, as described above.
17. Given the above constraints, the inescapable conclusion is that the provision of the necessary sewage treatment facilities to ensure that the Water Gathering Ground is not polluted by the construction of 34 houses at Pak Sha O, applied for on an individual basis, is technically and practically not feasible.
18. The TPB has mentioned 14 existing applications for the building of houses under the Small House Policy. If these applications do not contain provisions for the treatment of sewage other than by septic tank/soakaway systems, they should be refused forthwith.

INFRASTRUCTURE

19. Quite apart from the lack of facilities to cope with a large increase in sewage effluent from an expanded village, other aspects of infrastructure are inadequate to support an increase in village size.
- a. The village is not on a road and, therefore, there is no Emergency Vehicle Access to the village. A development of more than 10 houses, if considered as a whole, needs to be provided with access for emergency vehicles. Again, the TPB must consider the proposed development as a whole and not as 34+ individual applications, which could bypass this vital requirement which is necessary for the safety of future residents.
 - b. There is no provision for parking on the nearest road to the village, which is narrow and, particularly at weekends, busy. The access path to the village is sited just after a downhill bend in the road and so vehicles parked in the road at this point are a hazard to the vehicles and bicycles which use this road. There is, quite simply, nowhere for more village residents to park their cars – and personal transport is required for this area where there is inadequate public transport.
20. The TPB is a Planning Authority – it is, therefore, quite unacceptable that they should completely ignore the cumulative impacts of tripling the size of a village in a remote area. Despite the TPB's utterances in the past that sufficient safeguards are inherent in the

subsequent planning process to ensure the proper provision of infrastructure to cope with building on the scale allowed by TPB's zoning proposals, this has proven not to be the case. The subsequent planning processes assess each planning application in isolation and the LandsD have made statements on the record stating that planning aspects such as infrastructure, access and land ownership issues are not considered by them. Who, therefore, is responsible for assessing the infrastructure needs of a potentially large development, if not the TPB?

GREEN BELT ZONE

21. Green Belts are becoming increasingly considered as reservoirs of building land and up to 30% of applications to build on Green Belt are being approved. The zoning of the sensitive ecological areas at Pak Sha O and Pak Sha O Ha Yeung as Green Belt is, therefore, completely inadequate to ensure the long-term protection of these areas. Areas within 30 metres of streams should be designated as Conservation Area to ensure proper protection of both the riparian areas and the ecologically-sensitive streams themselves. The remaining Green Belt Areas should be designated as Green Belt 1 – as for the Hoi Ha OZP – to make it clear that these areas are not to be considered as future areas for development.
22. In addition to the above safeguards, it is essential that all areas have “Agricultural Use” placed in Column 2 of the schedules. At Hoi Ha and several other enclaves, Green Belts, Conservation Areas and Coastal Protection Areas are being “trashed”, using the excuse of farming. Without the control of bogus agricultural activities, the protection of areas zoned for conservation is completely meaningless – landowners can destroy areas of great ecological value with impunity – either in the belief that a “worthless” area can be re-zoned for development or “because they can”. These environmentally-destructive practices must be curtailed – particularly in areas such as Pak Sha O, where the landscape and ambience of the area is of such public importance.

LANDSCAPE

23. Attached to this letter are 2 reports – a Technical Assessment and Scenario Assessment which details the landscape at Pak Sha O and the damage which will be caused by the proposed OZP. The assessments were carried out by a professional organisation – Scenic Landscape Studio Ltd.

CONCLUSIONS

24. The TPB has, rightly, recognised the unique cultural, historical, environmental and landscape value of the Pak Sha O enclave as a valuable resource for the whole of Hong Kong. Therefore, it is incumbent upon the TPB to ensure that the OZP provides protections to ensure that the area's value is maintained for the future. The construction of even a single NTEH in the area will critically damage the ambience of the entire area, and the construction of 34 NTEHs, as envisaged by the Draft OZP, will destroy the area for ever.
25. Any new construction in the V1 zones must be in keeping with the present buildings.

26. As the major planning authority, the TPB must assess the infrastructure needs of the potential village expansion – if basic needs such as Emergency Vehicle Access and adequate sewage treatment facilities cannot be practically provided to a proposed V-zone, then the area should not be designated as such.
27. The proposed V-zone is not justified by the number of Indigenous Villagers who have a genuine need for housing in accordance with the Small House Policy.
28. Houses cannot be practically and legally constructed in the proposed V-zone because:
 - a. The method being used to apply for building permissions is likely to be illegal.
 - b. There is no prospect of a practical solution to prevent sewage from polluting the streams in the Water Gathering Ground.
 - c. Emergency Vehicle Access cannot be provided.

Therefore, the “new” V-zone area should be deleted from the plan and replaced by Green Belt 1 or Conservation Area.

29. Any Indigenous Villagers who have a genuine need for housing can be allocated plots at Pak Tam Au, where there is spare land – as recognised by the TPB.
30. An area 30 metre around streams must be made Conservation Area to provide protection to the streams and riparian zones.
31. The remaining Green Belt areas should become Green Belt 1 to make it clear that they are not reservoirs of building land.
32. Agriculture must be strictly controlled in all zones by the placing of “Agricultural Use” into Column 2 of the schedules – farming should not utilise pesticides and the use of fertilisers must be controlled to ensure zero pollution of the streams.
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34. Despite statements made by the TPB, the planning processes subsequent to OZP gazetting do not provide any safeguards against the cumulative impacts of developments – for instance, the safety of residents where no Emergency Vehicle Access is provided and the pollution of water courses by individual septic tanks. Once an OZP has been gazetted, planning permissions are given on an individual basis, despite the fact that, as at Pak Sha O, the applications are co-ordinated by a development company and are part of a large-scale building plan for the area. In order to fulfil its role as a planning authority, the TPB must assess the cumulative impact of such large-scale developments and should incorporate the necessary restrictions to ensure public safety and protection of

the environment within the OZP and not delegate this function to a system which is incapable of seeing beyond individual building applications.

35. You may credit this letter as emanating from Friends of Hoi Ha but we would ask that the identities of the signatories be kept confidential.

Yours faithfully

Chair, Friends of Hoi Ha

Secretary, Friends of Hoi Ha

Encl.

Draft OZP Pak Sha O, Sai Kung (S/NE-PSO/1)

Technical Assessments Landscape Assessment

January 2016

Prepared By:
SCENIC Landscape Studio Limited



SCENIC

Project Title Draft OZP Pak Sha O, Sai Kung (S/NE-PSO/1)

Report Title Landscape Assessment

Date of Issue 26th January 2016

	Name	Signature	Date
Compiled by	John Charters		26 th January 2016
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1.0 Introduction

1.1 Background

- 1.1.1 This report serves as a Landscape Assessment of Pak Sha O (白沙澳), a unique landscape within the Sai Kung West Country Park. Landscape Character Assessment is a well-established tool for systematically, identifying, classifying and describing the landscape – recognising it as a continuous system that does not adhere to administrative boundaries. By identifying, features and elements of the landscape (and their combination and expression), the essence or special character of a particular place can be revealed, explored and understood. Landscape is a vital part of our environment and is one of the most important components of our quality of life; it recognises the physical characteristics of the place in which we live and the way in which we experience it.
- 1.1.2 In many countries, especially in Europe, comprehensive landscape assessments often form part of the land use planning process. In the United Kingdom, for example, landscape character maps have been prepared at national, regional, country and local levels.
- 1.1.3 The European Landscape Convention describes ‘landscape’ as an area, as perceived by people, whose character is the result of the action and interaction of natural and human factors. This holistic approach encompasses physical landscape factors (geology, geomorphology, ecology etc.); cultural factors (archaeology, historic features, settlements etc.) and perceptual qualities of the landscape such as tranquillity. Landscape Character Assessment therefore brings together information on many different aspects of the environment into a single document.
- 1.1.4 Landscape character can be defined as the distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another (rather than better or worse). Landscape Character Assessment is a tool for identifying and describing variation in landscape character. It highlights the unique combinations of elements and features that make each landscape distinctive, and provides information to assist in managing change.
- 1.1.5 The Landscape Assessment for Pak Sha O builds on the assessment completed for the Landscape Value Mapping of Hong Kong by Planning Department and provides a more focused assessment of the Pak Sha O area. It is designed as a tool to assist in the process of OZP preparation; areas where natural features might be maintained or enhanced to provide opportunities for recreational or educational activities have also been identified. Should further data regarding the landscape assessment come to light, the report will be revised and used to inform comments on the draft OZP when issued.

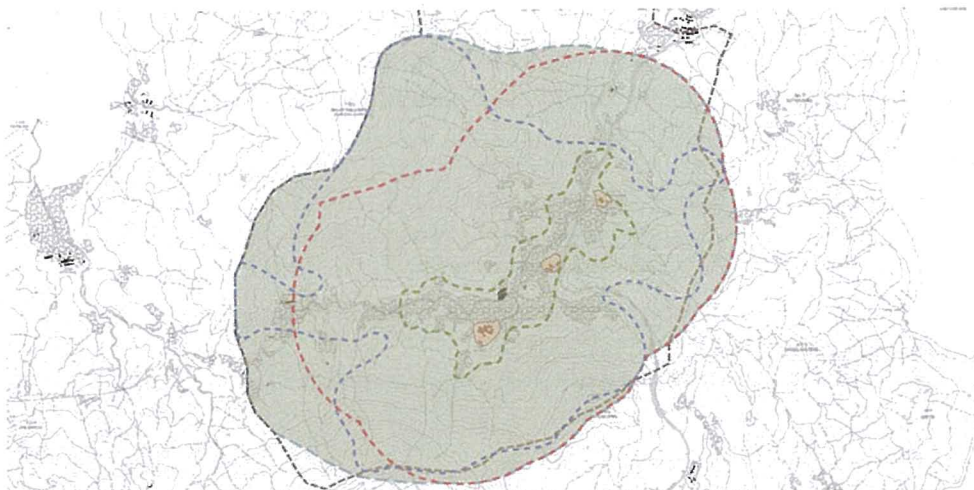
1.2 Environmental Legislation, Standards and Guidelines

- 1.2.1 The relevant legislation and associated guidance applicable to the Landscape Assessment of Pak Sha O include:
- Environmental Impact Assessment Ordinance (Cap. 499) and the Technical Memorandum on EIA Process (TM-EIAO), particularly Annexes 3, 10, 11, 18, 20 and 21;

- EIAO Guidance Note 8/2010 on Preparation of Landscape and Visual Impact Assessment under the EIAO;
- Countryside Agency and Scottish Natural Heritage (2012) Landscape Character Assessment Guidance for England and Scotland;
- Town Planning Ordinance (Cap 131);
- Hong Kong Planning Standards and Guidelines Chapter 4 and Chapter 10;
- Forests and Countryside Ordinance (Cap. 96) and its subsidiary legislation;
- Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586); and
- Study on Landscape Value Mapping of Hong Kong, 2005.

1.3 Definitions of Terminology

- 1.3.1 Landscape character assessment requires the identification of Landscape Character Types (LCTs) and Landscape Character Areas (LCAs). Landscape Character Types are defined as distinct types of landscape that are relatively homogenous in character. They are generic in nature in that they may occur in different parts of the study area, but wherever they occur they share broadly similar combinations of geology, topography, drainage patterns, vegetation, historical land use and settlement patterns.
- 1.3.2 For the purposes of this assessment the Study Area is derived from the watershed of the Pak Sha O valley, which tends to correspond to the surrounding ridge lines, in combination with the Visual Envelope (VE) which includes all areas from which the Pak Sha O village area can be seen. This is also shaped by natural / manmade features such as existing ridgelines, but also built development and for example areas of woodland / large trees. The visual envelope has been determined through a combination of site walkover surveys, and desk-top study of topographic maps and photographs to determine visibility of the area. The study area boundary is illustrated below.



The Study Area

- 1.3.3 Landscape Character Areas are defined as single unique areas which are the discrete geographical areas of a particular landscape type. Each has its own individual character

and identity, even though it shares the same generic characteristics with other areas of the same Landscape Type (LT). Landscape Character Areas (LCA) are named with reference to specific places. Within the study area there are four LCAs, namely LCA 1: Mount Hallows (Tam Chai Shan) Mountain Landscape; LCA 2: Lo Tsai Shek Mountain LCA 3: Shek Uk Shan and Lo Fu Kei Shek Mountain Landscape and LCA 4: Pak Sha O Ha Yeung – Pak Sha O Agricultural Landscape.

1.4 Assessment Methodology

Landscape Characterisation

- 1.4.1 The approach for the landscape characterization involves the identification of areas with broadly similar patterns of geology, landform, soils, vegetation, land use, settlement and land use patterns in every area where it occurs. This does not mean that every area will be identical but rather that there is a common pattern which can be discerned both in the maps and in the field survey. Whilst the LCAs share generic characteristics with other areas of the same type but have their own particular identity. In the majority of cases there will be more landscape character areas than landscape character types, as some types will occur in more than one area.
- 1.4.2 The landscape characterization is designed to convey a sense of identity and distinctiveness; and how this is perceived by people. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement. It creates the particular sense of place of different areas of the landscape. The landscape characterization is communicated through mapping and written descriptions identifying the physical and perceptual characteristics of each area drawing out the individually distinctive features.
- 1.4.3 The description of the LCAs considers the following landscape elements which contribute to landscape character:
- Local topography and geology;
 - Woodland extent and type;
 - Other vegetation types;
 - Built form;
 - Patterns of settlement;
 - Land use;
 - Scenic spots;
 - Details of local materials, styles, streetscapes, etc.;
 - Prominent watercourses and water bodies; and
 - Cultural and religious features.
- 1.4.4 The process of landscape characterisation draws on the information gathered in the desktop and site survey and provides an analysis of the way in which the elements including the identified landscape elements interact to create the character of the landscape. The assessment area is then divided into broadly homogenous units of similar character, which are called LCAs.

Landscape Assessment

1.4.5 Approaches to making judgements are focused on landscape character and are based on the identification of character, quality (condition of features), value of the landscape, and its sensitivity to change or capacity. This includes the following:

- **Landscape quality** (or condition) is based on judgements about the physical state of the landscape, and about its intactness, from visual, functional, and ecological perspectives. It also reflects the state of repair of individual features and elements which make up the character in any one place.
- **Landscape value** is concerned with the relative value that is attached to different landscapes. In a policy context the usual basis for recognising certain highly valued landscapes is through the application of a regional or local landscape designation. Yet a landscape may be valued by different communities of interest for many different reasons without any formal designation, recognising, for example, perceptual aspects such as scenic beauty, tranquillity or wildness; special cultural associations; the influence and presence of other conservation interests; or the existence of a consensus about importance, either regionally or locally.
- **Landscape capacity / sensitivity** refers to the degree to which a particular landscape character area is able to accommodate change (its sensitivity to change) without significant effects on its character, or overall change of landscape character type. Capacity is likely to vary according to the type and nature of change being proposed.

2.0 Evolution of the Landscape

2.1 Introduction

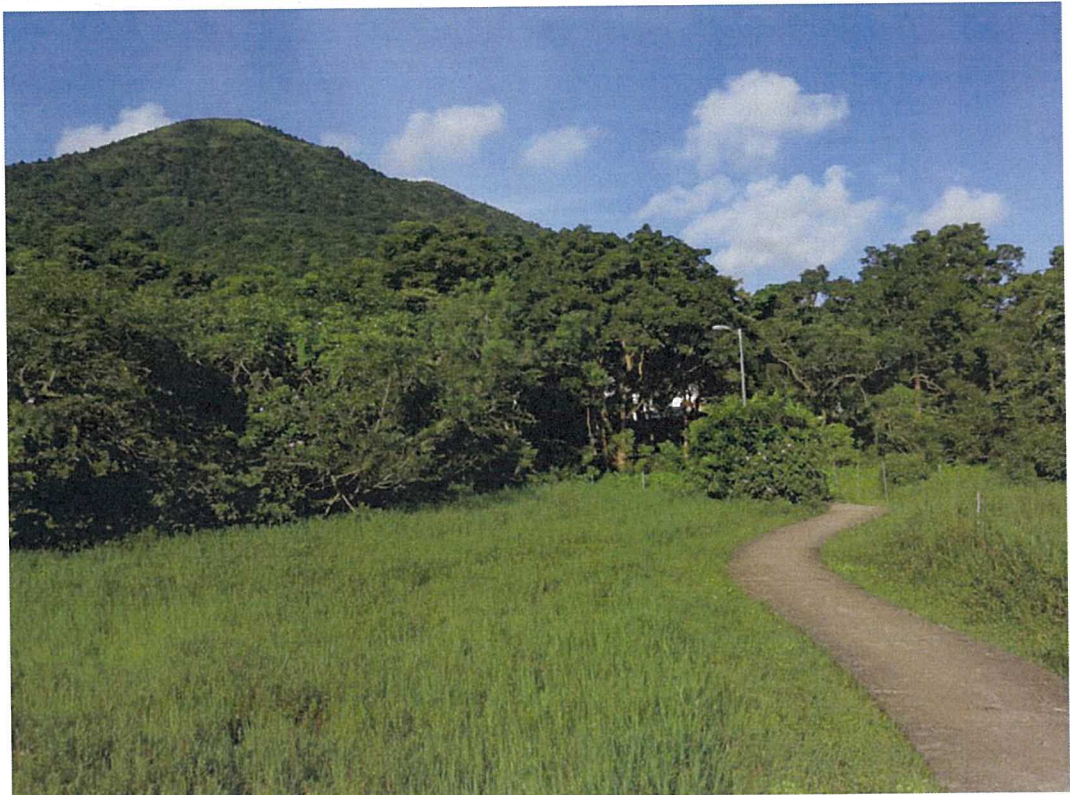
- 2.1.1 The landscape of Pak Sha O has been shaped by various natural processes and human activities over thousands of years. The underlying geology of the region has a fundamental influence on the outward appearance of the landscape but, increasingly, human activities rather than natural processes are influencing patterns in the landscape. Figure 1.0 shows some historical aerial photographs of Pak Sha O taken between 1963 and 1994 showing the evolution of the landscape around the village and Figure 2.0 shows some contemporary aerial photographs showing the village as it is today.

2.2 Landscape Setting of Pak Sha O

- 2.2.1 Hong Kong has extensive undeveloped tracts of natural landscapes with different landscape character. Some of these areas contain a diverse habitat supporting numerous native plant species and a varied wildlife, both resident and migratory. In addition, there is a long history of human settlement and a variety of cultural relics associated with the settlement. Pak Sha O is located within the Sai Kung West Country Park which represents a landscape of extinct volcanoes, flooded valleys and coastal landscapes. The global melt in the last period of glaciation led to a rise in sea-levels resulting in the current landscapes.



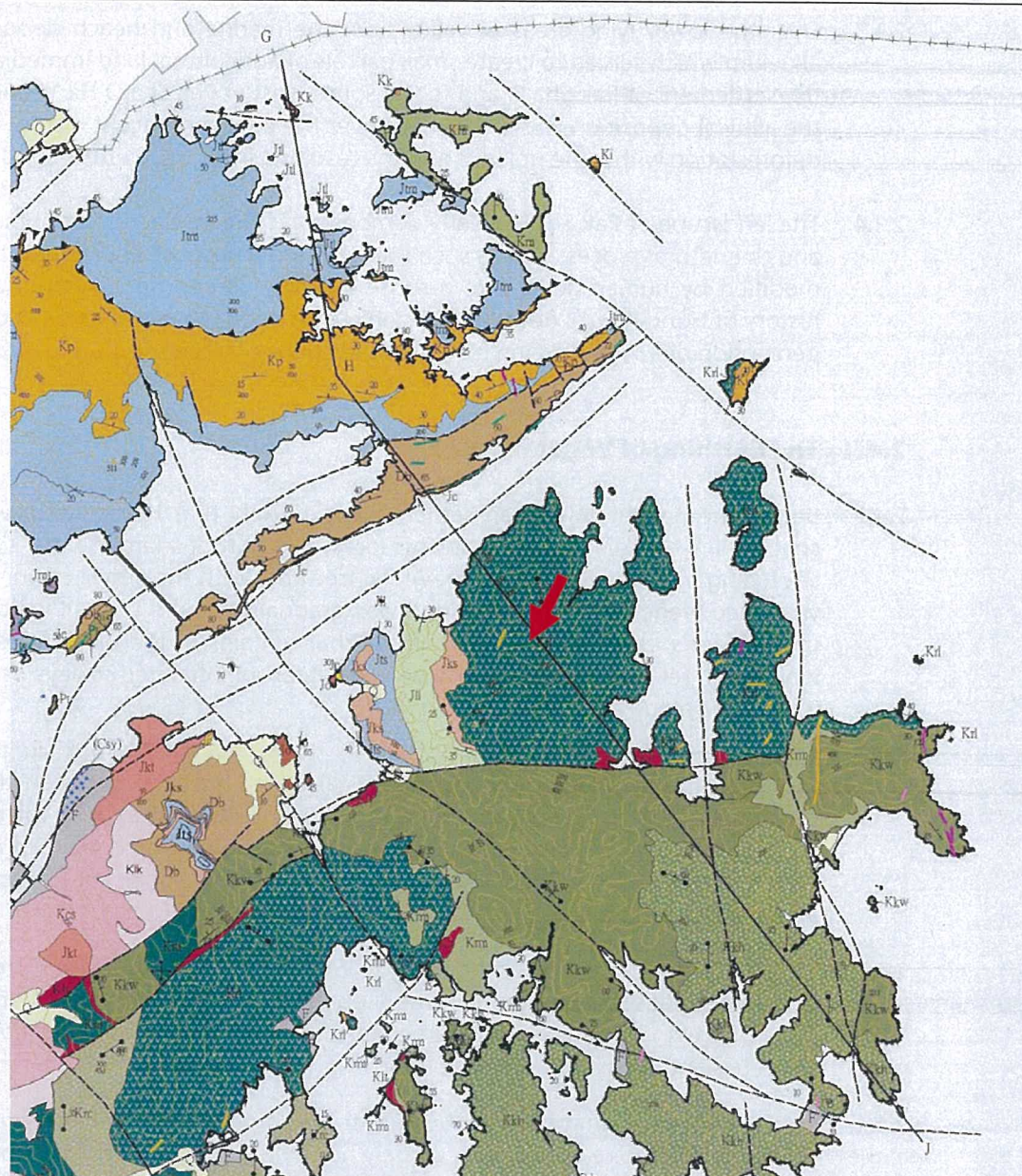
View looking north over Pak Sha O towards Mount Hallows



View looking south west towards Pak Sha O village with its rural landscape setting

2.3 Influence of Geology

- 2.3.1 The coastline and hinterland of Sai Kung has a rugged topography with a highly indented complex coastline characterised by numerous bays, headlands, peninsulas and outlying islands. The uplands of eastern New Territories contrast with the low-lying alluvial plains of the north-west New Territories. North-east to east/north-east-trending faults dominate the landscape and dictate the major pattern of ridges and valleys, created by differential weathering along fault lines. North-west trending faults form a subordinate grain, which dominates in the east and south-east. In addition to controlling the orientation of the main valleys, ridges and uplands, this pattern of faults also manifests itself in the shapes of estuaries, channels, bays and headlands around the coast. The exposed volcanic rocks generally form the uplands and consist mostly of tuffs, formed by the consolidation of volcanic ash and larger fragments ejected from ancient volcanoes.



Extract from Geological Map of Hong Kong (CEDD, 2006 edition) showing the location of the Cretaceous Long Harbour Formation

- 2.3.2 Most of the local topography enclosing the valley and the adjacent bay comprises of mountains (consisting of volcanic and granitic uplands) falling dramatically to rocky coasts. This includes the uplands of Mount Hallows (Tam Chai Shan) rising to approximately 300mPD to the east; Tai Leng Tun at 146mPD to the east; Lo Tsai Shek at 161mPD to the south east of Pak Sha O and Lo Fu Kei Shek at 257mPD to the south. The landscape context also includes framed views of the summit of Shek Uk Shan to the south of the valley with a summit at 481mPD. Not only has the local geology determined the structure of the dramatic landform, but has also strongly influenced the pattern of man's progressive occupation of the land, and the form and appearance of village and its buildings, the pattern of agriculture on the valley floor and the vernacular architecture. The enclosure formed by these uplands has served to create a unique landscape enclave and has protected the area from the developmental pressures.

- 2.3.3 Over the lower lying areas of valley floor the marine and beach deposits give way to alluvium which served to create small parcels of agricultural land immediately adjacent to the settlement at Pak Sha O and to the south west at Pak Sha O Ha Yeung. It is likely that the alluvial deposition was accelerated over the course of recent history by the effects of deforestation within the uplands and the resulting increase in erosion.
- 2.3.4 The landscape of Pak Sha O clearly demonstrates the interaction of human development and the natural process and as such the resulting landscape character is both natural and modified by human activity. In a sense the area represents an important stage in the history of Hong Kong's development which has been preserved and so contributes to our perception of a multi-layered historical and cultural landscape.

2.4 The Clothing of Vegetation

- 2.4.1 Before the advent of human settlement it is likely that Hong Kong was covered in a species-rich broadleaf rain forest. This forest was part of a larger east-Asian forested area stretching from the Equator to the Arctic tree line. With the arrival of humans, some 4000 years ago, vegetation in Hong Kong was gradually cleared for cultivation until today in the lowlands, apart from agriculture, all that remains of the older forests are *fung shui* woodland, relict or montane woodland in steep uninhabited valleys as well as riparian vegetation along streams and waterways.
- 2.4.2 Vegetation in Hong Kong has historically been affected by four significant migration waves to the southern Guangdong coastal areas: the first, between the 3rd and 2nd century B.C.; the second wave between the 5th and 6th century A.D.; the third wave in the 13th century and the last in the 17th and 18th centuries. Each wave of migration to the region stressed existing agricultural capacity and led to significant impacts on vegetation and landscape.
- 2.4.3 In the uplands, cultivation and cutting of fuel for the lime industries probably denuded even the highest hillsides until in the 19th Century, they were almost entirely grassland. British Foreign Secretary Lord Palmerston noted in 1841 that Hong Kong Island was a "barren island with hardly a house upon it".
- 2.4.4 Reforestation programmes since World War Two on the upland areas have however had a dramatic effect in re-introducing (largely non-native) vegetation. Much of this vegetation is really scrubland, but over time (and without the interruption of hill fires) the hillsides will naturally revert to their original woodland state.
- 2.4.5 Hong Kong's vegetation today generally comprises genera in which most species are found within 10-15° of the equator, and only a minority of genera have their predominant distribution to the north. While Hong Kong's flora is largely tropical at the generic level, several major tropical families of plants are not found in Hong Kong (e.g., *Burseraceae*, *Dipterocarpaceae*, *Myristicaceae*). In addition, a number of largely non-tropical plant genera are better represented here than in the lowland tropics further south, notably *Ericaceae*, *Machilus* and *Ilex*.
- 2.4.6 The historic deforestation described above has resulted in the erosion of soils in many places and the succession of these areas by grassland which now covers much of Hong Kong's upland area.
- 2.4.7 The existing vegetation of the Pak Sha O area is represented by several types of Landscape Resource which include shrubland-grassland, secondary woodland, *Fung Shui* woodland,

marshland, seasonally wet grassland, natural stream courses, and village settlement. The following section describes the landscape value of these landscape resources and their contribution to the establishment of landscape character. Figure 3.0 shows the landscape resources of the study area whilst Figure 4 illustrates the Landscape resources within the Country park enclave within which the village landscape is situated.

- **Shrubland – grassland** – there are small areas of Located towards the edges of the enclave, some distance from Pak Sha O village itself.
- **Secondary woodland** – Within the study area coverage of native secondary woodland is the dominant vegetation cover. The woodland canopy is formed by native species including *Sterculia lanceolata*, *Symplocos cochinchinensis* var. *laurina* and *Schefflera heptaphylla*. The landscape of this area supports a wide range of fauna including butterfly and bird species which together with the woodland setting contributes to our perception of the unique qualities of the overall landscape. This woodland on the valley base together with the valley side slopes it clothes forms both the immediate setting of the village and the green backdrop to views along the valley floor.



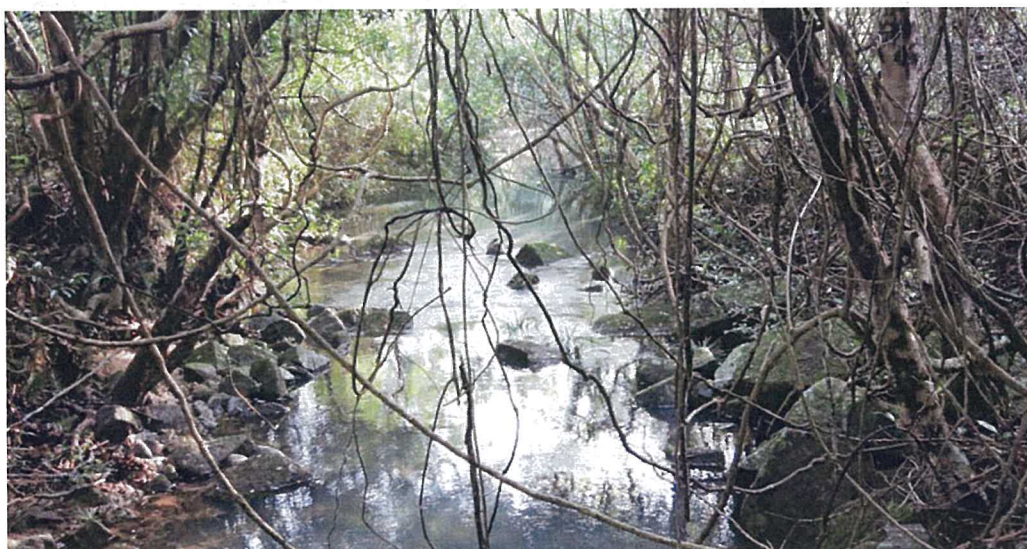
Fung Shui Woodland to the south of the village

- **Fung Shui woodland** – Characteristic of many historical villages in Hong Kong, Pak Sha O is surrounded to the landward side by a mature *Fung Shui* woodland. This resource forms part of a comprehensive landscape framework being linked to the secondary woodland.



Marshland to the east of the village

- **Marshland** – The transition from traditional farming techniques has led to the abandonment of some of the agricultural land. This area has, through natural succession and the loss of the traditional drainage reverted to marshland. The plant species within the area are characteristic of wetland areas including native species such as *Impatiens chinensis*, *Paspalum distichum*, *Panicum dichotomiflorum*, *Eleocharis ochrostachys* and *Commelina diffusa*.
- **Seasonally Wet Grassland** – On the northern side of the village there is a small area of seasonally wet grassland located within the flood plain of the stream. This area forms a small clearing within the woodland cover and contains wetland species such as *Chrysopogon aciculatus*.
- **Natural Stream Courses** – The area is traversed by a natural stream and its tributaries which flow north east to the sea at the Hoi Ha Marine Park. The banks of the streams are lined by trees including *leistocalyx nervosum* and *Viburnum odoratissimum*.



Natural stream course to the north of the village



View looking down on village from South showing the compact nature of the settlement pattern of and its setting within the existing landscape context

- **Village Settlement** – Pak Sha O is located within a rural setting with heavy vegetation and accommodates several traditional Hakka style cottages. The Village was founded circa 1830 by Hakka clans from Mainland China, and was built in the traditional *fung shui* setting-facing northeast and being bound by a hill and woodland at the back (south) and streams on the east and west. The Village has been carefully preserved by its Residents over a long period of time. Prior to the 1970's, the Village was continuously inhabited by Locals and Hakka Residents. Two structures in the immediate vicinity of the Subject Site are identified as graded historic buildings by the Antiquities Advisory Board. They are the Ho Residence and Ho Ancestral Hall which were jointly accorded a Grade 1 status in 2010 and the Immaculate Heart of Mary Chapel which was accorded a Grade 3 status in 2012. These two structures were built between the 1910s and 1920s and are in a good state of preservation under current uses.

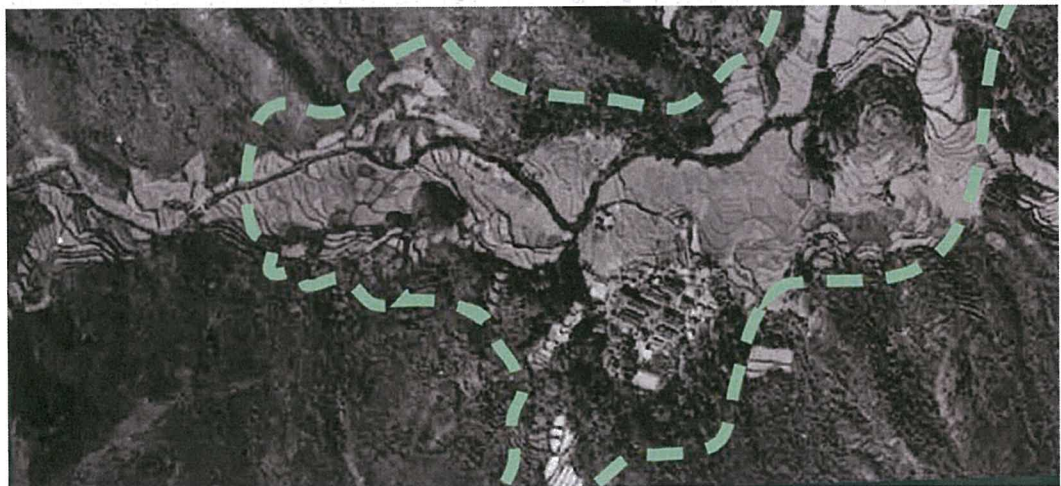
2.5 A Rural Idyll

- 2.5.1 The landscape of Sai Kung and Pak Sha O in particular has long been perceived as a rural idyll. Many of the features associated with this cherished landscape evoke strong images, particularly its perceived naturalness and connection with ecologically valuable areas, the dramatic landform enclosing the bay, the pristine nature of the coastal landscape and the predominance of woodland cover. The built environment is also very evocative ranging from the charm of the picturesque village and historic small village houses. Together these create a strong perception of harmony throughout the area and represent a poignant stage in the development of Hong Kong.



View from the south showing the village and agricultural plots on the valley floor.

- 2.5.2 The sense of long occupation of this landscape by man is present in evidence of a long period of agrarian activity is indicated by remnants of the paddy fields with their terraced landscape and the abandoned agricultural land and active orchard areas now established as areas of secondary woodland.



Aerial view of the village taken in 1963 showing the original village settlement pattern and the extensive terraced paddy fields along the valley floor.

- 2.5.3 Pak Sha O is noted as the best preserved old village in Sai Kung West Country Park and perhaps in Hong Kong. The village is a remnant of a past era where Hakka residents made a simple living from the land. For generations the villagers of Pak Sha O farmed their rice from a myriad of tiny fields irrigated by the valley stream water. They likely fished and collected shellfish and the fruits of the sea.
- 2.5.4 There have been no new buildings constructed in Pak Sha O since 1965. All the existing buildings are single/double-storey cottages, except for the Watchtower of the Ho Residence which is 3-storeys tall. Pak Sha O has two graded historic buildings recognized by the Antiquities Advisory Board, i.e. the Ho Residence and Ho Ancestral Hall which were jointly accorded with Grade 1 status in 2010, and the Immaculate Heart of Mary Chapel which was accorded a Grade 3 status in 2012.
- 2.5.5 The exteriors of many of the buildings have remained unchanged since they were built and original features, such as wooden doors, wall paintings, coloured stucco decorations, bare green brick walls, solid pine beams, distinctive tiled roofs, galleries and wooden staircases are all carefully preserved. Original rural architectural features like relief murals and old-style decorated doorways can still be seen today. Certainly the rich decorative motifs that adorn the buildings are symptomatic of residents that held themselves in check by form and convention.
- 2.5.6 Even though the traditional buildings have been upgraded and equipped with various modern conveniences, they have retained their original form and character. This is due in part to the efforts of residents who have been devoted to the conservation of the historic village. Since there are no modern village-type houses in the area, the completeness of the Village in terms of its heritage value is considered extremely high.



The Watchtower overlooking the surrounding landscape



Intricate scale of buildings and structures

- 2.5.7 This area is also imbued with another layer of meaning, that of the local culture, its respect for ancestors and the time-honoured appreciation of the tenets of *Fung Shui*. This is evident in the settlement pattern of the village, the design and location of the buildings and courtyards and the creation of the *Fung Shui* woodland. Whilst these are often considered to be something belonging to a past era they are very much at the forefront of the local community's relationship with the environment in which they live. This layering of the physical with the metaphysical is evidence of a symbiotic relationship with the landscape, with the effects of water, shelter and soils dictating settlement location and form. The use of local building stone for the traditional buildings, derived from the underlying and readily available bedrock, is symbolic of an organic and harmonious relationship with the land.



Traditional village style housing and walling using locally available materials

3.0 Landscape Types

3.1 Introduction

- 3.1.1 This section of the report extracts the landscape types identified in the Study on Landscape Value Mapping of Hong Kong (2005) which are relevant to the Study Area. These provide the broad-brush categorization of the landscape forming a framework for the more detailed landscape character assessment in section 4.0. The main landscape types include the Upland Countryside Landscape (Coastal Upland and Hillside Landscape, Settled Valley Landscape, Unsettled Valley Landscape). The location of these landscape types is shown on Figure 4.0.

3.2 Identified Landscape Types

Upland Countryside Landscape

- 3.2.1 **Upland and Hillside Landscape** - These are large-scale upland and hillside landscapes lying between around 40 and 300mPD which abut (wholly or in part) the sea. Consisting of hillsides, knolls, ridges and spurs, they are generally covered in low scrub or grassland with rocky outcrops or boulder fields. Woodland may be found on lower slopes or in sheltered gullies and ravines, where permanent or seasonal rocky streams tumble down these hillsides. Due to their coastal location, these landscapes usually contain few human features (other than footpaths or power lines) and often possess a distinct remote and exposed character and may offer striking views along the surrounding coast and sea. At the base of these hills, hillsides become rockier and give way to rocky coasts (often interspersed with sandy bays) or cliffs. Examples of this type of landscape can be found around the coasts of Hong Kong, for instance on the coasts of the North-east New Territories and Western Lantau.
- 3.2.2 **Settled Valley Landscape** - Lying between spurs or ridges in uplands in close proximity to urban areas or to the coast, these landscapes are defined largely by their valley topography. Such valleys usually possess a distinct valley floor where alluvial or colluvial materials have accumulated, such that the wider, lower parts of the valleys will have been settled at some stage. Whilst the valley sides may be thickly wooded, the valley floor often contains active or abandoned agricultural fields together with a village situated around a stream. In more recent times, roads, powerlines or major engineering structures (such as reservoirs) may have been constructed in these landscapes whilst fields may have been abandoned to make way for village housing or open storage. Such landscapes usually possess a strong sense of enclosure, whilst their coherence or visual amenity will vary depending on the extent to which traditional land uses have been replaced. Examples of this type of landscape can be found at Ngau Tam Mei in Yuen Long and the Tung Chung Valley in Lantau Island.
- 3.2.3 **Unsettled Valley Landscape** - Lying between spurs or ridges in remote uplands, these landscapes are defined by their steep valley topography, and often, so steep are valley sides that there is generally little discernible valley floor. Their remoteness and steep terrain explains why such valleys have never been settled and they often contain few if any human features. Valley sides are often densely wooded, whilst rocky streams tumble down the valley floor often over-grown by woodland. Such landscapes are characterised by a strong sense of enclosure, their coherent natural qualities, muted natural colours and

by a sense of remoteness and tranquillity. Examples of this type of landscape can be found in western part of Lantau Island and the far east of the North-east New Territories.

- 3.2.4 **Upland and Hillside Landscape** - These are large scale upland landscapes lying between around 40mPD and 300mPD. Consisting of hillsides, knolls, ridges and spurs, they are generally covered in scrub vegetation with rocky outcrops or boulder fields. Woodland may be found on lower slopes or in sheltered gullies and ravines, where permanent or seasonal rocky streams tumble down these hillsides. Because of their elevated locations, they often contain few human features (other than footpaths or powerlines) and may retain a rugged, tranquil character, with rocky outcrops or boulder fields and muted natural colours. Examples of this type of landscape can be found across Hong Kong, such as on the lower slopes of the ridge of hills behind Kowloon.

4.0 Landscape Character

4.1 Introduction

- 4.1.1 This section of the report provides a characterisation of the landscape of the Study Area in that it identifies the distinct and recognisable patterns of elements in the landscape that give the locality its sense of place, describing what makes it different from the adjacent areas. An important feature of the character assessment process is that it is objective; no judgement of a particular landscape's value or quality is made. This will be addressed in section 5.0 the landscape appraisal. Particular attention is given to identifying characteristics that are distinctive, rare or special. As such a number of LCAs have been identified with the boundaries being mapped to a scale of 1:25,000 using the range of data sets that are available at this scale, aerial photographs (both current and historical) and subsequently verified and refined in the field. This process informed the detailed analysis of mapped features and the tracery of the coastline and mountain backdrop. The boundary lines are primarily defined by contours where these correlate with a well-defined landform, mark a change in slope profile or a general height above Principal Datum, or correlate with a change in the underlying geology where this has a significant surface expression. Within the principal discipline of geology, landform and land use, the boundaries are also drawn to contour lines and thereafter follow the perimeter coastline, of areas of woodlands, and tracks and occasionally footpaths, where these form a well-defined landscape feature. The location and the extent of the LCAs are shown on Figures 6.0.



Oblique aerial photograph looking south towards Pak Sha O village from direction of Hoi Ha in the West



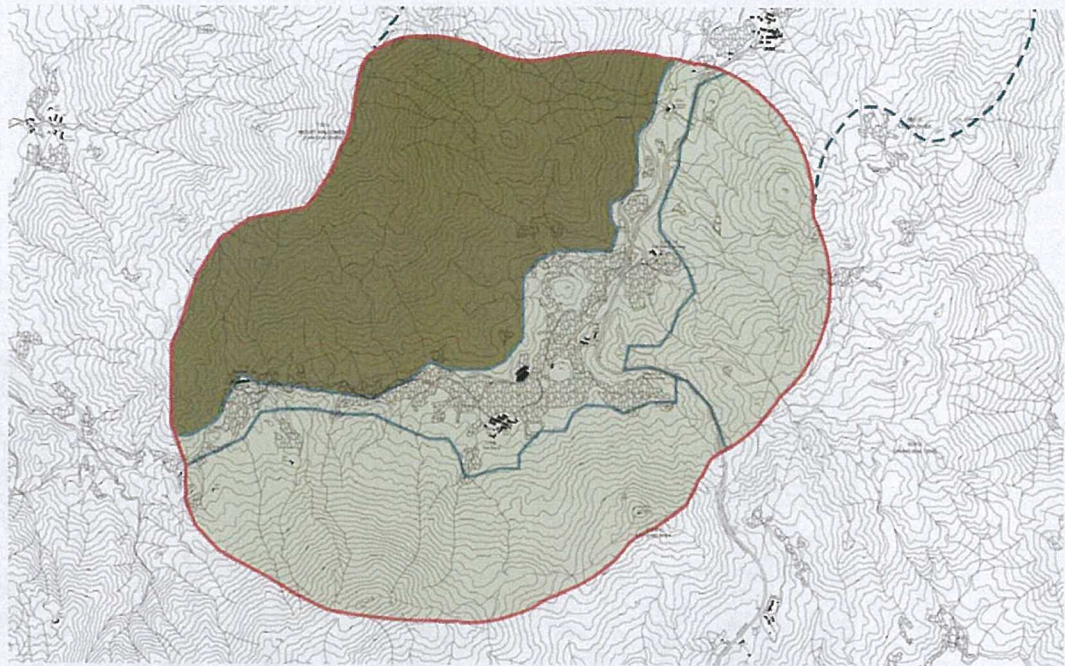
Aerial photograph showing Pak Sha O within its rural setting

4.2 Landscape Character Areas

LCA 1: Mount Hallowes (Tam Chai Shan) Mountain Landscape



Interesting rock formations on the slopes of Mount Hallowes

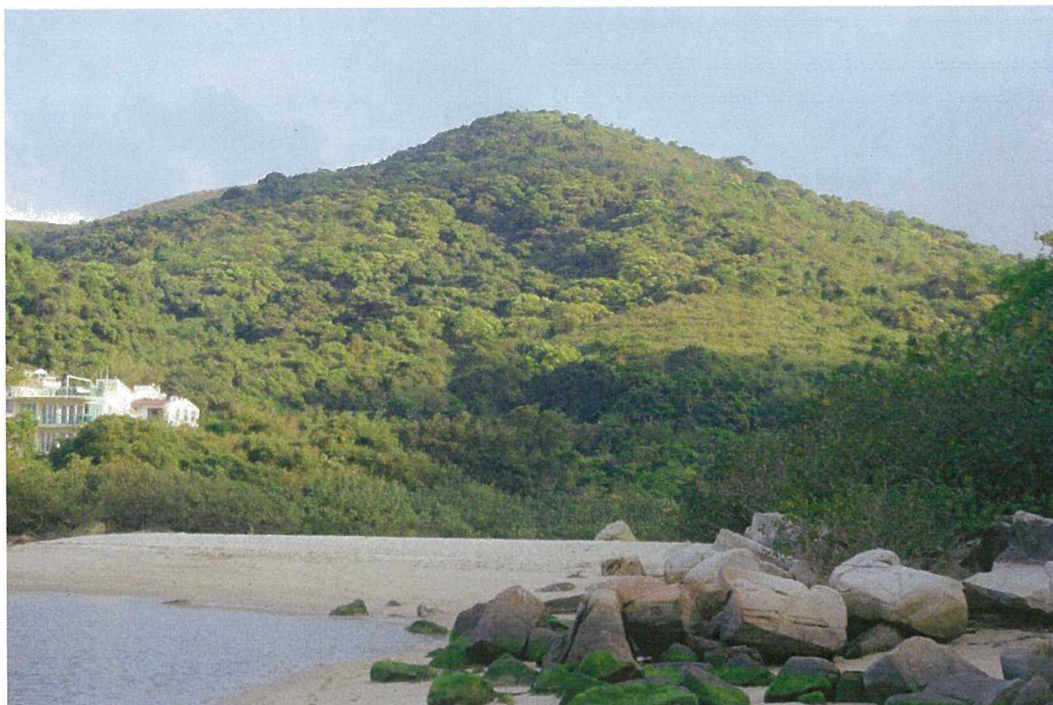


Location plan

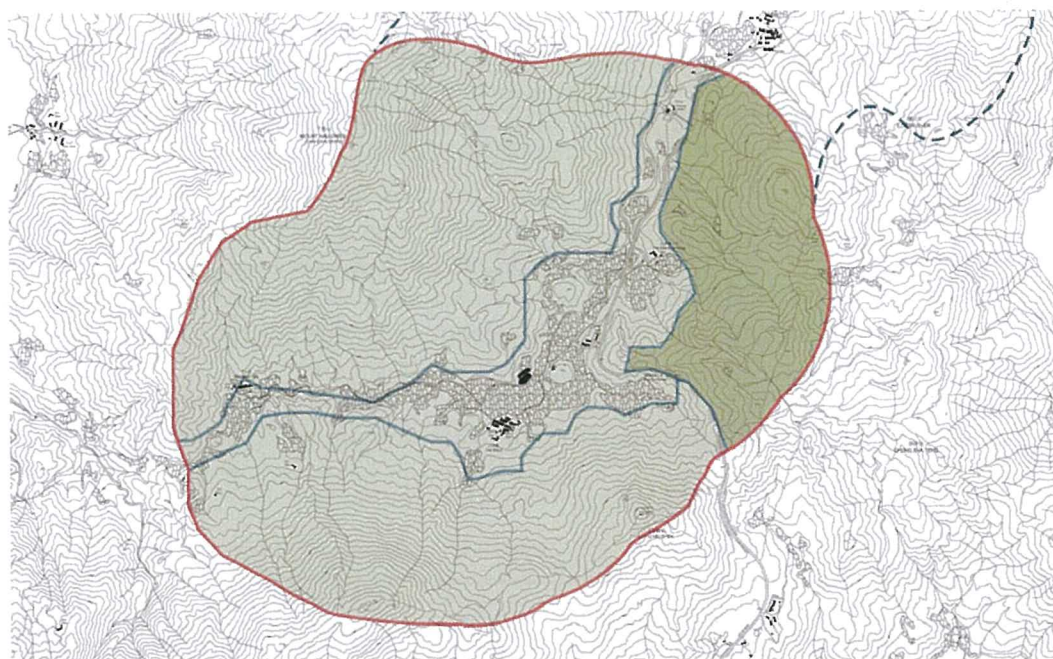
Key characteristics

- Large scale upland landscape forming part of a south west – north east orientated ridge line rising to a height of 300mPD.
- Underlying geology of volcanic and granitic uplands falling dramatically to rocky coasts giving thin acidic, granolithic soils.
- Wooded (secondary woodland) covering the lower hill slopes.
- Higher elevations clothed in shrubland which eventually gives way to coarse grassland near the summit of the mountain.
- Little evidence of human activity with the exception of the extensive network of trails which extend along the ridgeline which connections to Hoi Ha village to the east and Ngo Keng Tsui to the west.
- Panoramic long distance views of the surrounding landscapes including Tolo Channel (Chek Mun) to the west and Long Harbour (Tai Tan Hoi) to the east.

LCA 2: Lo Tsai Shek Mountain Landscape



View of Lo Tsai Shek showing the summit viewed from the north east



Location plan

Key characteristics

- Medium scale upland landscape forming part of a north – south orientated coastal uplands bounding the western shore of Tolo Harbour (Tai Tan Hoi) and rising to a height of 161mPD.

- Upland forms part of the ridgeline connected to Lo Fu Kei Shek and forming the southern valley side.
- Underlying geology of volcanic and granitic uplands falling dramatically to rocky coasts providing thin acidic, granolithic soils.
- North facing slopes covered with dense secondary woodland and south and east facing slopes characterised by a combination of shrubland and coarse grassland.
- Little evidence of human activity with the exception of the extensive network of trails connecting the mountain landscape with Pak Sha O village to the west and other settlements to the south including Wong Shek Tei.
- Panoramic long distance views of the surrounding landscapes including views to the west over the Pak Sha O valley landscape with hill slopes of Mount Hallows forming the backdrop. Views to the north extend over the picturesque landscape of Hoi Ha Wan and east to Long Harbour (Tai Tan Hoi).

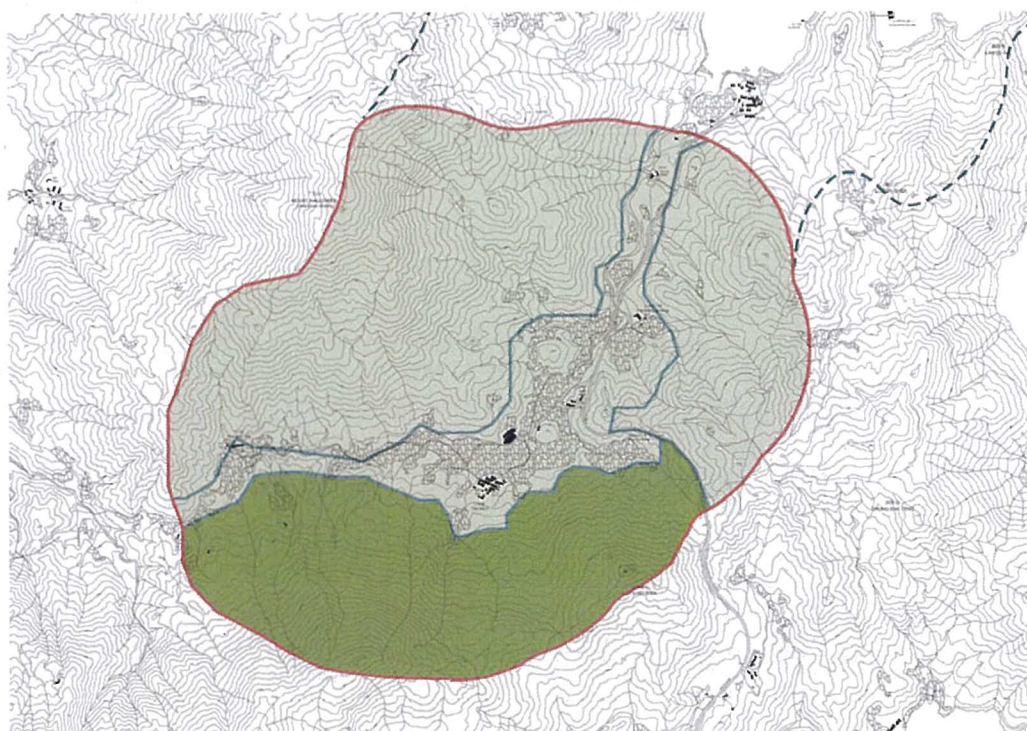
LCA3: Shek Uk Shan and Lo Fu Kei Shek Mountain Landscape



Shek Uk Shan, viewed from Ngam Tau Shan



Rock outcrops on Lo Fu Kei Shek



Location plan

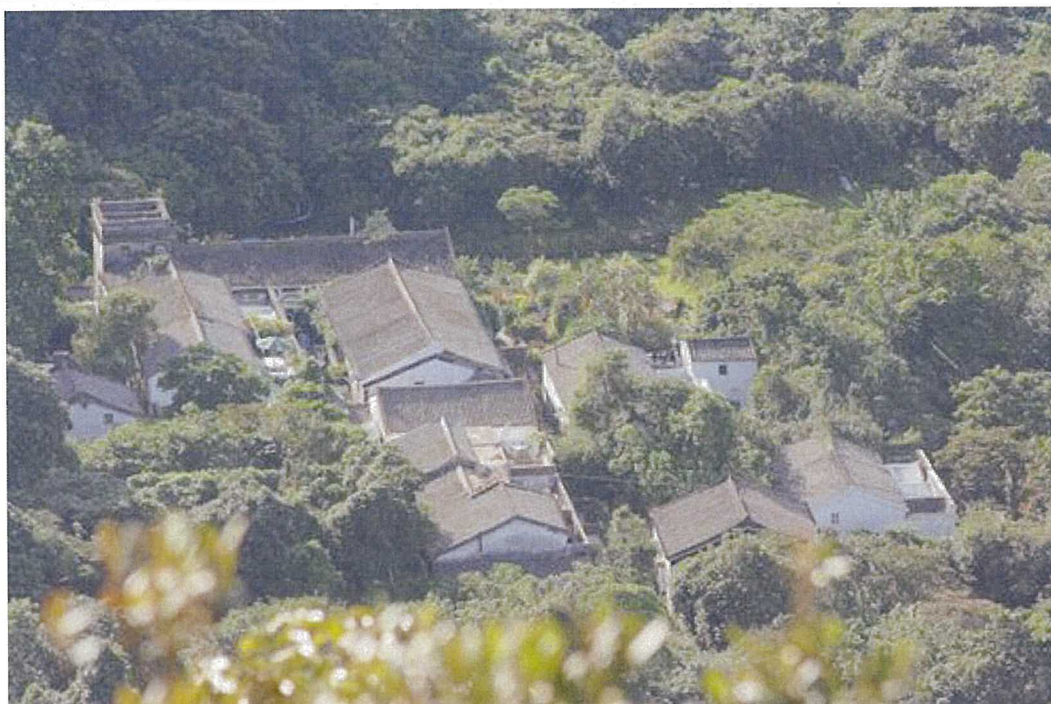
Key characteristics

- Large scale upland landscape forming the head of the Pak Sha O – Pak Sha O valley with summits of Shek Uk Shan rising to 481mPD and Lo Fu Kei Shek rising to 257mPD.
- These mountains forming the visual backdrop to the valley when viewed from the village at Pak Sha O and the valley floor near Pak Sha O Ha Yeung.
- Underlying geology of volcanic and granitic uplands falling dramatically to rocky coasts giving thin acidic, granolithic soils.
- Thin soils and rock outcrops on the exposed easterly facing slopes supporting spare vegetation of coarse grassland and small shrubs.
- Wooded (secondary woodland) on the northern facing slopes at lower and medium elevations.
- Higher elevations clothed in shrubland which eventually gives way to coarse grassland near the summit of the mountain.
- Little evidence of human activity with the exception of the extensive network of trails which extend along the ridgeline which connections to Wong Ma Tei to the east and along the ridgeline from Lo Fu Kei Shek towards Pak Sha O.
- Campsites and facilities to the west of Lo Fu Kei Shek and to the south of Shek Uk Shan.
- MacLehose Trail to the south of Shek Uk Shan.
- Panoramic long distance views of the surrounding landscapes north towards the Pak Sha O – Pak Sha O valley, Hoi Ha Wan and beyond to the Tolo Channel (Chek Mun).

LCA 4: Pak Sha O Ha Yeung – Pak Sha O Agricultural Landscape



Oblique aerial view looking north along the valley towards Pak Sha O and beyond to Hoi Ha



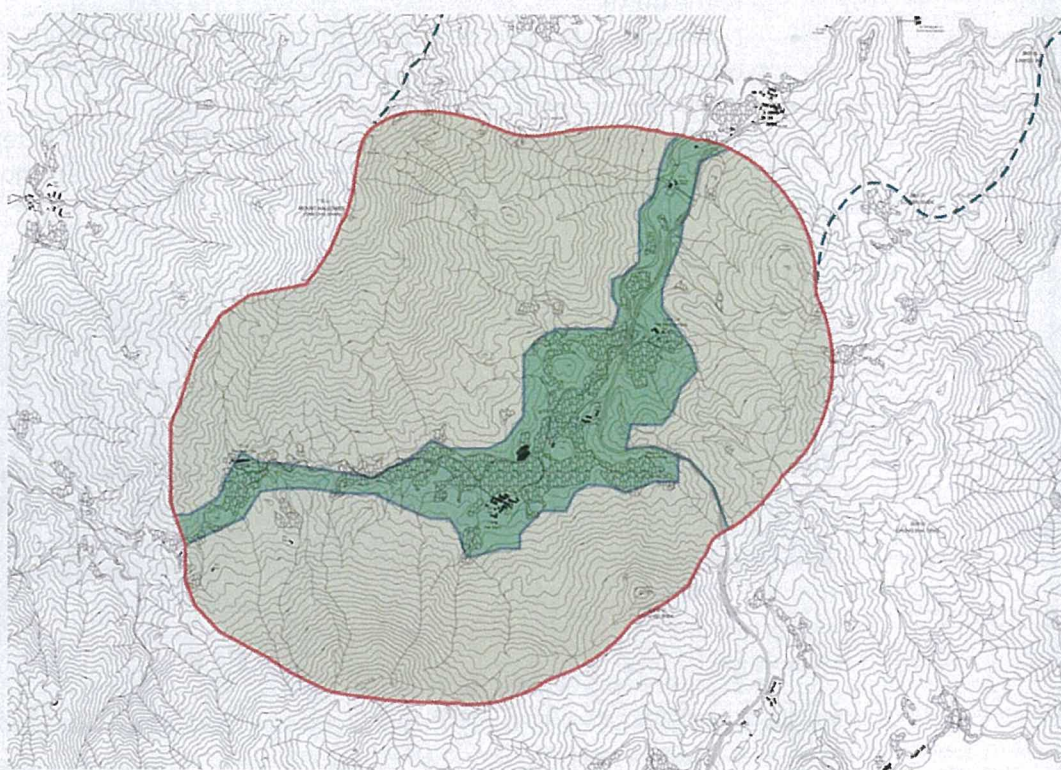
Aerial view of Hakka village complex



View of the pastoral landscape on the valley floor prior to conversion to agricultural plots



Central footpath connects the valley with Pak Sha O to the north



Location plan

Key characteristics

- Narrow north east – south west orientated valley bounded to the north west by Mount Hallowes (Tam Chai Shan) and to the south east by Lo Fu Kei Shek.
- Distinct valley floor extending from Pak Sha O Ha Yeung in the north to Pak Sha O in the south where alluvial or colluvial materials have accumulated allowing the development of agricultural landscapes.
- Valley floor traversed by Pak Sha O Road and footpath network connecting the valley to Nam Shan Tung to the west and Lo Tsai Shek to the north east.
- The valley sides have a dense covering of secondary woodland which extends down to the edge of the field system and the periphery of the village.
- The valley floor contains active and abandoned agricultural fields some of which are used for grazing.
- The village is built in the distinct Hakka style with terraced rows of white plastered houses with pitched tiled roofs and courtyards. Some feature elaborate wall paintings and decorative plaster work.
- The watchtower, ancestral hall and adjoining buildings have been listed by AMO. The Ho family residences and the Immaculate Heart of Mary Chapel in the village are also listed.
- Village located adjacent to the stream which connects the valley with Pak Sha O to the north.
- Landscapes characterised by a strong sense of enclosure, coherent natural qualities, muted natural colours and by a sense of remoteness and tranquillity.
- The valley also contains Pak Sha O Youth Hostel.
- Panoramic relatively short and medium distance views extend to the valley sides and south west towards the summits of Shek Uk Shan and Lo Fu Kei Shek. .



Rough grassland forming part of the remnants of the agricultural landscape

5.0 Landscape Appraisal

5.1 Introduction

- 5.1.1 The landscape appraisal looks at three aspects which include an assessment of the landscape condition; landscape value and landscape capacity or sensitivity for each of the LCAs identified in section 4.0 of this report. The approach for the assessment for each is described below.

5.2 Landscape Condition

- 5.2.1 The assessment of landscape condition is based on judgements about the physical state of the landscape, and about its intactness, from visual, functional, and ecological perspectives. It also reflects the state of repair of individual features and elements which make up the character in any one place. The aim of this stage of the appraisal is to identify in an objective manner, the condition or strength of the sense of place of the landscape. This can be taken forward at a later date for use in landscape strategies as part of future work outside this Study.

Appraisal Method

- 5.2.2 This part of the appraisal is an extension of the landscape characterization and involves a description of the intactness or completeness of the natural resources of the landscape. As the UK Countryside Agency states, landscape condition "is based upon judgments about the extent to which the distinctive character of a particular LCA is visible in a specific area and about the physical state of repair of the landscape or its ecological integrity" (Countryside Agency, 1999, p.80). Landscape Condition can be assessed as Poor, Moderate or Good, depending on the intactness of the fundamental landscape patterns.

Table A5.1 Thresholds for Measurement of Landscape Condition

Criteria	Ranking	Description of Threshold
Condition	Good	The landscape is in good condition when the pattern of natural resources is coherent, largely intact and un-interrupted. This means that there is limited disturbance to natural terrain, natural features and watercourses and a significant presence of vegetation.
	Moderate	The landscape is in moderate condition when the pattern of natural resources is to a significant extent altered or diminished. In the case of a rural landscape, this means that there is may be some disturbance to natural terrain, watercourses or patterns of vegetation.
	Poor	The landscape is in poor condition when the pattern of natural resources which make up the landscapes is highly degraded. This means that there will be almost total disturbance to natural terrain, natural features and

Criteria	Ranking	Description of Threshold
		watercourses with little or no vegetation.

5.3 Landscape Value

5.3.1 Landscape value is concerned with the relative value that is attached to different landscapes. In a policy context the usual basis for recognising certain highly valued landscapes is through the application of a regional or local landscape designation. Yet a landscape may be valued by different communities of interest for many different reasons without any formal designation, recognising, for example, perceptual aspects such as scenic beauty, tranquillity or wildness; special cultural associations; the influence and presence of other conservation interests; or the existence of a consensus about importance, either regionally or locally.

Appraisal Method

5.3.2 The appraisal of landscape value consists of a series of subordinate appraisals which include its value as a natural resource; local distinctiveness; value as heritage; and scenic value. These separate appraisals are synthesised into a single appraisal of landscape value using a series of guidelines.

Value as a Natural Resource

5.3.3 The objective is to identify any natural resources or ecological areas/features, which make a special contribution to landscape and by which the landscape may therefore gain value. In this sense, the word 'natural' does not refer to any pristine or un-altered quality, but rather to the fact that the feature is an example of a part of 'natural history'. Therefore, highly adapted natural features, such as agricultural fields or fish ponds would still qualify as 'natural resources'. As such the natural resource should fulfil two criteria in that they should be a visual manifestation of the landscape; and be recognised natural resource or ecological value or interest (designated SSSIs, Natural Areas or Marine Reserves).

Local Distinctiveness

5.3.4 The objective of this part of the appraisal is to assess the strength of sense of place of any LCA. For the purposes of appraisal, three sets of attributes are recorded:

- The integrity or intactness of landscape resources which characterise an LCA, referred to above, as 'landscape condition' is taken as the index of strength of sense of place (measured as 'Poor, Moderate or Good').
- Any features that are unique or distinctive and which add to the sense of place or distinctiveness of an area. These are recorded in the descriptions of the LCAs.
- The rarity of the LCA - This adds to landscape value only where the landscape has a certain level of landscape value already and meets certain minimum criteria. Therefore, a landscape of very low value in all other regards, cannot achieve a high value just because it is unique.

Value as Heritage

- 5.3.5 Identify any heritage resources or cultural areas / features which make a special contribution to landscape and by which the landscape may therefore gain value. These must fulfil two criteria in that they should have a visual manifestation (in the case of folklore, mythic, literary, associations they should attach to a visible feature); and have an existing recognised value or interest (AMO designation as Declared Monuments or Grade 1 Listed Buildings).

Scenic Value

- 5.3.6 Describe the formal aesthetic or scenic characteristics of the landscape using the following criteria:

- Visual Complexity (High/Moderate/Low);
- Visual Coherence (High/Moderate/Low);
- Effects of adjoining LCAs (Positive/Negative/Neutral);
- Significant Visual Attractors (Record);
- Significant Visual Detractors (Record);
- Presence of Water (Positive/Negative/Neutral); and
- Night Time Effects (Positive/Negative/Neutral).

Synthesising Appraisals for Landscape Value

- 5.3.7 The appraisals for the different components of Landscape Value above are synthesised into a single Landscape Value rating. This rating is either 'High', 'High (Qualified)', 'Moderate' or 'Low'. The Landscape Value is measured using the thresholds described in the table below.

Table A5.2 Thresholds for Measurement of Landscape Value

Criteria	Ranking	Description of Threshold
Value	High	Most high value landscapes are landscapes in good condition and which possess a high level of visual coherence, with no significant visual detractors. Their value is augmented by a number of factors such as the presence of a significant natural resource or heritage feature that has a visual manifestation; or by unique features contributing to the landscape's distinctiveness; or by one or more visual attractors; or by high levels of visual relief, the presence of a water body, high levels of visual complexity or rarity.
	High (Qualified)	High (Qualified) landscapes are those which have consistently high levels of landscape value (as per the definition above) but which do not quite fall into the 'High' value category. Typically, either their scenic value or their condition is diminished slightly by one or more features or aspects of their character. Such landscapes otherwise typically possess high scenic and landscape values and will possess no visual detractors.
	Moderate	Moderate value landscapes typically contain a variety of

Criteria	Ranking	Description of Threshold
		features which affect the value of the landscape in both negative and positive ways. Though they may contain visual attractors or visual detractors, these landscapes cannot be described as particularly 'scenic', nor can they be described as particularly 'unsightly'. Such landscapes normally have moderate visual coherence and are in moderate condition. They are in effect, Hong Kong's 'ordinary' landscapes, with neither very positive nor very negative attributes.
	Low	Most low value landscapes are in poor condition, possess low levels of visual coherence and no natural resources or heritage features that have a visual manifestation. They will also contain one or more significant visual detractors.

5.4 Landscape Capacity / Sensitivity

- 5.4.1 Landscape Capacity Sensitivity is defined as the ability of a landscape to accommodate change without significant effects on its character, or overall change of landscape character type. Capacity is likely to vary according to the type and nature of change being proposed. The objective of this stage of the appraisal is to identify for each LCA a list of development types to which that landscape is sensitive or have capacity for further change. The appraisal of sensitivity to development is carried out at the level of assessment of key characteristics for each LCA.

Appraisal Method

- 5.4.2 Landscape sensitivity is related to landscape character and not necessarily to landscape value. As the Countryside Agency states, "Sensitivity must be judged separately from quality and/or value because they are quite different." (Countryside Agency, 1999, p.82). Therefore a given landscape might be considered to be of high value, but be able to accommodate development or change of certain types without compromise to its character. Appraisals of landscape sensitivity and landscape value are therefore totally separate issues.
- 5.4.3 Landscapes which are less sensitive to change include landscapes with considerable landform diversity, significant areas of vegetation and variety of land use which have the effect of increasing ability to visually absorb development. In contrast with this, landscapes which are open, low-lying and which have limited visual pattern or texture might be said to be highly sensitive. However, sensitivity is also dependent on the nature of the proposed development. A landscape may be more sensitive to some types of development than to others.
- 5.4.4 For each LCA, its sensitivity against typical development types is defined. This is a broad statement of principal whether development of different kinds can be incorporated into the LCA without changing its essential landscape character. The sensitivity of an LCA to a certain type of development is defined 'More Sensitive' or 'Less Sensitive'.
- 5.4.5 A number of features specific to each LCA are considered which may further increase its sensitivity to any form of development. These factors are the extent to which the LCA

possesses which include significant relief; significant tree cover; diversity of land use; and visual exposure to other LCAs.

Table A5.3 Thresholds for Measurement of Landscape Capacity / Sensitivity

Criteria	Ranking	Description of Threshold
Sensitivity	More Sensitive	A limited amount of a proposed development type is likely to have a significant prejudicial effect on the character of a landscape. Such development may not be in keeping with existing patterns of land use and built form in the landscape, such that a small amount of this development is likely to significantly change landscape character. Alternatively, the physical characteristics of the landscape (landform, vegetation cover, etc.) mean that the proposed development is unlikely to be accommodated within the landscape without negatively affecting existing qualities.
	Less Sensitive	A limited amount of a proposed development type is unlikely to have a significant prejudicial effect on the character of a landscape. Such development may be in keeping with existing patterns of land use and built form in the landscape, such that a small amount of further such development is unlikely to significantly change landscape character. Alternatively, the physical characteristics of the landscape (landform, vegetation cover, etc.) mean that the proposed development is likely to be accommodated with the landscape without significantly compromising existing qualities.

5.5 Appraisal of Landscape Character Areas

- 5.5.1 Table A5.4 provides a summary of the landscape appraisal for each of the identified LCAs based on the assessment approach outlined above.

Table A5.3 Landscape Appraisal

Landscape Character Area	Landscape Condition	Landscape Value					Landscape Capacity / Sensitivity
		Value as Natural Resource	Local Distinctiveness	Value as Heritage	Scenic Value	Overall Landscape Value	
LCA 1: Mount Hallowes (Tam Chai Shan) Mountain Landscape	Good	Sai Kung West Country Park	Integrity: Largely intact landscape although woodland clearance in the past has left some of the slopes denuded of vegetation.	N/A	Relief: High Visual complexity: Moderate Visual coherence: High	High	Sensitive LCA sensitive to any form of development due to the elevation of the landscape, its visual openness and inter-visibility between areas; and the naturalness of its landscape character. Ridgeline forms the visual horizon in views from the valley floor and so any intrusion into the landscape will impact upon its condition and value.
LCA 2: Lo	Good	Sai Kung	Integrity: Largely	N/A	Relief: High	High	Sensitive

Landscape Character Area	Landscape Condition	Landscape Value				Landscape Capacity / Sensitivity		
		Value as Natural Resource	Local Distinctiveness	Value as Heritage	Scenic Value	Overall Landscape Value		
Tsai Shek Mountain Landscape		West Country Park	intact landscape although woodland clearance in the past has left some of the slopes denuded of vegetation.		Visual complexity: Moderate		LCA sensitive to any form of development due to the elevation of the landscape, its visual openness and inter-visibility between areas; and the naturalness of its landscape character. Lower summit level means that in views from the north and east mountain is seen against the backdrop of the higher mountains to the south and west.	
					Visual coherence: High			
					Effects of adjoining LCAs: Positive			
			Unique / Distinctive Features: Dramatic mountain landscapes		Significant visual detractors: None			
					Presence of water: Positive			
					Night time effects: Neutral			
LCA 3: Shek Uk Shan and Lo Fu Kei Shek Mountain Landscape	Good	Sai Kung West Country Park	Integrity: Largely intact landscape although woodland clearance in the past has left some of the slopes denuded of vegetation.	N/A	Relief: High	High	Sensitive	LCA sensitive to any form of development due to the elevation of the landscape, its visual openness and inter-visibility between
					Visual complexity: Moderate			
					Visual Coherence: High			

Landscape Character Area	Landscape Condition	Landscape Value					Landscape Capacity / Sensitivity
		Value as Natural Resource	Local Distinctiveness	Value as Heritage	Scenic Value	Overall Landscape Value	
			Unique / Distinctive Features: Dramatic mountain landscapes.		Effects of adjoining LCAs: Positive Significant visual detractors: None		areas; and the naturalness of its landscape character. Lower summit level means that in views from the north and east mountain is seen against the backdrop of the higher mountains to the south and west.
			Rarity: Common to Hong Kong uplands.		Presence of water: Positive Night time effects: Neutral		
LCA 4: Pak Sha O Ha Yeung – Pak Sha Agricultural Landscape	Good	Sai Kung West Country Park	Integrity: Intact valley floor landscape although there are some small areas of abandoned agriculture.	N/A	Relief: Low Visual complexity: Moderate Visual coherence: High	High	Sensitive A key consideration in the assessment of the landscape's quality was the valley setting which makes an important contribution to the character of the historic village. This setting is extremely sensitive to change. The LCA is sensitive to
			Unique / Distinctive Features: Distinct Hakka style village with watchtower,	Watchtower, ancestral hall and adjoining buildings, Ho	Effects of adjoining LCAs: Positive		

Landscape Character Area	Landscape Condition	Landscape Value					Landscape Capacity / Sensitivity
		Value as Natural Resource	Local Distinctiveness	Value as Heritage	Scenic Value	Overall Landscape Value	
			ancestral hall and adjoining buildings. Ho family residences and the Immaculate Heart of Mary Chapel.	family residences and the Immaculate Heart of Mary Chapel listed by AMO.	Significant visual detractors: None		any development due to the fine texture of the landscape, the scale and density of existing settlement.
			Rarity: Unique to Hong Kong due to the state of preservation of buildings and their setting.		Presence of water: Positive (stream) Night time effects: Neutral		Sensitivity of LCA also extends to the type & appearance of developing if existing landscape character is to be retained. It is important that any new development is in tune with scale and appearance of the existing buildings. Capacity for further development limited if the aesthetic & spatial quality of landscape character is to be maintained.

6.0 Conclusions and Recommendations

6.1 Conclusions

- 6.1.1 The assessment for the Pak Sha O (白沙澳) area has revealed a landscape with a distinct sense of place, a landscape shaped by the forces of nature and tempered by the actions of man. This landscape has long been perceived as a rural idyll. Many of the features associated with this cherished landscape evoke strong images, particularly its perceived naturalness and connection with ecologically valuable areas and the predominance of woodland cover. The built environment is also very evocative ranging from the charm of the picturesque village and historic small village houses to the majesty of its mountain setting. Together these create a strong perception of harmony throughout the area and represent a poignant stage in the development of Hong Kong.
- 6.1.2 The importance of the landscape has been recognised through its designation as the Sai Kung West Country Park and the value of ecologically important stream.
- 6.1.3 The landscape is largely intact although, as with any village settlement, Pak Sha O has undergone some renovation. However, the houses are basically the same as they were in the 1960's. Despite this it still contains distinctive features including the settlement pattern of cottages and courtyards, Temple and associated courtyard, the remains of the rice paddy terraces and footpath network. The features have been recognised for their historical importance by AMO.
- 6.1.4 Despite the history of the village and the agricultural activities in the areas adjacent to the settlement the overall landscape character is one characterised by its naturalness. This includes the mountain landscapes which have undergone change due to for instance the collection of firewood which resulted in the loss of forest cover on the upland slopes; however the perception by the public is one of a pristine, unspoilt natural place. This is reinforced by the continuity of the woodland and shrub cover which clothes the valley floor and extends to the slopes of the adjoining mountains.
- 6.1.5 Some of the key findings of the assessment include the interconnected nature of the landscape in terms of its perceived character, its fine texture, naturalness, the inter-visibility between the LCAs and the sensitivity of the area to change. As such changes in one part of the landscape, even small scale will impact upon the landscape of the whole area. This includes the woodland which surrounds the village and the scale and disposition of the built environment.
- 6.1.6 In conclusion this is a valued landscape, both in terms of the perception of the public and in its statutory recognition for its landscape value and ecology. The layering of history and natural process; its remoteness and sense of tranquillity; and the low level of existing development have combined to create a landscape which is both valuable and worthy of preservation.

6.2 Recommendations

- 6.2.1 The landscape assessment for Pak Sha O has revealed a number of key characteristics which contribute to the overall landscape character and value of the village, its setting and valley landscape as a whole. These were determined as part of the appraisal in section 5.0. It is hoped that the landscape assessment and appraisal will contribute to the formation of a new Outline Zoning Plan (OZP) for the area which is designed to protect its unique and valued attributes. In addition this section of the report makes specific recommendations as to the future treatment of the landscape.
- 6.2.2 The accompanying report entitled 'Landscape Appraisal of Development Scenarios for Pak Shek O Village, Sai Kung' describes a possible development scenario that draws on this assessment and provides an indication of how future development can be accommodated without leading to the degradation of the existing landscape and visual amenity. It is extremely important that any new development proposals carefully consider the landscape and visual setting of the village and the wider valley landscape.

Figures

Document:

Landscape Appraisal of Development Scenarios for Pak Sha Village, Sai Kung

Company:

SCENIC Landscape Studio Limited

Date

January 2016

Revision 0

Table of Contents

01	Introduction and Planning Context
02	Summary of Existing Landscape Character
03	Summary of Existing Visual Conditions
04	Residential Scenario Assessment
05	Recreational Scenario Assessment
06	Conclusions and Recommendations

Background

Pak Sha O is a traditional style Hakka village situated within an enclave of Sai Kung West Country Park. In response to development pressure the HK planning authorities have prepared a draft OZP for the area in order to control the future direction of development within this valley. This is a largely undeveloped locality and there are concerns that the existing rural character and the associated landscape and ecological value of the area could be diminished unless development is carefully planned and controlled to fit within the existing context. This document has been prepared to examine the potential landscape impacts of possible development scenarios provided for in the draft OZP.

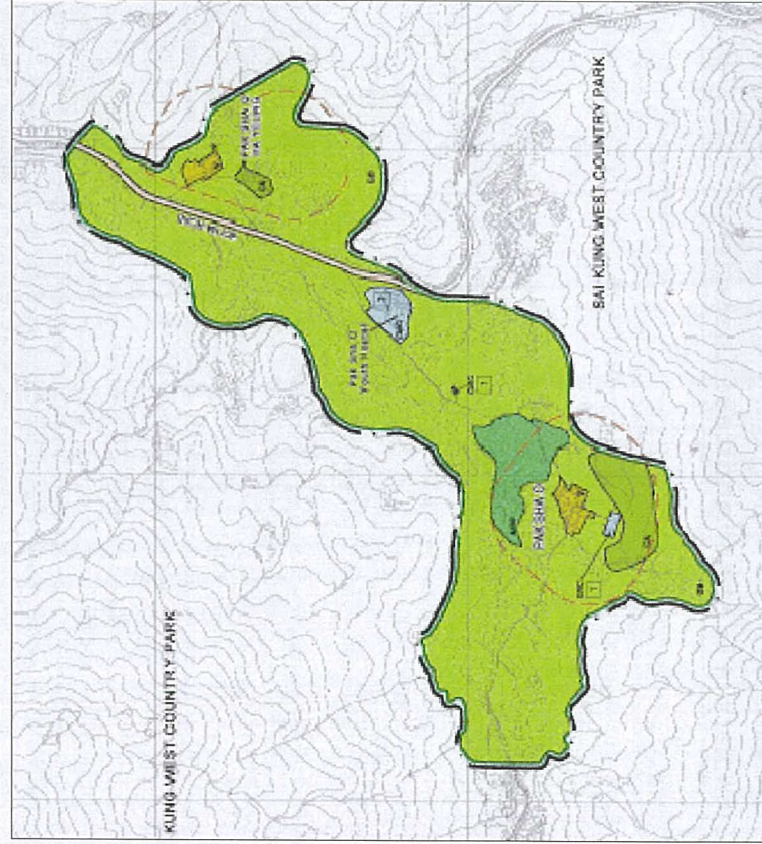
Whilst there are several interested parties and stakeholders involved, key groups include land owners (developers who have purchased several plots of land within the enclave), indigenous villagers with small house development rights (nonresidents), local residents and wildlife and heritage conservation groups concerned about impact on existing natural and cultural assets and any impact on the surrounding Country Park. These groups can broadly be categorised as either pro or anti development. The pro-development lobby have tabled proposed extensions to the village zones (V-zones) at Pak Sha O and Pak Sha O Ha Yeung. A proposal has also previously been tabled for a recreational area and areas of agricultural use zoning within the enclave area.

Approach to Assessment

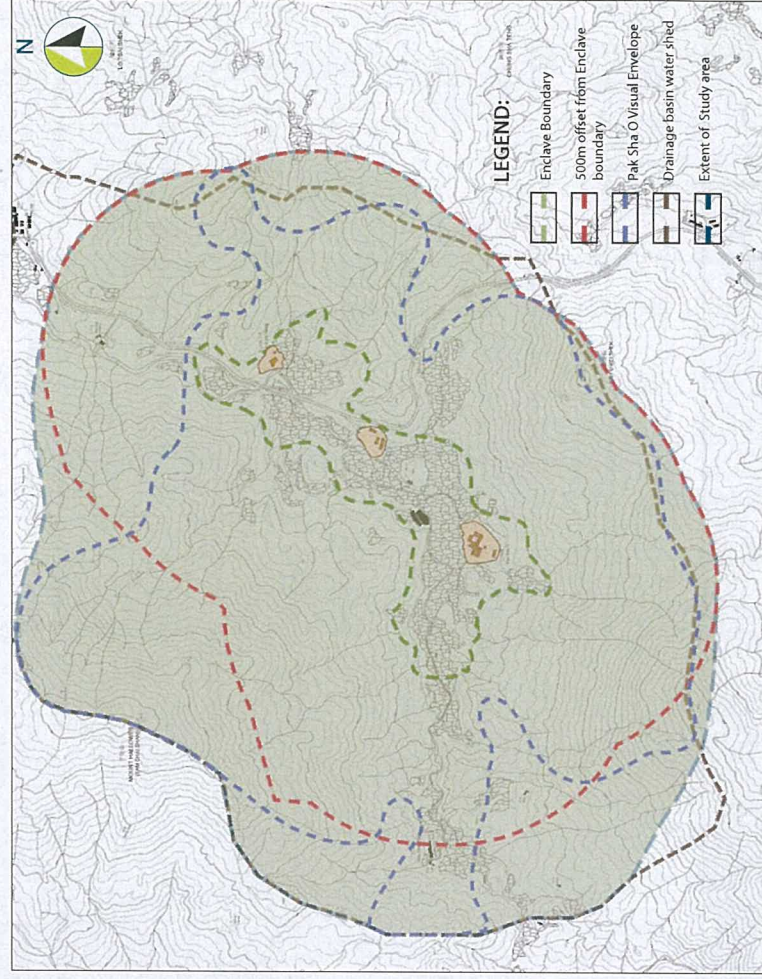
The existing landscape character and visual setting of Pak Sha O has been assessed under an accompanying report. A summary of these findings is included here for reference. One development scenario is then explored: a residential scenario involving village housing to the extent of the V zone. However, it should be noted that there are no firm plans currently tabled and therefore the scenarios painted here should be seen as potential scenario used to explore the sensitivity of the landscape to development and the capacity of the landscape and visual environment to accommodate change.

Study Area

The study area for the assessment has been defined with reference to several criteria. Since the location is a valley, the watershed of the valley is a useful physical boundary defining the drainage basin as a unit of landscape for the assessment. This is generally defined by ridgelines surrounding the valley, which also provide visual containment (maximum visual envelope of development within the valley). A further means of defining a study area is to offset the boundary of the site (the enclave), which typically would be a distance of 500m. The study area has then been derived in relation to these two boundary criteria, as illustrated below:



Draft OZP



Study Area Plan

Context

Hong Kong has extensive undeveloped tracts of natural landscapes with different landscape character. Some of these areas contain a diverse habitat supporting numerous native plant species and a varied wildlife, both resident and migratory. In addition, there is a long history of human settlement and a variety of cultural relics associated with the settlement.

Landscape Setting

The landscape of Pak Sha O has been shaped by various natural processes and human activities over thousands of years. The underlying geology of the region has a fundamental influence on the outward appearance of the landscape but, increasingly, human activities rather than natural processes are influencing patterns in the landscape. The landscape of Pak Sha O clearly demonstrates the interaction of human development and the natural process and as such the resulting landscape character is both natural and modified by human activity. In a sense the area represents an important stage in the history of Hong Kong's development which has been preserved and so contributes to our perception of a multi-layered historical and cultural landscape.

Most of the local topography enclosing the valley comprises of mountains (consisting of volcanic and granitic uplands). This includes the uplands of Mount Hallowes (Tam Chai Shan) rising to approximately 300mPD to the north west and Lo Fu Shek at 257mPD to the south. The landscape context also includes views of the summit of Shek Uk Shan (481mPD) to the south west from viewpoints towards Hoi Ha. The enclosure formed by these uplands has served to create a unique landscape enclave and has protected the area from the developmental pressures.

Physical processes

Not only has the local geology determined the structure of the hill and mountain landform, but has also strongly influenced the pattern of man's progressive occupation of the land, and the form and appearance of the village and its buildings, the pattern of agriculture on the valley floor and the vernacular architecture. Water has, over the course of millennia, sculpted the basic geology into a series of streams and valleys, which have provided the basis for a diverse local ecology and also directed human settlement of the land. The valley within which Pak Sha O is located can therefore be seen as a part of a drainage basin unit of landscape where interrelated natural and cultural processes have sculpted the terrain to produce the landscape we see today. As illustrated in Figure 1, the landscape appears visually as a flowing and connected sequence extending from the higher upland areas down to the coast, to some extent mirroring these pathways of natural water courses.

Landscape Resources

The existing vegetation of the Pak Sha O enclave area is represented by several types of Landscape Resource which include shrubland-grassland, secondary woodland, Fung Shui woodland, marshland, seasonally wet grassland, natural stream courses, and village settlement. At the valleywide scale there are also the resources of Valley woodland slopes and the more shrubby open hilltops. These basic patterns are illustrated in Figure 2.

Landscape Character

The landscape of Sai Kung and Pak Sha O in particular has long been perceived as a rural idyll. Many of the features associated with this cherished landscape evoke strong images, particularly its perceived naturalness and connection with ecologically valuable areas, the embracing landform enclosing the valley the pristine nature of the landscape and the predominance of woodland cover. The built environment is also very evocative with the charm of the picturesque village and historic small village houses. Together these create a strong perception of harmony throughout the area and represent a poignant stage in the development of Hong Kong.

Despite a history of human occupation the overall landscape character is one characterised by its naturalness. This includes agricultural activity in the valley bottom and also the mountains which have

undergone change due to for instance the collection of firewood which resulted in the loss of forest cover on the upland slopes however the perception by the public is one of a pristine, unspoilt natural place. This is reinforced by the continuity of the woodland and shrub cover which clothes the valley floor and the hill slopes.

As shown in Figures 3&4, four Landscape Character areas are identified within the study area:

- LCA 1: Mount Hallowes (Tam Chai Shan) Mountain Landscape
- LCA 2: Lo Tsai Shek Mountain Landscape
- LCA3: Shek Uk Shan and Lo Fu Kei Shek Mountain Landscape
- LCA 4: Pak Sha O Ha Yeung – Pak Sha O Agricultural Landscape

Key characteristics of LCA4, which includes the DPA Plan area are:

- Valley floor traversed by Pak Sha O Road and footpath network
- The valley sides have a dense covering of secondary woodland which extends down to the edge of the field system, stream and the periphery of the village.
- The valley floor contains active and abandoned agricultural fields some of which are used for grazing and more recently vegetable growing.
- The village is built in the distinct Hakka style with terraced rows of white plastered houses with pitched tiled roofs and courtyards. The watchtower, ancestral hall and adjoining buildings have been listed by AMO. The Ho family residences and the Immaculate Heart of Mary Chapel in the village are also listed.
- Landscapes characterised by a strong sense of enclosure, coherent natural qualities, muted natural colours and by a sense of remoteness and tranquillity.

Landscape Appraisal

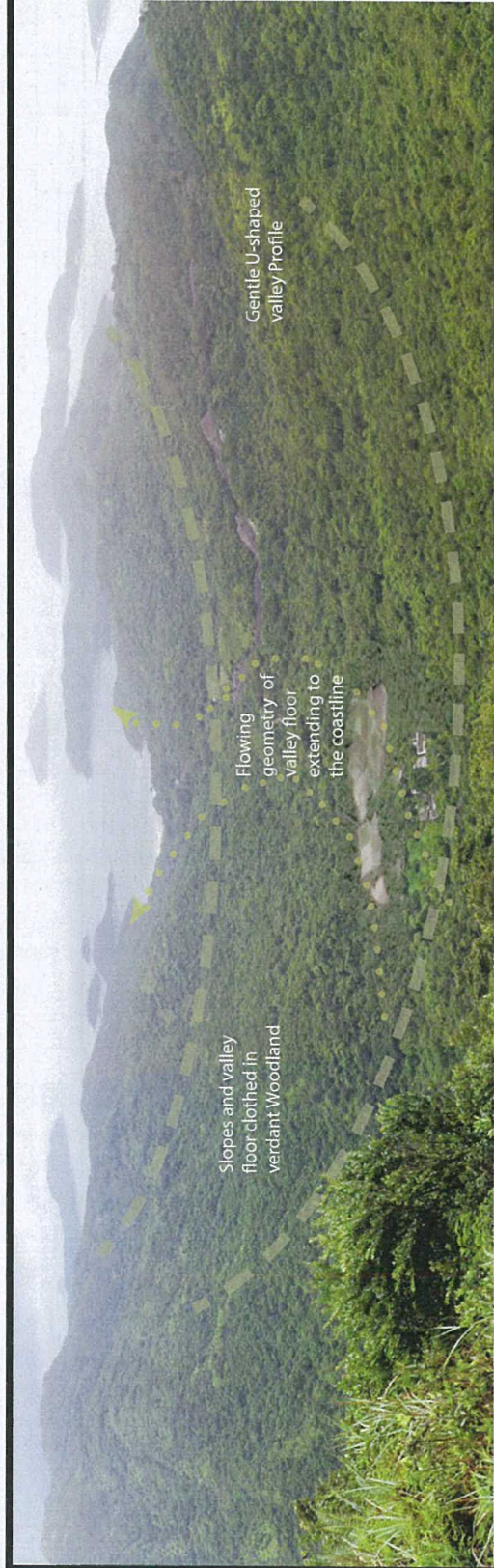
The landscape appraisal looks at three aspects which include an assessment of the landscape condition; landscape value and landscape capacity or sensitivity for each of the LCAs. As described in the Landscape Assessment report, the current Landscape Condition is assessed as Good whilst the Overall landscape value is deemed high. Aspects contributing to this rating include Unique / Distinctive Features of the Hakka style village with watchtower, ancestral hall and adjoining buildings and the rarity of such features due to the state of preservation of buildings and their setting.

Landscape Sensitivity

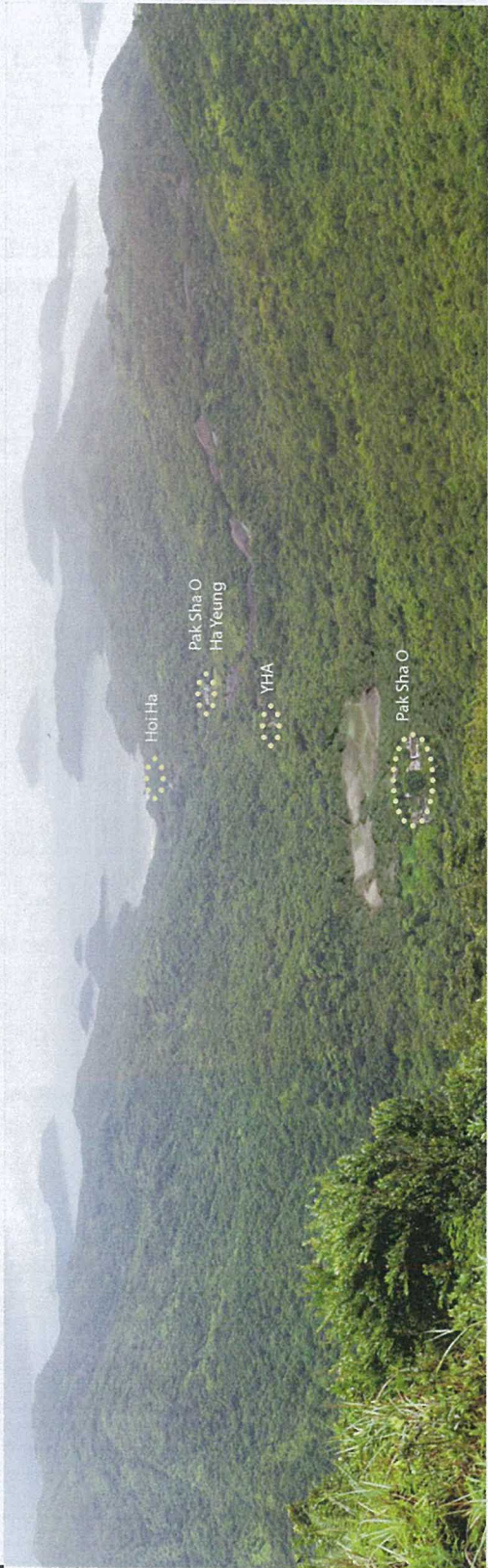
One of the key considerations in the assessment of the quality of the landscape was the valley setting which makes an important contribution to the character of the historic Hakka village. This setting is extremely sensitive to change. The LCA is sensitive to any form of development due to the fine texture of the landscape, the scale and density of the existing development. It is important that any new development is in tune with scale and appearance of the existing built environment.

Landscape Impacts

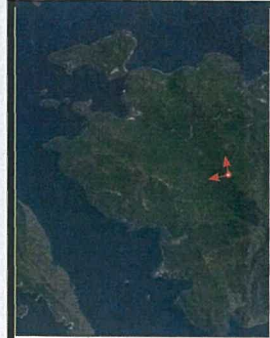
Capacity for further development is limited if the aesthetic and spatial quality of the landscape character is to be maintained. The development scenario set out in Section 4 of this report is explored qualitatively rather than quantitatively. However, even without more detailed study it is clear that each scenario would involve disturbance to existing landscape resources of the valley, particularly with the loss of the woodland coverage and potential impact on streams and water courses. The scale of such developments would also irrevocably change the valley's landscape character and upset the tranquil relationship that Pak Sha O currently retains with its verdant landscape surroundings.



The physical setting of hills and valleys connecting to the coast create a Verdant landscape setting surrounding Pak Sha O.



The small-scale, traditional village clusters that are set within the valley's woodland framework create a sense of rural idyll.



LEGEND



Location of Photograph

Landscape Setting : Key Points

- The village is set within a wide U shaped valley which can be seen as part of an undulating coastal landscape characteristic of Sai Kung West Country Park.
- The valley presents a rustic and rural scene; with development limited to small scale hamlets forming concentrated clusters of development arranged intermittently along the margins of the valley floor.
- The continuous coverage of woodland and hill slope greenery provides a lush and verdant setting. Although this continuous green cloth is interrupted locally by cut slopes for roads, the general impression is of an unspoilt rural idyll.

FIGURE TITLE

DPA Area Pak Sha O, Sai Kung (DPA/NE-PSO/1), Landscape Assessment

Landscape Setting of Pak Sha O

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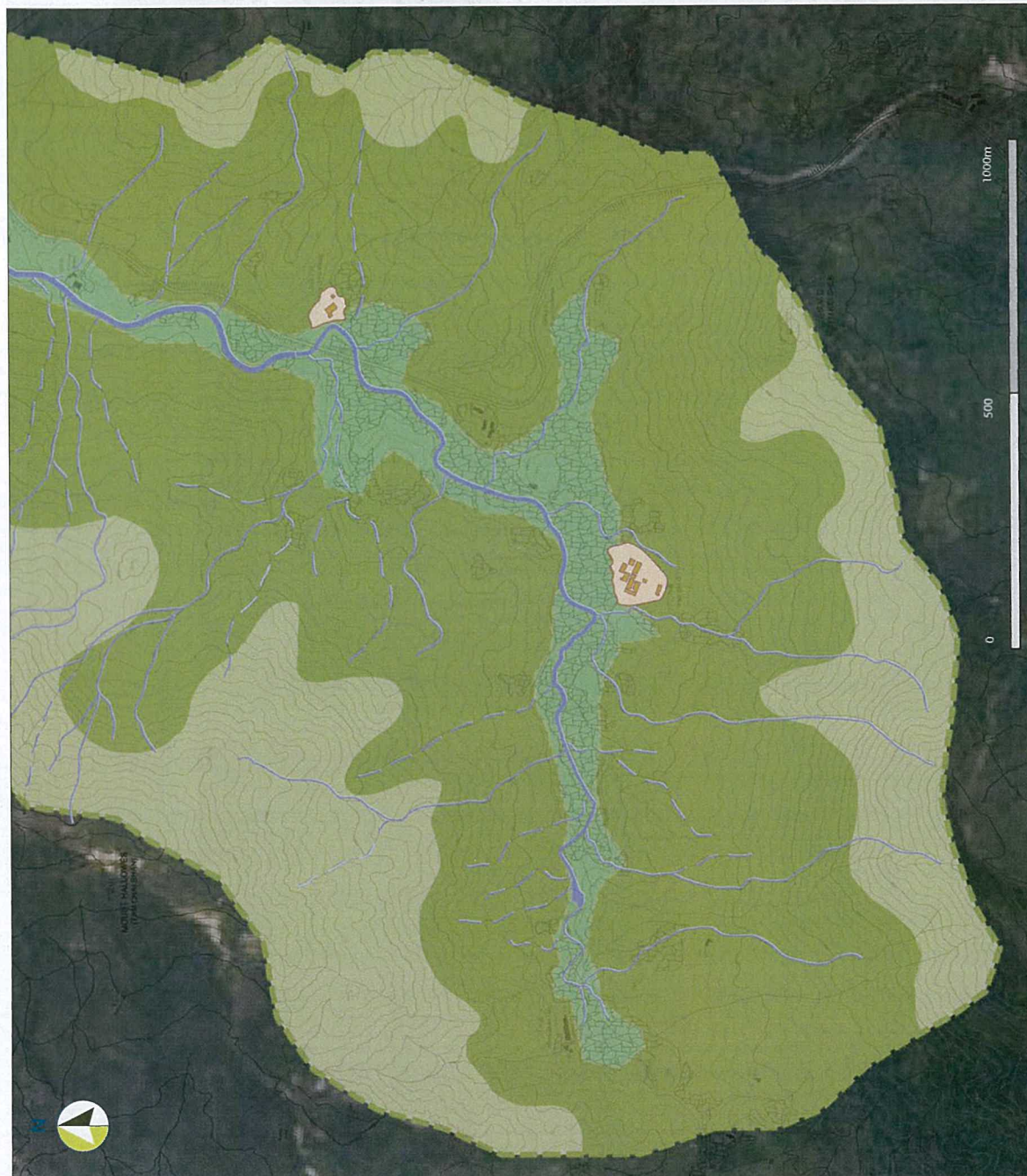
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Drainage Basin of Pak Sha O Valley: Streams and water courses defining patterns of landform, vegetation and human settlement



LR10: Shrubby Hilltops



LR9: Valley woodland slopes



LR7-8: Village areas



LR6: Stream courses

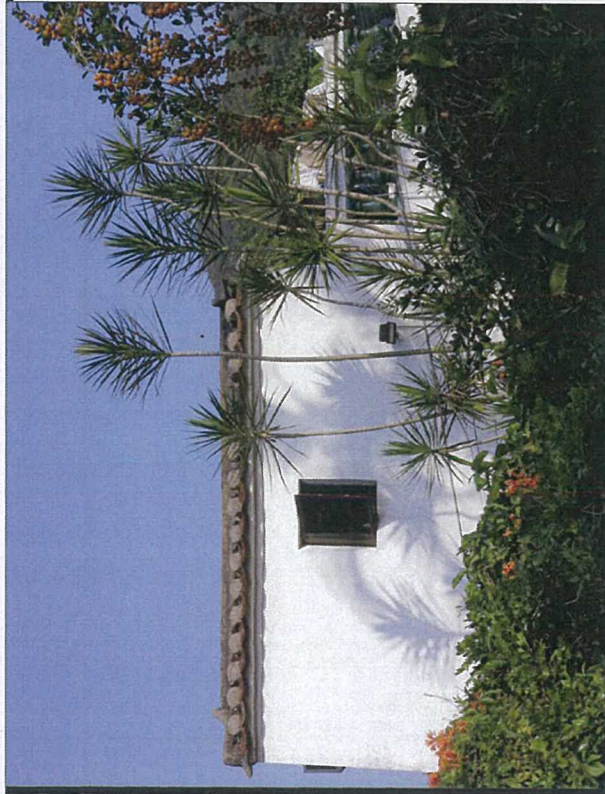
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- Watershed defining edge of drainage basin
- LR 1-5: Woodland and wetland Valley Floor
- LR 6: Stream courses
- LR7-8: Village garden & cultivated areas
- LR9: Valley Woodland Slopes
- LR10: Shrubby hilltops

Landscape System : Key Points

The Landscape patterns and verdant landscape character of the valley owes much to natural water flow.

- The upper part of the valley within which Pak Sha O is situated retains a largely natural drainage pattern which over millennia has moulded topography and to which vegetation mosaics have evolved.
- Water seems also to have shaped the settlement patterns of the valley, with villages/hamlets located near to the fertile valley floor but set to the edge, above the flood plain.
- The valley represents a significantly intact integrated system of landscape, ecology and rural lifestyle which have evolved in harmonious interdependence and thereby represent a valuable natural heritage and cultural asset.



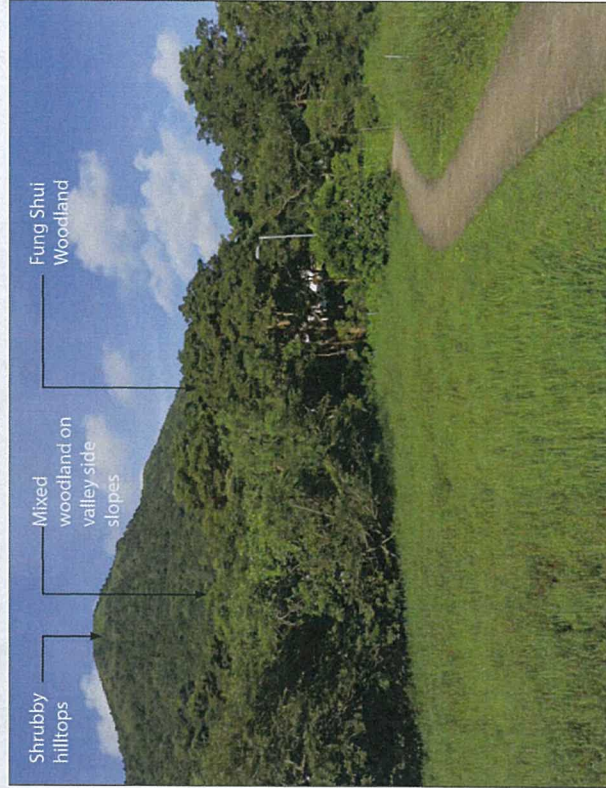
VP1: The village landscape character: Built structure creates a series of levels and courtyards with are intimate and human scale. Planting within tended plots, containers and terraces lend a lush garden feel.



VP1: The valley floor Landscape Character: Small scale agricultural plots create a rural feel whilst secondary woodland established around stream and relic paddy field system enclose most areas.



Immediate village area: character reflects the overall verdant valley landscape setting of the village



VP2: The wooded valley slopes Landscape Character: Behind the village a Fung Shui Woodland contains trees of greater stature and maturity, whilst the surrounding slopes comprise dense mixed woodland.



LEGEND



Location of aerial photograph



Viewpoint

Landscape Character : Key Points

Overall the landscape exhibits a lush vegetated character, by virtue of extensive woodland coverage.

This verdant valley landscape has a comfortable human scale and a relaxed tranquillity. This relates to a number of features of the landscape, including:

- the surrounding hill peaks are prominent and containing but not overly rugged or imposing.
- the village landscape is based around a communal building style with shared courtyards, terraces and garden spaces.
- The valley floor has a historic pattern of paddy fields and stream courses which meander through the landscape and tend to create small scale parcelation of landscape spaces.

FIGURE TITLE

DPA Area Pak Sha O, Sai Kung (DPA/NE-PSO/1), Landscape Assessment

Landscape character of Pak Sha O valley

Figure 3

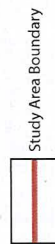


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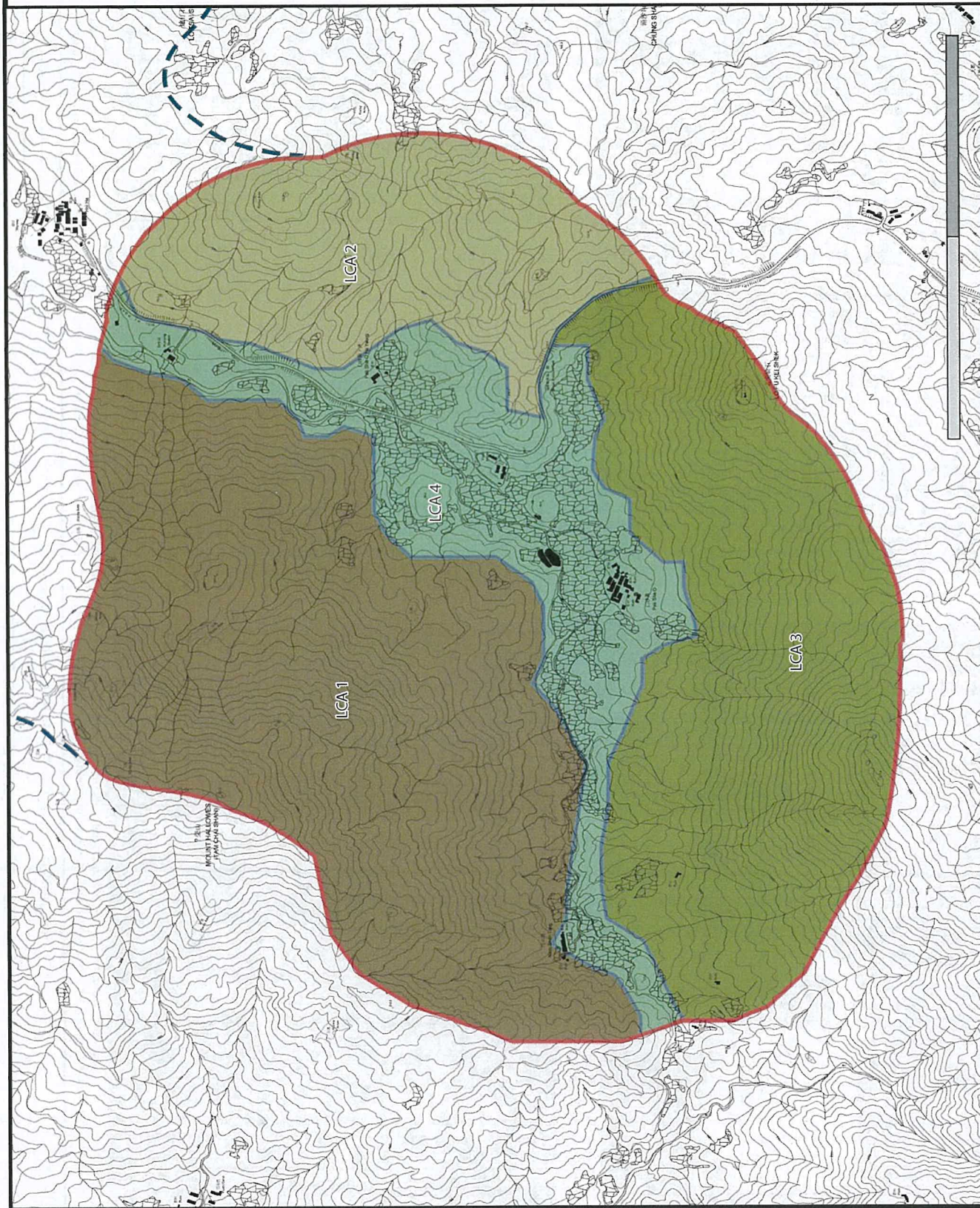
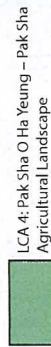
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Landscape Character Areas



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DPA Area Pak Sha O, Sai Kung (DPA/NE-PSO/1), Landscape Assessment

Landscape Character areas

Figure 4

Visual setting

A broadbrush visual assessment of the landscape surrounding Pak Sha O has been undertaken. This starts with a definition of the visual envelope of the village and its proposed expansion area, which is illustrated in Figure 5. The visual envelope has been estimated through a combination of desk study of topographic maps and aerial photographs, backed up by observations in the field. As further illustrated on Figure 6, topography and woodland coverage have a significant effect on the visual envelope and the available visual experience. Dense woodland effectively screens views from the valley side slopes, limiting available views to distant elevated views from hilltops and close views from within the valley floor.

Visual experience

In terms of views from public vantage points, panoramic views of the valley are available from hiking trails atop ridge lines in the surrounding country park and also from a footpath along the valley floor as it passes by Pak Sha O. In terms of conducting a visual assessment, it is noted that a report prepared by Townland Consultants Limited (Visual Impact assessment for New village type development in the V zone, dated 7 February 2013) has explored in detail the Visual impact of village type development within the existing village area. Due to the dense tree coverage, the visual envelope within the valley base is small and the impact is therefore localised to the immediate vicinity of the village. Nevertheless as outlined in the Townland report these impacts would still be significant due to the sensitivity and historic value of the village and any typical Small House ("NTEH") development in the Village will certainly be incompatible with the character and the completeness of Pak Sha O.

This visual appraisal prepared by Scenic Landscape Studio Limited does not aim to repeat the assessment of visual impact within the V-zone, but rather looks at the visual impact from the broader landscape context and in particular from the perspective of public viewpoints within the neighbouring country park. As such, the assessment is intended to be complementary to the assessment within the V zone and hence has adopted similar methodologies and terminology for consistency and ease of cross reference.

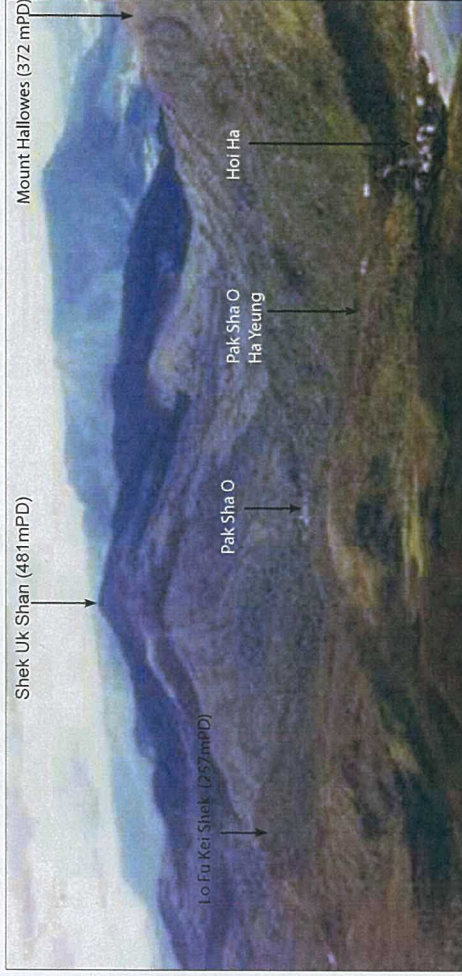
Assessment of visual attributes

The formal aesthetic or scenic characteristics of the overall landscape can be described using the following criteria:

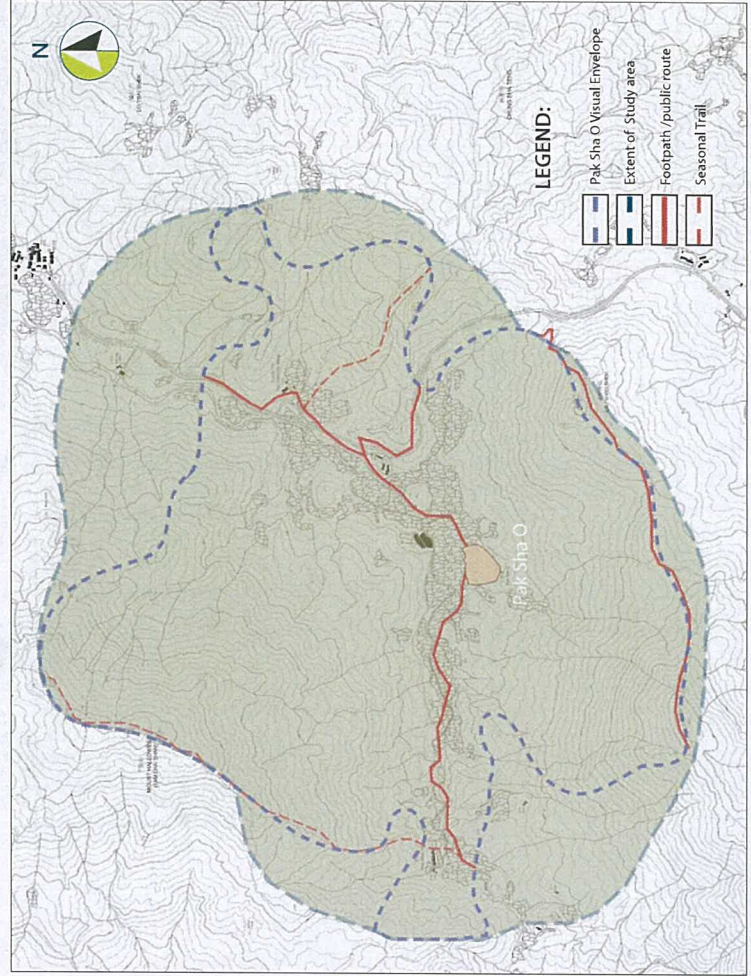
- Visual Complexity (High/Moderate/Low);
- Visual Coherence (High/Moderate/Low);
- Effects of adjoining LCAs (Positive/Negative/Neutral);
- Significant Visual Attractors (Record);
- Significant Visual Detractors (Record);
- Presence of Water (Positive/Negative/Neutral); and
- Night Time Effects (Positive/Negative/Neutral).

The valley landscape can be described as presenting a moderately complex scene with a high degree of visual coherence. The seamless continuity with adjoining LCAs are seen as a positive factor contributing to its setting and perceived naturalness of views. Visual attractors would include the small scale traditional rural settlement, undulating topography and continuous woodland coverage whilst cut slopes for roads would count as visual detractors. Water, both as a stream feature within the valley and a coastal backdrop in panoramic views is also viewed as a positive feature.

Some of the key findings of the Landscape assessment included the interconnected nature of the landscape in terms of its perceived character, its fine texture, naturalness, the inter-visibility between the LCAs and the sensitivity of the area to change. As such changes in one part of the landscape, even small scale will impact upon the landscape of the whole area. This includes the woodland which surrounds the village and encloses the valley area and the scale and disposition of the built environment. As such the visual appreciation of the scenic value of the landscape is likely to be similarly sensitive to change.



Broad valley allows views to valley centre from elevate viewing positions on surrounding ridge lines



Plan of study area boundary and approximate extent of visual envelope of Pak Sha O village

Visual Appraisal

As illustrated below, the visual appraisal concentrates on a view down the valley from the hiking trail leading to the summit of Shek Uk Shan, which is chosen as a representative panoramic view available to recreational visitors using this trail. The existing view and the impact of development on the view are appraised using the same criteria used in Townland's report on Visual Impact of village housing from viewpoints close to Pak Sha O, namely:

Visual composition

the total visual effect of all the visual elements due to their variation in location, massing, height, disposition, scale, form, proportion and character vis-a-vis the overall visual backdrop. Visual composition may result in visual balance, compatibility, harmony, unity or contrast.

Visual Obstruction

A development may cause views in its foreground or background to be intercepted or blocked. The appraisal should assess the degree of visual obstruction and loss of views or visual openness.

Effect on Public Viewers

The effects of visual changes from key public viewing points with direct sightlines to the Proposed Developments should be assessed and demonstrated in the VIA. The changes in views to the existing and future public viewers should be compared before and after the Proposed Developments. The magnitude of the visual changes can be graded as substantial, moderate, slight or negligible.

Effect on Visual Resources

The VIA should appraise if the Proposed Developments may improve or degrade the condition, quality and character of the Assessment Area, and any on-site and off-site visual impact such as that on the visual resources, visual amenities, area of special character, natural and built heritage, related to the Proposed Developments.

Impact Classification

The overall impact of a development is also classified in accordance with the following categories:

Enhanced

If the Proposed Developments in overall terms will improve the visual quality and complement the visual character of its setting from most of the identified key public viewing points.

Partly Enhanced/Partly Adverse

If the Proposed Developments will exhibit enhanced visual effects to some of the identified key public viewing points and at the same time, with or without mitigation measures, exhibit adverse visual effects to some other key public viewing points.

Negligible

If the Proposed Developments will, with or without mitigation measures, in overall terms have insignificant visual impacts on most of the identified key public viewing points, or the visual effects would be screened or filtered by other distracting visual elements in the assessment area.

Slightly Adverse

If the Proposed Developments will, with or without mitigation measures, result in overall terms in some negative visual effects to most of the identified key public viewing points.

Moderately Adverse

If the Proposed Developments will, with or without mitigation measures, result in overall terms in negative visual effects to most of the key identified key public viewing points.

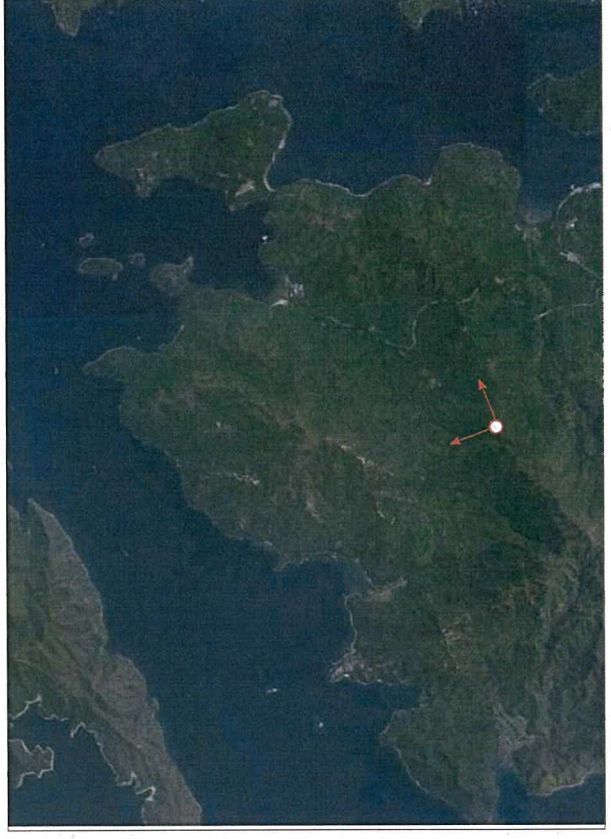
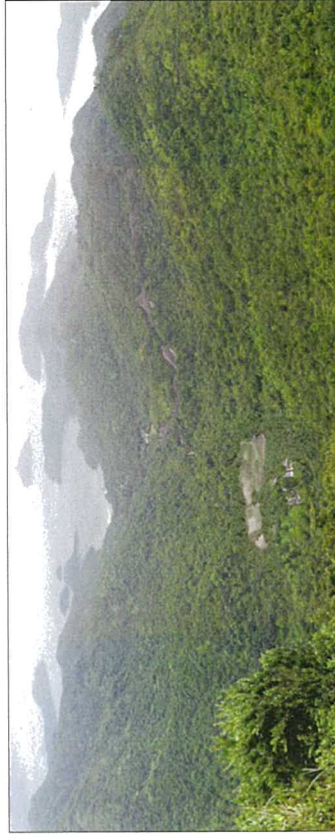
Significantly Adverse

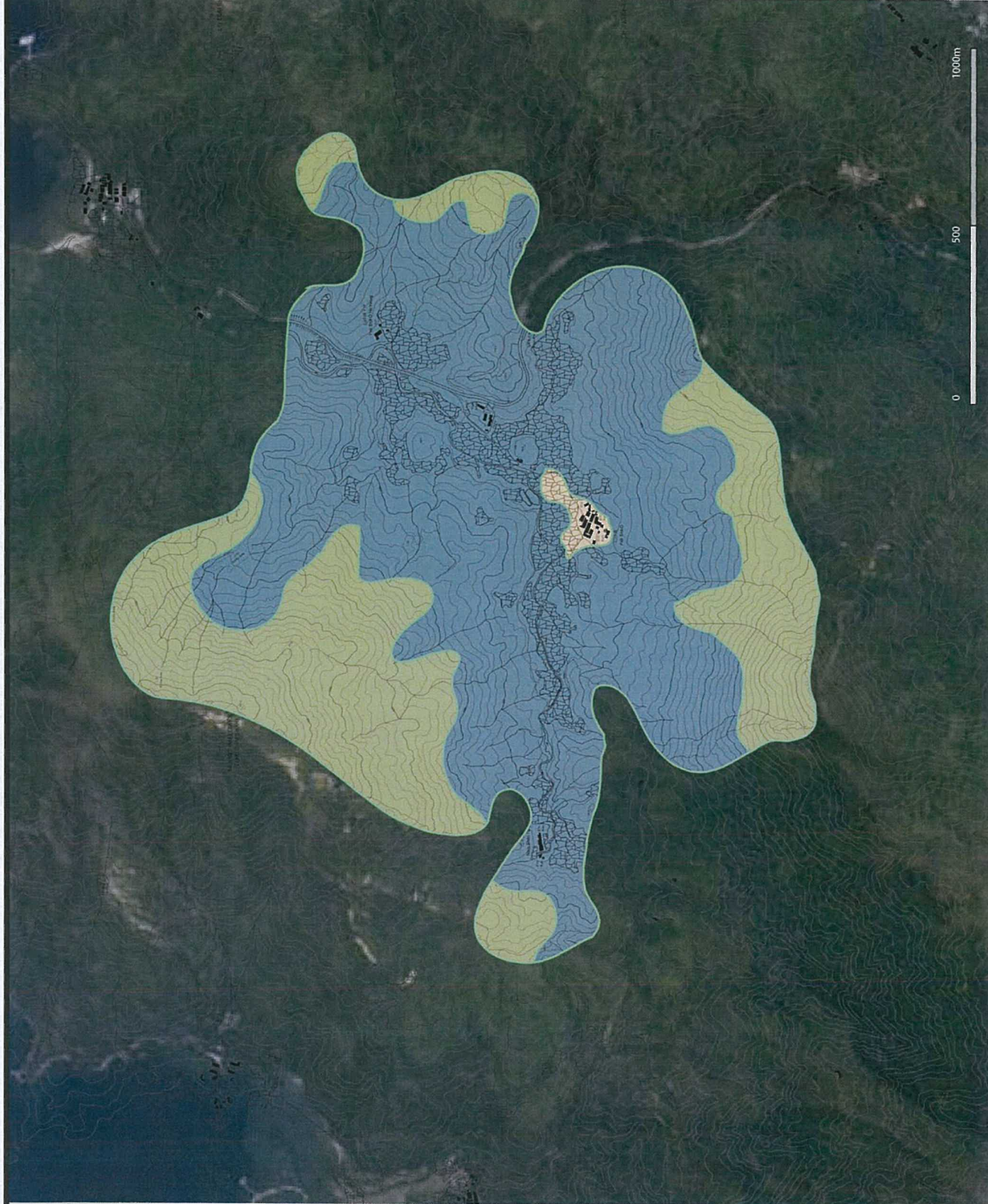
If the Proposed Developments will in overall terms cause serious and detrimental visual impacts on most of the identified key public viewing points even with mitigation measures.

Existing view Appraisal

In terms of visual composition, the existing view is reasonably balanced, with the valley floor "flowing" out to sea and the islands in the backgrounds, framed on either side by the foothills of Mount Hallowes and a series of peaks leading up to Shek Uk Shan. The broad, U shaped, embracing form of the valley when viewed from the perspective is also an appealing aspect of the composition.

Natural landform is the dominant element of the view whilst the continuous clothing of woodland vegetation brings a sense of unity to the scene. The texture of vegetation brings down the scale of the geomorphological mass and accentuates smaller scale variations in the natural topography through subtle variation in vegetational composition. Elements of man-made development are generally small scale elements well integrated with this green canvas of vegetation, blending with the scale of the vegetation's textural and tonal variation and thereby not detracting from the overall harmonious visual impression.





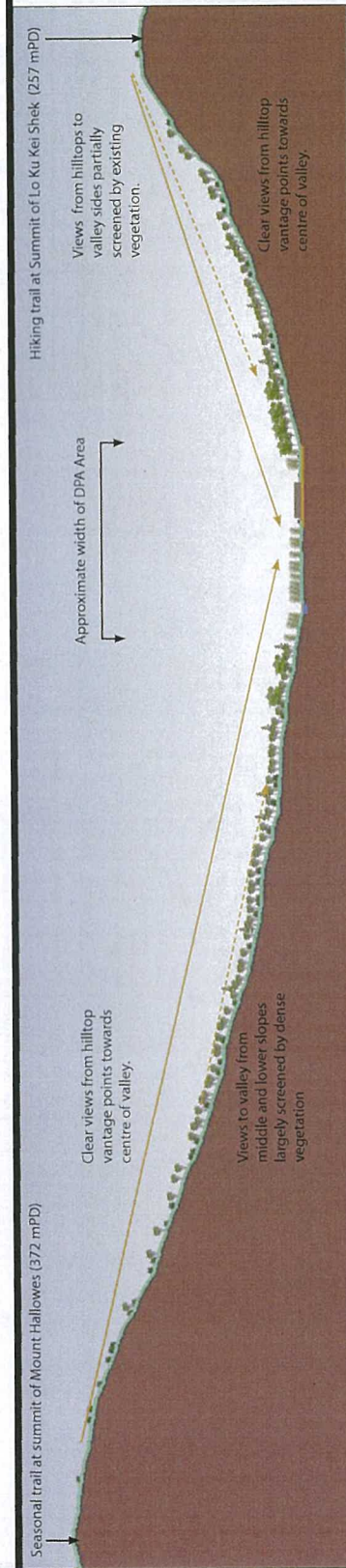
LEGEND:

- Approximate outline of Pak Sha O Visual envelope
- Open views from Upper slopes
- Views largely screened by existing dense woodland
- Close views from within valley bottom secondary woodland

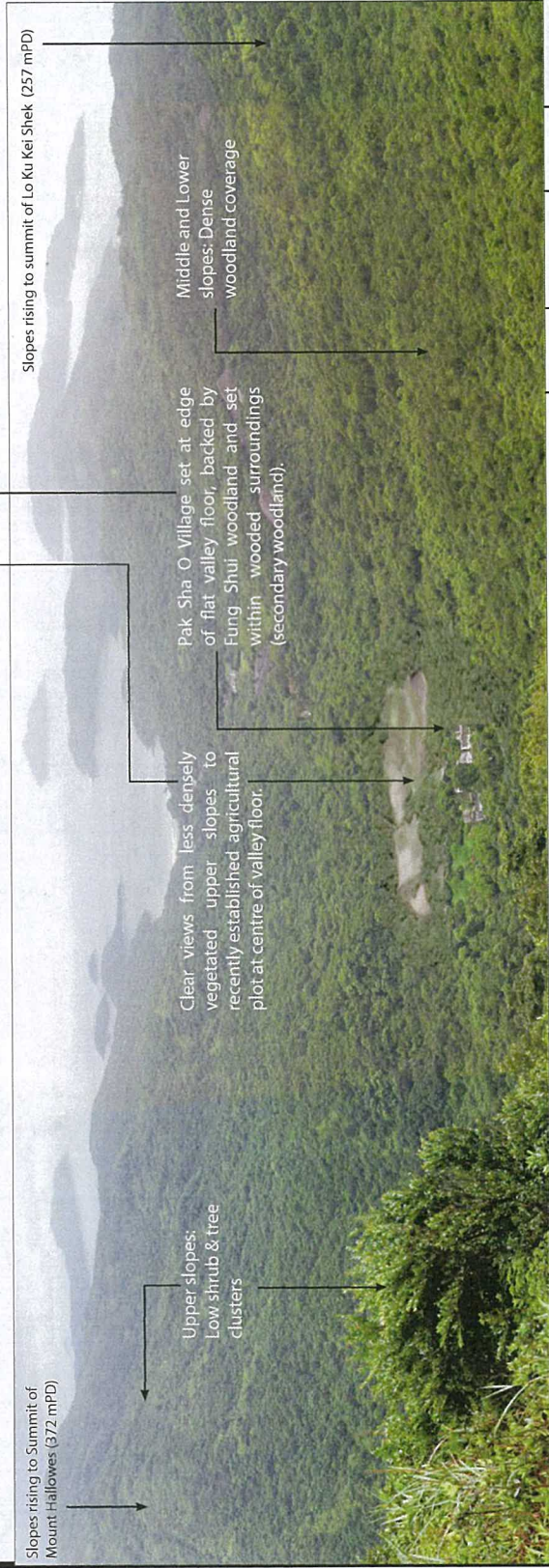
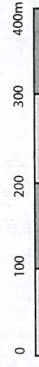
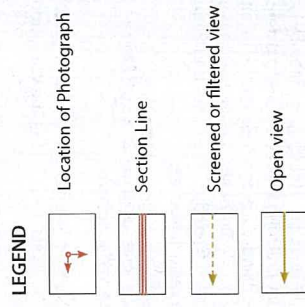
Visual Envelope : Key Points

- Based on topography, the theoretical visual envelope is largely defined by the valley drainage basin. However the dense woodland coverage over the lower and middle slopes greatly influence what can be seen from the valley sides and within the valley floor area.
- A general pattern of visual zones is observed as follows:
 - Upper slopes with open views towards the centre of the valley floor.
 - Middle and lower slopes with views largely blocked by intervening dense woodland planting.
 - Localised open areas around the village where foreground views of the village set against the hillside backdrop are available.

SCALE	NTS	DATE	FIGURE NO.
CHECKED	JBC	DRAWN	JJC
Figure 5			
REV			



Schematic valley cross-sections: Influence of topography and vegetation on visual envelope and landscape setting of Pak Sha O



Visual Experience : Key Points

- Vegetation and topography are a major influence on the availability of views and the visibility of Pak Sha O village and the adjacent valley.
- Due to the dense existing woodland coverage in the lower parts of the valley, long views and panoramic views of Pak Sha O and its landscape context are only really available from hiking trails at hilltops and ridge lines within the adjacent country park.
- Whilst the existing village is situated at the edge of the valley floor and partially screened in such views by topography and more mature valley slope vegetation, the central section of the valley floor, where future development may be envisaged, is more open and visible.

FIGURE TITLE

DPA Area Pak Sha O, Sai Kung (DPA/NE-PSO/1), Landscape Assessment

The Influence of vegetation and topography

Figure 6

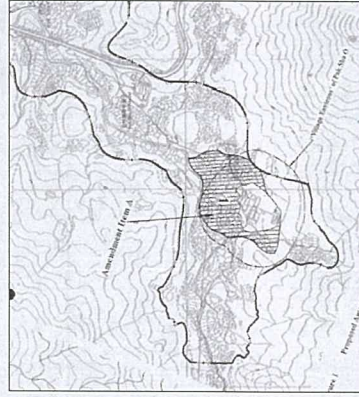
SCALE	DATE	FIGURE NO.
CHECKED	JUN 2013	REV
DESIGNED	JEC	
DRAWN		

Background

The Draft Pak Sha O OZP covers an area of several hectares, with areas designated as Village type development, agricultural use and the remaining as unspecified, with the aim to give statutory protection to the area. The general planning intention of the area is to protect its high conservation value and the rural setting which complement the overall natural environment and the landscape beauty of the surrounding Sai Kung West Country Park. Amendments (as shown below) have also been previously proposed which expand the V zone for the purpose of additional village housing. This scenario explores the impact on the landscape of residential (village housing development) within an expanded Village Zones within the enclave.

Development Scenario

Whilst no detail plans exist for this scenario, it is assumed that given the fragmented nature of land ownership parcels in this area and the driving force of the small housing policy determining building footprints and height, that the layout could well resemble other typical New Territories village extensions. Photomontages have been prepared to illustrate the possible appearance of such development and their impact on the existing village and the landscape overall.



Proposed Amendment - V Zone



Proposed Amendment - V Zone

Visual Impact

With regard to visual composition, the Photomontages in Figure 7 illustrates that the existing view is highly green and lush in nature. However, the village development will change this perception. The proposed developments would affect only the lower portion of the view, however, being at the centre of the valley these new nodes tend to draw the eye to them. The view is still balanced but the flowing continuity of the naturalistic / rural landscape is disturbed, thereby affecting the visual resources of the whole valley.

In terms of the effect on public viewers, the visual impact of the extensive village development within an expanded V zone is substantial. As illustrated in the Photomontage of Figure 7, the height and massing of the Proposed Developments are incompatible with the natural surroundings and existing building forms and would create substantial and negative visual change.

Landscape Impact

Whilst without definitive proposals it is difficult to accurately quantify the impact on landscape resources, the development would necessarily affect secondary woodland and potentially the stream system. The rural landscape character of the Pak Sha O valley landscape would also be significantly affected, with islands of developed, sub-urban landscape character being introduced.

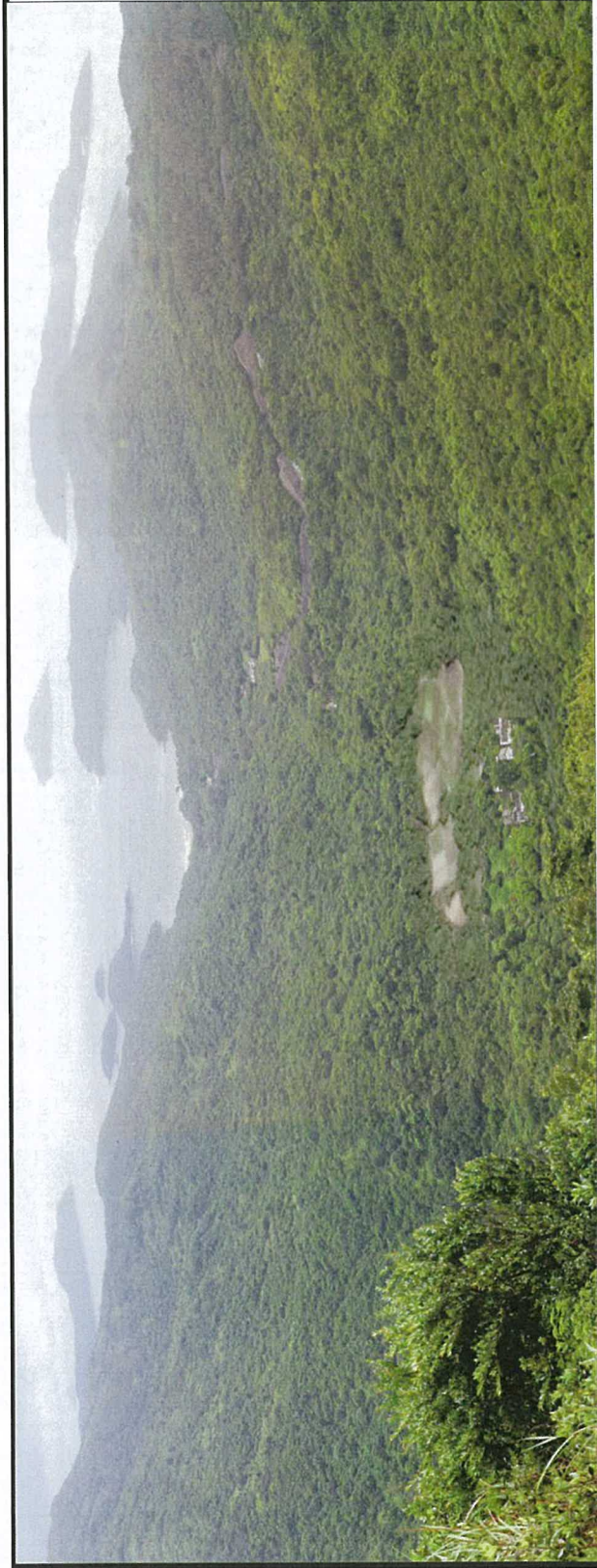
In view of the above, Village Housing Development to the extent illustrated is considered to have a Significantly Adverse Impact on the surroundings as viewed from this elevated viewpoint: a panoramic viewpoint from public footpaths within the adjacent Country Park.



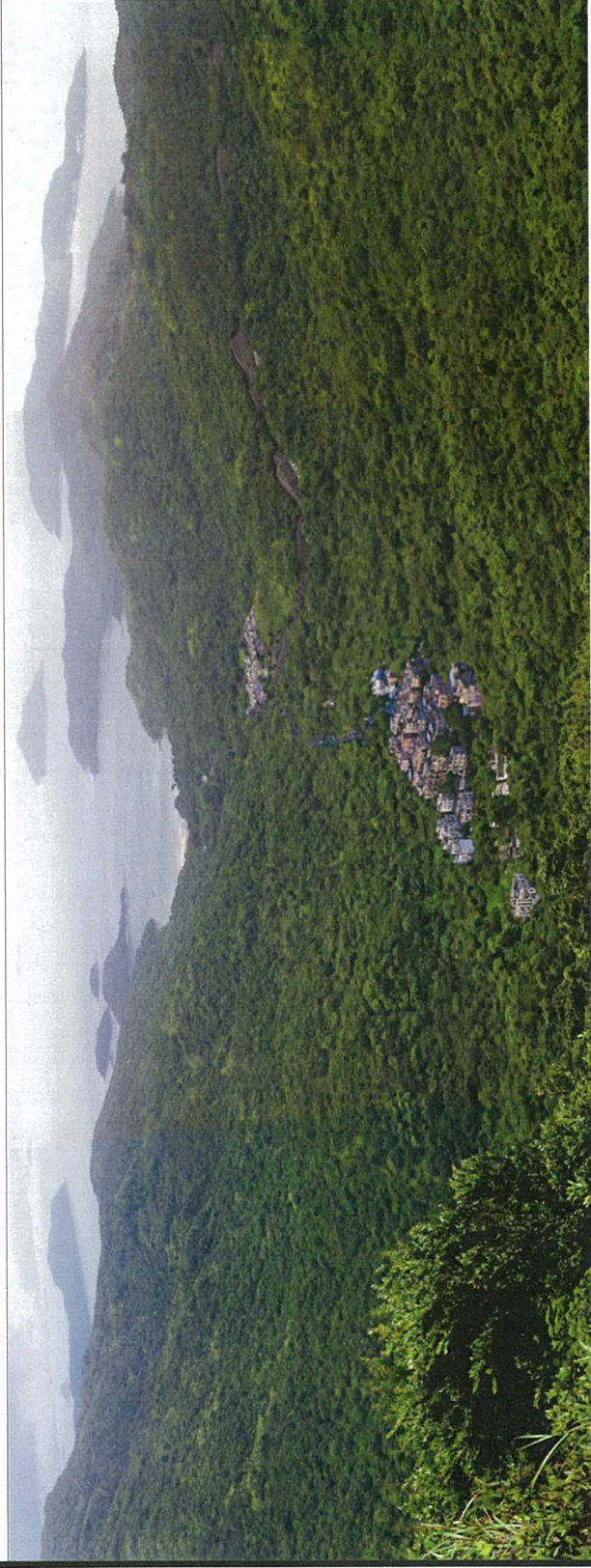
Significant Village Development will require supporting infrastructure including utilities, sewerage and upgraded access. Creation of vehicular route likely to require earthworks and structures which would be likely to impact on existing vegetation and stream alignments

Development concentrated at existing agricultural plot highly visible from selected viewpoints on trails within the country park. The established pattern of a development free central valley floor is lost.

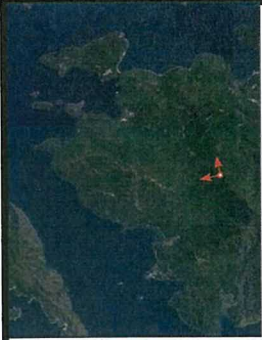
Infill housing development at existing village likely to upset the architectural integrity of the existing settlement unless very carefully controlled in accordance with strict development & design guidelines.



Existing view from Ridge line of Shek Uk Shan overlooking Pak Sha O valley



View from Ridge line of Shek Uk Shan with housing development in an enlarged V zone



LEGEND



Location of Photograph

Village Housing Scenario : Key Points

- Larger scale village development on the valley floor upsets the natural and historical landscape patterns. The open valley floor connection to the coast is interrupted whilst the character of small scale clustering of development along the edges of the valley is lost.
- The valley is special due to its natural and undeveloped character, which is a rare sight in Hong Kong. The scale of the proposed development upsets this harmonious rural charm by disturbing the historical integration between the landscape and small scale rural settlement.

FIGURE TITLE

DPA Area Pak Sha O, Sai Kung (DPA/NE-PSO/1), Landscape Assessment

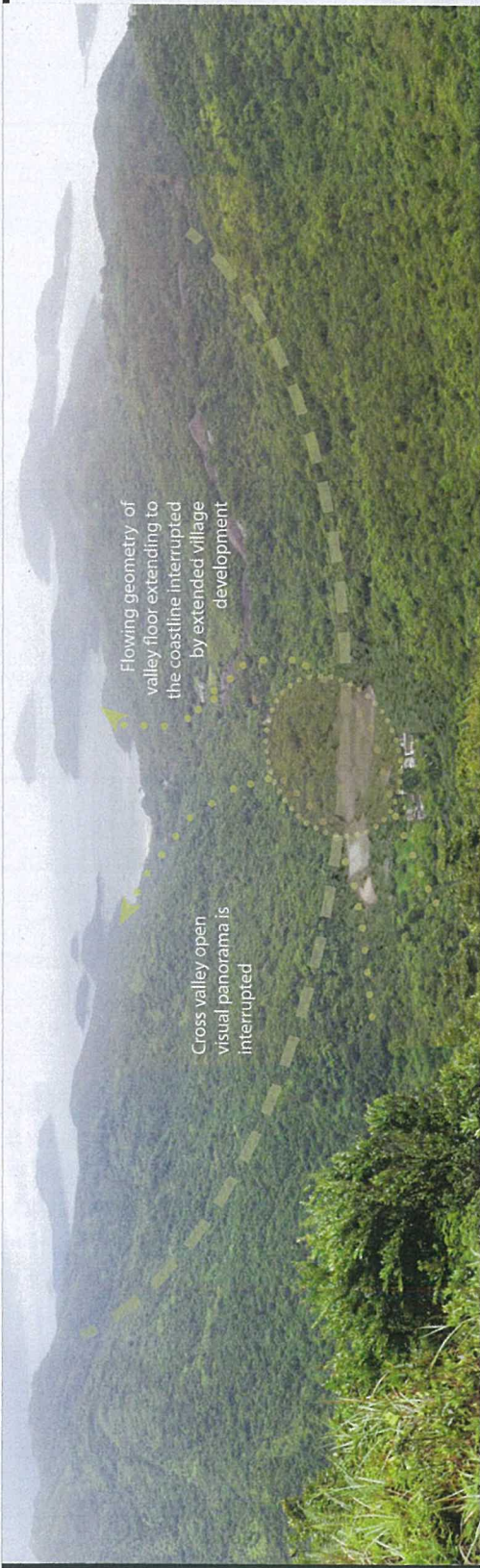
Development Scenario: Residential

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CHECKED	JBC	DRAWN	JBC
FIGURE NO.		REV	

Figure 7



Scenic Landscape Studio Limited
 LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT
 Room 2004, Century Park, 199 Queens Road Central, Sheung Wan, Hong Kong
 Telephone: 2462 2422
 Fax: 2462 2422
 Email: scenic@scenicstudio.com



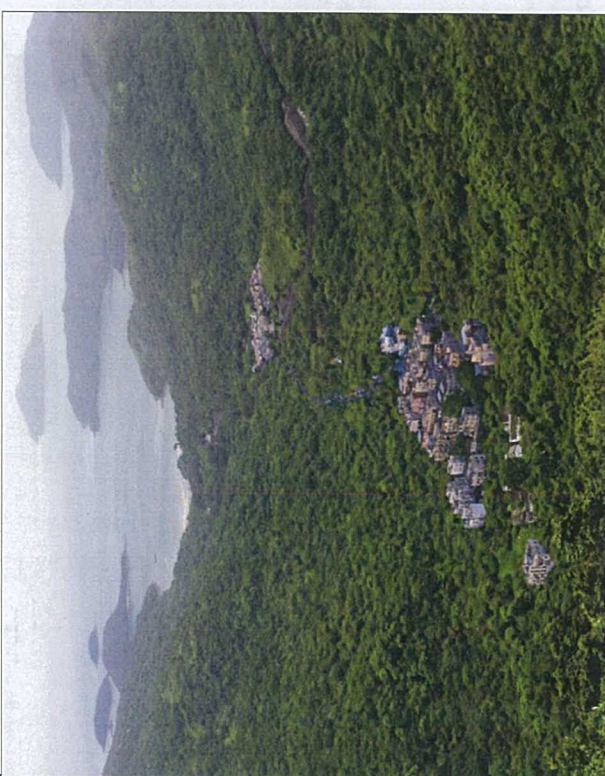
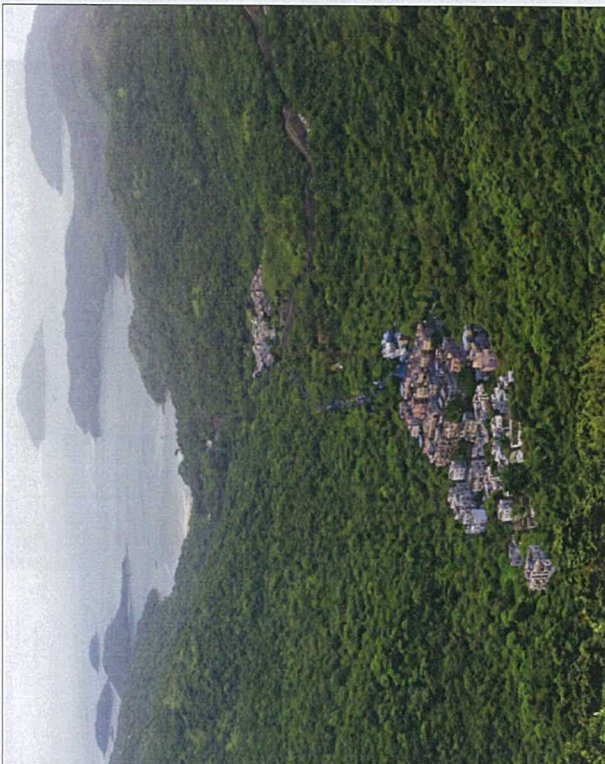
N

LEGEND

Location of Photograph

Summary of Key Points

- Development within the central valley floor will be highly visible from elevated viewpoints.
- Village development on the scale envisaged will interrupt the visual flow down the valley towards the coast. Rather than integrating with the woodland green canvas, the village development stands out as a separate urban element against the rural / natural context.
- Retaining a buffer between the village and the extended development would help conserve some of the visual integrity of the village when viewed from viewing positions within the village. However from elevated viewpoints, the separation is insufficient to retain a sense of separateness, the new development does appear to overwhelm the existing village and its landscape setting.
- Infill development within the village further upsets the historic pattern of the landscape and creates a greater visual mass of development overall.



Worst Case Development scenario with infill development at Pak Sha O Hakka Village

Development scenario with buffer retained to existing Pak Sha O Hakka Village

A special Place

Some of the key findings of the assessment included the interconnected nature of the landscape in terms of its perceived character, its fine texture, naturalness, the inter-visibility between the LCAs and the sensitivity of the area to change. As such changes in one part of the landscape, even small scale will impact upon the landscape of the whole area. This includes the woodland which surrounds the village and encloses the valley and the scale and disposition of the built environment.

In conclusion this is a valued landscape, both in terms of the perception of the public and in its landscape value and ecology. The layering of history and natural process; its remoteness and sense of tranquillity; and the low level of existing development have combined to create a landscape which is both valuable and worthy of preservation.

Landscape Impact

Pak Sha O is the last Hakka Village in Hong Kong with its traditional building elements intact. There is also a verdant hillside and riverine valley landscape associated with the location. Extensive village type development would negatively impact on the condition, quality and character of the Assessment Area by imposing development that is out of character with the built heritage and its valley setting.

Visual Impact

The development scenario illustrates that typical N.T. village type housing is not able to blend in with the surroundings and will have unacceptable and adverse visual impact on the historical Village and its lush natural surroundings

It is likely that the proposed village developments will not take the existing built form, heritage value, character or the surrounding landscape features into account. The imposing building height, scale, and massing of a typical NT village will not correspond with the character of the historic Hakka Village and as such any typical Small House ("NTEH") development in the Village will certainly be incompatible with the character and the completeness of the historic Village.

Recommendations

The landscape assessments and appraisals for Pak Sha O have revealed a number of key characteristics which contribute to the overall landscape character and value of the village, and its setting. It is hoped that the landscape assessment and appraisal of development options will help inform the planning process and contribute to the formation of a new Outline Zoning Plan (OZP) for the area which is designed to protect its unique and valued attributes.

Planning to conserve Landscape Value

Clearly any development proposal would need to pay considerable attention to the sensitivity of the existing landscape and built development. Development should be limited to proposals which can work with the existing scale and character of the area and any such proposals should be developed in accordance with Landscape and ecological guidelines to protect and potentially enhance the natural heritage of this environment.



tpbpd

TPB/R/S/NE-PSO/1-524

寄件者: robin bradbeer [REDACTED]
寄件日期: 03日02月2016年星期三 15:16
收件者: tpbpd@pland.gov.hk
主頁: Stanley Ng; Charles Mok
附件: Objection to Pak Sha O Draft Outline Zoning Plan No SN/E-PSO/1.
PC objection PSO final.pdf

Dear Sir/Madam,

Please find attached our objection to the above captioned plan. I am sending this as an email attachment as it is too large to fit in your online system. Please can you ensure it reaches the correct section.

Yours faithfully

Dr Robin Bradbeer
Secretary, The Professional Commons

--

Dr Robin Sarah Bradbeer

CEng MIET MHKIE, CPhys MInstP, CITP MBCS, SMIEEE

Director Pearl Technologies Ltd
Director and Secretary of the Board The Professional Commons
Asia Regional Coordinator MATE Underwater Robot Competition
Past Chair (2010-11) IET Hong Kong Branch
Vice President (International Affairs) (1996-1999, 2009-2012) IEEE
Consumer Electronics Society
Director and Deputy Chair of the Board (2009-2015) Hong Kong
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Seek wisdom, not knowledge. Knowledge is of the past, Wisdom is of the future. - Native American proverb

1046

Secretary,
Town Planning Board,
15th Floor,
North Point Government Offices,
333 Java Road,
North Point,
Hong Kong

2 February 2016

Objection to Pak Sha O Draft Outline Zoning Plan No SN/E-PSO/1.

The Professional Commons opposes the draft Outline Zoning Plan No SN/E-PSO/1 for Pak Sha O for the following reasons. They are detailed in the accompanying document.

1. Disturbance to the eco-system at Hoi Ha Wan, and evidence about the destruction of coral areas in the Marine Park as a consequence of the Hoi Ha Outline Zoning Plan, as well as human activity at Pak Sa O.
2. There has been no proper independent Environmental Impact Assessment carried out on the site before zoning was proposed.
3. There has been little or no reference made to the protected and endangered species in the enclave.
4. No reference has been made to the impact of the proposed zoning on the adjacent Country Park, and the protected and endangered species living there.
4. No reference has been made to the impact of the proposed zoning on the Hoi Ha Wan Marine Park and the Hoi Ha SSSI and the cumulative effect of Hoi Ha OZP.
5. There is no clear justification for the need for further village house development.



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The Professional Commons

6. There is no discussion of the access to the proposed extended V zone for residents and/or emergency vehicles or the impact such access if built would have on the environment.

7. Our proposed alternative zoning and further studies needed.

We therefore recommend to the Town Planning Board that the draft OZP be rejected in its entirety until such time as a full EIA is carried out and the full impact of any zoning takes account of its effects on the ecology of the Pak Sha O River Valley and the Hoi HA Wan Marine Park.

Dr Robin Bradbeer
Secretary, The Professional Commons

Cc: Mr Stanley Ng Wing-fai
Chair, The Professional Commons

Hon Mr. Charles Mok, MLC
Vice-Chair, The professional Commons

Objection to Pak Sha O Draft Outline Zoning Plan No SN/E-PSO/1.

Detailed submission by The Professional Commons

1 February 2016

1. Disturbance to the eco-system at Hoi Ha Wan, and evidence about the destruction of coral areas in the Marine Park as a consequence of the Hoi Ha Outline Zoning Plan, as well as human activity at Pak Sha O.



Figure 1: The Pak Sha O River Valley eco-system
Map courtesy Lands Department

The Pak Sha O River Valley is a single, holistic ecosystem. It contains the Country Park (CP) enclaves of Hoi Ha, Pak Sha O and Nam Shan Tung. All the streams from the surrounding hillsides, as well as the west flowing ones off Shek Uk Shan, the north flowing streams off and the east flowing ones off Mount Hallows, flow into Hoi Ha Wan directly or join the Pak Sha O River, which runs down the valley from the south. This river is a designated an Ecologically Important Stream. It is therefore impossible to consider any zoning for an area in the valley without considering its impact on the whole eco-system.

In 2014, Hoi Ha CP enclave was zoned as Village, Coastal Protection Area, Green Belt 1 and Green Belt 2, Conservation Area and Government, Institution or Community Use. This was done with little regard for the ecology of the area and without any formal or independent scientific ally based Environmental Impact Assessment.

At the same time, agriculture was started in the Pak Sha O enclave, in the middle of the wetlands feeding the river.

The consequences of making such unscientific zoning as well as the permitting of resumption of agriculture have had devastating impact on the Hoi Ha Marine Park. Any attempt to zone Pak Sha O CP enclave using the same methodology will not only spell doom for the marine Park, but also for all the endangered and protected species in the PSORV area.

1.1 The impact on Hoi Ha Wan Marine Park

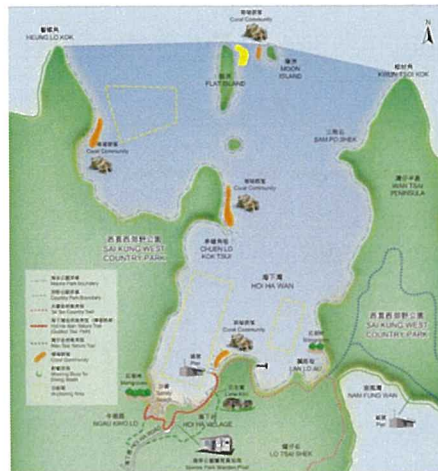


Figure 2. The Hoi Ha Wan Marine Park showing coral areas
Map courtesy AFCD

Hoi Ha Wan has one of the most coral diverse areas in South China Sea. It was designated Marine Park in 1996. It is one of the most visited ecological sites in Hong Kong. During dives carried out in January 2016 the corals at Flat Island and Moon Island were found to have been totally destroyed.

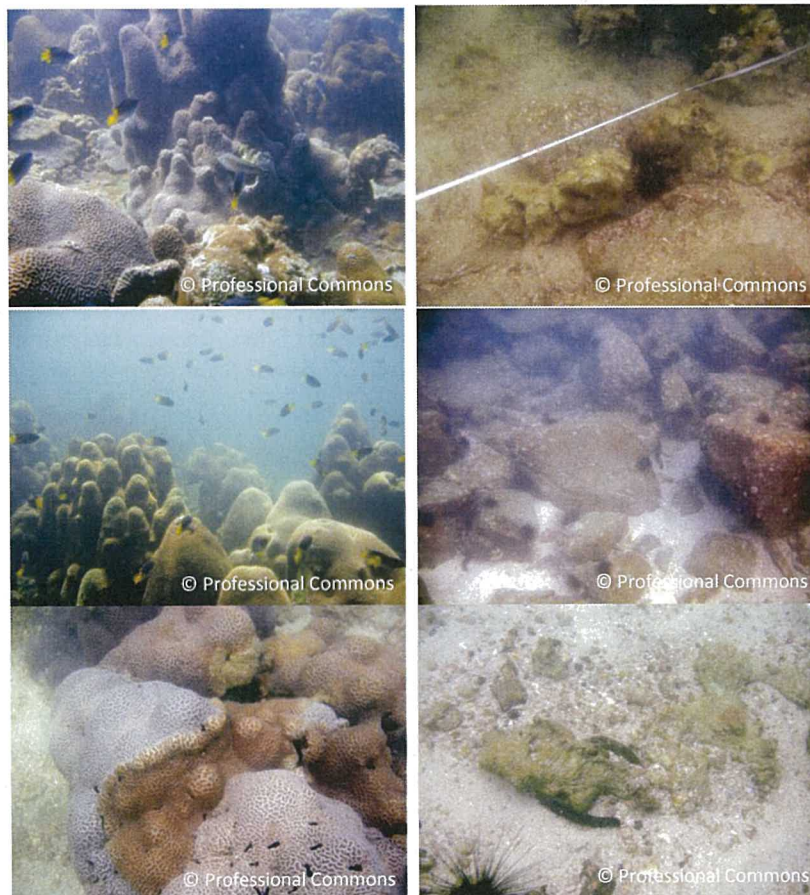


Figure 3. Corals at Flat Island and Moon Island in November 2015 (left) and January 2016 (right)
Photos: ©Professional Commons

This bio erosion was the direct result of urchins grazing on the corals after having been attracted to the Hoi Ha Wan area by the increased algae levels resulting from increased amounts of nutrient. To make matters worse, the massive population of urchins responsible for this was moving further into the marine park towards the other coral areas contained within. The population was measured to be over double the maximum population ever measured in the area - this is not a regular occurrence.

Our August 2013 study and objection to the Draft Outline Zoning Plan for Hoi Ha (No. S/NE-HH/C) produced some solid science that strongly suggested that the Pak Sha O River Valley (PSORV) should be protected. Professional Commons recommended that any village development, if justified, be allowed in an area to the south of Hoi Ha where the environment was less sensitive ecologically and well away from the Hoi Ha Marine Park. The recommendation also stated that the area should be zoned a Comprehensive Development Area (CDA) and the while of the river valley and estuary, the areas of most ecological sensitivity, be zoned Country Park.

Unfortunately, these proposals, as well as the subsequent submission in response to the amended draft OZP (S/NE-HH/1) was not accepted by Town Planning Board (TPB) and parts of the sensitive valley were zoned Green Belt and Village zones in 2014. The comprehensive report from the Professional Commons was the most detailed and comprehensive document on the area, and criticised the TPB for not carrying out any Environmental Impact Assessments (EIA) when zoning sensitive Country Park enclaves. We also predicted dire consequences for the wildlife in the area as well as for the Marine Park. Our warnings were ignored.



Figure 5: Clearance of secondary forest in the flood plain at Hoi Ha village



Figure 6: Clearance of wetland in Pak Sha O for agriculture

The recent clearing of parts of Hoi Ha zoned as GB and V zone, in accordance with the OZP and in preparation for significant house building by developers, has shifted a large population of rats, for example, into Hoi Ha Village, as well as allowing more nutrients in the river to flow into the Marine Park. Many of these nutrients come from upstream at Pak Sha O. The recent reintroduction of farming after 25 years absence at Pak Sha O has resulted in more nutrients being monitored at the river estuary. The draft OZP for Pak Sha O, now under representations, not only encourages more agriculture but also massively increases the amount of land available to developers to build up to 49 houses. As most of this zoning for Village and Green belt will occur on the wetlands feeding the Marine Park, we expect the level of nutrients and other pollutants to increase significantly. We address these specific problems in greater detail below.

The Professional Commons reports to the TPB on the draft and amended Hoi Ha OZPs also identified impacts on the existing ecology of the Hoi Ha Wan Marine Park. The sewage overflow from current

inadequate facilities for the houses along the foreshore, and future New Territories Exempted Houses (most of which will be luxurious small houses) allows human pollution to enter the Marine Park. The establishment of a Coastal Protection Area in Hoi Ha has allowed this issue to continue unabated. The building of more houses in the ecologically sensitive areas of Hoi Ha and Pak Sha O will spell doom for the corals and other creatures that are currently protected.

Too many nutrients entering the sea disrupts the ecological balance of bays and inlets. The Hong Kong University also highlighted the problem for the TPB at the Hoi Ha OZP hearings with a totally different set of data collected independently of the Professional Commons. Both the University and the Professional Commons clearly stated that this situation would degrade the Marine Park. As predicted, this is now happening.

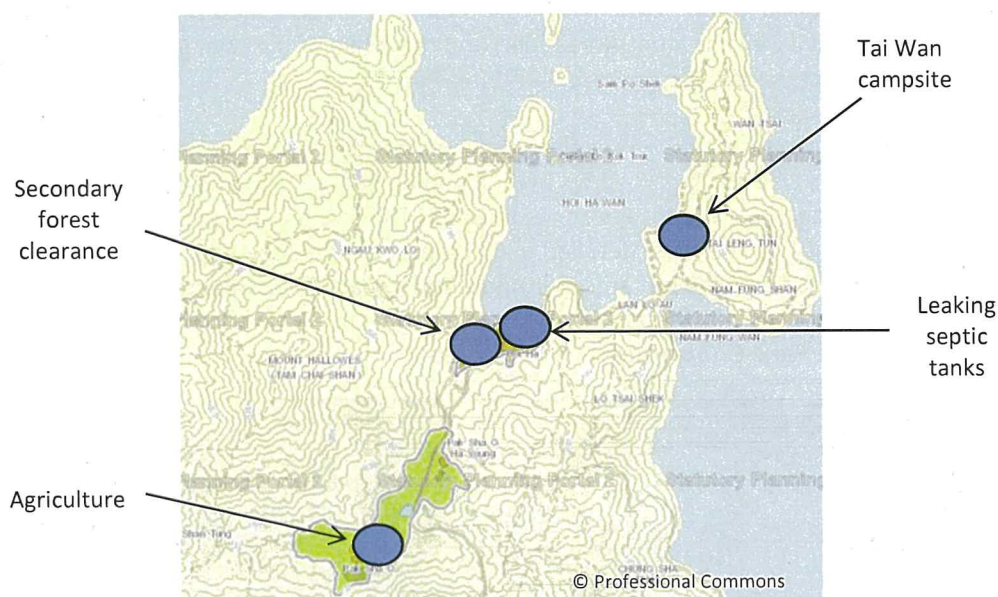


Figure 7: The sources of pollution in Hoi Ha Wan Marine Park .
Map courtesy Planning Department

2. There has been no proper independent Environmental Impact Assessment carried out on the site before zoning was proposed.

It is noted in the Explanatory Statements that no reference is made to any proper Environmental Impact Assessment being made for the enclave. We have therefore concluded that there is no scientific or ecological basis for any zoning proposals. We fail to understand how any zoning of ecologically sensitive sites within designated Country Parks can be zoned without a comprehensive knowledge of the ecology within the enclave. Unfortunately this is a pattern that has been repeated for every Country Park enclave considered by the Town Planning Board, and which has resulted in the devastation of surrounding and adjacent areas – as highlighted in Section 1 above.

Until such time as a full, comprehensive EIA is carried out for the area we oppose any zoning proposals not based on scientific evidence.

3. There has been little or no reference made to the protected and endangered species in the enclave.

In Section 7.2 Constraints, there is scarce mention of the areas protected and endangered species. Some comments are made concerning plant species (7.2.1.1) and (7.2.1.2), fish (7.2.1.3) and

butterflies and birds (7.2.1.4). But there is not one single mention of the areas protected or endangered mammals, which are of far greater significance.

Within the enclave, and in areas adjacent to it, are the following:

Chinese Pangolin (*Manis pentadactyla*)
Asian Grey Shrew (*Crocidura attenuate*)
Javan Mongoose (*Herpestes javanicus*)
Crab-eating mongoose (*Herpestes urva*)
Malayan porcupine (*Hystrix brachyuran*)
Rhesus Macaque (*Macaca mulatta*)
Chinese Ferret Badger (*Melogale moschata*)
Barking Deer (*Muntiacus muntjak*)
Chestnut White-bellied Rat (*Niviventer fulvescens*)
Masked Palm Civet (*Paguma larvata*)
Leopard Cat (*Prionailurus bengalensis*)
Wild Boar (*Sus scrofa*)
Small Indian Civet (*Viverricula indica*)

The Professional Commons, and its collaborators, have sighted many of these species in the Pak Sha O River Valley, as mentioned in Section 1 above. The Pak Sha O enclave is not only the major source of the river but also within the foraging range of a number of these species. For example, the details of the Chinese Pangolin sightings and foraging range are shown in Figure xxx below.

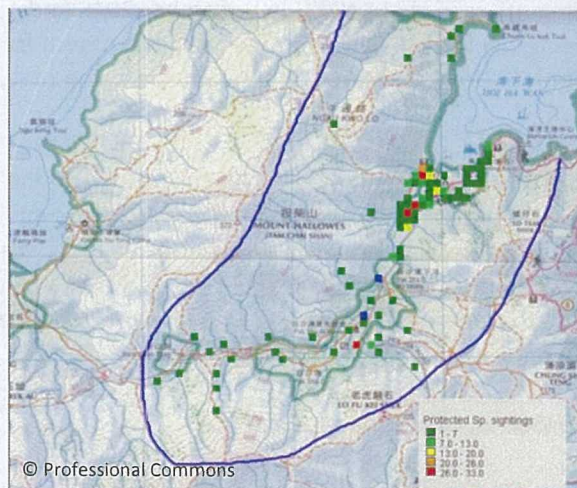


Figure 7: The distribution of endangered species in the Pak Shao O River Valley. Map courtesy Lands Department

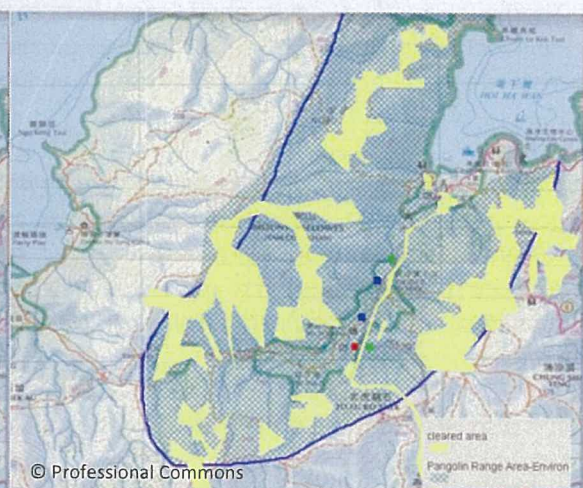


Figure 8: The distribution of critically endangered Chinese pangolin in the Pak Shao O River Valley showing their foraging range. Map courtesy Lands Department

4. No reference has been made to the impact of the proposed zoning on the adjacent Country Park, and the protected and endangered species living there.

The Pak Sha O River Valley is a comprehensive, holistic eco-system, as described in Section 1 above. Any interference in one place affects what happens in any other. This is shown by the destruction of corals in the Marine Park described above.

The plans for encouraging agricultural development will only create more problems for the downstream communities. Emphasis has been placed on the importance of the water gathering

grounds in the enclave (Sec. 7.2.5). However the wetland areas of the enclave would be threatened by any change in their usage, including agriculture and expansion of the village zone. Although pesticides and other chemicals are not allowed in the area (Sec 7.2.5) it is clear that some of these types of chemicals have been entering environment and the river and thus affecting the Hoi Ha Wan Marine Park.

5. No reference has been made to the impact of the proposed zoning on the Hoi Ha Wan Marine Park, the Hoi Ha SSSI and the cumulative effect of Hoi Ha Marine Park.

As discussed above, the PSO enclave cannot be considered in isolation. There is no reference anywhere in the draft OZP document of the effects of the zoning on the surrounding and adjacent areas.

6. There is no clear justification for the need for further village house development.

Pak Sha O has not been inhabited by its indigenous residents for a number of generations. At the same time, significant plots of land owned by the indigenous villagers (IVs) has been sold off to, or the 'ding' rights mortgaged to, commercial developers. It is clear that the descendants of the IVs have no interest in ever living in the village in future. If government policy is to continue to allocate government land for NTE Small Houses (NTEH) to male descendants of IVs then consideration should be given to this land being outside the Country Park or within an area deemed ecologically less sensitive.

There is currently a conviction of "conspiracy to default" case about NTEH in December 2015 and developers activities in Pak Sha O are well documented in the media¹. We urge the government to look into the genuine number of houses needed for NTE Houses in the OZP area and we opine that the lawful demand is minimal.

The proposal for an extended V zone in the middle of the enclave, an area which contributes to the ecology of the area, is unacceptable. There is no justification anywhere in the draft OZP document for such destructive zoning. The only area suitable for residential use is the existing village area. We propose that help be given to restore any dilapidated houses to their original design, and that any rebuilding of existing ruined buildings be carried out to traditional designs, as would any new houses if proven essential.

It is also clear that the projected population of 270 (Sec. 6) cannot be substantiated.

7. There is no discussion of the access to the proposed extended V zone for residents and/or emergency vehicles or the impact such access if built would have on the environment.

The draft OZP document hints at a major problem, but does not address it. In Section 10.1.2 mention is made of the lack of road access to the village. However, the large extension of the V zone, enabling many dozens of houses to be built, would mean that major road construction would be necessary. This would cause massive environmental trauma on the whole area whilst under construction and continuing damage during its use along with the encouragement of other commercial activities within the village. The contradiction between wanting to preserve the traditional village on the one hand, whilst subjecting it to large scale construction and traffic on the other is obvious.

¹ My-magazine documented developer activity in Pak Sha O <http://eastweek.my-magazine.me/?aid=25538>

8. Our proposed alternative zoning and further studies needed.

Taking into account the above, The Professional Commons proposes the following:

1. That the entire enclave be zoned Conservation Area pending its full integration into the surrounding Country Park.
2. That the current village areas of Pak Sha O and Pak Sha O Ha Yeung be designated monuments.

The Pak Sha O site comprising the Ho's historical buildings² and the Immaculate Heart of Mary Chapel shows the history of a Hak Ka village in Hong Kong and their interaction with Christian missionary services in early years. On the intact layout, the walking path linking the Hak Ka village to the chapel represents the Hak Ka interaction with foreign culture. We opine that the relevant authorities should consider designating the whole site as historical monument.³

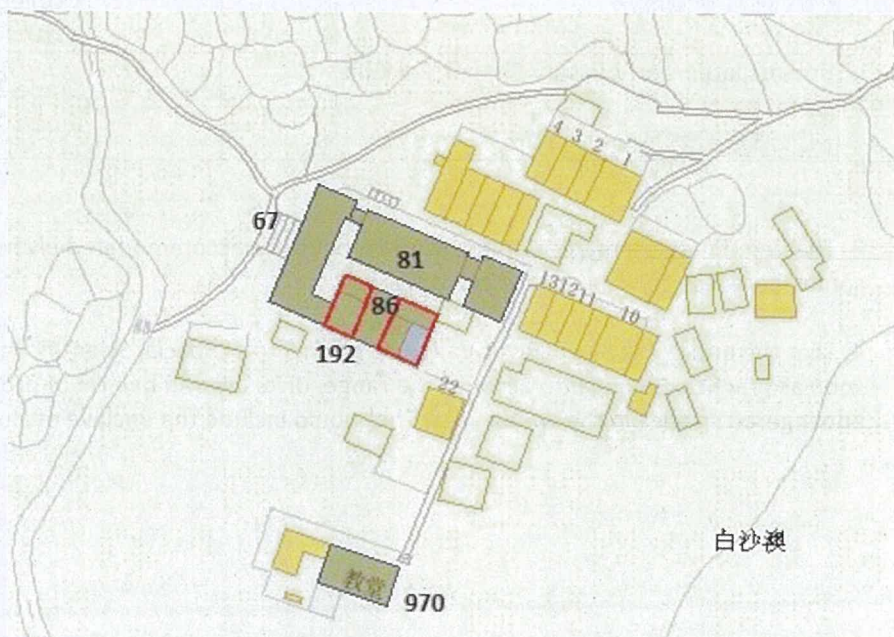


Figure 9: Historic buildings in Pak Sha O village

Number	Name & Address	Proposed Grading	Confirmed Grading	Remarks
67	Watchtower and Side Chamber of the Ho Residence, Pak Sha O, Tai Po, N.T. 何氏舊居更樓及廂房	1	1	Combined with numbers 81, 86 and 192 as one item and accorded with Grade 1 collectively on 10 Nov 2010

² See Annex 1 for pictures of Ho's historical building and the chapel.

³ The history of Pak Sha O is well documented by media and the people.

<http://alivingspace.hk/page/1/>,

<http://hk.apple.nextmedia.com/supplement/travel/art/20150925/19308070>

81	Entrance Hall and Side Chamber of the Ho Residence, Pak Sha O, Tai Po, N.T. 何氏舊居門樓及廂房	1	1	Combined with numbers 67, 86 and 192 as one item and accorded with Grade 1 collectively on 10 Nov 2010
86	Ho Ancestral Hall, Pak Sha O, Tai Po, N.T. 何氏祠堂	1	1	Combined with numbers 67, 81 and 192 as one item and accorded with Grade 1 collectively on 10 Nov 2010
118	King Siu Sai Kui and Hau Fuk Mun, Pak Sha O Ha Yeung, Tai Po, N.T. 白沙澳下洋京兆世居及厚福門	1		
192	Side Rooms on Two Sides of the Ho Ancestral Hall, Pak Sha O, Tai Po, N.T. 何氏祠堂兩側廂房	1	1	Combined with numbers 67, 81 and 86 as one item and accorded with Grade 1 collectively on 10 Nov 2010
970	Immaculate Heart of Mary Chapel, Pak Sha O, Tai Po, N.T. 白沙澳聖母無玷之心小堂	3	3	Grade 3 confirmed on 14 June 2012

3. That legitimate claimants under the NTEH policy be accommodated elsewhere, somewhere less environmentally sensitive.

4. That the entire Pak Sha O River Valley be given Site of Special Scientific Interest status as soon as practical, taking into account the range, diversity and habitat of protected and endangered species in the whole area. This would include the enclave of Hoi Ha.

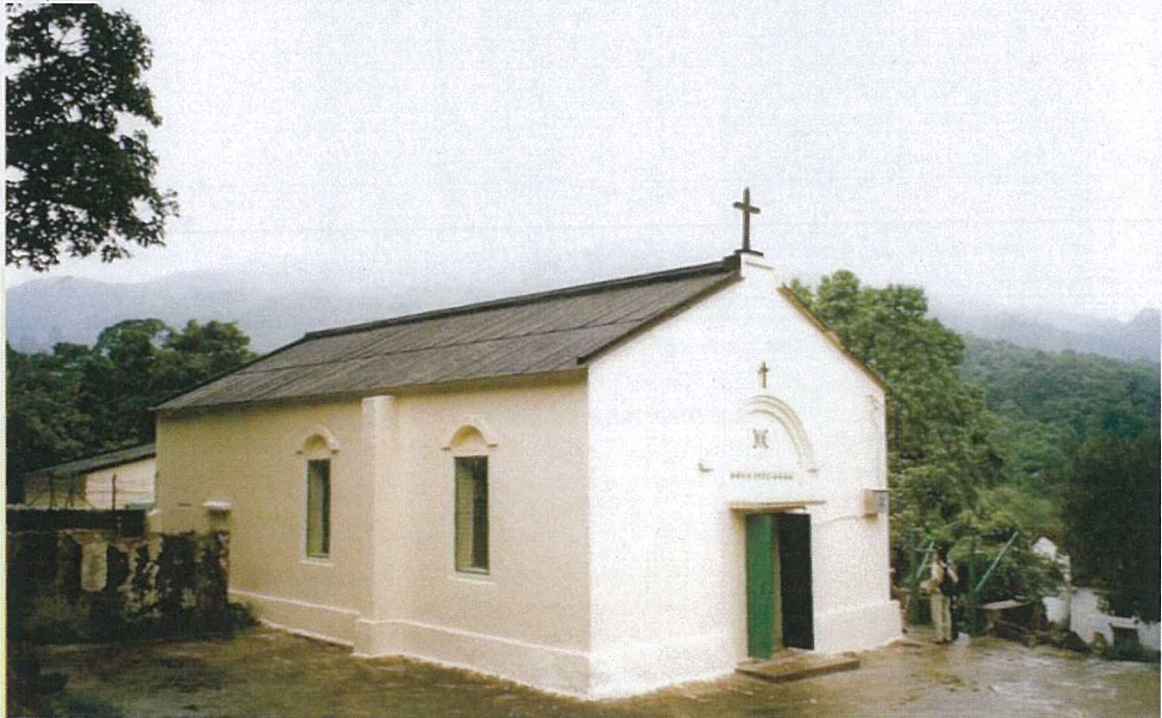
Annex 1

(Source: Web site of Antiquities Advisory Board, HK)

Ho's Building



Chapel



tpbpd

寄件者:

robin bradbeer [REDACTED]

日期:

04日02月2016年星期四 11:15

收件者:

tpbpd@pland.gov.hk

主旨:

Re: Objection to Pak Sha O Draft Outline Zoning Plan No SNE-PSO/1.

Please confirm reception of this submission

Thank you

Dr Robin Bradbeer

On 03/02/2016 15:15, robin bradbeer wrote:

Dear Sir/Madam,

Please find attached our objection to the above captioned plan. I am sending this as an email attachment as it is too large to fit in your online system. Please can you ensure it reaches the correct section.

Yours faithfully

Dr Robin Bradbeer

Secretary, The Professional Commons

--

Dr Robin Sarah Bradbeer

CEng MIET MHKIE, CPhys MInstP, CITP MBCS, SMIEEE

Director Pearl Technologies Ltd

Director and Secretary of the Board The Professional Commons

Asia Regional Coordinator MATE Underwater Robot Competition

Past Chair (2010-11) IET Hong Kong Branch

Vice President (International Affairs) (1996-1999, 2009-2012) IEEE

Consumer Electronics Society

Director and Deputy Chair of the Board (2009-2015) Hong Kong

Internet Registration Corporation Ltd./Hong Kong Domain Name

Registration Corporation Ltd.

Tel: (+852) [REDACTED] (H) [REDACTED] (M)

Email: [REDACTED]

URL: [REDACTED]

Seek wisdom, not knowledge. Knowledge is of the past, Wisdom is of the future. - Native American proverb

1865

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tpbpd

寄件者: stanley chan [REDACTED]
日期: 03日02月2016年星期三 12:47
收件者: tpbpd@pland.gov.hk
主旨: 白沙澳分區規劃大綱草圖 OZP No. S/NE-PSO/1
附件: Letter_1.pdf

TPB/R/S/NE-PSO/1-525

To whom it may concern

Attached please find the letter.

Regards

Stanley Chan
Conservation Manager
Eco-Education and Resources Centre

1051



城市規劃委員會秘書處
香港北角渣華道 333 號
北角政府合署 15 樓

(Email: tpbpd@pland.gov.hk)

3rd February, 2016.

白沙澳分區規劃大綱草圖 OZP No. S/NE-PSO/1

我們曾於2011至2013年於白沙澳展開蝴蝶調查，共記錄得八十種以上的蝴蝶品種，其中不常見蝴蝶十九種，四種罕見蝴蝶，電蛺蝶(*Dichorragia nesimachus formosanus*)、燕鳳蝶(*Lamproptera curius walkeri*)、蛭灰蝶(*Taraka hamada isona*)和古銅穀弄蝶(*Pelopidas conjunctus conjunctus*)，另外發現彌環蛺蝶(*Neptis miah*)、白斑嫵灰蝶(*Udara albocaerulea*)和綠弄蝶(*Choaspes benjaminii*)等三種非常罕見蝴蝶。我們也在附近的溪澗發現稀有的淡水魚三綫擬鱈(*Pseudobagrus trilineatus*)，根據魚護署資料顯示，白沙澳三綫擬鱈魚是香港唯一有記錄的地方，除白沙澳以外，只在廣東省有發現。另外白沙澳亦有多達175種鳥類記錄。這麼豐富的生態記錄，足以證明保護白沙澳的生物多樣性，是規劃大綱草圖必須考慮和執行的原則。一旦容許大量村屋發展，污水、噪音、空氣污染、光害等等人為活動，必然徹底摧毀白沙澳珍貴的自然瑰寶。

而且，相比其他已經面目全非的新界傳統村落，白沙澳屬一級歷史建築的何氏舊居和週邊的客家村屋，可以說是香港目前保存得最完整的客家村屋群落。而村裡又有一聖母無玷之心堂，始建於一八八〇年，屬三級歷史建築，亦見證了早期天主教在西貢傳播的歷史。這麼豐富的人文歷史建築，如果容許村屋發展，必然破壞了白沙澳整體的客家傳統建築美學，香港亦失去了一個能夠欣賞學習傳統客家文化的好地方。

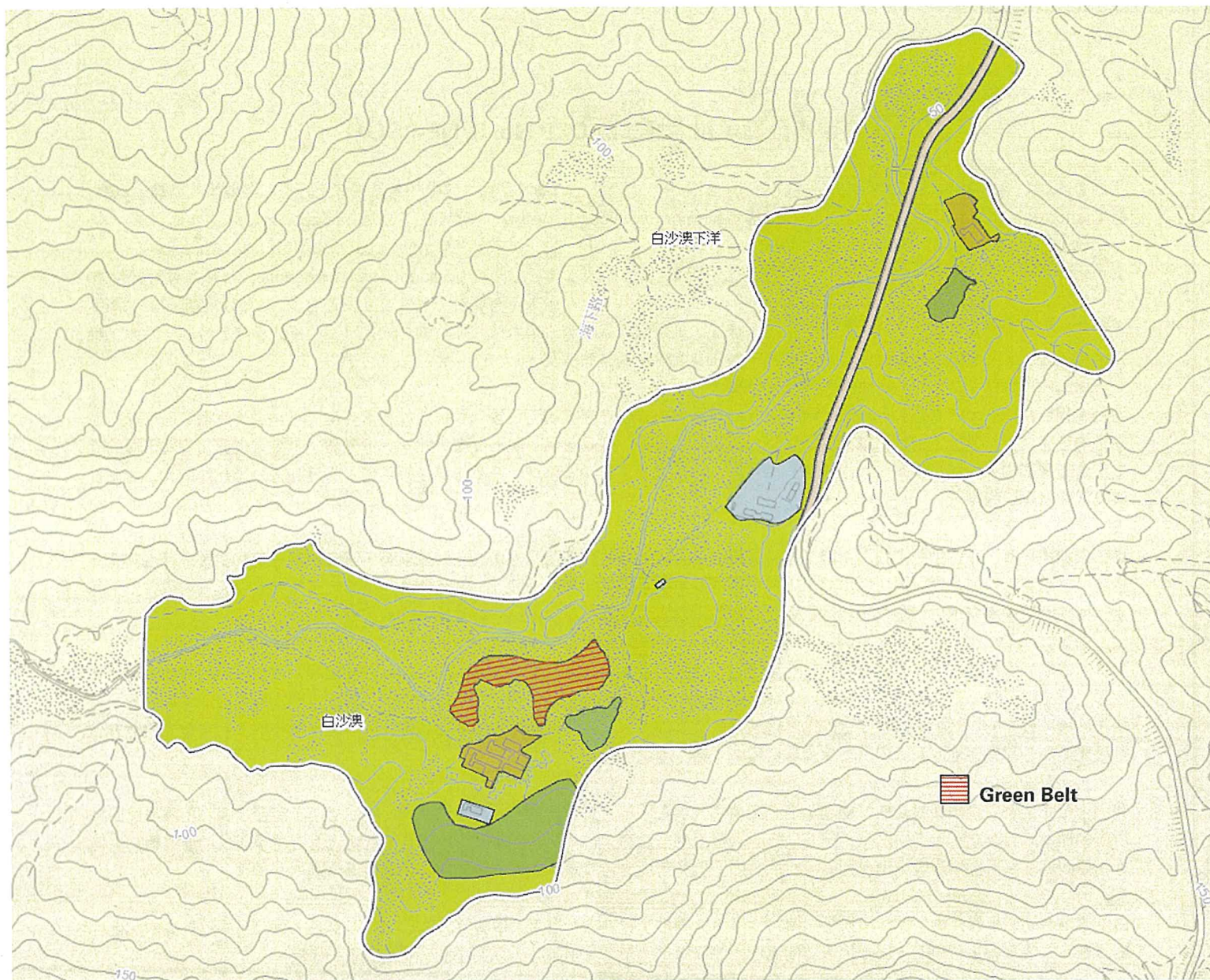
現在白沙澳只有一步行小路通往海下路，適當地提供了目前人口的需要而且也構成一緩衝地區，讓白沙澳保存其生態多樣性和建築特色。一旦容許村屋大量發展，新增外來人口必然構成嚴重消防安全和交通問題，到時的步行小路一定不能應付居民的生命安全要求，而隨時被擴闊以應付消防車、救護車通過，到時白沙澳的生態和歷史建築只會受進一步的破壞。

那片受破壞的淡水濕地原本也有豐富的生態環境，西貢和香港的農地、濕地一直面對許多類似先受破壞，後再發展的問題，最近有四百年歷史的黃竹洋村旁一大片同樣是淡水濕地遭推土機填平便是最新的例子。令人遺憾的是，現在規劃大綱圖的做法如同認可這種先破壞後發展的做法，這只會變相鼓勵其他地方的發展商和村民競相仿效，白沙澳這麼擁有高生態價值和珍貴人文歷史的地方尚且不能避免，那其他地方又談何平衡保育與發展？

我們不是完全反對村民回村自住的權利，但經土地賣買調查所知，白沙澳的土地有大約四成已經出售予地產發展商，所謂村民回村居住的理由如何成立？而當中又是否涉及現正爭議極大的非法套丁行為？我們當然容許真正的經確認身分的原居民的建屋權利，但亦希望政府能為保護白沙澳提出一切實可行的方法，例如可批准白沙澳的丁屋申請移往其他地方即俗稱的「飛丁」。

白沙澳是香港碩果僅存的客家建築群落，又可以讓遊人輕鬆步行進入，欣賞其中豐富多彩的生物多樣性，保存了香港珍貴的文化生態資源，希望貴署重新規劃，將那片原本的濕地規劃為綠化地帶（見附圖），以制止進一步的破壞和發展。

陳錦偉
保育經理
生態教育及資源中心



Society Registration No.: CP/LIC/SO/19/26284

Address: Workshop D, 19/F, Kin Ga Industrial Building, 9 San On Street, Tuen Mun

Tel: 26972029

Email : erc.org.hk@gmail.com

Website : www.erc.org.hk

敬啟者：

反對白沙澳分區計劃大綱草圖

香港浸會大學視覺藝術院「啟德」研究與發展中心策劃的「憧憬世界」攝影教育計劃曾於白沙澳進行一項跨歷史、生態、文化和藝術的研究，並把歷時兩年的成果出版成書《可以居——白沙澳鄉》，當中搜集和整理了大量居民的口述歷史、居住環境及生活情況等，相信這研究對白沙澳的未來發展方向有參考的作用。

根據城市規劃委員會公布的《白沙澳分區計劃大綱草圖》（編號 S/NE-PSO/1），將擴展部份土地為「鄉村式發展」地帶。我們反對把有關土地改劃作住宅用途，理由如下：

一、 保育歷史景觀：

白沙澳下洋和白沙澳村是香港碩果僅存的傳統客家村落，其特別之處在於它的統一和互為相連的特色。這百年古村是本港的重要歷史文化遺產，村內仍然保存完整的建築群，展現傳統建築方式和手藝，當中的人物故事更交織著一些香港的歷史事蹟，形成獨特的文化風景。若土地被劃作丁屋發展，新建房屋將對現時完整的歷史景觀造成不可挽回的破壞，原有的歷史風貌將永遠消失。

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三、 原居民住屋需求量成疑：

現時絕大部份白沙澳村的原居民已經移居海外多年，據我們與原居民的訪問所了解，並沒有原居民表示有意返回白沙澳定居。近日有多份主流報章均報導新增建屋地段有逾半土地已被發展商收購，並有拆細及轉手跡象，懷疑當中有人與發展商私下協議，意圖藉俗稱「套丁」的方法圖利。政府應徹查此事以釋公眾疑慮，並不應在未調查清楚有關事件前，就先擴大白沙澳的「鄉村式發展」用地。

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四． 丁屋政策需要檢討：

丁屋政策的原意是為新界原居民提供安居之所，不是讓原居民以土地賺取利益為目標。丁屋政策經常被嚴重濫用，已經是不爭的事實，引起很多社會矛盾。去年有原居民因「套丁」被判罪成入獄，反映事件的嚴重程度。政府應主動檢討有關的政策，以回應社會大眾的訴求。

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現時該區的道路和相關配套設施設計並非用作安置大量人口，新增人口將令交通流量大增，對現時的道路及配套设施構成極大負荷，不但會影響現時日常交通，亦一旦發生事故時緊急車輛無法直達，阻礙救援。

我們在此建議 貴署撤回有關改劃用途的修訂，保留有關土地的原有用途。我們樂於向 貴署提供更多有關本研究的資料，以供參考。如有需要，請與本人聯絡（電話： 電郵：

順祝

鈞安

此致

城市規劃委員會



「憧憬世界」攝影教育計劃總監

《可以居——白沙澳鄉》總編輯

黃淑琪謹啟

二零一六年二月三日

2



tpbpd

寄...者: Tam Hok Nang Alex [REDACTED]
日期: 04日02月2016年星期四 15:25
收件者: tpbpd@pland.gov.hk
副本: Wong Suk Ki
主旨: Re: Views on Draft Pak Sha O Outline Zoning Plan (S/NE-PSO/I)
附件: Letter_for_Object_PSO_OutlineZoningPlan.pdf

Dear Sir/Madam,

On behalf of Kaitak, Centre for Research and Development in Visual Arts, Academy of Visual Arts, Hong Kong Baptist University, I herewith enclose a letter to the Town Planning Board, stipulating our views on the draft Pak Sha O Outline Zoning Plan gazetted on Dec 2015.

Please note that the original copy of the letter has been posted today. You should receive it shortly.

Best regards,
Alex

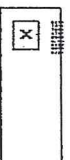
Alex Tam
Centre Executive
kaitak, Centre for Research and Development
Academy of Visual Arts
Hong Kong Baptist University
Tel: (852) [REDACTED]
Fax: (852) [REDACTED]
Email: [REDACTED]
<http://ava.hkbu.edu.hk/>

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1849

敬啟者：

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鈞安

此致

城市規劃委員會



「憧憬世界」攝影教育計劃總監

《可以居——白沙澳鄉》總編輯

黃淑琪謹啟

二零一六年二月三日

2

寄件者:
寄件日期:
收者:
主旨:

[no-reply@weebly.com]

TPB/R/S/NE-PSO/1-527

29日01月2016年星期五 10:34

tpbpd@pland.gov.hk

New Form Entry: 反對白沙澳分區計劃大綱草圖 (S/NE-PSO/1)

You've just received a new submission to your 反對白沙澳分區計劃大綱草圖 (S/NE-PSO/1).

Submitted Information:

姓名
綠領行動

電郵
[REDACTED]

反對原因.原居民丁屋需求成疑: 現時發展商「新華書店湘江集團有限公司」在「鄉村式發展」地帶持有至少五成土地,有大量村民未來將回到鄉村的說法令人懷疑。另外,發展商在 2012 年中把「鄉村式發展」地帶內的地段分拆並轉手,分拆的地段內更已有處理中的丁屋申請,整個過程與一般「套丁」情況相似,擔心所謂滿足「原居民丁屋需求」只是發展商與原居民合謀圖利的藉口

1

反對原因.規劃署早已另覓土地予白沙澳村: 城規會文件中,曾指現時西貢北潭凹早已預留空間,讓白沙澳村申請「飛丁」解決丁屋需求,規劃署無理據再為白沙澳擴大「鄉村式發展」地帶

1

反對原因.「農業」地帶仍可申建丁屋: 大部分「農業」用地在「鄉村範圍」(Village Environ)外,可以申建丁屋,而以往在「農業」地帶成功興建丁屋的機會更達六成,現時的規劃仍為發展商及原居民製造錯誤期望

1

反對原因.水浸風險: 「鄉村式發展」用地被一條「具重要生態價值河流」包圍,距離更只有 20 米,規劃未有考慮暴雨時淹浸整個河谷時對居民的威脅

1

反對原因.生態環境資源豐富: 白沙澳四周被西貢西郊野公園包圍,自 1999 至 2014 年累積共錄得 175 種雀鳥,佔全港數目 1/3,現時建議的「鄉村式發展」用地並無兼顧保存這些生態和自然景觀

1

其他意見

本會認為該地段的整體規劃應保留農地用途，保留當地的原有的面貌，該處亦沒有很大必要去建屋。加上（ ）的種種原因及懷疑，城規會理應為公眾利益把關。

綠領行動

tpbpd

TPB/R/S/NE-PSO/1-528

寄件者: Christophe [REDACTED]
寄件日期: 02日02月2016年星期二 20:35
收件者: tpbpd@pland.gov.hk
三
附件: Draft Pak Sha O OZP Plan No. S/NE-PSO/1 Rev C - COMMENTS AND REPRESENTATION
DRAFT PSO OZP-REPRESENTATION-20160202.pdf; APPENDIX G Check list of PSO Biodiversity Rev-B6.pdf

Dear Sirs,

Kindly find attached my representation (two .pdf files) re the above referenced Plan

Yours sincerely

Christophe Barthelemy

Sai Kung, Hong Kong

Tel: [REDACTED]

<<...>> <<...>>

1047

The Secretary
 Town Planning Board
 15th Floor, North Point Government Offices
 333 Java Road, North Point, Hong Kong

By Post and email

Hong Kong 30 January 2016

Re: Draft Pak Sha O Outline Zoning Plan No. S/NE-PSO/1 Rev C.

Dear Sir,

This revision of the Plan (Rev C) is substantially different from revision B and the gazetted DPA before that. The new revision creates a V zone in front of the village for the purpose of NTEH's. This is in complete contradiction with the statements regarding the outstanding qualities (Historic, Landscape, Recreational, Ecological, etc.), that formed the core of the suggested Plans of the earlier OZP revisions, DPA and PlanD's Planning Study of July 2015. Particularly, the understanding that NTEH had to be avoided within the vicinity of the village, with a V zone reduced to the formed area of the existing Hakka villages in which all new development had to be approved by the TPB with an agricultural zone to reflect the recent and present state of farming. The creation of the new V zone (the old one being replaced by a V1 zone) is just an aberration particularly that this was never discussed/presented since the very first iteration of the DPA (Sep 2012) until Revision C of the draft OZP (Nov. 2015). As such it is unacceptable and beyond the fact that it constitutes an absurd amount of wasted time for both us and the TPB, it is also an incredible 180 degree turn that can be only explained by heavy interested pressure of a commercial nature as we contend below.

The draft OZP (Notes & ES) brushes off all notions of long term planning by affirming that development applications (whatever they might be [!!!?]) will be considered on their own merits. To a building professional; like me, this is tantamount to saying "let's wing it". You will understand that we expect more from our Planning Authority. Of course planning pressures are partially recognised (Sewage, and other infrastructures) in the text, but the mechanisms are again based on individual merits and defeat planning objectives. A Plan needs a vision; how can a good plan, be achieved, without a holistic vision of what the valley may and may not become?

I leave the question to the Board and urge it to be answered with a clean mind, devoid of interested pressures and with respect to the legacy that we today create for others to come.

Nevertheless, we strongly oppose the creation of the V zone for NTEH's and new AGR zone and all the related sections in the draft OZP. However, as we recognise the genuine need of some indigenous villagers to access property we suggest in point 1b below a win/win scenario ("Flying Ding") which is in itself contained in the draft OZP

1. We note that the TPB has re-zoned the previous AGR zone into a new V zone. This is an unjustified new creation (see below) and was not on the draft plan rev B or the gazetted DPA for Pak Sha O. We strongly oppose to this new zone and suggest it be deleted altogether for the following reasons:
 - a. The land ownership in the Valley has been essentially transferred to a Developer (see **Appendix A1, A2 & F**) with a clear pattern of continued transactions between the Developer and Villagers and obviously a conspiracy to fraud, with suspicious/bogus lot assignments after a Deed Poll. Since, the vast majority of the plots within the V zone belong to Developer, permitting Village Type development and Small Houses would be equivalent to aiding a criminal activity (refer to recent ruling by the Courts of HK). We suggest deleting the V zone so as to avoid condoning illegal activities.
 - i. This Zone is partly justified in the Draft OZP (Section 4.1.c to d; 4.3; Table 1 and Section 9.1.1 of the ES) on the basis of 14 Outstanding NTEH Applications. We contend that this an invalid justification, indeed:
 - ii. The public has not been made aware of these applications by any of the statutory means and therefore the said applications fail to follow the procedure for NTEHs and should not be considered in the drafting of a Plan.
 - iii. Furthermore, these 14 Outstanding Applications are all located on land that belongs to developer, despite the fact that attempts have been made to hide this (See **Appendix A1 & A2**); recognising these applications may be aiding a criminal activity and should be avoided at all costs. In consequence we strongly oppose these applications and their insertion (as justification or for any other purposes) into the draft OZP for Pak Sha O.

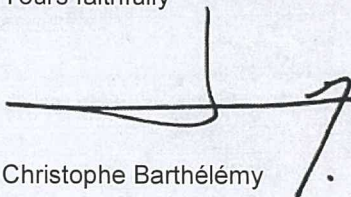
- b. The draft OZP recognises the usage of an administrative mechanism that allows cross-village application in the Pak Tam Au enclave ("Flying Ding"). We suggest that this be systematically employed in Pak Sha O so that all justified Outstanding Small House Demands can be met within the development zone of Pak Tam Au or elsewhere.
 - c. The draft OZP refers to 49 Outstanding Small House Demand (10-year forecast) and this forms part of the justification for the V zone. Up to now, the proposed Outstanding Demand has not been audited in any form whatsoever and no demonstrable justification is given; in consequence this figure should not lead to the assumption that a V zone is necessary and all sections referring to the same should be deleted from the OZP; unless proper justification(s) is given.
 - d. The V zone lies nearly entirely in the flood plain of Pak Sha O (See **Appendix B**). In consequence, new buildings will require that the land be back-filled and/or be extensively drained. This is not acceptable particularly with regards to:
 - i. This obvious contradiction to the statements of section 4.1 of the OZP and sections 7.1.1; 7.2.1 to 7.2.3; 9.1.3; 9.4.2; 9.4.3 & 11 of the Explanatory Statements regarding the "high landscape" and outstanding historical/cultural quality of the village.
 - ii. This will have considerable ecological impacts (destruction of species and habitats) not only in Pak Sha O valley but also for Hoi Ha Marine park, and would fly in the face of the content of statements in sections 2.2.b and 4.1.k of the OZP and sections 7.1; 7.2.1 of the ES
 - iii. Any septic tanks that may be built will fail percolation tests as defined by EPD's ProPECC 5/93 because of the high water table.
 - iv. In consequence of the above we support the creation of CA, GB, V1 and G/IC zones as per **Appendix C**
 - e. The visual and landscape attributes of the valley will be irremediably destroyed (see **Appendix D1 & D2**) by any new development, whether one house or 50. The so-called "buffer zone" referred to in the OZP in front of the old village provides no "protection" from the 2 main access points to the old village. Furthermore, this strand of "dense woodland" is in fact a small cluster of recent secondary growth of little value. We agree with the statement of section 3.3.4 of the Planning Report (July 15) recommending that "*The traditional village setting of the Area, including the surrounding landscape should be conserved*". In consequence we suggest that no new Small Houses be permitted within the OZP so as to avoid irreparable damage to the visual, landscape and historical quality of the old Hakka villages and their surroundings in the OZP.
 - f. The draft OZP re-iterates that development approvals will follow established procedures consisting on evaluating merits of individual applications. We argue that this is not acceptable, particularly as it seems to be a contradiction to the way that the OZP was drafted which acknowledges the fact that circa 50 houses could be built and therefore the TPB had the knowledge of the "larger" picture. It is incumbent to the TPB to consider the cumulative known impacts of development on a short to medium term on the intrinsic qualities of the valley and not merely as a succession of individual applications. Particularly when such a plan; as is the case in Pak Sha O, will infringe on the public domain and/or require public finances to be implemented (see **Appendix A1 & A2**). We suggest that consideration of the following works be taken into account in the decision making process to establish the technical practicalities of creating or not the V zone:
 - i. Access Roads and parking: increase of vehicular traffic on the non-gazetted Hoi Ha road, requirements of parking areas (49 houses = 60+ cars). TPB should also consider the cumulative effect of the recent Hoi Ha OZP and its vehicular impact on Hoi Ha Road, a non-gazetted road with restricted access.
 - ii. Requirement of Emergency Vehicular Access for developments of nine or more Small Houses.
 - iii. Sewage treatment: Pak Sha O lies within the Water Gathering Grounds Ground of WSD and as such septic tanks are not permitted. A collective sewage treatment will be required, for either one house or for 50. We consider this technically and financially unpractical and we suggest that no new Small Houses be permitted in the OZP.
 - iv. The ecological impacts of these infrastructural works are considerable in an ecologically important area, in consequence we suggest that no new Small Houses be allowed in the OZP.
 - v.
2. We note that the TPB has re-zoned the existing village clusters into V1 zones. While we support this zoning we would suggest amendments/additions to the Notes and/or ES as follows:
 - a. Height of any new building within the V1 should not exceed present average height of existing buildings.
 - b. Profiles and roof pitches should respect the existing settings.
 - c. No NTEH permitted within the V1 zone.

3. In addition to the above we note that Section 8 (e) of the Notes provide for: "*replacement of an existing domestic building,by a New Territory Exempted House*". This in direct contradiction of the statements of section 9.1.3 of the Explanatory Statement. In consequence we strongly oppose section 8(e) and it should be deleted from the OZP as any new structure will irremediably destroy and degrade the historical, architectural and cultural heritage of the existing village clusters in the OZP, if it is not either designed properly and or regulated by architectural/planning constraints that recognise the aesthetical qualities of the existing villages in the OZP - NTEH's have none of these constraints.
4. We note that TPB has re-zoned into AGR a previous GB area (to the front west of the village). This portion of land has been cleared as recently as 2015 and left untouched since then. This is an attempt by the owners of the plots within that zone to destroy any ecological quality permitting easy later application for a change of land use (section 16) into V zone for instance. Note that a number of plots belong to Developer. In consequence, we oppose the creation of this AGR zone and suggest it be deleted from the OZP and replaced by a GB/CA zone, in accordance with **Appendix C**.
5. The draft OZP is under-representative with regards to the ecological quality of the area within. In deed we have recorded close to 1150 species present in the OZP, of which many are new to Hong Kong, some to science, and a vast number are of Conservation Concern (both locally [LC and above; Fellowes *et al.*] or internationally NT or above [IUCN & CRDB]); refer to **Appendix E1 to E3** for details and **Appendix G** for present species list of Pak Sha O enclave. Furthermore, Kadoorie Farm & Botanical Gardens recognised in their report of 2013¹ the high ecological value of Pak Sha O enclave and re-iterate that Pak Sha O Valley is of higher ecological value than most other enclaves. We argue that any new development will have catastrophic effects on this very rich environment and agree with statement 3.3.4 of the PlanD's Planning Report (July 15) that developments that "*...affect the natural character and the ecologically sensitive areas are not recommended.*" In consequence adequate protection of the ecology can be afforded by zoning all riparian bands (30m buffer zone on each sides) as CA zones and the remaining areas as GB, AGR or V1 as proposed in **Appendix C**.
6. The proposed CA zones are inadequate to reflect the high ecological importance of the Valley. The OZP purports that GB zoning affords sufficient protection. We argue that this is not the case as is suggested by the high ratio of GB areas being re-zoned in the Territories (above 30%) and also in the light of the Secretary for Development's recent comments suggesting that "society" should allow GB to be re-zoned for development. In consequence we support the creation of a CA zone as proposed in **Appendix C**, on the basis that GB zone does not afford sufficient protection from development in highly ecological sensitive areas as is PSO (see above item 5). In addition, and for the same reasons, we re-iterate that "House/Small House" should be deleted from column 2 of the GB uses in the Schedule of Uses of the OZP.
7. We suggest to keep (but reduce by 10m) the previous AGR zone in recognition of the recent state of farming (see **Appendix C**). However, whilst we support responsible farming we cannot condone practices that are polluting (particularly pesticides and the like which are very harmful to water organisms even at very low concentrations) and we suggest that the OZP provides words to that effect, either in the Notes or ES.

In conclusion we strongly oppose to this revision of the Plan for Pak Sha O and propose either a new zoning as per Appendix C or suggest reverting to earlier versions such as revision B (July2015) of the Plan.

We hope the TPB will head to the sensible objections that we present above and modify the draft OZP so that it reflects the real aspirations of most for our Country Parks.

Yours faithfully



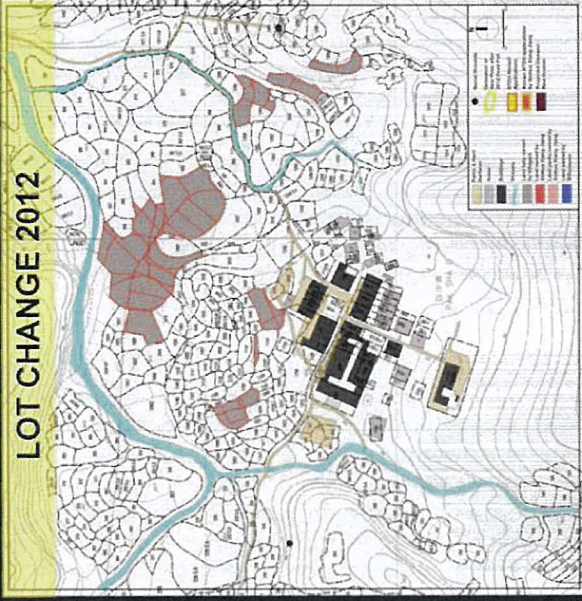
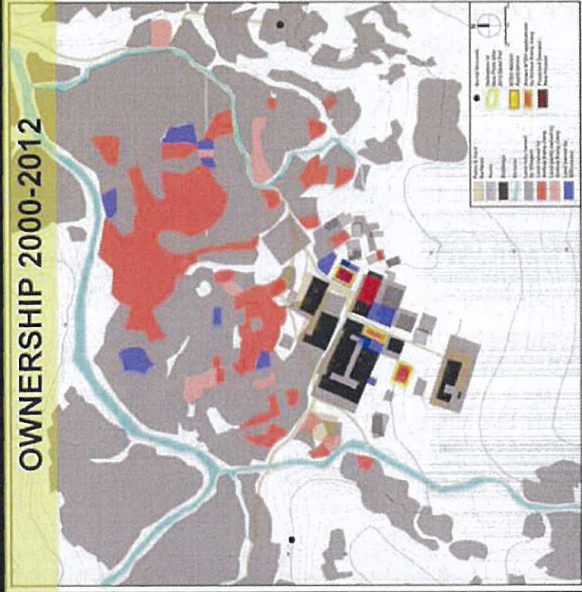
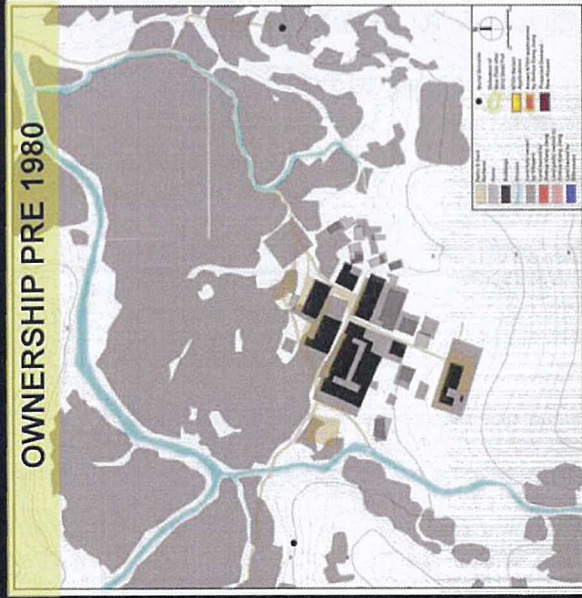
Christophe Barthélémy

Encl./

¹ <http://www.kfbg.org/upload/Documents/Free-Resources-Download/Report-and-Documents/2013-KFBG-Sai-Kung-CP-enclaves-report-%28pdf%29.pdf>

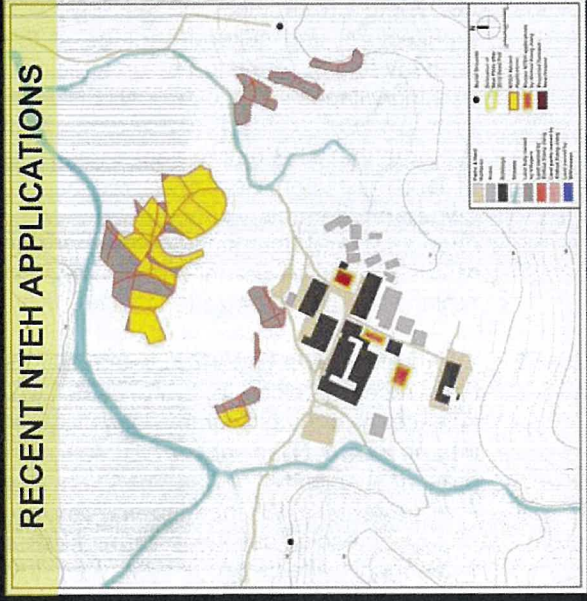
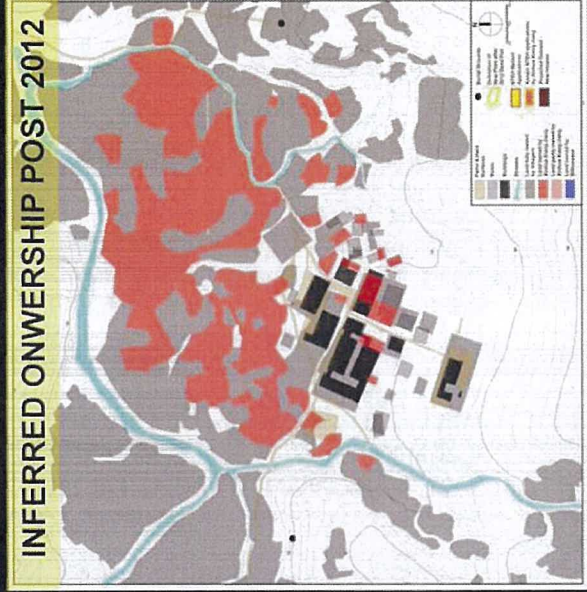
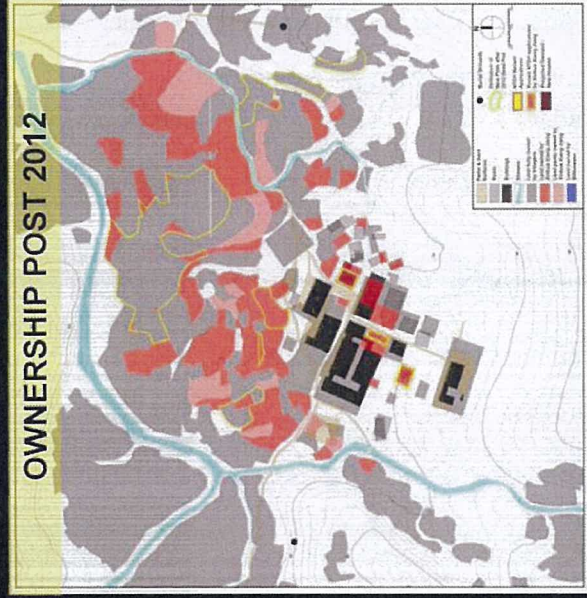
APPENDICES:

APPENDIX A1 : Land ownership patterns and suspicious assignments and NTEH applications.



Large amount of plots are being sold to various developers and companies.

In 2012 the Developer/Owner executes a Deed Poll dividing some of the original agricultural plots into new plots

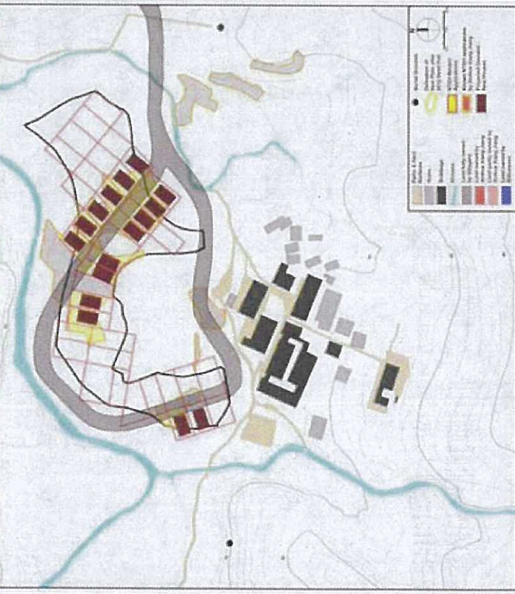


At the same time Assignments and transfer of plots back to villagers is undertaken, particularly for plots under the Deed Poll.

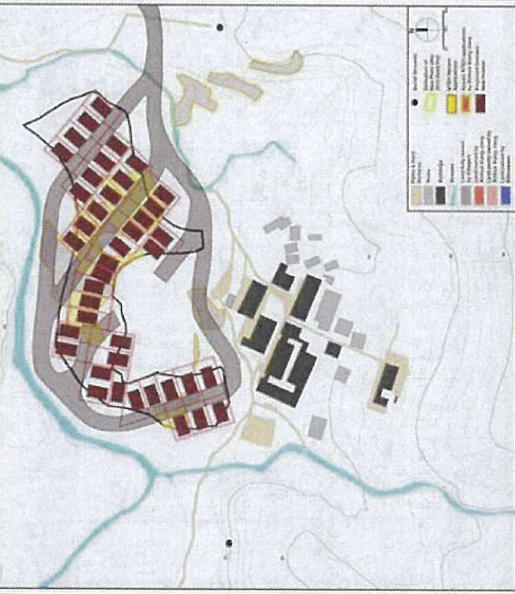
The suspicious assignments after the Deed Poll, suggest that Plots acquired by Developer pre 2012 remain under Developer's control

Within these new created plots applications for NTEH's have been presented/suggested to the TPB

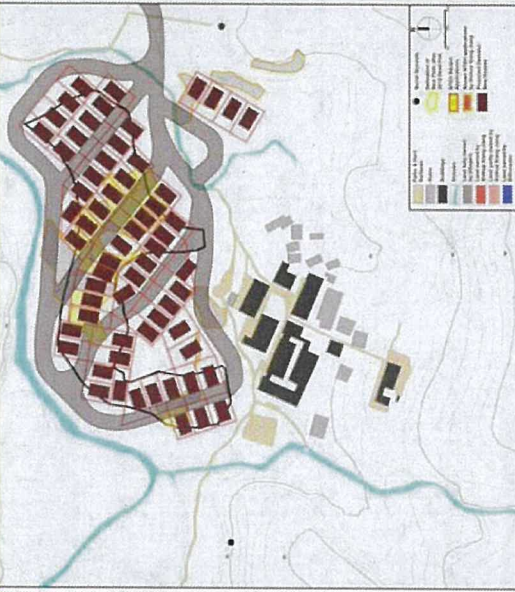
PHASE 1 DEVELOPMENT



PHASE 2 DEVELOPMENT (40+ Houses)



TOTAL POSSIBLE DEVELOPMENT



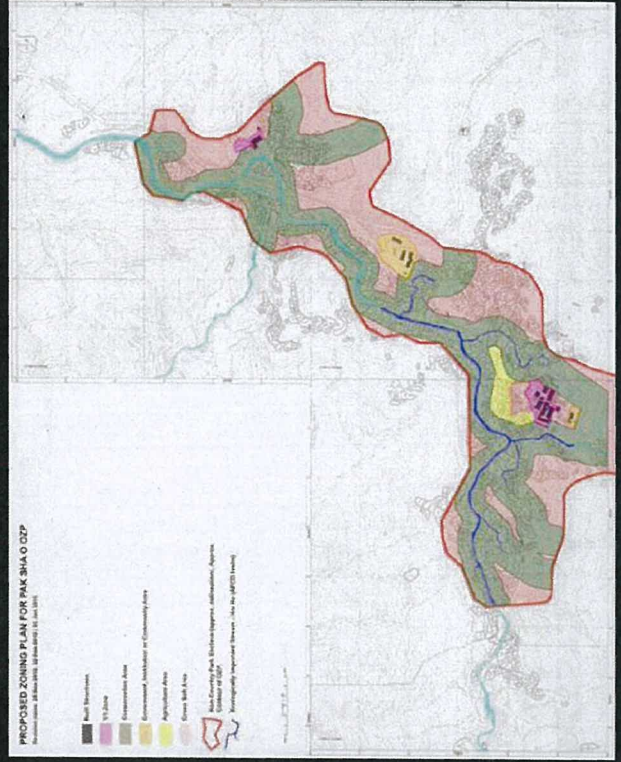
Based on the 14 "Outstanding Applications" a Phase 1 development is envisageable - Access, EVA, Sewage, Noise, Lights and watercourses modification will have massive negative impacts.

Phase 2 will follow.... What will be left of the unique character of Pak Sha O?

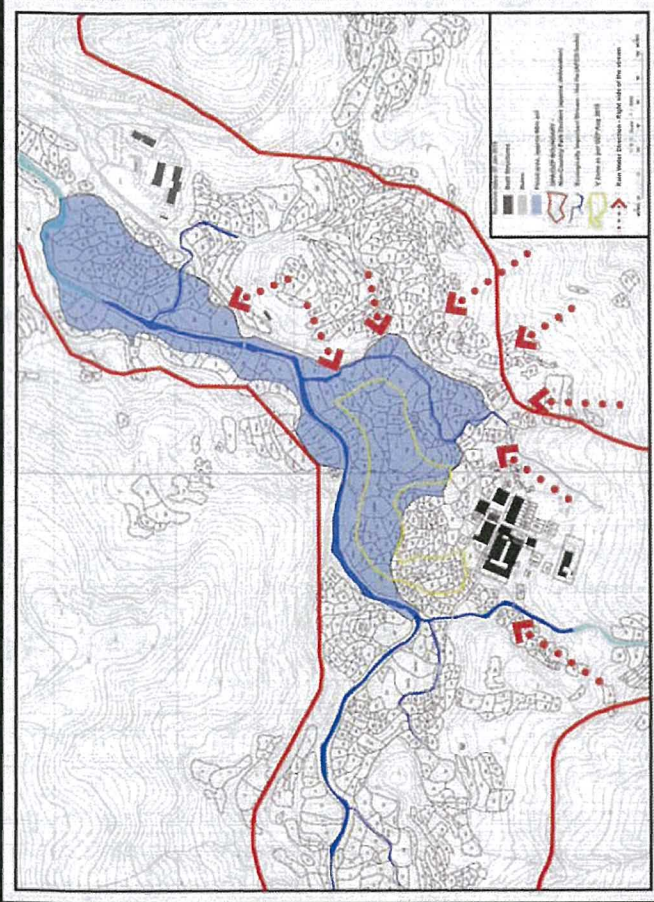
Based on the newly created plots one can infer a possible total development. This layout is probably not far off from some iterations that Developer has been through

The planned NTEH development if implemented will be against the laws of Hong Kong. In addition, and although it may differ in details from the above scenario; development of Small Houses will have overwhelming negative impacts on most if not all the unique qualities of Pak Sha, features that the OZP is supposed to preserve, in consequence:

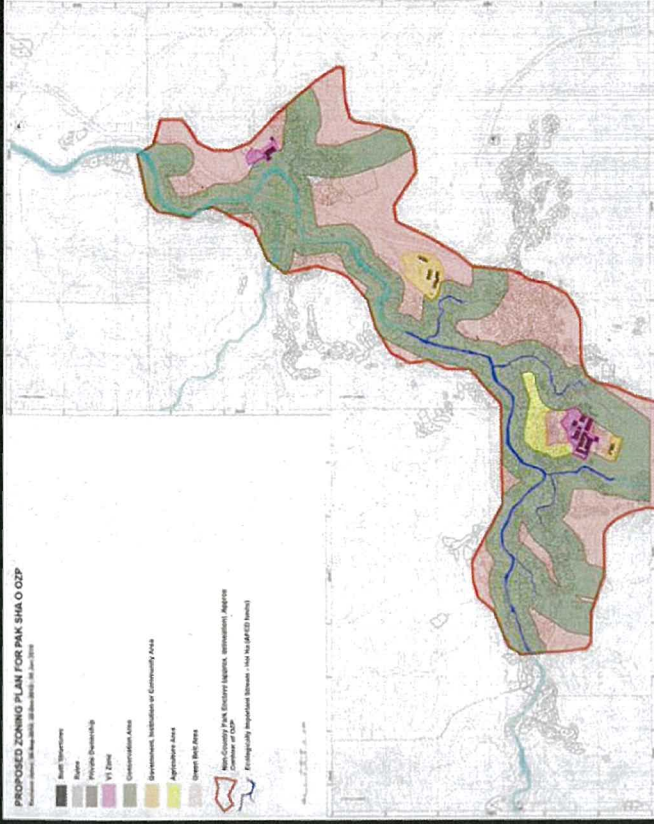
- The V Zone must be deleted to preserve the unique qualities of the Valley
- Systematic usage of the "Flying Ding", No NTEH
- Re zoning of the OZP area as per the Proposed Zoning Plan for Pak Sha O OZP



APPENDIX B : Flood plain and Development Constraints – Appropriate Zoning



FLOOD PLAIN OF PAK SHA O



PROPOSED ZONING OF PAK SHA O

PAK SHA O lowlands are susceptible to flooding during heavy rain

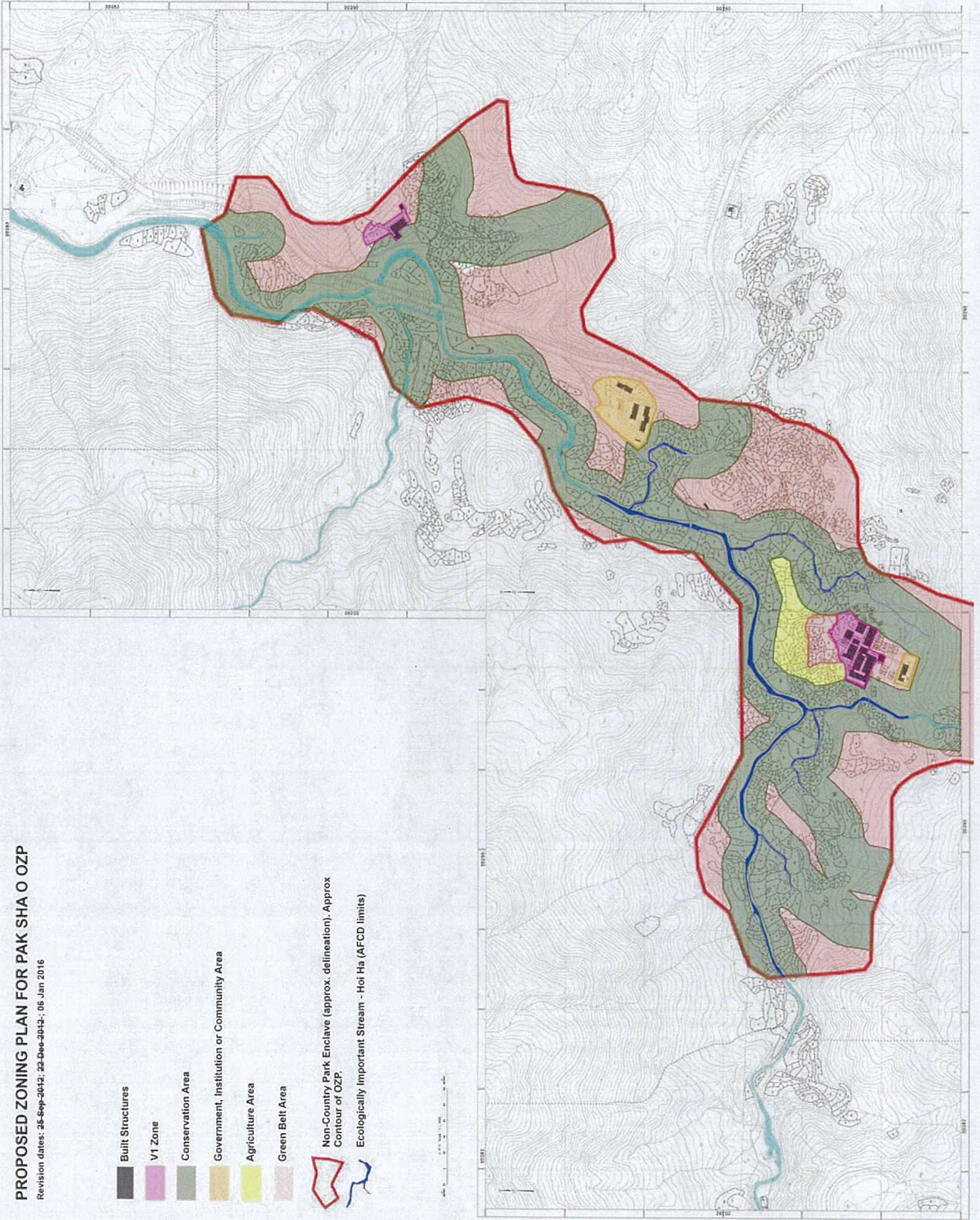
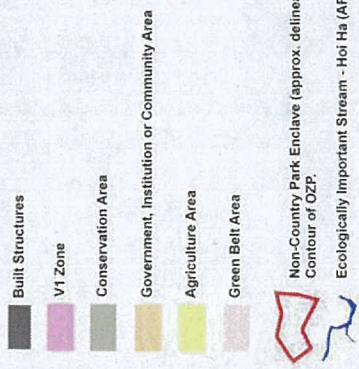
Technically, this implies that land to be built upon requires either to be back-filled and/or extensively drained through civil works. Either scenarios are impractical for both financial, landscape and ecological reasons; and if accepted in principle through the OZP, will on the mid-term irremediably destroy the qualities of the valley that the OZP is precisely supposed to preserve. In consequence:

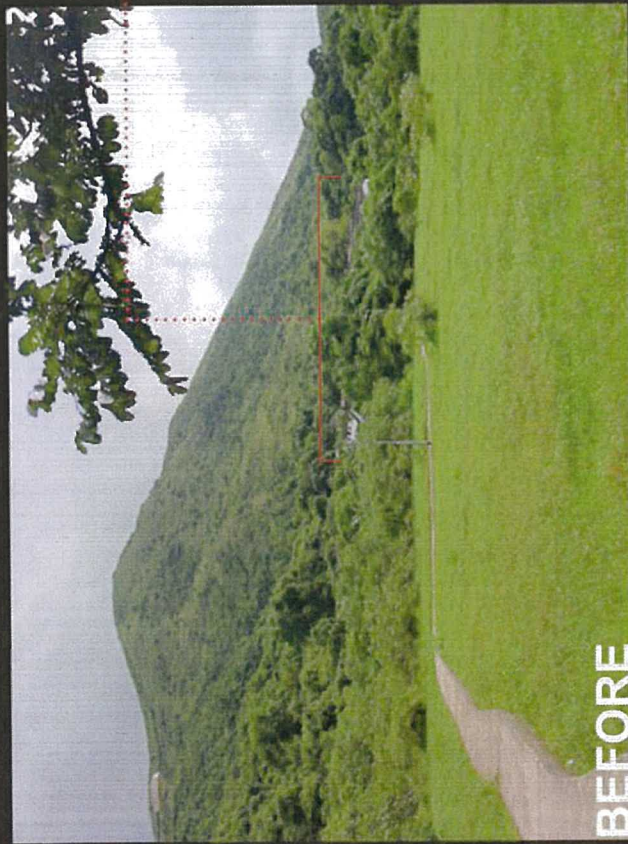
- The V zone delineated in the OZP lies nearly all within the flood area and in terms of planning should be recognised as technically impractical for development and deleted.
- No construction allowed in the flood areas in OZP. Systematic usage of the “Flying Ding” in PSO Valley
- Septic tanks cannot be installed in flood areas and waste treatment plant need to cater for surges.

APPENDIX C : Proposed Zoning for Pak Sha O OZP

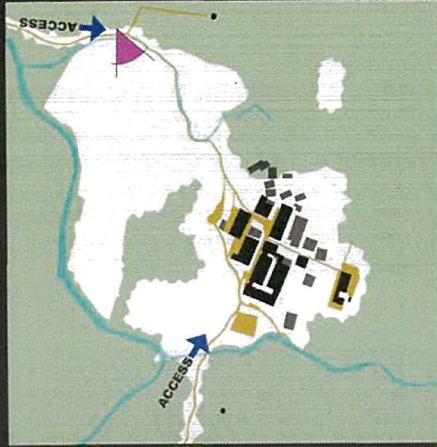
PROPOSED ZONING PLAN FOR PAK SHA O OZP

Revision dates: 30-Sep-2012; 22-Dec-2012; 05-Jan-2016





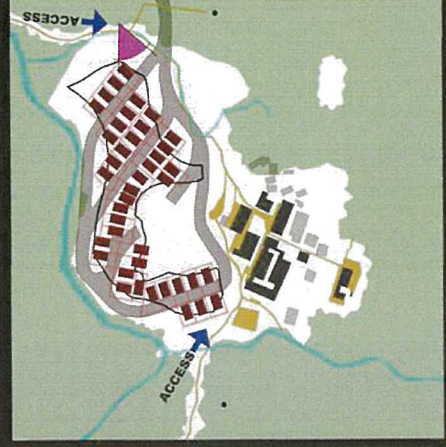
PSO Village



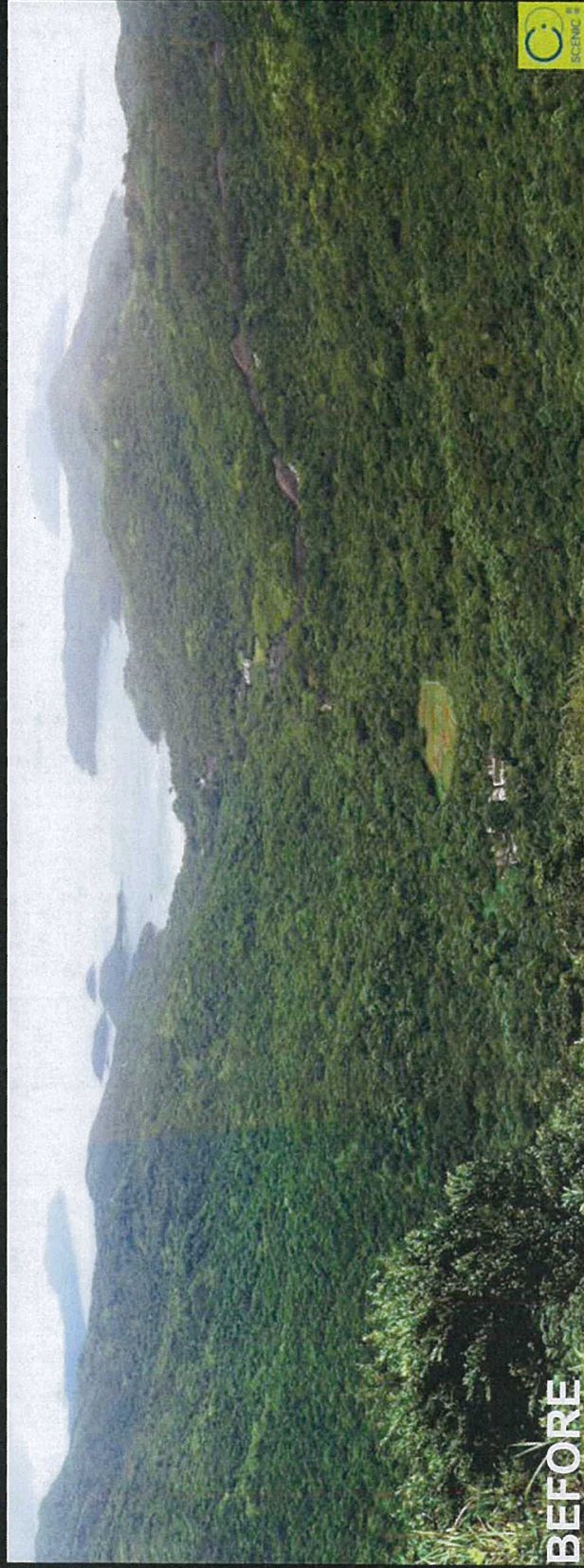
DESTRUCTION OF THE LANDSCAPE AND HISTORICAL QUALITIES OF PSO



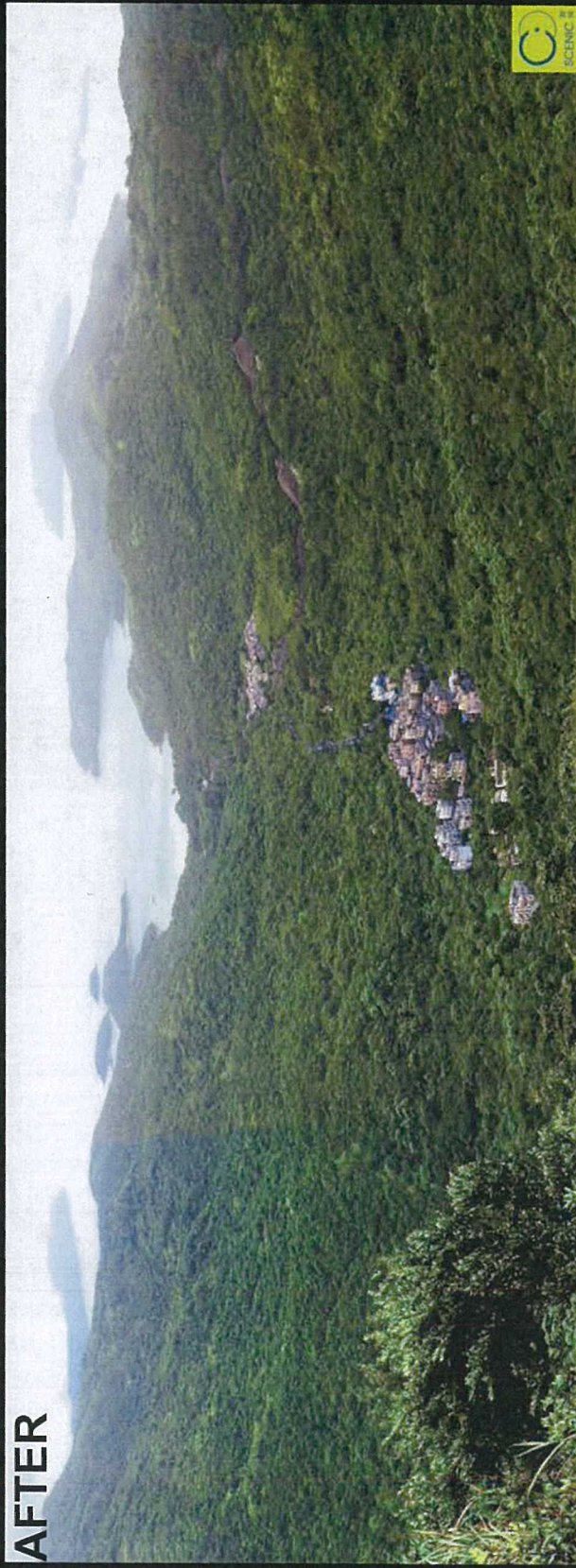
PSO Village ???



APPENDIX D2 : Landscape attributes and Development



DESTRUCTION OF THE LANDSCAPE QUALITIES OF PSO





New Genus for Hong Kong:
Hapropoda sp. (Apidae)



New Species to science, type locality Pak Sha O, *Hadrocryptus perforator* Broad & Barthélémy, 2012 (Ichneumonidae)



Golden Coin Terrapin still recorded in the valley



The Majestic and Edible *Lepiota procera*



The Rare *Ludisia discolor*, re-corded in the Village



New Species for Hong Kong, the Martens's Warbler



The Rare & elusive Brown Fish Owl is a resident of Pak Sha O



The Extremely Rare three-line Bagrid fish. Found in PSO streams and only in one other location in Hong Kong



The Rare & Vulnerable Leopard Cat is a resident of Pak Sha O

SOME SPECIES OF INTEREST IN PAK SHA O

24 species recorded in the Valley are of Conservation Concern (Near Threatened or above), either Internationally or Nationally

PAK SHA O - SPECIES OF CONSERVATION CONCERN

Latin Name	Common Name	Status	Org
MAMMALS			
Bats			
<i>Myotis chinensis</i>	Chinese Myotis	VU	CRDB
<i>Myotis rectori</i>	Rickett's Big-footed Bat	NT	IUCN
Cats			
<i>Prionailurus bengalensis</i>	Leopard Cat	VU	CRDB
Rodents			
<i>Hystrix brachyura</i>	East Asian Porcupine	VU	IUCN
BIRDS			
<i>Terpsiphone atrocaudata</i>	Japanese Paradise-Flycatcher, 藍喉鶯	NT	IUCN
<i>Corvus torquatus</i>	Collared Crow, 白頸鴉	NT	IUCN
<i>Acrocephalus lagoonum</i>	Manchurian Reed Warbler, 稻花鳊	VU	IUCN
<i>Emberiza aureola</i>	Yellow-breasted Bunting, 黃刺鴉	EN	IUCN
TURTLES			
<i>Chelonia mydas</i>	Reeve's Terrapin	EN	IUCN
<i>Cistodermmys flavomarginata</i>	Yellowed line box terrapin	EN	IUCN
<i>Citra trifasciata</i>	Golden coin Terrapin	CR	IUCN
SNAKES			
<i>Python molurus bivittatus</i>	Burmese Python	LC	CRDB
<i>Elapheophrysace nigroflascata</i>	Reed mountain racer	CRDB	CRDB
<i>Elaphe radiata</i>	Copper Head Racer	EN	CRDB
<i>Ptyas mucosus</i>	Common Rat Snake	EN	CRDB
<i>Bungarus fasciatus</i>	Banded Krait	EN	CRDB
<i>Bungarus multicinctus multicinctus</i>	Many Banded Krait	EN	CRDB
<i>Naja atra</i>	Chinese Cobra	VU	CRDB
<i>Ophiophagus hannah</i>	King Cobra	LC	CRDB
FISH			
<i>Pseudobagrus trineobus</i>	Three-line Bagrid Fish	LC	
PLANTS			
<i>Aquilaria sinensis</i>	Incense Tree, 土沉香, 牛黃樹, 白木香	VU	IUCN
<i>Dioscoreopus longan</i>	Longan, 龍眼, 桂圆	NT	IUCN
<i>Ludisia discolor</i>	Discolor Ludisia, 石蓮, 黑色血蘭	EN	IUCN
<i>Goniata lucidensis</i>	Lucidaria Jank-kr, 龍潭寶龍草	NT	IUCN



43% of the 7 turtles recorded are Endangered with one species the Golden coin Terrapin Critically Endangered

14% of the 27 Mammals recorded are of Conservation Concern

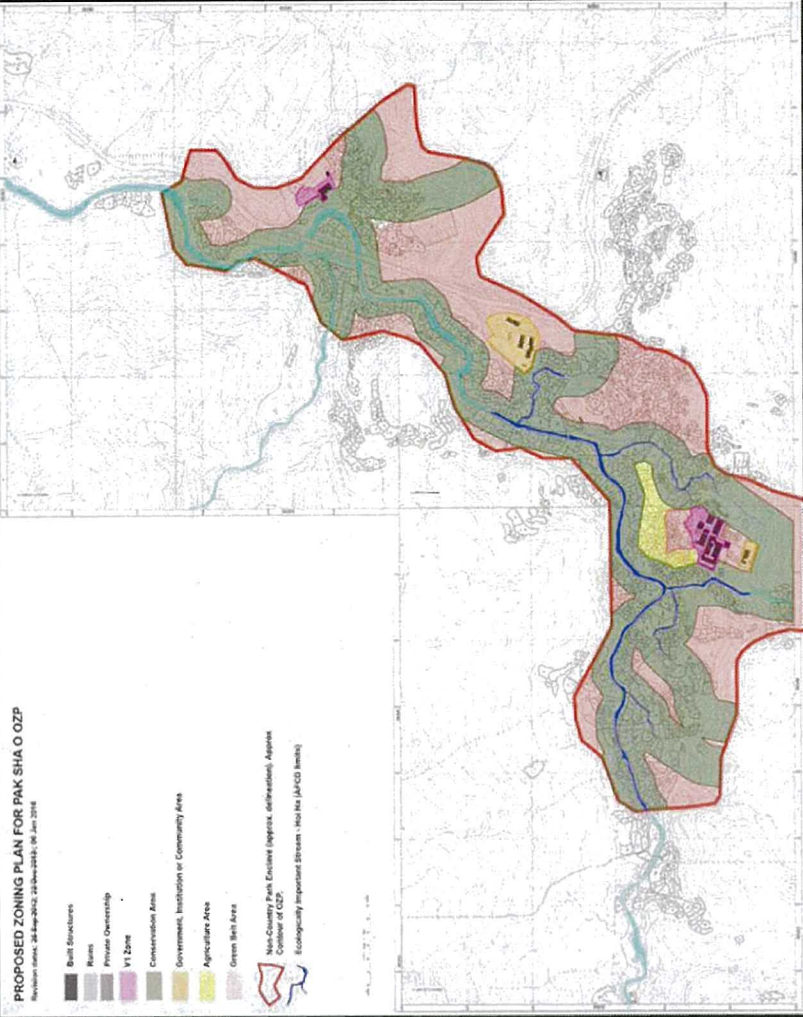
35% of the 23 Snakes recorded are of Conservation Concern. 3 are Endangered and 2 are Critically Endangered

In terms of Local conservation Pak Sha O Valley comprises 72 species of Local Concern:

- 17 Mammals (61%)
- 35 birds (19.5%)
- 7 Turtles/Frogs/Snakes (13%)
- 13 Dragonflies and Butterflies (9.4%)

APPENDIX E3 : Biodiversity Conservation and Zoning

No. of Species Recorded		%
FUNGI		
	19	1.7
PLANTS		
	246	21.4
GASTEROPODS		
	6	0.5
INSECTS		
	546	47.6
NON-INSECTS ARTHROPODS		
	53	4.6
TOTAL INVERTEBRATES		
	605	52.7
FISH		
	16	1.4
AMPHIBIANS		
	11	1.0
REPTILES		
	43	3.7
BIRDS		
	180	15.7
MAMMALS		
	28	2.4
TOTAL VERTEBRATES		
	278	24.2
TOTAL SPECIES RECORDED		
	1148	100.0

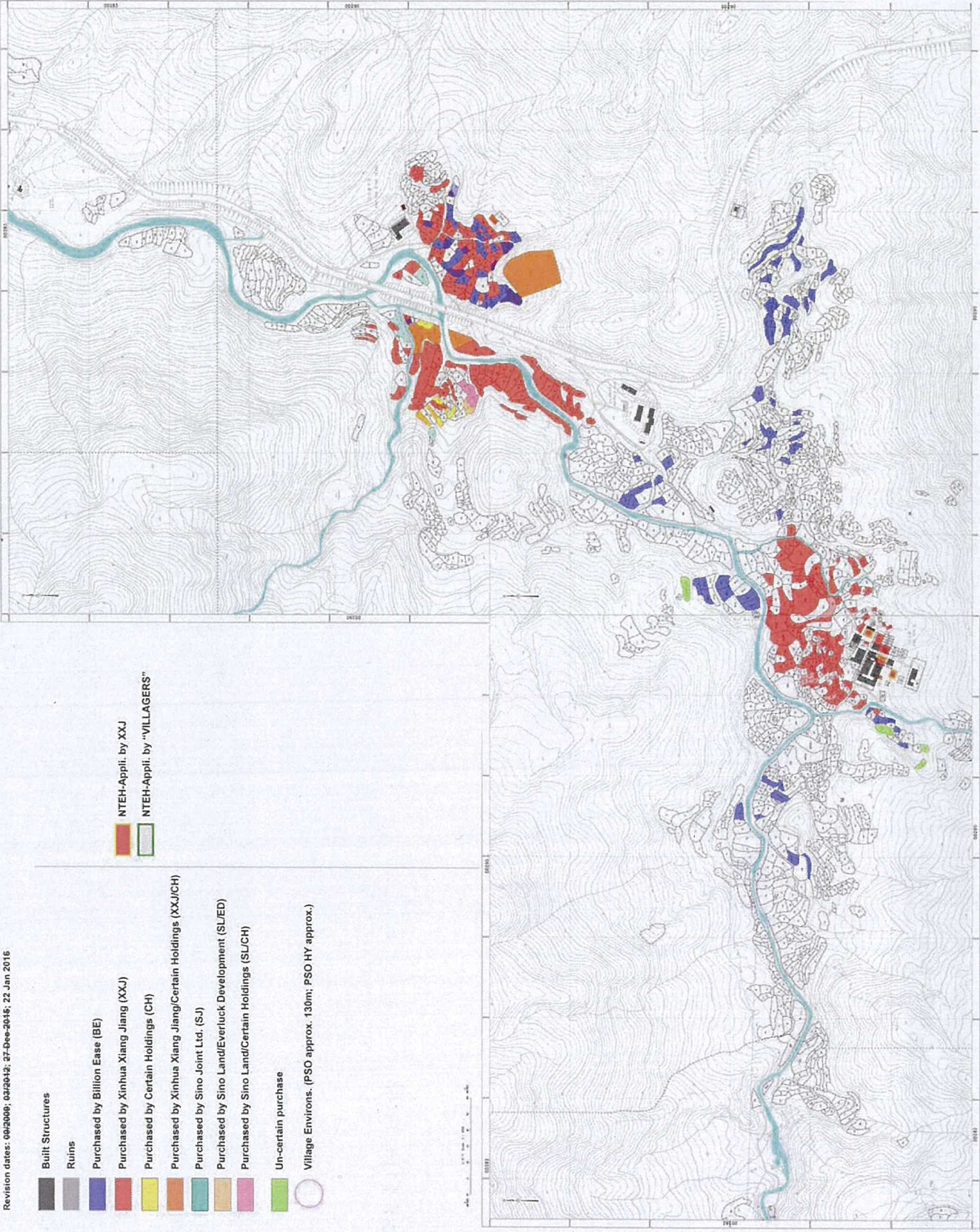
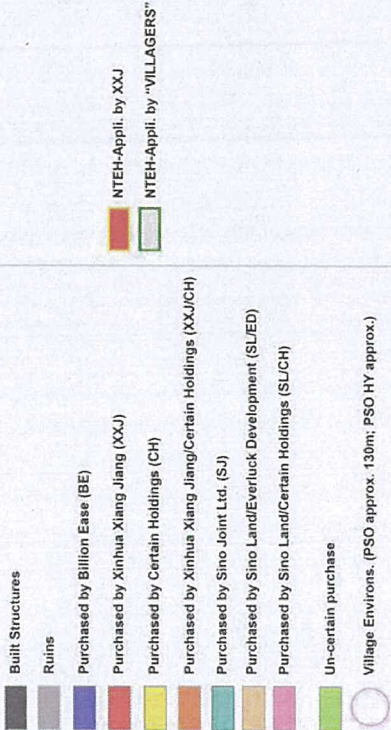


Pak Sha O has close to **1150** recorded species. The **Riparian** areas represent the richest ecological habitats in the Valley and support; in connection with the surrounding mature forest, a large part the biodiversity of Pak Sha O enclave. In consequence:

- A **buffer zone** of 20-30m must be created as a **Conservation Area (CA)** as per Proposed Plan
- Farming must be **controlled** so as not to affect the riparian corridor, WSD WGG's and Hoi Ha Marine Park
- Full usage of the "**Flying Ding**" policy to avoid impacts of human waste discharge and noise disturbances in Pak Sha O Valley, through extensive development (45+ Outstanding demands)

APPENDIX F : Partial search of land ownership in the OZP area

Revision dates: 08/2009; 02/2012; 27-Dec-2016; 22-Jan-2016



APPENDIX G : Hard copy and email attachment only.

	No. of Species Recorded	%
Basidiomycetes	17	1.5
Ascomycetes	2	0.2
TOTAL FUNGI	19	1.7

DICOTYLEDONS (Magnoliopsida)	174	15.2
MONOCOTYLEDONS (Liliopsida)	55	4.8
CONIFERS and the Likes (Coniferophytina)	1	0.1
CYCADS (Cycadophytina)	1	0.1
FERNS (Pteridophytina)	15	1.3
TOTAL PLANTS	246	21.4

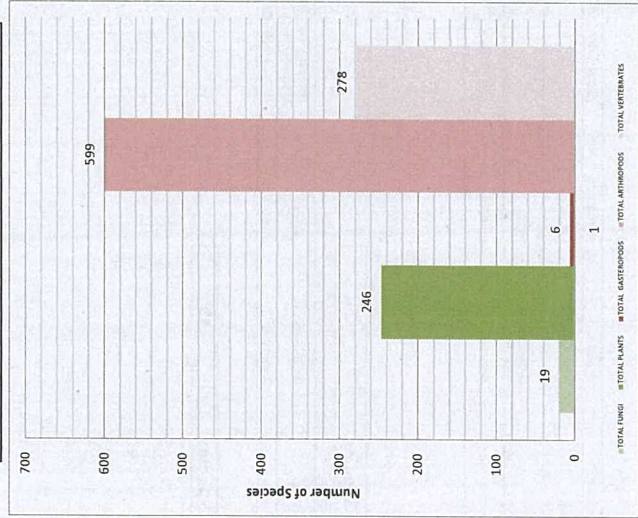
SNAILS & SLUGS	6	0.5
TOTAL GASTEROPODS	6	0.5

BEEES, WASPS & ANTS (Aculeata)	174	15.2
PARASITIC WASPS (Parasitica)	9	0.8
DRAGONFLIES & DAMSELFLIES (Odonata)	15	1.3
BETTLES (Coleoptera)	111	9.7
BUGS (Hemiptera)	56	4.9
GRASSHOPPERS & CRICKETS (Orthoptera)	21	1.8
BUTTERFLIES & MOTHS (Lepidoptera)	124	10.8
OTHER INSECTS	36	3.1
TOTAL INSECTS	546	47.6

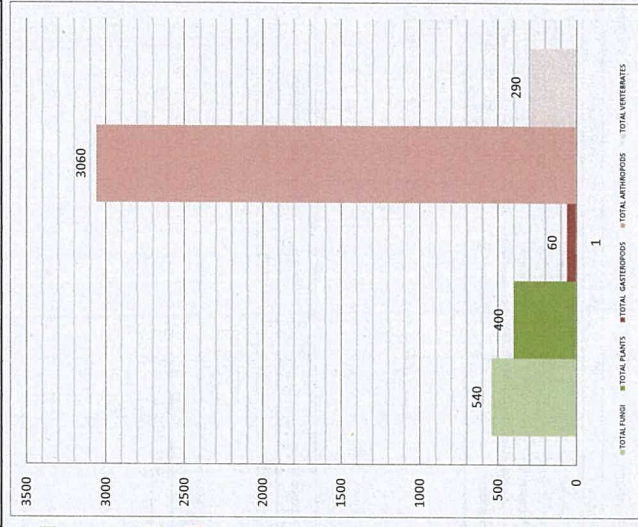
SPIDERS	35	3.0
CENTIPEDES	5	0.4
MILLIPODES	7	0.6
SCORPIONS	1	0.1
TICKS	1	0.1
CRUSTACEANS	4	0.3
TOTAL NONINSECTS ARTHROPODS	53	4.6
TOTAL ARTHROPODS	599	52.2

FISH	16	1.4
AMPHIBIANS	11	1.0
REPTILES	43	3.7
BIRDS	180	15.7
MAMMALS	28	2.4
TOTAL VERTEBRATES	278	24.2
TOTAL SPECIES RECORDED	1148	100.0

RECORDED SPECIES



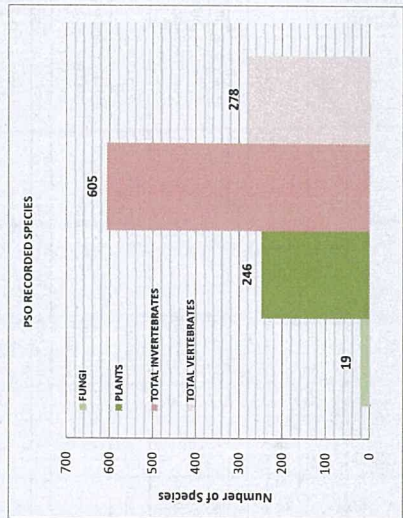
PROJECTED NUMBER OF SPECIES



References for Conservation Concern:

- 1- Fellows, J.R., Lau, M.W.N., Dudgeon, D., Reels, G.T., Adas, G.W.J., Carey, G.J., Chan, B.P.L., Kendrick, R.C., Lee, K.S., Leven, M.R., Wilson, K.D.P., and Yu, Y.T. 2002 Fauna of conservation concern. *Memoirs of the Hong Kong Natural History Society*, 25:123-159.
- 2- www.hkbiologicalsurvey.net
- 3- <http://www.iucnredlist.org/search>
- 4- China Red Data Book Status (GROB)

No. of Species Recorded	%
FUNGI	1.7
PLANTS	21.4
GASTEROPODS	0.5
INSECTS	47.6
NON-INSECTS ARTHROPODS	4.6
TOTAL INVERTEBRATES	52.7
FISH	1.4
AMPHIBIANS	1.0
REPTILES	3.7
BIRDS	15.7
MAMMALS	2.4
TOTAL VERTEBRATES	24.2
TOTAL SPECIES RECORDED	100.0



LC	72	RC	9	PRC	13	PGC	4
				FELLOWS			
				GC			
				3			
				101			
				101			

6.3

Fellowes <i>et al.</i> (2002)	Potential Global Concern: PGC			IUCN Status			Data Deficient	Endangered
	Potential Regional Concern: PRC						Least Concern	Critically Endangered
	Global Concern: GC						Near Threatened	Extinct in the Wild
	Local Concern: LC						Vulnerable	Extinct

Phylum	Class	Order	Family	Genus	Species	Author & Date	Common Name	Conservation Concern	Occurrence in PSO	Totals	Source	Habitat	Notes
Basidiomycetes					17								
Basidiomycota	Agaricomycetes	Agaricales	Agaricaceae	Macrolepota	procera	(Sopp.) Singer 1948	Parasol Mushroom	n/a	Scarce	1	C.Barthelemy	Grassland	Photo 2005
Basidiomycota	Agaricomycetes	Agaricales	Boletaceae	Gyroporus	castaneus	(Bull.) Quel. 1896	Chestnut Bolet	n/a	Scarce	1	C.Barthelemy	Fring Grassland/Woodland	Photo 2007
Basidiomycota	Agaricomycetes	Agaricales	Coprinaceae	Coprinellus	aokii	(Hongo) Vilgalys, Hoppie & Jacq. Johnson 2001		n/a	Occasional	1	C.Barthelemy	Fring Grassland/Woodland	
Basidiomycota	Agaricomycetes	Agaricales	Coprinaceae	Coprinus	dissimilinata	(Fr.) Quel	Fairies bonnets	n/a	Occasional	1	C.Barthelemy	Secondary woodland; Village area	Photo 2007
Basidiomycota	Agaricomycetes	Agaricales	Coprinaceae	Coprinellus (Coprinus)	radians	(Desm.) Vilgalys, Hoppie & Jacq. Johnson 2001	假黑鬼伞 - 假黑鬼伞	n/a	Occasional	1	C.Barthelemy	Secondary woodland; Village area	
Basidiomycota	Agaricomycetes	Agaricales	Coprinaceae	Panaeolus	sp	(Jacq.: Fr.) Quel	Oyster Mushroom	n/a	Abundant	1	C.Barthelemy	Manure	From 1999 to 2011
Basidiomycota	Agaricomycetes	Agaricales	Pleurotaceae	Pleurotus	ostreatus	(Jacq.: Fr.) Quel		n/a	Scarce	1	C.Barthelemy	Decomposed wood and stumps, Secondant Forest	Twice 1999 to 2011
Basidiomycota	Agaricomycetes	Agaricales	Strophariaceae	Psilocybe	fasciata	Hongo 1957		n/a	Abundant	1	C.Barthelemy	Secondary woodland; Agricultural Land, Village area	
Basidiomycota	Agaricomycetes	Agaricales	Tricholomataceae	Campbellia	junghuhni	(Mont.) Sing.		n/a	Abundant	1	C.Barthelemy	Secondary woodland	Photo 2007
Basidiomycota	Agaricomycetes	Auriculariales	Auriculariaceae	Auricularia	auricularioidae	(Hook.) Underw.	Wood ear	n/a	Abundant	1	C.Barthelemy	Secondary woodland; Agricultural Land, Village area	All year round, Photo 2006
Basidiomycota	Agaricomycetes	Polyporales	Ganodermataceae	Ganoderma	koningsbergii	(Lloyd) Teng	猴头菇	n/a	Occasional	1	C.Barthelemy	Secondary woodland	
Basidiomycota	Dacrymycetes	Dacrymycetiales	Dacrymycetaceae	Dacrymyces	chrysospermus	Berk. & M.A. Curtis 1873	草菇花耳	n/a	Occasional	1	C.Barthelemy	Secondary woodland	
Basidiomycota	Gasteromycetes	Lycoperdales	Lycoperdaceae	Calvatia	sp			n/a	Occasional	1	C.Barthelemy	Short Grassland and ChB garden	Photo 2006
Basidiomycota	Gasteromycetes	Nidulariales	Nidulariaceae	Cyathus	stercorius	(Schw.) de Toni	Bird's nest fungus	n/a	Frequent	1	C.Barthelemy	Secondary woodland	Photo 2006
Basidiomycota	Gasteromycetes	Phallales	Phallaceae	Dictyophora	indusiata	Fisch. F	Yellowish white Dictyophora	n/a	Frequent	1	C.Barthelemy	Short Grassland, ChB garden, Wooded (open woods) areas	Photo 2006
Basidiomycota	Gasteromycetes	Phallales	Phallaceae	Dictyophora	sp			n/a	Occasional	1	C.Barthelemy	Short Grassland, ChB garden, Wooded (open woods) areas	
Basidiomycota	Gasteromycetes	Sclerodermales	Sclerodermataceae	Scleroderma	aurantium	(Vall.) Pers.	Common Earth Ball	n/a	Frequent	1	C.Barthelemy	Secondary woodland; Agricultural Land, Village area	Not listed IUCN

17

Ascomycetes

Total Species

2

Ascomycota	Leotiomycetes	Helotiales	Not assigned	Blasporella	clitina	(Batsch) Korf & S.E. Carp. 1974		n/a	Occasional	1	C.Barthelemy	Secondary woodland	Photo 2006
Ascomycota	Sordariomycetes	Xylariales	Xylariaceae	Xylaria	hypoxylon	(L. ex Hook) Grev.	炭腐菌	n/a	Occasional	1	C.Barthelemy	Secondary woodland	

2

Total Species

19

Total Fungi

19

Check List of Pak Sha O Plants

Jan-16

Rev. B6

Notes:

1- The taxonomy of the plants listed below follows the listing by IUCN and Flora of Hong Kong (ed. AFDC & South China Botanical Gardens). Names in bracket represents synonyms as was ascertained by comparing the two lists. It was chosen that IUCN listing would be valid.

2- Common names are per Hong Kong Herbarium: online version

3- Most of the records are from KFBG survey/ Ecological and Conservation Importance of Six Sai Kung Country Park Enclaves: Oct 2013 (Number 12), unless listed otherwise. Occurrence and Habitat and frequency in HK are from the same sources

Class	Sub Class	Order	Family	Genus	Species	Author & Date	Common Name	Form	Conservation Concern	Occurrence in PSO	Totals	Source	Habitat	Notes
Magnoliopsida (Dicotyledons)														174
Magnoliopsida	Asteridae	Asterales	Asteraceae	<i>Amelita (Spiranthes)</i>	<i>paniculata (paniculata)</i>	(Wall. ex DC.) R.K. Jansen	Gold Button, 金銀扣	Herb	n/a	Occasional	1	KFBG	Marshland, Seasonally wet grassland, Agr. land	Common in HK
Magnoliopsida	Asteridae	Asterales	Asteraceae	<i>Adenostemma</i>	<i>lavinia</i>	L.	王田草	Herb	n/a	Occasional	1	KFBG	Marshland	Restricted in HK
Magnoliopsida	Asteridae	Asterales	Asteraceae	<i>Elephantopus</i>	<i>scaber</i>	L.	Elephantopus, 地膽草	Herb	n/a	Occasional	1	KFBG	Seasonally wet grassland	Common in HK
Magnoliopsida	Asteridae	Asterales	Asteraceae	<i>Mikania</i>	<i>micrantha</i>	Kunth	Mile-a-minute Weed, 薇甘菊	Herbaceous climber	n/a	Scarce	1	KFBG	Agr. land	Exotic, Very common in HK; Not listed IUCN
Magnoliopsida	Asteridae	Asterales	Asteraceae	<i>Youngia</i>	<i>japonica</i>	(L.) DC.	Hawk's Beard, 黃鸝草, 日本黃鸝草	Herb	n/a	Abundant	1	C. Barthelmy	Agr. land, seasonally wet grassland	Photo 2005
Magnoliopsida	Dipsacales	Dipsacales	Adoxaceae (Caprifoliaceae)	<i>Viburnum</i>	<i>odoratissimum</i>	Ker Gawl.	Sweet Viburnum; 醉倒樹	Tree	n/a	Abundant	1	KFBG	Secondary woodland; Feng Shui wood; Seasonally wet grassland	Very Common in HK
Magnoliopsida	Asteridae	Dipsacales	Caprifoliaceae	<i>Lonicera</i>	<i>macrantha</i>	(D. Don) Spreng.	Large-flowered Honeysuckle; 大花忍冬	Climber	n/a	Occasional	1	KFBG	Secondary woodland	Common in HK
Magnoliopsida	Asteridae	Gentianales	Apocynaceae	<i>Catharanthus</i>	<i>roseus</i>	(L.) G. Don	Periwinkle; 長春花	Herb	n/a	Scarce	1	KFBG	Village area	Exotic, Common in HK
Magnoliopsida	Asteridae	Gentianales	Apocynaceae	<i>Melodinus</i>	<i>suaveolens</i>	(Hance.) Champ. ex Benth	Moutain Orange, 山橙, 馬錢藤	Herb	n/a	Occasional	1	C. Barthelmy	Secondary woodland; Agr. Land	Photo-2006
Magnoliopsida	Asteridae	Gentianales	Apocynaceae	<i>Slophanthus</i>	<i>diversiculus</i>	(Lour.) Hook. et Arn.	Goat Horns, 羊角樹	Woody climber	n/a	Scarce	1	KFBG	Secondary woodland	Common in HK
Magnoliopsida	Asteridae	Gentianales	Apocynaceae	<i>Tylophora</i>	<i>ovata</i>	(Lindl.) Hook. ex Steud.	Oxley Tylophora, 基山藤, 木鱉公	Woody climber	n/a	Scarce	1	KFBG	Secondary woodland	Common in HK
Magnoliopsida	Asteridae	Gentianales	Rubiaceae	<i>Adina</i>	<i>pluifera</i>	(Lam.) Franch. ex Drake	Chinese Buttonbush, 木蘭花	Tree	n/a	Occasional	1	KFBG	Secondary woodland; Riparian band	Very Common in HK
Magnoliopsida	Asteridae	Gentianales	Rubiaceae	<i>Andinea</i>	<i>chinensis</i>	(Champ. ex Benth.) Benth. & Hook.f. ex Ait.f.	Chinese Andinea, 毛茶	Small Tree	n/a	Scarce	1	KFBG	Secondary woodland; Feng Shui wood	Very Common in HK
Magnoliopsida	Asteridae	Gentianales	Rubiaceae	<i>Mussaenda</i>	<i>pubescens</i>	Alf.	Splash of White, 土黃金花	Climbing Shrub	n/a	Frequent	1	C. Barthelmy, KFBG	Marshland, Agr. land	Photo-2006; Common in HK; Not listed IUCN
Magnoliopsida	Asteridae	Gentianales	Rubiaceae	<i>Ophiorhiza</i>	<i>pumila</i>	Champ. ex Benth.	Dwarf Ophiorhiza, 短小紫葳草, 綠紫葳	Herb	n/a	Scarce	1	KFBG	Marshland	Common in HK; Not listed IUCN
Magnoliopsida	Asteridae	Gentianales	Rubiaceae	<i>Pavetta</i>	<i>hongkongensis</i>	Bremek.	Hong Kong Pavetta, 香港大沙欄樹	Small tree	n/a	Abundant	1	KFBG	Secondary woodland; Riparian band; Feng Shui wood; Ruderal area.	Common in HK; Protected under Cap. 95A; Not listed IUCN
Magnoliopsida	Asteridae	Gentianales	Rubiaceae	<i>Psychotria</i>	<i>asiatica</i>	L.	Wild Coffee; 九里山木刀	Shrub	n/a	Abundant	1	KFBG	Secondary woodland; Riparian band; Feng Shui wood; Ruderal area; Village area	Very Common in HK
Magnoliopsida	Asteridae	Gentianales	Rubiaceae	<i>Psychotria</i>	<i>serpens</i>	L.	Creeping Psychotria; 蔓鈴蘭, 蔓紅藤	Semi woody climber	n/a	Scarce	1	KFBG	Feng Shui wood	Very Common in HK
Magnoliopsida	Asteridae	Lamiales	Lamiaceae	<i>Anisomelos</i>	<i>indica</i>	(L.) Kuntze	Mint, 留蘭草, 留蘭草	Herb	n/a	Scarce	1	KFBG	Secondary woodland	Common in HK
Magnoliopsida	Asteridae	Lamiales	Lamiaceae	<i>Pogostemon</i>	<i>auriculatus</i>	(L.) Hassk.	Water hyacinth, 水珠草	Herb	n/a	Frequent	1	KFBG	Marshland; Seasonally wet grassland; Agr. land	Common in HK
Magnoliopsida	Asteridae	Lamiales	Lamiaceae	<i>Salvia</i>	<i>plebeia</i>	R. Br.	Salvia, 紫荊草, 雪克草	Herb	n/a	Occasional	1	KFBG	Marshland; Seasonally wet grassland	Restricted in HK
Magnoliopsida	Asteridae	Lamiales	Lamiaceae	<i>Scutellaria</i>	<i>indica</i>	L.	Skullcap, 細葉瓜, 打仔草	Herb	n/a	Frequent	1	C. Barthelmy	Secondary woodland	Photo 2007
Magnoliopsida	Asteridae	Lamiales	Verbenaceae	<i>Clerodendrum</i>	<i>chinense</i>	(Osbeck) Mabb.	Fragrant Glorybower, 垂蔓黃花樹, 黃花樹, 黃牡丹	Shrub	n/a	Scarce	1	KFBG	Village Area	Common in HK
Magnoliopsida	Asteridae	Lamiales	Verbenaceae	<i>Clerodendrum</i>	<i>fortunatum</i>	L.	Glorybower, 白花黃連	Shrub	n/a	Frequent	1	C. Barthelmy	Secondary woodland; Agr. Land	Photo-2006
Magnoliopsida	Asteridae	Lamiales	Verbenaceae	<i>Lantana</i>	<i>camara</i>	L.	Lantana, 黃白馬鞭草	Shrub	n/a	Frequent	1	C. Barthelmy	Agr. land, Ruderal area, Village area	Photo-2006
Magnoliopsida	Asteridae	Lamiales	Verbenaceae	<i>Vinex</i>	<i>negundo</i>	L.	Yellow Bramble, 黃連	Shrub	n/a	Frequent	1	C. Barthelmy	Village area; Agr. land	Photo-2006
Magnoliopsida	Asteridae	Plantaginales	Plantaginaceae	<i>Plantago</i>	<i>major</i>	L.	Plantain, 車前草	Herb	n/a	Occasional	1	C. Barthelmy	Seasonally wet grassland; Agr. land; Village area	Common in HK
Magnoliopsida	Asteridae	Scrophulariales	Acanthaceae	<i>Hygrophila</i>	<i>salicifolia</i>	(Vahl) Nees	水蕹菜	Herb	IUCN-LC	Scarce	1	KFBG	Marshland	Common in HK
Magnoliopsida	Asteridae	Scrophulariales	Acanthaceae	<i>Lepidagathis</i>	<i>incurva</i>	Buch-Ham. ex D. Don	鹹花草	Herb	n/a	Scarce	1	KFBG	Secondary woodland	Common in HK
Magnoliopsida	Asteridae	Scrophulariales	Lentibulariaceae	<i>Utricularia</i>	<i>bifida</i>	L.	Small Yellow Bladderwort, 挖耳草, 黃眼草	Herb	IUCN-LC	Scarce	1	KFBG	Marshland	Common in HK
Magnoliopsida	Asteridae	Scrophulariales	Utriculariaceae (Scrophulariaceae)	<i>Ilysanthes (Lindernia)</i>	<i>oblonga</i>	(Benth.) Merr. et Chun	Oblong False Pimpernel, 綠列列草	Herb	n/a	Frequent	1	KFBG	Marshland; Seasonally wet grassland; Agr. land	Restricted in HK
Magnoliopsida	Asteridae	Scrophulariales	Utriculariaceae (Scrophulariaceae)	<i>Ilysanthes (Lindernia)</i>	<i>roundifolia</i>	(L.) Benth.	Baby's Tears, 嬰孩兒草	Herb	IUCN-LC	Occasional	1	KFBG	Marshland; Agr. land	Restricted in HK
Magnoliopsida	Asteridae	Scrophulariales	Oleaceae	<i>Ligustrum</i>	<i>siniense</i>	Lour.	Chinese Privet	Small tree	n/a	Frequent	1	C. Barthelmy, KFBG	Secondary woodland; Village Area	Photo-2006; Common in HK
Magnoliopsida	Asteridae	Solanales	Convolvulaceae	<i>Ipomoea</i>	<i>carica</i>	(L.) Sweet	Cairo Morning Glory, 五爪瓜	Herbaceous climber	n/a	Frequent	1	KFBG	Secondary woodland; Feng Shui wood; Village area; Riparian band	Exotic, Very Common in HK
Magnoliopsida	Asteridae	Solanales	Solanaceae	<i>Datura</i>	<i>metel</i>	L.	Datura, 洋金花, 白牡丹, 茄	Small tree	n/a	Occasional	1	C. Barthelmy	Village area; Ruderal area	Common in HK
Magnoliopsida	Asteridae	Solanales	Solanaceae	<i>Nicotiana</i>	<i>glauca</i>	L.	Tobacco, 煙草	Herb	n/a	Occasional	1	C. Barthelmy	Agr. land; Village area	Photo-2006. Species may have gone extinct in PSO.
Magnoliopsida	Asteridae	Solanales	Solanaceae	<i>Solanum</i>	<i>capiscoides</i>	Alf.	Poisonous Tomato, 茄	Herb	n/a	Occasional	1	C. Barthelmy	Agr. Land	Common in HK
Magnoliopsida	Asteridae	Solanales	Solanaceae	<i>Solanum</i>	<i>nigum</i>	L.	Black Nightshade, 龍葵	Herb	n/a	Frequent	1	C. Barthelmy	Agr. Land; Village area; Ruderal area	C. Barthelmy Herbarium
Magnoliopsida	Asteridae	Solanales	Solanaceae	<i>Solanum</i>	<i>torum</i>	Sw.	Tetragonia, 土茄	Herb	n/a	Occasional	1	C. Barthelmy	Village area; Ruderal area	Common in HK
Magnoliopsida	Caryophyllales	Caryophyllales	Anarhizaceae	<i>Achyranthes</i>	<i>aspera</i>	L.	Portulacastrum, 三耳草	Herb	n/a	Scarce	1	KFBG	Agr. land	Common in HK

Class	Sub Class	Order	Family	Genus	Species	Author & Date	Common Name	Form	Conservation Concern	Occurrence in PEO	Totals	Source	Habitat	Notes
Magnoliopsida	Caryophyllales	Caryophyllales	Nyctaginaceae	Bougainvillea	speciosabilis	Widd.	Bougainvillea	Climbing Shrub	n/a	Occasional	1	C. Barthelmy	Village area	Exotic, Common in HK
Magnoliopsida	Caryophyllales	Polygonales	Polygonaceae	chinese		L.	Chinese Knotweed, 火絨草, 五節草	Herb	n/a	Frequent	1	C. Barthelmy	Village area, Ruderal area	
Magnoliopsida	Caryophyllales	Polygonales	Polygonaceae	barbata (barbatum)		(L.) H.Hara	Hairy Knotweed, 毛萵	Herb	IUCN-LC	Occasional	1	KFBG	Marshland, Agr. land	Common in HK
Magnoliopsida	Caryophyllales	Polygonales	Polygonaceae	glabrum		(Widd.) J.Gomez	Glabrous Knotweed, 光萵	Herb	IUCN-LC	Scarce	1	KFBG	Agr. land	Restricted in HK
Magnoliopsida	Caryophyllales	Polygonales	Polygonaceae	pubescens		Blume	Pubescent Knotweed, 伏毛萵, 列毛萵	Herb	IUCN-LC	Frequent	1	KFBG	Marshland, Seasonally wet grassland, Agr. land	Common in HK
Magnoliopsida	Cucubita	Cucubita	Begoniaceae	begonia		Widd.	Perpetual Begonia, 四季秋海棠	Herb	n/a	Abundant	1	C. Barthelmy	Village area, Ruderal area	Very common in HK
Magnoliopsida	Dilleniaceae	Dilleniaceae	Dilleniaceae	asiatica		(Lour.) Hoogland	Water hyacinth, 水花生	Woody climber	n/a	Occasional	1	KFBG	Secondary woodland, Feng Shui wood	Very common in HK
Magnoliopsida	Dilleniaceae	Dilleniaceae	Dilleniaceae	tristylis		DC.	Water hyacinth, 水花生	Small tree	n/a	Occasional/Frequent	1	KFBG	Secondary woodland, Feng Shui wood, Riparian band	Common in HK
Magnoliopsida	Dilleniaceae	Dilleniaceae	Dilleniaceae	enantha		Champ. ex Benth.	Woody-flowered Persimmon, 烏里木	Tree	n/a	Occasional	1	KFBG	Secondary woodland, Feng Shui wood	Very common in HK
Magnoliopsida	Dilleniaceae	Dilleniaceae	Dilleniaceae	dispyros		Hance	Morris's Persimmon, 磨沙柿	Tree	n/a	Occasional	1	KFBG	Secondary woodland, Feng Shui wood	Very common in HK
Magnoliopsida	Dilleniaceae	Dilleniaceae	Dilleniaceae	massa		(Lour.) Merr.	磨沙柿	Shrub	n/a	Abundant	1	C. Barthelmy, KFBG	Secondary woodland, Feng Shui wood, Ruderal area, Village area	Photo-2006, Common in HK
Magnoliopsida	Dilleniaceae	Dilleniaceae	Dilleniaceae	cinerea		Sims	Hilo Holly, 朱砂梅, 大蓮花	Shrub	n/a	Occasional	1	KFBG	Secondary woodland, Riparian band, Feng Shui wood	Common in HK
Magnoliopsida	Dilleniaceae	Dilleniaceae	Dilleniaceae	indiana		D. Dietr.	Spotted Adiantum, 山斑竹	Shrub	n/a	Scarce	1	KFBG	Secondary woodland	Common in HK
Magnoliopsida	Dilleniaceae	Dilleniaceae	Dilleniaceae	quinquegona		Blume	Asiatic Adiantum, 蓮花蘭	Small tree	n/a	Occasional	1	KFBG	Secondary woodland, Feng Shui wood	Very common in HK
Magnoliopsida	Dilleniaceae	Dilleniaceae	Dilleniaceae	ribea		Burm. f.	White-flowered Embelia, 白耳藤	Woody climber	n/a	Scarce	1	KFBG	Feng Shui wood	Common in HK
Magnoliopsida	Dilleniaceae	Dilleniaceae	Dilleniaceae	vestita		Robb.	Lenticel-bearing Embelia, 裂葉藤	Woody climber	n/a	Scarce	1	KFBG	Feng Shui wood	Common in HK
Magnoliopsida	Dilleniaceae	Dilleniaceae	Dilleniaceae	cochinensis		(Lour.) S. Moore	Laurel Sweetleaf, 黃杜梨	Tree	n/a	Occasional/Frequent	1	KFBG	Marshland, Secondary woodland, Feng Shui wood	Common in HK
Magnoliopsida	Dilleniaceae	Dilleniaceae	Dilleniaceae	glauca		(Thunb.) Koidz.	Glaucous Sweetleaf, 木豆樹	Tree	n/a	Scarce	1	KFBG	Secondary woodland	Common in HK
Magnoliopsida	Dilleniaceae	Dilleniaceae	Dilleniaceae	lanceolata		Siebold et Zucc.	Smooth-leaved Sweetleaf, 光葉山藤	Tree	n/a	Scarce	1	KFBG	Feng Shui wood	Common in HK
Magnoliopsida	Dilleniaceae	Dilleniaceae	Dilleniaceae	summita		Buch-Ham. ex D. Don	山藤	Tree	n/a	Scarce	1	KFBG	Secondary woodland	Restricted in HK
Magnoliopsida	Dilleniaceae	Dilleniaceae	Dilleniaceae	desipens		W.B. Hemsley ex F.B. Hemsley	Japanese Blueberry tree	Tree	n/a	Occasional	1	KFBG	Secondary woodland, Feng Shui wood	Common in HK
Magnoliopsida	Dilleniaceae	Dilleniaceae	Dilleniaceae	grandifolia (aspera)		DC.	Spry-fruited Vine, 有刺藤	Woody climber	n/a	Abundant	1	KFBG	Secondary woodland, Feng Shui wood	Very common in HK, Not listed in Flora of HK.
Magnoliopsida	Dilleniaceae	Dilleniaceae	Dilleniaceae	lanceolata		Cav.	Lance-leaved Sterculia, 碧綠藤, 七刺藤	Tree	n/a	Abundant	1	C. Barthelmy, KFBG	Secondary woodland, Feng Shui wood	Photo-2006, Very common in HK, Not listed IUCN
Magnoliopsida	Dilleniaceae	Dilleniaceae	Dilleniaceae	arborescens		Cav.	Turk's Cap	Subshrub	n/a	Frequent	1	C. Barthelmy	Seasonally wet grassland	Common in HK
Magnoliopsida	Dilleniaceae	Dilleniaceae	Dilleniaceae	rhomboides		Jacq.	Trumpetflower, 喇叭藤	Subshrub	n/a	Occasional	1	KFBG	Seasonally wet grassland	Common in HK
Magnoliopsida	Dilleniaceae	Dilleniaceae	Dilleniaceae	lobata		L.	Rose Mallow, 紅花大花	Subshrub	n/a	Occasional	1	KFBG	Marshland, Seasonally wet grassland, Agr. land	Common in HK
Magnoliopsida	Dilleniaceae	Dilleniaceae	Dilleniaceae	procumbens		L.	Procumbent Indian Mallow, 有花大花	Subshrub	n/a	Occasional	1	KFBG	Marshland, Seasonally wet grassland, Agr. land	Common in HK
Magnoliopsida	Dilleniaceae	Dilleniaceae	Dilleniaceae	spatiulata		Labill.	寬葉苦蕒草	Herb	n/a	Scarce	1	C. Barthelmy	Riparian band	Photo-2006
Magnoliopsida	Dilleniaceae	Dilleniaceae	Dilleniaceae	rubra		Zucc.	Strawberry Tree, 樹梅	Tree	n/a	Occasional	1	C. Barthelmy	Secondary woodland	Photo-2006
Magnoliopsida	Dilleniaceae	Dilleniaceae	Dilleniaceae	oblongifolia		Champ. ex Benth.	-	Tree	n/a	Occasional	1	KFBG	Secondary woodland, Feng Shui wood	Not listed IUCN & AFCD, Very common in HK
Magnoliopsida	Dilleniaceae	Dilleniaceae	Dilleniaceae	japonicum		Thunb. ex Murray	Japanese St. Johnswort, 地紅草, 田紅草	Herb	n/a	Scarce	1	KFBG	Marshland	Very common in HK
Magnoliopsida	Dilleniaceae	Dilleniaceae	Dilleniaceae	cochinensis		(Lour.) Bl.	Yellow Cow Wood, 黃牛木	Tree	IUCN-LC	Frequent	1	KFBG	Secondary woodland, Riparian band, Feng Shui wood	Very common in HK
Magnoliopsida	Dilleniaceae	Dilleniaceae	Dilleniaceae	millettii		(Hook. et Arn.) Benth. et Hook. f. ex Hance	Millet's Adiantum, 蕨	Tree	n/a	Scarce	1	KFBG	Marshland	Common in HK
Magnoliopsida	Dilleniaceae	Dilleniaceae	Dilleniaceae	diffusa		Ging.	Spreading Violet, 蔓草	Herb	n/a	Occasional	1	C. Barthelmy	Secondary woodland	Photo-2006
Magnoliopsida	Dilleniaceae	Dilleniaceae	Dilleniaceae	balanensis		Planch.	Little Fruit Grape, 小果葡萄	Climber	n/a	Occasional	1	C. Barthelmy	Secondary woodland	
Magnoliopsida	Dilleniaceae	Dilleniaceae	Dilleniaceae	calycium		Benth.	Adiantum deer weed	Tree	n/a	Frequent	1	KFBG	Secondary woodland, Feng Shui wood	Common in HK
Magnoliopsida	Dilleniaceae	Dilleniaceae	Dilleniaceae	microphylla		(L.) Lehm.	Adiantum deer weed	Herb	n/a	Frequent	1	C. Barthelmy	Village area	Common in HK
Magnoliopsida	Dilleniaceae	Dilleniaceae	Dilleniaceae	chinensis		Lour.	Dioscorea, 何首烏, 補腎藥	Woody climber	n/a	Occasional	1	KFBG	Secondary woodland, Feng Shui wood	Common in HK
Magnoliopsida	Dilleniaceae	Dilleniaceae	Dilleniaceae	macrophylla		Robb.	Uvaria, 紫玉盤	Woody climber	n/a	Occasional	1	KFBG	Secondary woodland, Feng Shui wood	Common in HK
Magnoliopsida	Dilleniaceae	Dilleniaceae	Dilleniaceae	lipo		(Lour.) Spreng.	Banana Shrub, 香蕉	Small tree	n/a	Occasional	1	C. Barthelmy	Village area	Exotic
Magnoliopsida	Dilleniaceae	Dilleniaceae	Dilleniaceae	camphora		(L.) Presl	Camphor Tree, 樟	Tree	n/a	Occasional	1	C. Barthelmy	Secondary woodland	Photo 2007
Magnoliopsida	Dilleniaceae	Dilleniaceae	Dilleniaceae	parthenoxylon		(Jack) Meisn.	Yellow Cinnamonum, 黃樟	Tree	IUCN-DD	Frequent	1	KFBG	Secondary woodland, Feng Shui wood	Common in HK
Magnoliopsida	Dilleniaceae	Dilleniaceae	Dilleniaceae	roundifolia var. oblongifolia		(Nees) C. K. Allen	Oblong-leaved Litchi, 圓形荔枝	Tree	n/a	Occasional	1	KFBG	Secondary woodland, Feng Shui wood	Very common in HK
Magnoliopsida	Dilleniaceae	Dilleniaceae	Dilleniaceae	brevilora		(Benth.) Hemsl.	Short-leaved Machilus, 短葉楠	Tree	n/a	Scarce	1	KFBG	Feng Shui wood	Very common in HK
Magnoliopsida	Dilleniaceae	Dilleniaceae	Dilleniaceae	chiesingensis		S. K. Lee	Chiesing Machilus, 赤山楠	Tree	n/a	Abundant	1	KFBG	Secondary woodland, Feng Shui wood	Very common in HK

Class	Sub Class	Order	Family	Genus	Species	Author & Date	Common Name	Form	Conservation Concern	Occurrence in PSO	Totals	Source	Habitat	Notes
Magnoliopsida	Magnoliidae	Piperales	Chloranthaceae	Sarcandra	<i>glabra</i>	(Thunb.) Nakai	Sarcandra, 亞理蘭, 刺山藤, 刀山藤	Subshrub	n/a	Occasional/Frequent	1	C. Barthélemy	Secondary woodland; Feng Shui wood	Common in HK. Not listed IUCN
Magnoliopsida	Magnoliidae	Piperales	Piperaceae	<i>Piper</i>	<i>calthayenum</i>	M. G. Gilbert et N. H. Xia	Chinese Pepper, 佛手藤, 野桐	Herb	n/a	Frequent	1	KFBG	Secondary woodland; Feng Shui wood	Restricted in HK
Magnoliopsida	Magnoliidae	Piperales	Piperaceae	<i>Piper</i>	<i>hancei</i>	Maxon	Hance's Pepper, 山藤	Climber	n/a	Frequent	1	C. Barthélemy	Secondary woodland; Agr. Land; Village area	
Magnoliopsida	Magnoliidae	Piperales	Saururaceae	<i>Houttuynia</i>	<i>cordata</i>	Thunb.	Faiwort, 蕺菜, 魚腥草	Herb	n/a	Occasional	1	KFBG	Marshland; Secondary woodland	Regarded as very rare in Xing et al. (2000), restricted to Lam Tsuen & Sha Lo Tung
Magnoliopsida	Ranunculales	Ranunculales	Menispermaceae	<i>Hypserpa</i>	<i>nilida</i>	Miers	Shiny Hypserpa, 亞拉藤	Woody Climber		Scarce	1	KFBG	Feng Shui wood	Very Common in HK
Magnoliopsida	Ranunculales	Ranunculales	Menispermaceae	<i>Stephania</i>	<i>longa</i>	Lour.	Long Stephania, 黃連屬, 七葉蓮	Climber	n/a	Scarce	1	KFBG	Secondary woodland	Common in HK
Magnoliopsida	Ranunculales	Ranunculales	Sabiaceae	<i>Melosma</i>	<i>rigida</i>	Siebold & Zucc.	Siebold's Melosma, 雙連, 亞麻葉丁	Tree	n/a	Scarce	1	KFBG	Secondary Woodland	Common in HK. Not listed IUCN.
Magnoliopsida	Rosidae	Apiales	Apiaceae	<i>Eleutherooccus</i>	<i>trifolius</i>	(L.) S.Y. Hu	Three-leaved Eleutherooccus, 白鶴白前花	Woody Climber	n/a	Scarce	1	KFBG	Feng Shui wood	Restricted in HK
Magnoliopsida	Rosidae	Apiales	Apiaceae	<i>Schefflera</i>	<i>heptaphylla</i>	(L.) Frodin	Ivy Tree, 藤蕨, 鴨腳木	Tree	n/a	Abundant	1	KFBG	Secondary woodland; Feng Shui wood	Very Common in HK
Magnoliopsida	Rosidae	Apiales	Apiaceae	<i>Centella</i>	<i>asiatica</i>	(L.) Urb.	Moneywort, 補腦益腎木蘭	Herb	n/a	Scarce	1	KFBG	Marshland	Very Common in HK
Magnoliopsida	Rosidae	Apiales	Apiaceae (Umbelliferae)	<i>Hydrocotyle</i>	<i>subhorridoides</i>	Lam.	Asiatic Pennywort, 八寶蓮	Herb	IUCN-LC	Occasional	1	KFBG	Marshland; Agr. Land	Common in HK
Magnoliopsida	Rosidae	Santalales	Balanophoraceae	<i>Balanophora</i>	<i>harlandi</i>	Hook. F.	Harland's Balanophora, 紅毛樹, 紅毛樹	Herb	n/a	Occasional	1	C. Barthélemy	Riparian band; Secondary woodland	Photo 2003
Magnoliopsida	Rosidae	Celastrales	Aquifoliaceae	<i>Ilex</i>	<i>asperella</i>	(Hook. & Arn.) Champ. ex Berth	Rough-leaved Holly, 刺楸冬青	Small tree	n/a	Frequent	1	C. Barthélemy	Secondary woodland; Feng Shui wood; Village area; Grassland	Photo-2006-Very Common in HK (Listed as Shrub (I) in KFBG, 2013)
Magnoliopsida	Rosidae	Cornales	Rhizophoraceae	<i>Alangium</i>	<i>chinense</i>	(Lour.) Hams	Chinese Alangium, 八角楓	Tree	n/a	Frequent	1	KFBG	Secondary woodland; Feng Shui wood	Common in HK
Magnoliopsida	Rosidae	Graminales	Balanaceae	<i>Imagifera</i>	<i>chinensis</i>	L.	Touch me not, 夏臘仙	Herb	n/a	Frequent	1	K. Barretto	Marshland	Common in HK; Under Threat in PSO.
Magnoliopsida	Rosidae	Fabales	Cesalpiniaceae	<i>Caesalpinia</i>	<i>crista</i>	L.	Wood Goose Casapalpinia, 刺桐, 刺桐	Woody Climber	n/a	Scarce	1	KFBG	Secondary woodland	Not listed IUCN
Magnoliopsida	Rosidae	Fabales (Rosales)	Cruciferae	<i>Kalanchoe</i>	<i>tubiflora</i>	(Harv.) Raymon.-Hamet	肉肉蘭		n/a	Frequent	1	C. Barthélemy	Village area; Ruderal area	
Magnoliopsida	Rosidae	Fabales	Fabaceae	<i>Abrus</i>	<i>mollis</i>		Hairy Rosary Pea, 毛相思子	Herb	n/a	Occasional	1	KFBG	Feng Shui wood	Restricted in HK
Magnoliopsida	Rosidae	Fabales	Fabaceae	<i>Archidendron</i>	<i>clypearia</i>	(Jack) C. Nielsen	Monkey-pod, 刺桐	Tree	n/a	Scarce	1	KFBG	Secondary woodland	Common in HK
Magnoliopsida	Rosidae	Fabales	Fabaceae	<i>Dalbergia</i>	<i>berthamii</i>	Prain	Bertham's Rosewood, 刺桐	Woody climber	n/a	Occasional	1	KFBG	Secondary woodland; Feng Shui wood	Common in HK
Magnoliopsida	Rosidae	Fabales	Fabaceae	<i>Desmodium</i>	<i>helocarpum</i>	(L.) DC.	刺桐	Subshrub	n/a	Scarce	1	KFBG	Marshland; Ruderal area	Very Common in HK
Magnoliopsida	Rosidae	Fabales	Fabaceae	<i>Elaeagnus</i>	<i>laurei</i>	Champ. ex Berth.	-	Woody Climber	n/a	Occasional	1	KFBG	Secondary woodland; Feng Shui wood	Common in HK. Not listed IUCN
Magnoliopsida	Rosidae	Fabales	Fabaceae	<i>Erythrina</i>	<i>viriegata</i>	L.	Ivory Coral Tree, 刺桐	Tree	n/a	Frequent	1	C. Barthélemy	Secondary woodland; Agr. Land	Photo-2006
Magnoliopsida	Rosidae	Fabales	Fabaceae	<i>Geisaspis</i>	<i>cristata</i>	Wight & Arn.	Geisaspis, 刺桐	Herb	n/a	Abundant	1	KFBG	Marshland; Dry & Seasonally wet grassland.	Listed as rare by Xing et al. (2000), restricted to several locations, Dep Water Bay, Tai Mong Tsz, Sai Keng & Lantau Island. Not IUCN listed
Magnoliopsida	Rosidae	Fabales	Fabaceae	<i>Milletia</i>	<i>delaviana</i>	Hams	Dark Milletia, 刺桐	Woody Climber	n/a	Scarce	1	KFBG	Secondary woodland	Very Common in HK; Not listed IUCN
Magnoliopsida	Rosidae	Fabales	Fabaceae	<i>Mucuna</i>	<i>birdwoodiana</i>	Tucker	Birdwood's Mucuna, 刺桐	Woody Climber	n/a	Scarce	1	C. Barthélemy	Secondary woodland; Riparian band	Photo-2004
Magnoliopsida	Rosidae	Fabales	Fabaceae	<i>Phytolium</i>	<i>pulchellum</i>	(L.) Desv.	Beautiful Phytolium, 刺桐	Herb	IUCN-LC	Occasional	1	C. Barthélemy	Seasonally wet grassland	Photo 2003
Magnoliopsida	Rosidae	Fabales	Fabaceae	<i>Pueraria</i>	<i>lobata</i>	(Willd.) Ohwi	Kudzu vine, 葛, 野葛	Climber	n/a	Abundant	1	C. Barthélemy	Secondary woodland; Feng Shui wood	
Magnoliopsida	Rosidae	Fabales	Fabaceae	<i>Senna</i>	<i>delaviana</i>	(L.) Rob.	Winged Cassia, 刺桐	Shrub	n/a	Scarce	1	KFBG	Village area	Exotic, common in HK
Magnoliopsida	Rosidae	Fabales	Leguminosae	<i>Bauhinia</i>	<i>glauca</i>	(Berth.) Berth.	Climbing Bauhinia, 刺桐	Woody Climber	IUCN-LC	Occasional	1	KFBG	Feng Shui wood	Very Common in HK
Magnoliopsida	Rosidae	Fabales	Mimosidae	<i>Calliandra</i>	<i>haematocephala</i>	Hassk.	Pink Powder Puff, 刺桐	Shrub	n/a	Scarce	1	KFBG	Village area	Not listed IUCN. Exotic, Commonly Cultivated
Magnoliopsida	Rosidae	Fabales (Rosales)	Moraceae	<i>Ficus</i>	<i>benjamina</i>	L.	Weeping Fig, 亞麻樹	Tree	n/a	Scarce	1	KFBG	Feng Shui wood	Exotic, Common in HK
Magnoliopsida	Rosidae	Fabales (Rosales)	Moraceae	<i>Ficus</i>	<i>hirta</i>	Vahl.	Hairy Fig, 刺桐	Shrub	n/a	Scarce	1	KFBG	Secondary woodland	Common in HK
Magnoliopsida	Rosidae	Fabales (Rosales)	Moraceae	<i>Ficus</i>	<i>hispida</i>	L. f.	Opposite-leaved Fig, 刺桐	Tree	n/a	Occasional	1	KFBG	Secondary woodland; Feng Shui wood; Ruderal area	Very Common in HK
Magnoliopsida	Rosidae	Fabales (Rosales)	Moraceae	<i>Ficus</i>	<i>microcarpa</i>	L. f.	Common Banyan, 刺桐	Tree	n/a	Scarce	1	KFBG	Feng Shui wood	Common in HK
Magnoliopsida	Rosidae	Fabales (Rosales)	Moraceae	<i>Ficus</i>	<i>pumila</i>	L.	Creeping Fig, 刺桐	Climber	n/a	Abundant	1	C. Barthélemy	Village area; Ruderal area	Photo-2006, very common in HK
Magnoliopsida	Rosidae	Fabales (Rosales)	Moraceae	<i>Ficus</i>	<i>pyriformis</i>	Hook. & Arn.	Pear-fruit Fig, 刺桐	Shrub	n/a	Scarce	1	KFBG	Riparian band	Common in HK
Magnoliopsida	Rosidae	Fabales (Rosales)	Moraceae	<i>Ficus</i>	<i>venegata</i>	Blume	Common Red-stem Fig, 刺桐	Tree	n/a	Frequent	1	C. Barthélemy	Ruderal area; Village area	
Magnoliopsida	Rosidae	Malpighiales (Euphorbiales)	Euphorbiaceae	<i>Ardisia</i>	<i>burus</i>	(L.) Spreng.	Chinese Laurel, 刺桐	Tree	n/a	Scarce	1	KFBG	Feng Shui wood	Common in HK
Magnoliopsida	Rosidae	Malpighiales (Euphorbiales)	Euphorbiaceae	<i>Aporosa</i>	<i>dioica</i>	(Roxb.) Muell. Arg.	Aporosa, 刺桐, 大沙藤	Tree	n/a	Occasional	1	C. Barthélemy	Riparian band; Feng Shui wood; Ruderal area	Photo-2006
Magnoliopsida	Rosidae	Malpighiales (Euphorbiales)	Euphorbiaceae	<i>Baccharis</i>	<i>javanica</i>	Blume	Baccharis, 刺桐	Tree	n/a	Scarce	1	C. Barthélemy	Feng Shui wood	Common in HK
Magnoliopsida	Rosidae	Malpighiales (Euphorbiales)	Euphorbiaceae	<i>Biddula</i>	<i>tomentosa</i>	Blume	Baccharis, 刺桐	Tree	n/a	Scarce	1	KFBG	Marshland; Secondary woodland; Feng Shui wood	Very Common in HK
Magnoliopsida	Rosidae	Malpighiales (Euphorbiales)	Euphorbiaceae	<i>Bryonia</i>	<i>fruticosa</i>	(L.) Muell. Arg.	Waxy Leaf, 刺桐	Shrub	n/a	Scarce	1	KFBG	Secondary woodland; Feng Shui wood; Agr. Land	Common in HK
Magnoliopsida	Rosidae	Malpighiales (Euphorbiales)	Euphorbiaceae	<i>Endospermum</i>	<i>chinense</i>	Benth.	-	Tree	n/a	Occasional	1	KFBG	Secondary woodland; Feng Shui wood	Not Listed IUCN & AFD; Restricted in HK

Class	Sub Class	Order	Family	Genus	Species	Author & Date	Comon Name	Form	Conservation Concern	Occurrence in PEO	Totals	Source	Habitat	Notes
Magnoliopsida	Rosidae	Malpighiales (Euphorbiales)	Euphorbiaceae (Phyllanthaceae)	Glochidion	<i>enocarpum</i>	Champ, ex Berth.	Hairy-fringed Abacus Plant; 毛葉算盤子, 沙大姑	Tree (Small?)	n/a	Occasional	1	KFBG	Secondary woodland, Feng Shui wood	Very Common in HK
Magnoliopsida	Rosidae	Malpighiales (Euphorbiales)	Euphorbiaceae (Phyllanthaceae)	Glochidion	<i>wrightii</i>	Berth.	Wright's Abacus Plant; 白算盤子	Tree	n/a	Scarce	1	KFBG	Feng Shui wood	Very Common in HK
Magnoliopsida	Rosidae	Malpighiales (Euphorbiales)	Euphorbiaceae (Phyllanthaceae)	Glochidion	<i>zeylanicum</i>	(Gaertn.) A. Juss.	Hong Kong Abacus Plant; 香港算盤子	Small tree	n/a	Frequent	1	C. Barthelmy; KFBG	Mariland; Feng Shui wood, Dry & Photo-2006; Common in HK	Photo-2006; Common in HK
Magnoliopsida	Rosidae	Malpighiales (Euphorbiales)	Euphorbiaceae	<i>Ricinus</i>	<i>communis</i>	L.	Castor Oil Plant; 蓖麻	Woody Shrub	n/a	Occasional	1	C. Barthelmy	Ruderal area, Village area, Agr. land	Photo-2006
Magnoliopsida	Rosidae	Malpighiales (Euphorbiales)	Euphorbiaceae	<i>Macaranga</i>	<i>tanarius</i>	(L.) Mull.Arg.	Elephant's Ear; 血桐	Tree	n/a	Scarce	1	KFBG	Secondary woodland	Common in HK
Magnoliopsida	Rosidae	Malpighiales (Euphorbiales)	Euphorbiaceae	<i>Malilus</i>	<i>paniculatus</i>	(Lam.) Mull.Arg	Turn in the wind; 白楸	Tree	n/a	Abundant	1	C. Barthelmy; KFBG	Secondary woodland; Feng Shui wood; Ruderal areas; Seasonally wet grassland	Very Common in HK
Magnoliopsida	Rosidae	Malpighiales (Euphorbiales)	Euphorbiaceae	<i>Triadica (Sapium)</i>	<i>cochinchinensis (discolor)</i>	Lour.	Mountain Tallow Tree; 山仔樹	Tree	n/a	Scarce	1	KFBG	Secondary woodland	Very Common in HK
Magnoliopsida	Rosidae	Malpighiales (Euphorbiales)	Euphorbiaceae	<i>Triadica (Sapium)</i>	<i>sebilifera (sebiliferum)</i>	(L.) Small	Chinese Tallow Tree; 烏桕	Tree	n/a	Occasional	1	KFBG	Secondary woodland; Feng Shui wood; Seasonally wet grassland	Common in HK
Magnoliopsida	Rosidae	Malpighiales (Euphorbiales)	Salicaceae	<i>Scolopia</i>	<i>saeva</i>	(Hance) Hance	Scolopia; 藤狀刺楸; 白皮	Tree	n/a	Occasional	1	KFBG	Secondary woodland; Feng Shui wood	Common in HK
Magnoliopsida	Rosidae	Myrtales	Melastomataceae	<i>Melastoma</i>	<i>malabaricum</i>	L.	Common Melastoma;	Shrub	n/a	Frequent	1	C. Barthelmy; KFBG	Mariland; Secondary woodland; Seasonally wet grassland; Agr. land	Common in HK; Not listed AFCD
Magnoliopsida	Rosidae	Myrtales	Melastomataceae	<i>Melastoma</i>	<i>sanguineum</i>	Sims	Blood-red Melastoma; 毛萼	Shrub	n/a	Occasional	1	KFBG	Secondary woodland; Feng Shui wood	Common in HK
Magnoliopsida	Rosidae	Myrtales	Combretaceae	<i>Quisqualis</i>	<i>indica</i>	L.	Rangoon Creeper; 使君子	Woody Climber	n/a	Scarce	1	KFBG	Village area	Restricted in HK; Not listed IUCN
Magnoliopsida	Rosidae	Myrtales	Myrtaceae	<i>Cleistanthus</i>	<i>nerosum</i>	(DC.) Yosiem.	Lidded Cleistanthus; 水魚木	Tree	n/a	Frequent	1	KFBG	Secondary woodland; Riparian Band; Feng Shui wood	Common in HK
Magnoliopsida	Rosidae	Myrtales	Myrtaceae	<i>Lophospermum</i>	<i>confertus</i>	(R.Br.) Peter G. Wilson & J.T. Waterh.	Briarbane Box; 紅羅木	Tree	n/a	Scarce	1	KFBG	Secondary woodland	Exotic, Commonly Planted in HK
Magnoliopsida	Rosidae	Myrtales	Myrtaceae	<i>Myrtaceae</i>	<i>calyptrata</i>	Rob.	Calyptrata	Tree	n/a	Occasional	1	C. Barthelmy	Secondary woodland	Note listed AFCD
Magnoliopsida	Rosidae	Myrtales	Myrtaceae	<i>Myrtaceae</i>	<i>guianae</i>	Guava; 番石榴	Rose Myrtle; 金銀樹	Shrub	n/a	Frequent	1	C. Barthelmy; KFBG	Secondary woodland	Very Common in HK
Magnoliopsida	Rosidae	Myrtales	Myrtaceae	<i>Rhodomyrtus</i>	<i>tonnensis</i>	(Aiton) Haak.	Hance's Syzygium; 神工酒藤; 紅刺楸	Tree	n/a	Occasional	1	KFBG	Secondary woodland; Feng Shui wood	Common in HK
Magnoliopsida	Rosidae	Myrtales	Myrtaceae	<i>Syzygium</i>	<i>jambos</i>	(L.) Alston	Rose Apple; 海欖	Tree	n/a	Occasional	1	KFBG	Secondary woodland; Feng Shui wood	Exotic, Common in HK
Magnoliopsida	Rosidae	Myrtales	Myrtaceae	<i>Syzygium</i>	<i>levis</i>	(Merr.) Merr.	Lavine's Syzygium; 山刺楸	Tree	n/a	Occasional	1	KFBG	Secondary woodland; Feng Shui wood	Common in HK
Magnoliopsida	Rosidae	Myrtales	Onagraceae	<i>Ludwigia</i>	<i>descendens</i>	(L.) Hara	Water-dragon; 水龍; 過橋松	Herb	n/a	Scarce	1	KFBG	Mariland; Agr. land	Common in HK
Magnoliopsida	Rosidae	Myrtales	Onagraceae	<i>Ludwigia</i>	<i>hyssopifolia</i>	(G.Don) Eoal	紅蘭	Herb	IUCNLC	Scarce	1	KFBG	Mariland	Common in HK
Magnoliopsida	Rosidae	Myrtales	Onagraceae	<i>Ludwigia</i>	<i>oculivalis</i>	(Jacq.) P.H.Raven	Primrose Willow; 毛茛	Herb	IUCNLC	Occasional	1	KFBG	Mariland; Seasonally wet grassland; Agr. land	Common in HK
Magnoliopsida	Rosidae	Myrtales	Onagraceae	<i>Ludwigia</i>	<i>lawsonensis</i>	C.L. Peng	Incense Tree; 土五加	Tree	n/a	Scarce	1	KFBG	Mariland; Agr. land	Exotic, Common in HK
Magnoliopsida	Rosidae	Myrtales	Thymelaeaceae	<i>Aquilaria</i>	<i>sinensis</i>	(Lour.) Gilg.	牙香樹; 白木香	Tree	Cap. 266, IUCN-CR, IUCN-NT	Frequent/Threatened	1	C. Barthelmy	Secondary woodland; Feng Shui wood	Threatened in HK due to poaching
Magnoliopsida	Rosidae	Myrtales	Thymelaeaceae	<i>Wikstroemia</i>	<i>indus</i>	Champ, ex Berth.	Nodding Wikstroemia; 楊柳藤	Shrub	n/a	Occasional	1	KFBG	Secondary woodland; Feng Shui wood	Not listed IUCN
Magnoliopsida	Rosidae	Myrtales	Oxalidaceae	<i>Oxalis</i>	<i>conicula</i>	L.	Sorrel; 酢漿草	Herb	n/a	Abundant	1	C. Barthelmy	Agr. land; Village area, dry wet grassland	Photo
Magnoliopsida	Rosidae	Myrtales	Oxalidaceae	<i>Oxalis</i>	<i>debilis corymbosa</i>	DC.	Lavender Sorrel	Herb	n/a	Abundant	1	C. Barthelmy	Agr. land; Village area	Photo 2005; Not listed IUCN & AFCD
Magnoliopsida	Rosidae	Myrtales	Connaraceae	<i>Rourea</i>	<i>microphylla</i>	(Hook. & Arn.) Planch.	Little-leaved Rourea; 小葉紅豆樹; 紅豆樹	Woody climber	n/a	Scarce	1	KFBG	Secondary woodland; Feng Shui wood	Common in HK
Magnoliopsida	Rosidae	Rosales	Rhamnaceae	<i>Sagrella</i>	<i>thea</i>	(Obcock) M.C. Johnston.	Hedge Sagrella; 黃楊樹	Shrub	n/a	Scarce/Occasional	1	KFBG	Secondary woodland; Feng Shui wood	Common in HK
Magnoliopsida	Rosidae	Rosales	Rosaceae	<i>Prunus</i>	<i>mume</i>	(Siebold) Siebold & Zucc.	Mume; 梅	Tree	n/a	Occasional	1	C. Barthelmy	Village area; Agr. land	Photo 2006
Magnoliopsida	Rosidae	Rosales	Rosaceae	<i>Rhaphiolepis</i>	<i>indica</i>	(L.) Lindl.	Hong Kong Hawthorn; 香港大葉胡荽	Shrub	n/a	Occasional	1	C. Barthelmy; KFBG	Riparian band; Village area	Photo 2007; Very common in HK
Magnoliopsida	Rosidae	Rosales	Rosaceae	<i>Rubus</i>	<i>leucanthus</i>	Hance	White-flowered Raspberry; 白仔藤	Climbing Shrub	n/a	Scarce	1	KFBG	Secondary woodland	Common in HK
Magnoliopsida	Rosidae	Rosales	Rosaceae	<i>Rubus</i>	<i>reflexus</i>	Ker Gawl.	Ruby-haired Raspberry; 鑽心藤; 蛇結藤	Climbing Shrub	n/a	Occasional/Frequent	1	C. Barthelmy; KFBG	Secondary woodland; Feng Shui wood	Photo-2006; C. Barthelmy Herbarium; Very Common in HK
Magnoliopsida	Rosidae	Rosales	Urticaceae	<i>Besleria</i>	<i>nivea</i>	(L.) Gaud.	Rame; 野薔	Shrub	n/a	Abundant	1	C. Barthelmy	Village area; Ruderal area	Exotic, Commonly Planted in HK
Magnoliopsida	Rosidae	Rosales	Anacardiaceae	<i>Mangifera</i>	<i>indica</i>	L.	Mango; 芒果	Tree	IUCN-DO	Scarce	1	KFBG	Secondary Woodland	Common in HK
Magnoliopsida	Rosidae	Rosales	Anacardiaceae	<i>Rhus</i>	<i>hypoleuca</i>	Champ, ex Berth.	Sunac; 白背藤; 白背藤	Tree	n/a	Scarce	1	KFBG	Secondary woodland; Feng Shui wood	Common in HK; Not listed IUCN
Magnoliopsida	Rosidae	Rosales	Rutaceae	<i>Citrus</i>	<i>succedanea</i>	L.	Wax Tree; 木薑子; 野漆樹	Tree	n/a	Occasional	1	KFBG	Secondary woodland; Feng Shui wood	Common in HK
Magnoliopsida	Rosidae	Rosales	Rutaceae	<i>Citrus</i>	<i>reticulata</i>	Blanco	Mandarin; 柑; 橙; 桔	Tree	n/a	Frequent	1	C. Barthelmy	Agr. land	Photo-2006
Magnoliopsida	Rosidae	Rosales	Rutaceae	<i>Citrus</i>	<i>maxima</i>	Merr.	Pummelo; 柚	Tree	n/a	Occasional	1	C. Barthelmy	Plantations	Common in HK; Not listed IUCN
Magnoliopsida	Rosidae	Rosales	Rutaceae	<i>Melocope</i>	<i>pleiophylla</i>	(Champ, ex Berth) T.G. Hartley	Thin Evodia; 黃連木; 二酸木	Tree	n/a	Occasional	1	KFBG	Secondary woodland; Feng Shui wood	Common in HK
Magnoliopsida	Rosidae	Rosales	Rutaceae	<i>Zanthoxylum</i>	<i>avicennae</i>	(Lam.) DC.	Prickly Ash; 刺楸花楸; 刺楸	Tree	n/a	Occasional	1	KFBG	Secondary woodland; Feng Shui wood; Ruderal area	Common in HK
Magnoliopsida	Rosidae	Rosales	Rutaceae	<i>Zanthoxylum</i>	<i>milidum</i>	(Roxb.) DC.	Shiny-leaved Prickly Ash; 刺楸	Climbing Shrub	n/a	Frequent	1	KFBG	Secondary woodland; Feng Shui wood; Ruderal area	Very common in HK; Not listed IUCN
Magnoliopsida	Rosidae	Rosales	Sapindaceae	<i>Dmocarpus</i>	<i>longan</i>	Lour.	Longan; 龍眼; 桂圆	Tree	IUCN-NT	Occasional	1	KFBG	Secondary woodland; Feng Shui wood; Village area	Exotic, Restricted in HK
Magnoliopsida	Rosidae	Rosales	Simarubaceae	<i>Brucea</i>	<i>javanica</i>	(L.) Merr.	False Sumac; 刺楸	Shrub or Tree	n/a	Occasional	1	KFBG	Secondary Woodland	Common in HK
										Total	174			

Class	Sub Class	Order	Family	Genus	Species	Author & Date	Comon Name	Form	Conservation Concern	Occurrence in PSO	Totals	Source	Habitat	Notes
Liliopsida (Monocotyledons)					55									
Liliopsida	Arecidae	Areciales	Arecaceae	Pandanus	<i>austrosinensis</i>	T.L.Wu	露兜草, Pandanus	Herb	n/a	Frequent	1	C. Barthelemy; KFBG	Secondary Woodland; Feng Shui wood	Photo-2006; Common in HK; Not listed IUCN
Liliopsida	Arecidae	Areciales	Arecaceae	Phoenix	<i>lournei</i>	Kunth	Spiny Date Palm, 刺葵	Small tree	n/a	Occasional	1	KFBG	Secondary woodland; Feng Shui wood; Riparian band	Common in HK
Liliopsida	Arales	Arales	Acoraceae	Acorus	<i>gramineus</i>	Sol.	Japanese Sweet Flag, Japanese Rush, 金匏蒲, 石菖蒲	Herb	IUCN-LC	Occasional	1	KFBG	Watercourse	Very Common in HK
Liliopsida	Arales	Arales	Alocasia	Alocasia	<i>macrorrhizos</i>	(L.) G. Don	Giant Alocasia, 海芋	Herb	n/a	Frequent	1	C. Barthelemy; KFBG	Riparian band; Feng Shui wood	Photo-2006
Liliopsida	Arales	Arales	Calamus	Calamus	<i>tetradactylus</i>	Hance	Four-finger Rattan Palm; 白藤, 四指藤	Climber	n/a	Scarce	1	KFBG	Secondary woodland; Riparian band	Frequent in Hong Kong
Liliopsida	Arales	Arales	Calamus	Calamus	<i>walkei</i>	Hance	Many-fingered Rattan Palm; 多指白藤	Climber	n/a	Frequent	1	C. Barthelemy		
Liliopsida	Arales	Arales	Colocasia	Colocasia	<i>esculenta</i>	(L.) Schott	Taro, 芋	Herb	IUCN-LC	Scarce	1	KFBG	Marshland	Cultivated
Liliopsida	Arales	Arales	Epipremnum	Epipremnum	<i>aurantum</i>	(Lindl. & André) G.S.Burning	Ivy-aurum; 荷蘭, 喜林藤	Climber	n/a	Scarce	1	KFBG	Feng Shui wood	Exotic; Common in HK
Liliopsida	Arales	Arales	Pothos	Pothos	<i>chinensis</i>	(Raf.) Merr.	Rock Vine, 石柑子, 石柑子	Epiphytic climber	n/a	Scarce	1	KFBG	Feng Shui wood	Very Common in HK
Liliopsida	Arales	Arales	Typhonium	Typhonium	<i>blumei</i>	Nicolson & Sivard.	Divaricate Typhonium; 犁頭草, 山王蓮	Herb	n/a	Occasional	1	C. Barthelemy	Agri. land	Photo-2006
Liliopsida	Commelinellidae	Commeliniales	Commelinaceae	Commelina	<i>diffusa</i>	Burm. F.	Diffuse Dayflower; 節節草	Herb	n/a	Scarce	1	C. Barthelemy; KFBG	Marshland; Agr. land	Photo-2006; Common in HK
Liliopsida	Commelinellidae	Commeliniales	Commelinaceae	Floscopa	<i>scandens</i>	Lour.	Climber Floscopa; 蔓花菜	Herb	IUCN-LC	Frequent	1	KFBG	Marshland; Riparian band; Seasonally wet and dry grassland	Common in HK
Liliopsida	Commelinellidae	Commeliniales	Commelinaceae	Murdannia	<i>nudiflora</i>	(L.) Brenan	Naked Flower Murdannia; 裸花杜竹葉	Herb	n/a	Frequent	1	KFBG	Marshland; Agr. land	Common in HK; Not listed IUCN
Liliopsida	Commelinellidae	Commeliniales	Xyridaceae	Xyris	<i>pauciflora</i>	Winkl.	Onion Grass; 蘭草	Herb	IUCN-LC	Scarce	1	KFBG	Marshland	Restricted in HK
Liliopsida	Commelinellidae	Cyperales	Cyperaceae	Carex	<i>chinensis</i>	Retz	Chinese Sedge; 竹葉薹草	Herb	IUCN-LC	Scarce	1	KFBG	Riparian Band	Common in HK
Liliopsida	Commelinellidae	Cyperales	Cyperaceae	Cyperus	<i>compressus</i>	L.	Compressed Galangale; 蘭香茅, 沙田草	Herb	IUCN-LC	Scarce	1	KFBG	Marshland; Agr. land	Very Common in HK
Liliopsida	Commelinellidae	Cyperales	Cyperaceae	Cyperus	<i>phloxus</i>	Vahl	Pine Galangale	Herb	IUCN-LC	Scarce	1	KFBG	Marshland; Agr. land	Common in HK
Liliopsida	Commelinellidae	Cyperales	Cyperaceae	Fimbristylis	<i>seeboldii</i>	Miq. ex Franch. & Sav.	Ferruginous-scale; 鐵線草	Herb	n/a	Scarce	1	KFBG	Marshland	Common in HK
Liliopsida	Commelinellidae	Cyperales	Cyperaceae	Fuirena	<i>umbellata</i>	Robt.	Umbrella Fuirena; 文蘭草	Herb	IUCN-LC	Occasional	1	KFBG	Marshland	Common in HK
Liliopsida	Commelinellidae	Cyperales	Cyperaceae	Kyllinga	<i>brevifolia</i>	Robt.	Short-leaved Kyllinga; 鴨嘴草	Herb	IUCN-LC	Frequent	1	KFBG	Marshland; Seasonally wet grassland; Agr. land	Common in HK
Liliopsida	Commelinellidae	Cyperales	Cyperaceae	Kyllinga	<i>memoralis</i>	(J.R. Frost & G. Frost) Dandy ex Hutch & Dalz.	Upr-spike Kyllinga; 鴨嘴草, 鴨嘴草	Herb	IUCN-LC	Scarce	1	C. Barthelemy; KFBG	Village Area	Very Common in HK
Liliopsida	Commelinellidae	Eriocaulales	Eriocaulaceae	Eriocaulon	<i>truncatum</i>	Buch-Ham. ex Mart.		Herb	IUCN-LC	Scarce	1	KFBG	Marshland	Common in HK
Liliopsida	Commelinellidae	Juncuales	Juncaceae	Juncus	<i>effusus</i>	L.	Common Rush; 燈心草	Herb	IUCN-LC	Occasional	1	C. Barthelemy	Marshland; Seasonally wet grass land.	Common in HK
Liliopsida	Commelinellidae	Poales (Cyperales)	Poaceae	Axonopus	<i>compressus</i>	(Sw.) P. Beauv.	Carpet Grass; 北毯草	Herb	n/a	Frequent	1	KFBG	Seasonally wet grassland	Exotic; Common in HK
Liliopsida	Commelinellidae	Poales (Cyperales)	Poaceae	Bamboussa	<i>sp</i>		Bamboos	Bamboos	Occasional	1	C. Barthelemy; KFBG	Secondary Woodland	Common in HK	
Liliopsida	Commelinellidae	Poales (Cyperales)	Poaceae	Bothriochloa	<i>ischaemum</i>	(L.) Keng	Diglate Golden-beard; 白茅草, 鴨跖草	Herb	n/a	Scarce	1	KFBG	Agri. land	Common in HK
Liliopsida	Commelinellidae	Poales (Cyperales)	Poaceae	Cyrtococcum	<i>patens</i>	(L.) A. Camus	Broad-leaved Bowgrass; 鴨嘴草	Herb	n/a	Occasional	1	KFBG	Marshland; Secondary woodland; Agr. land	Very Common in HK
Liliopsida	Commelinellidae	Poales (Cyperales)	Poaceae	Ischaemum	<i>barbatum</i>	Retz.	Bearded Duck-bee; 鴨嘴草	Herb	n/a	Frequent	1	KFBG	Marshland	Very Common in HK
Liliopsida	Commelinellidae	Poales (Cyperales)	Poaceae	Leeria	<i>hexandra</i>	Sw.	Club Head Odgrass; 老花草	Herb	n/a	Frequent	1	KFBG	Marshland; Dry grassland	Common in HK
Liliopsida	Commelinellidae	Poales (Cyperales)	Poaceae	Lophatherum	<i>gracile</i>	Brongn.	Common Lophatherum; 鴨嘴草	Herb	n/a	Occasional	1	KFBG	Secondary woodland; Feng Shui wood	Very Common in HK
Liliopsida	Commelinellidae	Poales (Cyperales)	Poaceae	Miscanthus	<i>sinensis</i>	Anderson	Chinese Silvergrass; 芒	Herb	n/a	Frequent	1	C. Barthelemy	Ruderal area; Village area; Seasonally wet grassland	C. Barthelemy Herbarium
Liliopsida	Commelinellidae	Poales (Cyperales)	Poaceae	Neyraudia	<i>reynaudiana</i>	(Kunth) Keng ex Hitchc.	Burns-reed; 節草, 石沙草	Herb	n/a	Scarce	1	KFBG	Secondary woodland	Common in HK
Liliopsida	Commelinellidae	Poales (Cyperales)	Poaceae	Panicum	<i>brevifolium</i>	L.	Panic Grass; 短葉草	Herb	n/a	Frequent	1	KFBG	Marshland; Riparian band	Very Common in HK; Not listed IUCN
Liliopsida	Commelinellidae	Poales (Cyperales)	Poaceae	Panicum	<i>dichotomiflorum</i>	Michx.	Aquatic Panic Grass; 萍草, 水牛草	Herb	n/a	Occasional	1	KFBG	Marshland	Common in HK; Not listed IUCN
Liliopsida	Commelinellidae	Poales (Cyperales)	Poaceae	Panicum	<i>repens</i>	L.	Panic Grass; 節地草, 鴨嘴草	Herb	IUCN-LC	Occasional	1	KFBG	Marshland	Very Common in HK
Liliopsida	Commelinellidae	Poales (Cyperales)	Poaceae	Paspalum	<i>conjugatum</i>	P. J. Bergius	Hilo Grass; 鴨耳草	Herb	IUCN-LC	Scarce	1	KFBG	Agri. land	Very common in HK
Liliopsida	Commelinellidae	Poales (Cyperales)	Poaceae	Paspalum	<i>scrobiculatum</i>	L.	Ditch Millet; 粟草, 雀稗	Herb	IUCN-LC	Scarce	1	KFBG	Agri. land	Very common in HK
Liliopsida	Commelinellidae	Poales (Cyperales)	Poaceae	Sacciolepis	<i>indica</i>	(L.) Chase	India Cupescale; 囊田草, 雀稗	Herb	n/a	Occasional	1	KFBG	Marshland; Agr. land	Very common in HK
Liliopsida	Commelinellidae	Poales (Cyperales)	Poaceae	Sphaerocarum	<i>malacense</i>	(Trin.) Pilg.	Water Ball-fruit; 椰蘗	Herb	n/a	Frequent/Abundant	1	KFBG	Marshland; Agr. land	Common in HK
Liliopsida	Lilidae	Asparagales (Liliales)	Asphyllaceae	Hippeastrum	<i>vitatum</i>	(L'Her.) Herb.	Bachman's Lily; 紅花百合	Herb	n/a	Occasional	1	C. Barthelemy	Village area	Exotic
Liliopsida	Lilidae	Asparagales (Liliales)	Asphyllaceae	Zephyranthes	<i>carnata</i>	Herb.	Rose-pink Zephyr-lily; 韭菜蓮	Herb	n/a	Occasional	1	C. Barthelemy	Village area	Exotic
Liliopsida	Lilidae	Asparagales (Liliales)	Asphyllaceae	Zephyranthes	<i>canidida</i>	(Lindl.) Herb.	Autumn Zephyr-lily; 韭菜蓮	Herb	n/a	Occasional	1	C. Barthelemy	Village area	Exotic
Liliopsida	Lilidae	Asparagales (Liliales)	Agave	<i>amnicana</i>	<i>amnicana</i>	L.	Century Plant; Agave; 龍舌蘭	Perennial Herb	n/a	Occasional	1	C. Barthelemy	Village area	Exotic
Liliopsida	Lilidae	Discoreales (Liliales)	Discoreaceae	Discorea	<i>bulbifera</i>	L.	Air Potato; 荷葉	Climber	n/a	Occasional	1	KFBG	Secondary woodland; Feng Shui wood; Village area	Common in HK
Liliopsida	Lilidae	Discoreales (Liliales)	Discoreaceae	Discorea	<i>cirrhosa</i>	Lour.	Yam; 薑黃	Climber	n/a	Occasional	1	C. Barthelemy	Secondary woodland	

Class	Sub-Class	Order	Family	Genus	Species	Author & Date	Common Name	Form	Conservation Concern	Occurrence in PEO	Totals	Source	Habitat	Notes
Liliopsida	Liliidae	Liliales	Philydaceae	Philydium	<i>langunosum</i>	Banks & Sol. ex Gaertn.	Woody Philydium; 田藤	Herb	n/a	Occasional	1	KFBG	Marshland	Common in HK
Liliopsida	Liliidae	Liliales	Smilacaceae	<i>Smilax</i>	<i>china</i>	L.	Greenbrier; 菝葜, 金剛藤	Climbing Shrub	n/a	Scarce	1	KFBG	Feng Shui wood	Very Common in HK; Not listed IUCN
Liliopsida	Liliidae	Liliales	Smilacaceae	<i>Smilax</i>	<i>glabra</i>	Robt.	Glabrous Greenbrier; 光葉菝葜	Climbing Shrub	n/a	Occasional	1	KFBG	Feng Shui wood	Very Common in HK
Liliopsida	Liliidae	Liliales	Smilacaceae	<i>Smilax</i>	<i>lanceifolia</i>	Robt.	Opaque Greenbrier; 暗色菝葜	Climbing Shrub	n/a	Occasional	1	KFBG	Secondary woodland; Feng Shui wood	Common in HK
Liliopsida	Liliidae	Orchidales	Orchidaceae	<i>Liparis</i>	<i>terrestris</i>	Lindl. 1848	Rust Red Liparis; 絳色掌叶蘭	Herb	Cap.56 & Cap.596	Scarce	1	R. Barretto, KFBG	Marshland	Regarded as Scarce and Restricted and is a locally endangered Species (EN) in HK (Barretto et al., 2011)
Liliopsida	Liliidae	Orchidales	Orchidaceae	<i>Ludisia</i>	<i>discolor</i>	(Ker-Gawl.) A. Rich.	Discolor <i>Ludisia</i> ; 石蓮, 黃色血蘭	Herb	Cap.187 & Cap.98 sub.les.; Cap.596	Scarce	1	C. Barthelmy	Secondary Woodland	First photographed in 2005 still present in the same location as of today. Regarded as infrequent but widespread. Locally endangered (EN) species (Barretto et al., 2011)
Liliopsida	Zingiberidae	Zingiberales	Zingiberaceae	<i>Alpinia</i>	<i>hainanensis</i>	K. Schum	Hainan Galangal; 草豆蔻	Herb	n/a	Scarce	1	C. Barthelmy	Watercourse; Feng Shui Wood	Very Common in HK
Liliopsida	Zingiberidae	Zingiberales	Zingiberaceae	<i>Alpinia</i>	<i>stuebelii</i>	Hance	Dense Bract Galangal; 草豆蔻	Herb	n/a	Scarce	1	KFBG	Secondary woodland; Water course; Feng Shui wood	Common in HK
Liliopsida	Zingiberidae	Zingiberales	Zingiberaceae	<i>Curcuma</i>	<i>longa</i>	L.	薑黃	Herb	n/a	Occasional	1	C. Barthelmy		
Liliopsida	Zingiberidae	Zingiberales	Zingiberaceae	<i>Hedyotium</i>	<i>coronatum</i>	J. Kong	Ginger Lily; 薑花	Herb	n/a	Scarce	1	KFBG	Riparian band	Exclitic, Common in HK
										Total Lillopsida	55			

Gymnosperms

Total Species 2

Coniferophytina	Pinidae	Pinaceae	<i>Pinus</i>	<i>elliotii</i>	Engelm.	Slash Pine; 紅松, 雲杉, 松	Tree	Occasional	1	C. Barthelmy	Secondary woodland			
Cycadophytina	Cycadales	Zamiaceae	<i>Gnetum</i>	<i>luolunse</i>	C.Y. Cheng	Ludshan Jointfir; 羅浮圓葉蘇鐵	Climber	Occasional	1	C. Barthelmy	Secondary woodland; Feng Shui wood			
										Total Lillopsida	1			
										Total	1			
										Total	2			

Pteridophytes

Total Species 15

Polypodiopsida	Cyatheales	Cibotaceae	Cibotium	barometz	(L.) J. Sm.	Lamb of Tartary, 金毛狗	Herb	Occasional	1	Cap.585; CRBD-VU	KFBG	Secondary Woodland; Riparian Band; Feng Shui wood	Not Listed in Flora of HK & IUCN listing, Very Common in HK
Polypodiopsida	Gleicheniales	Gleicheniaceae	Doranopteris	linearis	(Burn.f.) Underw.	Linear Forked Fern, 鐵線蕨	Fern	Occasional	1		C. Barthelmy	Secondary woodland; Feng Shui wood	Photo 2007
Polypodiopsida	Gleicheniales	Gleicheniaceae	Doranopteris	pedata	(Hook.)	Dichotomy Forked Fern; 芒蕨	Fern	Scarce	1		KFBG	Secondary woodland; Feng Shui wood; Ruderal area	Very Common in HK
Polypodiopsida	Polypodiales	Adiantaceae	Adiantum	flabellatum	L.	Fan-leaved Maidenhair; 扇形鐵線蕨	Herb	Scarce	1		KFBG	Feng Shui Wood	Not found in Flora of HK, AFCD publ. & IUCN Listing
Polypodiopsida	Polypodiales	Lindsaeaceae	Lindsaea	obscurella	(Lam.) Mett. ex Kuhn	Obicular Lindsaea; 圓形鐵線蕨, 金線草	Fern	Scarce	1		KFBG	Secondary Woodland; Feng Shui wood	Very Common in HK
Polypodiopsida	Polypodiales	Lindsaeaceae	Odoniopsis (Sphenomera)	chinesis (chinesis)	(L.) J. Sm.	Fairy Fern, 白草, 烏韭	Fern	Occasional	1		KFBG	Secondary woodland; Feng Shui wood	Common in HK
Polypodiopsida	Polypodiales	Lycopodiaceae	Palmihana	cernua	(L.) A. Franco & Vasc.	Nodding Clubmoss; 狗脊, 狗脊草	Fern	Occasional	1		C. Barthelmy; KFBG	Marshland	Photo 2007; Not listed in Flora of HK, Very Common in HK
Polypodiopsida	Polypodiales	Lycopodiaceae	Lemmaphyllum	microphyllum	Presl.		Fern	Scarce	1		KFBG	Feng Shui Wood	Common in HK
Polypodiopsida	Polypodiales	Phlebiaceae	Phlebia	semipinnata	L.	Semi-pinnated Brake; 半海蕨	Fern	Abundant	1		KFBG	Secondary woodland; Feng Shui wood; Riparian band; Ruderal area	Very Common in HK
Polypodiopsida	Polypodiales	Tectariaceae	Tectaria	subtriplylla	(Hook. & Arn.) Copel.	叉蕨, 三叉蕨	Fern	Scarce	1		KFBG	Feng Shui Wood	Common in HK
Polypodiopsida	Polypodiales	Thelypteridaceae	Cyclosorus	interruptus	(Willd.) Kuhn.	Interrupted Tri-vein Fern; 間斷全蕨, 毛蕨	Fern	Occasional	1		KFBG	Marshland	Common in HK
Polypodiopsida	Polypodiales	Thelypteridaceae	Cyclosorus	parvulus	(L.) Farw.	Wood fern, 青葉毛蕨, 金星蕨	Fern	Occasional	1		KFBG	Secondary woodland; Feng Shui wood; Riparian band	Very Common in HK
Polypodiopsida	Polypodiales	Thelypteridaceae	Proneurium	simplex	(Hook.) Holtt.	Simple Proneurium; 狗脊, 狗脊草	Fern	Scarce	1		KFBG	Secondary woodland	Very Common in HK
Polypodiopsida	Schizaeales	Lycopodiaceae	Lycopodium	japonicum	(Thunb.) Sw.	Japanese Climbing Fern; 狗脊, 蔓藤蕨	Climber Fern	Frequent	1		KFBG	Secondary Woodland; Feng Shui wood	Very Common in HK
Polypodiopsida	Schizaeales	Lycopodiaceae	Lycopodium	scandens	(L.) Sw.	Scandent Climbing Fern; 小烏龍, 蔓藤蕨	Climber Fern	Abundant	1		KFBG	Marshland; Secondary woodland; Feng Shui wood; Ruderal area	Common in HK

References

- Barretto, G.J., Cribb, P. & Gale, S. 2011. *The Wild Orchids of Hong Kong*. Natural History Publications (Borneo), Kota Kinabalu and KFBG, Hong Kong
Xing, F.W., Ng, S.C. & Chau, L.K.C. 2000. Gymnosperms and angiosperms of Hong Kong. *Memoirs of the HK Natural History Society* 23: 21-136

Class	Order	Family	Genus	Species	Author & Date	Comon Name	Conservation Concern	Occurance in PSO	Totals	Source	Notes
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SNAILS & SLUGS				Total Species		6					
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Gastropoda	Sylommatophora	Achatinidae	Achatina	fulica	(Féussac, 1821)	Giant African snail	n/a	Abundant	1	C.Barthelemy	Snail. Visual sighting 1999-2011; Not listed IUCN
Gastropoda	Sylommatophora	Bradybaenidae	Bradybaena	sp	-	-	n/a	Frequent	1	C.Barthelemy	Snail. Visual sighting 1999-2011; Not listed IUCN
Gastropoda	Sylommatophora	Limacidae	Limax	sp	-	-	n/a	Frequent	1	C.Barthelemy	Slug. Visual sighting 1999-2011
Gastropoda	Caenogastropoda	Cyclophoridae	Cyclophorus	punctatus	(Grateloupe, 1841)	-	n/a	Frequent	1	C.Barthelemy	Snail. Visual sighting 1999-2011; Not listed IUCN
Gastropoda	Pulmonata	Helicantonidae	Megausteria	imperator	(Gould, 1859)	樹棲蝸牛	n/a	Frequent	1	C.Barthelemy	Snail. Visual sighting 1999-2011; Not listed IUCN
Gastropoda	Sorbeoconcha	Pachychilidae	Sufcospira	hainanensis	(Brot, 1874)		IUCN-LC	Frequent	1	Lun Hau, Allen	Sighting 2014

Total	6
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Notes

- 1 Only ascertained species are named. The use of sp1-x is for uniqueness of record and does not mean the species is undescribed.
- 2 The Records column show the actual record logged in C Barthelmy's database. "Single" means a single sighting at the logged date; "Multiple" means 2 or more sightings in the date range. The entries in that column excludes the numerous unrecorded sightings for most species with "multiple" value.
- 3 All paratypes in C. Barth
- 4 Specimens were collected using Malaise traps (in place since 2004), hand nets and nest trapping since 2006.

IUCN Status	Data Deficient		Endangered
	Least Concern		Critically Endangered
	Near Threatened		Extinct in the Wild
	Vulnerable		Extinct

Class	Order	Sub Order	Super Family	Family	Sub Family	Tribe	Genus	Species ¹	Author & Date	Conservation Concern	Occurrence in PSO	Collection	Totals	Source	Records ²
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Vespoidea, Vespidae

Total Species 36

Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Vespidae	Eumeninae		<i>Allophrynum</i>	sp1		n/a	Abundant	ChB	1	Dr. Kojima	Multiple, 2005-2012
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Vespidae	Eumeninae		<i>Anterhynchium</i>	sp2		n/a	Scarce	ChB	1	C. Barthelmy	Multiple, 2013-2014
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Vespidae	Eumeninae		<i>Anterhynchium</i>	sp1		n/a	Abundant	ChB	1	Dr. Kojima	Multiple, 2004-2012
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Vespidae	Eumeninae		<i>Anterhynchium</i>	sp1		n/a	Abundant	ChB	1	Dr. Kojima	Multiple, 2005-2009
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Vespidae	Eumeninae		<i>Apodynerus</i>	sp1		n/a	Abundant	ChB	1	Dr. Kojima	Single 2005
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Vespidae	Eumeninae		<i>Delta</i>	pyriforme		n/a	Abundant	ChB	1	Dr. Kojima	Multiple, 2006-2012
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Vespidae	Eumeninae		<i>Eumerus</i>	sp1		n/a	Abundant	ChB	1	C. Barthelmy	Multiple, 2007-2012
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Vespidae	Eumeninae		<i>Eumerus</i>	sp2		n/a	Abundant	ChB	1	C. Barthelmy	Multiple, 2004-2011
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Vespidae	Eumeninae		<i>Eumerus</i>	sp3		n/a	Occasional	ChB	1	C. Barthelmy	Single 1999
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Vespidae	Eumeninae		<i>Parahyphum</i>	sp1		n/a	Abundant	ChB	1	Dr. Kojima	Multiple, 2003-2011
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Vespidae	Eumeninae		<i>Parahyphum</i>	sp1		n/a	Abundant	ChB	1	C. Barthelmy	Multiple, 2001-2011
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Vespidae	Eumeninae		<i>Phaenocarpa</i>	sp1		n/a	Abundant	ChB	1	C. Barthelmy	Multiple, 2005-2011
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Vespidae	Eumeninae		<i>Pseudozumia</i>	sp1		n/a	Occasional	ChB	1	C. Barthelmy	Sighting in 2014
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Vespidae	Eumeninae		<i>Rhyssalus</i>	quiquecinctum		n/a	Scarce	ChB	1	C. Barthelmy	Multiple, 2003-2011
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Vespidae	Eumeninae		<i>Rhyssalus</i>	sp1		n/a	Occasional	ChB	1	C. Barthelmy	Single 2008
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Vespidae	Eumeninae		<i>Xanthochyrum</i>	sp1		n/a	Abundant	ChB	1	Dr. Kojima	Multiple, 2007-2012
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Vespidae	Eumeninae		<i>Zethus</i>	sp1		n/a	Abundant	ChB	1	Dr. Kojima	Multiple, 2004-2012
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Vespidae	Polistinae	Polistini	<i>Polistes</i>	gigas	Kirby, 1826	n/a	Abundant	ChB	1	C. Barthelmy	Multiple, 2003-2011
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Vespidae	Polistinae	Polistini	<i>Polistes</i>	japonicus	Saunders (1858)	n/a	Abundant	ChB	1	C. Barthelmy	Multiple, 2003-2011
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Vespidae	Polistinae	Polistini	<i>Polistes</i>	oliveaceus	DeGeer, 1773	n/a	Abundant	ChB	1	C. Barthelmy	Multiple, 2003-2011
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Vespidae	Polistinae	Polistini	<i>Polistes</i>	rothneyi	Cameron, 1900	n/a	Scarce	ChB	1	C. Barthelmy	Multiple, 2007-2010
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Vespidae	Polistinae	Polistini	<i>Polistes</i>	sagittarius	de Saussure, 1853	n/a	Abundant	ChB	1	C. Barthelmy	Multiple, 2006-2011
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Vespidae	Polistinae	Polistini	<i>Polistes</i>	stirgatus	Bequaert, 1940	n/a	Abundant	ChB	1	Dr. Kojima	Multiple, 2004-2007
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Vespidae	Polistinae	Polistini	<i>Polistes</i>	indica	de Saussure, 1854	n/a	Abundant	ChB	1	C. Barthelmy	Multiple, 2004-2009
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Vespidae	Polistinae	Polistini	<i>Parapolybia</i>	nodosa	Van der Vecht, 1966	n/a	Abundant	ChB	1	C. Barthelmy	Multiple, 2006-2007
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Vespidae	Polistinae	Polistini	<i>Parapolybia</i>	mathematica	Smith, 1880	n/a	Abundant	ChB	1	C. Barthelmy	Multiple, 2006-2012
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Vespidae	Polistinae	Polistini	<i>Ropalidia</i>	stigma	Fabricius, 1787	n/a	Abundant	ChB	1	Dr. Kojima	Multiple, 2006-2009
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Vespidae	Stenogasterinae		<i>Eustenogaster</i>	affinis	Saito & Nguyen, 2006	n/a	Scarce	ChB	1	Dr. Saito	Multiple, 2004-2011
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Vespidae	Vespiinae		<i>Vespa</i>	bicolor	Linnaeus, 1764	n/a	Abundant	ChB	1	C. Barthelmy	Multiple, 1999-2011
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Vespidae	Vespiinae		<i>Vespa</i>	ducalis	Smith, 1852	n/a	Abundant	ChB	1	C. Barthelmy	Multiple, 1998-2012
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Vespidae	Vespiinae		<i>Vespa</i>	scor	du Buysson, 1905	n/a	Abundant	ChB	1	C. Barthelmy	Multiple, 2004-2012
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Vespidae	Vespiinae		<i>Vespa</i>	tropica	Linnaeus, 1758	n/a	Abundant	ChB	1	C. Barthelmy	Multiple, 2006-2011
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Vespidae	Vespiinae		<i>Vespa</i>	velutina	Lepelletier, 1836	n/a	Abundant	ChB	1	C. Barthelmy	Multiple, 2004-2012
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Vespidae	Vespiinae					n/a	Abundant	ChB	1	C. Barthelmy	Multiple, 2004-2011

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Vespoidea, Formicidae

Total Species 23

Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Formicidae	Dorylinae		<i>Dorylus</i>	orientalis		n/a		ChB	1	John Fellows	Multiple 2003-2006
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Formicidae	Formicinae		<i>Camponotus</i>	nicoabensis		n/a		ChB	1	C. Barthelmy	Multiple 1998-2006
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Formicidae	Formicinae		<i>Camponotus</i>	sp1		n/a	Abundant	ChB	1	C. Barthelmy	Multiple 2006
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Formicidae	Formicinae		<i>Oecophylla</i>	amaragdina		n/a	Abundant	ChB	1	C. Barthelmy	Multiple 1997-2006
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Formicidae	Formicinae		<i>Polyrhachis</i>	demangel		n/a	Abundant	ChB	1	John Fellows	Multiple 1999-2006
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Formicidae	Formicinae		<i>Polyrhachis</i>	dives		n/a	Abundant	ChB	1	C. Barthelmy	Multiple 1998-2006
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Formicidae	Formicinae		<i>Polyrhachis</i>	lynnica		n/a	Abundant	ChB	1	C. Barthelmy	Multiple 1997-2007
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Formicidae	Formicinae		<i>Polyrhachis</i>	sp1		n/a	Abundant	ChB	1	C. Barthelmy	Multiple 2004-2006
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Formicidae	Formicinae		<i>Crematogaster</i>	sp1		n/a	Abundant	ChB	1	C. Barthelmy	Multiple 2004-2006
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Formicidae	Myrmicinae		<i>Crematogaster</i>	sp2		n/a	Abundant	ChB	1	C. Barthelmy	Multiple 2004-2006
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Formicidae	Myrmicinae		<i>Crematogaster</i>	sp3		n/a	Abundant	ChB	1	C. Barthelmy	Multiple 1997-1999
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Formicidae	Myrmicinae		<i>Dacama</i>	sp1		n/a	Abundant	ChB	1	C. Barthelmy	Multiple 1997-2006
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Formicidae	Ponerinae		<i>Pachycondyla</i>	ridgelyi		n/a	Abundant	ChB	1	C. Barthelmy	Multiple 1999
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Formicidae	Ponerinae		<i>Pachycondyla</i>	astuta		n/a	Scarce	ChB	1	C. Barthelmy	Single 1999 + Photo record
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Formicidae	Pseudomyrmecinae		<i>Tetraponera</i>	brigitae		n/a	Abundant	ChB	1	C. Barthelmy	Photo record
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Formicidae	Pseudomyrmecinae		<i>Tetraponera</i>	sp1		n/a	Abundant	ChB	1	John Fellows	Single 2006 + Photo record
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Formicidae	Formicidae		<i>Aenictus</i>	sp1		n/a	Abundant	ChB	1	John Fellows	Photo record + Photo record
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Formicidae	Formicidae		<i>Dolichopoda</i>	sp1		n/a	Abundant	ChB	1	John Fellows	Single 1997 + Photo record
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Formicidae	Formicidae		<i>Grammogenys</i>	bicolor		n/a	Abundant	ChB	1	John Fellows	Multiple 2010 + Photo record
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Formicidae	Formicidae		<i>Leptogenys</i>	sp1		n/a	Abundant	ChB	1	John Fellows	Multiple 1999-2006
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Formicidae	Formicidae		<i>Monomorium</i>	floricola		n/a	Abundant	ChB	1	John Fellows	Multiple 1999-2006
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Formicidae	Formicidae		<i>Solenopsis</i>	sp1		n/a	Abundant	ChB	1	John Fellows	Multiple 1999-2006

Class	Order	Sub Order	Super Family	Family	Sub Family	Tribe	Genus	Species ¹	Author & Date	Conservation Concern	Occurrence in PSO	Collection	Totals	Source	Records ²
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Formicidae	Dolichoderinae		<i>Tapinoma</i>	sp1		n/a		Chb	1	John Fellows	Photo record

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Vespoidea, excluding Vespidae & Formicidae

Total Species25

Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Mutillidae	Euphrinae	Odonotmullini	<i>Odonotmulla</i>	<i>uranoides</i>	Mickel, 1933	n/a	Frequent	ChB	1	F. Schwartz	Multiple, 2005-2009
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Mutillidae	Myrmillinae		<i>Zeugomutilla</i>	<i>pycnopygga</i>	Chen	n/a		ChB	1	F. Schwartz	Multiple, 2005-2009
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Pompilidae	Pepsinae	Ageniellini	<i>Ageniellus</i>	sp1		n/a	Frequent	ChB	1	Dr. Pitt	Multiple, 2005-2012
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Pompilidae	Pepsinae	Ageniellini	<i>Auplopus</i>	sp2		n/a	Frequent	ChB	1	Dr. Pitt	Multiple, 2010-2012
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Pompilidae	Pepsinae	Ageniellini	<i>Auplopus</i>	sp3		n/a	Scarce	ChB	1	C. Barthelmy	Single 2011
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Pompilidae	Pepsinae	Ageniellini	<i>Auplopus</i>	sp4		n/a	Frequent	ChB	1	Dr. Pitt	Multiple, 2006-2015
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Pompilidae	Pepsinae	Ageniellini	<i>Diposon</i>	sp2		n/a	Scarce	ChB	1	Dr. Pitt	Single 2012
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Pompilidae	Pepsinae	Ageniellini	<i>Phaenogenia</i>	sp1		n/a	Occasional	ChB	1	Dr. Pitt	Multiple, 2006-2015
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Pompilidae	Pepsinae	Ageniellini	<i>Macromerella</i>	<i>horesta</i>	(Smith, 1855)	n/a	Frequent	ChB	1	C. Barthelmy	Multiple, 2004-2011
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Pompilidae	Pepsinae	Ageniellini	<i>Paragenia</i>	<i>argentinifrons</i>	Smith, 1858	n/a	Frequent	ChB	1	Dr. Pitt	Multiple, 2007-2012
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Pompilidae	Pepsinae		<i>Cyphorhynch</i>	<i>dorsalis</i>	(Lepelelier, 1745)	n/a	Occasional	ChB	1	C. Barthelmy	Multiple 2004-2013
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Pompilidae	Pepsinae		<i>Hemipepsis</i>	<i>chinensis</i>	Dalbom, 1844	n/a	Occasional	ChB	1	C. Barthelmy	Multiple 2004-2006
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Pompilidae	Pepsinae		<i>Pseudogenia</i>	<i>unifasciata</i>	Ashmead, 1904	n/a	Occasional	ChB	1	C. Barthelmy	Multiple 2004-2011
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Pompilidae	Pompilinae		<i>Batozonellus</i>	sp1		n/a	Frequent	ChB	1	C. Barthelmy	Multiple 2004-2014
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Pompilidae	Pompilinae		<i>Leptodalepis</i>	<i>bipartitus</i>	Lepelleier	n/a	Frequent	ChB	1	C. Barthelmy	Multiple, 2004-2011
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Pompilidae	Pompilinae		<i>Tachypompilus</i>	<i>analis</i>	(Fabricius, 1781)	n/a	Frequent	ChB	1	C. Barthelmy	Multiple, 1999-2012
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Pompilidae	Pompilinae		<i>Pompilus</i>	sp		n/a	Frequent	ChB	1	C. Barthelmy	Multiple, 1999-2012
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Scollidae	Pompilinae		<i>Campsommerella</i>	<i>phalerata</i>	Saussure, 1864	n/a	Frequent	ChB	1	F. Schwartz	Multiple 2006-2012
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Scollidae	Scollinae		<i>Campsommerella</i>	<i>4-fasciata</i>	(Fabricius, 1798)	n/a	Frequent	ChB	1	F. Schwartz	Single 2007
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Scollidae	Scollinae		<i>Campsomertis</i>	sp		n/a	Frequent	ChB	1	C. Barthelmy	Multiple 2006
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Scollidae	Scollinae		<i>Liacos</i>	<i>erythrosoma</i>	Burmeister, 1854	n/a	Occasional	ChB	1	F. Schwartz	Multiple 2009
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Scollidae	Scollinae		<i>Megacampsomertis</i>	<i>formosensis</i>		n/a	Occasional	ChB	1	F. Schwartz	Multiple, 2004-2011
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Scollidae	Scollinae		<i>Scolia</i>	<i>rufipes</i>	Beltem	n/a	Frequent	ChB	1	F. Schwartz	Multiple, 2004-2012
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Scollidae	Scollinae		<i>Scolia</i>	<i>superciliaris</i>	Saussure	n/a	Occasional	ChB	1	C. Barthelmy	Multiple, 2004-2005
Insecta	Hymenoptera	Apocrita (Aculeata)	Vespoidea	Tiphiidae	Melichinae		<i>Melipochia</i>	<i>artificata</i>	Latreille, 1792	n/a	Frequent	ChB	1	C. Barthelmy	Multiple, 2004-2015

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Apoid Wasps

Total Species46

Insecta	Hymenoptera	Apocrita (Aculeata)	Apoid Wasps	Amphiclitidae	Amphiclitinae	Anpucellini	<i>Tirogna</i>	<i>caerulea</i>	Westwood, 1841	n/a	Occasional	ChB	1	Dr. S. Yamane	Multiple, 2004-2012
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoid Wasps	Crabronidae	Bembecinae	Bembecini	<i>Bembecinus</i>	sp1		n/a		ChB	1	C. Barthelmy	Multiple, 2004-2008
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoid Wasps	Crabronidae	Bembecinae	Bembecini	<i>Bembecinus</i>	sp2		n/a		ChB	1	C. Barthelmy	Single 1999
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoid Wasps	Crabronidae	Bembecinae	Gorytini	<i>Argogorytes</i>	sp1		n/a		ChB	1	C. Barthelmy	Multiple, 2005-2011
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoid Wasps	Crabronidae	Bembecinae	Gorytini	<i>Gorytes</i>	<i>fallax (?)</i>	Handlisch, 1888	n/a		ChB	1	C. Barthelmy	Multiple, 2005-2011
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoid Wasps	Crabronidae	Bembecinae	Nyssotini	<i>Lesiphorus</i>	sp1		n/a		ChB	1	Dr Pulawski W.J.	Single 2009
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoid Wasps	Crabronidae	Bembecinae	Nyssotini	<i>Lesiphorus</i>	sp2		n/a		ChB	1	Dr Pulawski W.J.	Multiple, 2004-2006
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoid Wasps	Crabronidae	Crabroninae	Crabronini	<i>Crabro (?)</i>	sp1		n/a	Frequent	ChB	1	C. Barthelmy	Single 2008
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoid Wasps	Crabronidae	Crabroninae	Crabronini	<i>Dasyproctus</i>	<i>agilis</i>	(F. Smith, 1858)	n/a	Frequent	ChB	1	Pulawski W.J. Cal. Ac	Multiple, 2004-2011
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoid Wasps	Crabronidae	Crabroninae	Crabronini	<i>Ectemnius</i>	sp1		n/a	Frequent	ChB	1	C. Barthelmy	Multiple, 2005-2012
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoid Wasps	Crabronidae	Crabroninae	Crabronini	<i>Ectemnius</i>	sp2		n/a	Frequent	ChB	1	C. Barthelmy	Multiple, 2004-2011
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoid Wasps	Crabronidae	Crabroninae	Crabronini	<i>Ectemnius</i>	sp3		n/a	Frequent	ChB	1	C. Barthelmy	Multiple 2006-2012
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoid Wasps	Crabronidae	Crabroninae	Crabronini	<i>Rhopalum</i>	sp1		n/a	Occasional	ChB	1	Dr Michael Ohi	Multiple 2004-2011
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoid Wasps	Crabronidae	Crabroninae	Crabronini	<i>Rhopalum</i>	sp2		n/a	Occasional	ChB	1	Dr Michael Ohi	Multiple, 2004-2006
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoid Wasps	Crabronidae	Crabroninae	Larini	<i>Larra</i>	sp1		n/a	Frequent	ChB	1	C. Barthelmy	Multiple 2009-2012
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoid Wasps	Crabronidae	Crabroninae	Larini	<i>Larra</i>	sp2		n/a	Frequent	ChB	1	C. Barthelmy	Multiple 2009
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoid Wasps	Crabronidae	Crabroninae	Larini	<i>Liris</i>	<i>ducalis</i>		n/a	Frequent	ChB	1	C. Barthelmy	Multiple, 2005-2012
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoid Wasps	Crabronidae	Crabroninae	Larini	<i>Liris</i>	sp1		n/a	Frequent	ChB	1	C. Barthelmy	Multiple, 2004-2011
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoid Wasps	Crabronidae	Crabroninae	Larini	<i>Liris</i>	sp2		n/a	Frequent	ChB	1	C. Barthelmy	Multiple 2006-2012
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoid Wasps	Crabronidae	Crabroninae	Larini	<i>Tachysphex</i>	sp1		n/a	Frequent	ChB	1	C. Barthelmy	Multiple, 2004-2012
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoid Wasps	Crabronidae	Crabroninae	Larini	<i>Tachytes</i>	<i>sinensis (?)</i>	F. Smith, 1856	n/a	Frequent	ChB	1	C. Barthelmy	Multiple, 1999-2012
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoid Wasps	Crabronidae	Crabroninae	Larini	<i>Tachytes</i>	sp1		n/a	Frequent	ChB	1	C. Barthelmy	Multiple, 2004-2013
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoid Wasps	Crabronidae	Crabroninae	Oxybelini	<i>lamepilatus</i>			n/a		ChB	1	C. Barthelmy + Dr	
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoid Wasps	Crabronidae	Crabroninae	Oxybelini	<i>Oxybelus</i>	<i>brachioleptus</i>	Strand, 1923	n/a	Scarce	ChB	1	Alexander Antopov	Multiple, 2004
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoid Wasps	Crabronidae	Crabroninae	Cercerini	<i>Cerceris</i>	sp1		n/a	Occasional	ChB	1	C. Barthelmy	Multiple 2004-2013
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoid Wasps	Crabronidae	Crabroninae	Cercerini	<i>Trypoxylon</i>	<i>formosicola</i>	Strand, 1922	n/a	Frequent	ChB	1	Dr. Antropov A.	Multiple, 2004-2011
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoid Wasps	Crabronidae	Crabroninae	Cercerini	<i>Trypoxylon</i>	<i>petiolatum</i>	F. Smith, 1858	n/a	Frequent	ChB	1	Dr. Antropov A.	Multiple, 2004-2012
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoid Wasps	Crabronidae	Crabroninae	Cercerini	<i>Trypoxylon</i>	sp1		n/a	Scarce	ChB	1	Dr. Antropov A.	Multiple, 2004-2011
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoid Wasps	Crabronidae	Pemphredoninae	Pemphredonini	<i>Stigmus(?)</i>	sp1		n/a	Occasional	ChB	1	C. Barthelmy	Multiple, 2004-2011
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoid Wasps	Crabronidae	Pemphredoninae	Pemphredonini	<i>Stigmus(?)</i>	sp2		n/a	Occasional	ChB	1	C. Barthelmy	Single 2004
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoid Wasps	Crabronidae	Pemphredoninae	Pemphredonini	<i>Mimesa</i>	sp1		n/a		ChB	1	C. Barthelmy	Single 2006
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoid Wasps	Crabronidae	Pemphredoninae	Pemphredonini	<i>Psenulus</i>	sp1		n/a		ChB	1	C. Barthelmy	Multiple, 2004-2011
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoid Wasps	Crabronidae	Pemphredoninae	Cercerini	<i>Cerceris</i>	sp1		n/a	Occasional	ChB	1	C. Barthelmy	Multiple, 2006
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoid Wasps	Crabronidae	Philaethinae	Cercerini	<i>Cerceris</i>	sp2		n/a	Occasional	ChB	1	C. Barthelmy	Single 2003
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoid Wasps	Crabronidae	Philaethinae	Cercerini	<i>Cerceris</i>	sp3		n/a	Occasional	ChB	1	C. Barthelmy	Single 2006
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoid Wasps	Sphecidae	Amnophillinae	Amnophillini	<i>Amnophilla</i>	<i>clavus</i>	(Fabricius, 1775)	n/a	Scarce	ChB	1	C. Barthelmy	Multiple, 2003-2012
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoid Wasps	Sphecidae	Sceliphinae	Sceliphini	<i>Chalybion</i>	<i>japonicum</i>	(Gribodo, 1883)	n/a	Frequent	ChB	1	C. Barthelmy	Multiple, 2000-2011
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoid Wasps	Sphecidae	Sceliphinae	Sceliphini	<i>Chalybion</i>	<i>sumatranum</i>	(Kohl)	n/a	Frequent	ChB	1	T. Griswald	Multiple, 2000-2014

Class	Order	Sub Order	Super Family	Family	Sub Family	Tribe	Genus	Species ¹	Author & Date	Conservation Category	Occurrences in PSO	Collection	Totals	Source	Records ²
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoid Wasps	Sphecidae	Sceliphrinae	Sceliphritini	<i>Sceliphron</i>	<i>deforme</i>	(F. Smith, 1856)	n/a	Frequent	CHB	1	C. Barthelmy	Multiple; 2000-2012
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoid Wasps	Sphecidae	Sceliphrinae	Sceliphritini	<i>Sceliphron</i>		Kohl	n/a	Frequent	CHB	1	C. Barthelmy	Multiple; 2005-2011
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoid Wasps	Sphecidae	Sphecinae	Sphecini	<i>Isodontia</i>	<i>aurifrons</i>	(F. Smith, 1859)	n/a	Occasional	CHB	1	Dr. Michael OHL	Multiple; 2006-2012
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoid Wasps	Sphecidae	Sphecinae	Sphecini	<i>Isodontia</i>	<i>diodes</i>	(Kohl, 1890)	n/a	Frequent	CHB	1	C. Barthelmy	Multiple; 2003-2011
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoid Wasps	Sphecidae	Sphecinae	Sphecini	<i>Isodontia</i>	<i>rigida</i>	(Smith, 1856)	n/a	Occasional	CHB	1	C. Barthelmy	Multiple; 2004-2012
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoid Wasps	Sphecidae	Sphecinae	Sphecini	<i>Sphecx</i>	<i>argenteus</i>	Fabricius, 1787	n/a	Occasional	CHB	1	C. Barthelmy	Multiple; 1999-2006
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoid Wasps	Sphecidae	Sphecinae	Sphecini	<i>Sphecx</i>	<i>diabolus</i>	F. Smith, 1858	n/a	Frequent	CHB	1	C. Barthelmy	Multiple; 2004-2012
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoid Wasps	Sphecidae	Sphecinae	Sphecini	<i>Sphecx</i>	<i>seivicius</i>	(Fabricius, 1804)	n/a	Frequent	CHB	1	C. Barthelmy	Multiple; 1999-2011
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoid Wasps	Sphecidae	Sphecinae	Sphecini	<i>Sphecx</i>	<i>subtruncatus</i>	Dahlborn, 1843	n/a			1	Dr. Michael OHL	Multiple; 1999-2011

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Apoidea	Total Species	34
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Insecta	Hymenoptera	Apocrita (Aculeata)	Apoidae	Apidae	Anthophorinae	Anthophorini	<i>Amegilla (Glossanagilla)</i>	<i>florica</i>	(Smith, 1879)	n/a	?	NUS	1	J. Ascher	?
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoidae	Apidae	Anthophorinae	Anthophorini	<i>Amegilla (Zonamegilla)</i>	<i>dulcifera</i>	(Cockerell, 1926)	n/a	Occasional	CHB + NUS	1	J. Ascher	?
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoidae	Apidae	Anthophorinae	Anthophorini	<i>Habropoda</i>	<i>sp1</i>		n/a	Scarc	CHB	1	J. Ascher, NUS	Single 2004
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoidae	Apidae	Anthophorinae	Ceratinini	<i>Ceratina</i>	<i>smaragdula</i>	(Fabricius, 1787)	n/a	Common	CHB	1	C. Barthelmy	Multiple; 2004-2012
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoidae	Apidae	Anthophorinae	Ceratinini	<i>Ceratina</i>	<i>bowringi</i>	Baker, 2002	n/a	Common	CHB	1	T. Griswold, ARS	Multiple; 2009-2010
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoidae	Apidae	Anthophorinae	Melecinini	<i>Thyreus</i>	<i>massuri</i>		n/a	Frequent	CHB	1	C. Barthelmy	Single 2003
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoidae	Apidae	Anthophorinae	Melecinini	<i>Thyreus</i>	<i>sp1</i>		n/a	Scarc	CHB	1	C. Barthelmy	Multiple; 2006-2012
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoidae	Apidae	Anthophorinae	Xylocopini	<i>Xylocopa (Zonochyrisuta)</i>	<i>dejeanii</i>	Lepelletier, 1941	n/a	Common	CHB + NUS	1	J. Ascher	Multiple; 2004-2011
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoidae	Apidae	Xylocopinae	Xylocopini	<i>Xylocopa (Blutaria)</i>	<i>frankobauerorum</i>	(Sweden, 1787)	n/a	Common	CHB	1	T. Griswold, ARS	Multiple; 2000-2012
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoidae	Apidae	Xylocopinae	Xylocopini	<i>Xylocopa (Blutaria)</i>	<i>nasalis</i>	Westwood, 1838	n/a	Common	CHB	1	C. Barthelmy	Multiple; 2006-2011
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoidae	Apidae	Xylocopinae	Xylocopini	<i>Xylocopa (Alloxylocopa)</i>	<i>phacothorax</i>	Lepelletier, 1941	n/a	Frequent	CHB	1	C. Barthelmy	Multiple; 1998-2012
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoidae	Apidae	Apinae	Apini	<i>Apis</i>	<i>cerana</i>	Fabricius	n/a	Frequent	CHB	1	C. Barthelmy	Multiple; 2005-2011
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoidae	Apidae	Bombinae	Bombini	<i>Bombus</i>	<i>eximius</i>	Smith, 1852	n/a	Frequent	CHB	1	C. Barthelmy	Multiple; 2011-2012
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoidae	Colletidae	Hyalinae	Hyalini	<i>Lasiochussum (Glenoma)</i>	<i>sp1</i>	(Smith, 1857)	n/a	?	CHB + NUS + JXQL	1	T. Griswold, ARS + J. A	Multiple; 2004-2012
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoidae	Halictidae	Halictinae	Halictini	<i>Lipotriches(Rhopalomesa)</i>	<i>ceratina</i>	(Smith, 1857)	n/a	?	CHB	1	T. Griswold, ARS + J. A	?
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoidae	Halictidae	Halictinae	Halictini	<i>Nomia (Acronomia)</i>	<i>chalybeata</i>	Smith, 1875	n/a	Occasional	CHB	1	C. Barthelmy	Multiple; 2005-2012
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoidae	Halictidae	Nominae	Nominae	<i>Nomia (Gnathonomia)</i>	<i>thoracica</i>		n/a	?	CHB + NUS + JXQL	1	J. Ascher, NUS	?
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoidae	Halictidae	Nominae	Nominae	<i>Nomia (Maculonoma)</i>	<i>apicalis</i>	Fries, 1941	n/a	Scarc	CHB	1	C. Barthelmy	Multiple; 2005-2012
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoidae	Halictidae	Nominae	Nominae	<i>Nomia (Maculonoma)</i>	<i>penarugensis</i>	Cockerell, 1920	n/a	Occasional	CHB	1	C. Barthelmy	Multiple; 2005-2012
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoidae	Megachilidae	Megachilinae	Anthidini	<i>Eucaris</i>	<i>polynesia</i>	Vachal, 1903	n/a	Common	CHB + NUS	1	J. Ascher, NUS	Multiple; 2004-2012
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoidae	Megachilidae	Megachilinae	Megachilini	<i>Chalcidoma</i>	<i>sp1</i>		n/a	Occasional	CHB	1	C. Barthelmy	Multiple; 2005-2012
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoidae	Megachilidae	Megachilinae	Megachilini	<i>Megachile (Helconegachile)</i>	<i>ramera</i>	Cockerell, 1918	n/a	?	CHB + NUS	1	J. Ascher, NUS	
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoidae	Megachilidae	Megachilinae	Megachilini	<i>Megachile (Callonegachile)</i>	<i>moritcola</i>	Smith, 1853	n/a	Occasional	NUS + CHB	1	J. Ascher, NUS	
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoidae	Megachilidae	Megachilinae	Megachilini	<i>Megachile (Callonegachile)</i>	<i>pseudomonticola</i>	Hedcke, 1925	n/a	Occasional	NUS + CHB	1	J. Ascher, NUS	
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoidae	Megachilidae	Megachilinae	Megachilini	<i>Megachile (Callonegachile)</i>	<i>faceta</i>	Bingham, 1897	n/a	?	CHB + NUS + JXQL	1	J. Ascher, NUS	?
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoidae	Megachilidae	Megachilinae	Megachilini	<i>Megachile (Callonegachile)</i>	<i>umbripennis</i>	Smith, 1853	n/a	?	CHB + NUS + JXQL	1	J. Ascher, NUS	?
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoidae	Megachilidae	Megachilinae	Megachilini	<i>Megachile</i>	<i>conjuncta</i>	Smith, 1853	n/a	Scarc	CHB	1	C. Barthelmy	Single 2009
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoidae	Megachilidae	Megachilinae	Megachilini	<i>Megachile</i>	<i>sp1</i>		n/a	Frequent	CHB	1	C. Barthelmy	Multiple; 2008-2012
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoidae	Megachilidae	Megachilinae	Megachilini	<i>Megachile</i>	<i>sp2</i>		n/a		CHB	1	C. Barthelmy	
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoidae	Megachilidae	Megachilinae	Megachilini	<i>Megachile</i>	<i>sp4</i>		n/a	Frequent	CHB	1	C. Barthelmy	Single 2012
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoidae	Megachilidae	Megachilinae	Megachilini	<i>Coeloxys</i>	<i>breviventris</i>	Fries, 1935	n/a	Common	CHB + NUS	1	J. Ascher	Multiple; 2009-2012
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoidae	Megachilidae	Megachilinae	Megachilini	<i>Coeloxys</i>	<i>confusa</i>	Smith, 1875	n/a		NUS + JXQL + CHB	1	J. Ascher, NUS	
Insecta	Hymenoptera	Apocrita (Aculeata)	Apoidae	Megachilidae	Megachilinae	Megachilini	<i>Trachusa (Paratrachidum)</i>	<i>sp</i>		n/a	Scarc	CHB	1	C. Barthelmy	Single 2009

34

Chrysoidea	Total Species	10
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Insecta	Hymenoptera	Apocrita (Aculeata)	Chrysoidea	Chrysididae	Chrysidinae	Chrysidini	<i>Chrysis</i>	<i>buckee</i>	Mocsary, 1913	n/a	Frequent	CHB	1	C. Barthelmy	Multiple 2004-2012
Insecta	Hymenoptera	Apocrita (Aculeata)	Chrysoidea	Chrysididae	Chrysidinae	Chrysidini	<i>Chrysis</i>	<i>durga</i>	Bingham, 1903	n/a	Occasional	CHB	1	C. Barthelmy	Multiple 2004-2011
Insecta	Hymenoptera	Apocrita (Aculeata)	Chrysoidea	Chrysididae	Chrysidinae	Chrysidini	<i>Chrysis</i>	<i>sp1</i>		n/a		CHB	1	C. Barthelmy	
Insecta	Hymenoptera	Apocrita (Aculeata)	Chrysoidea	Chrysididae	Chrysidinae	Chrysidini	<i>Chrysis</i>	<i>sp2</i>		n/a		CHB	1	C. Barthelmy	
Insecta	Hymenoptera	Apocrita (Aculeata)	Chrysoidea	Chrysididae	Chrysidinae	Chrysidini	<i>Chrysis</i>	<i>sp3</i>		n/a		CHB	1	C. Barthelmy	
Insecta	Hymenoptera	Apocrita (Aculeata)	Chrysoidea	Chrysididae	Chrysidinae	Chrysidini	<i>Trichrysis</i>	<i>sp1</i>		n/a		CHB	1	C. Barthelmy	
Insecta	Hymenoptera	Apocrita (Aculeata)	Chrysoidea	Chrysididae	Chrysidinae	Chrysidini	<i>Hedychrum</i>	<i>sp.1 (gracile?)</i>	Semenov, 1967	n/a		CHB	1	C. Barthelmy	
Insecta	Hymenoptera	Apocrita (Aculeata)	Chrysoidea	Chrysididae	Chrysidinae	Elampini	<i>Rohitrita</i>	<i>sp1</i>		n/a		CHB	1	C. Barthelmy	
Insecta	Hymenoptera	Apocrita (Aculeata)	Chrysoidea	Chrysididae	Amiseginae	Amisegini	<i>Loboscelidinae</i>	<i>sp1</i>		n/a		CHB	1	C. Barthelmy	2010
Insecta	Hymenoptera	Apocrita (Aculeata)	Chrysoidea	Chrysididae	Loboscelidinae	Loboscelidini	<i>Loboscelidinae</i>	<i>sp1</i>		n/a		CHB	1	C. Barthelmy	

10

Grand Total	174
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Grand Total 174

Notes

- 1 Only ascertained species are named. The use of sp1-x is for uniqueness of record and does not mean the species is undescribed.
2 The Records column show the actual record logged in C Barthelemy's database. "Single" means a single entry at the logged date. " Multiple" means 2 or more entry in the date range. The entries in that column excludes the numerous unrecorded sightings for most species with "multiple" value.
3 All specimens in C. Barthelemy's collection and some also deposited in various museum (NHM)
4 Specimens were collected using Malaise traps (in place since 2004), hand nets and nest trapping since 2006.
5 This list exclude numerous un-identified specimens in C. Barthelemy's collection

Class	Order	Sub Order	Super Family	Family	Sub Family	Tribe	Genus	Species ¹	Author & Date	Conservation Concern	Occurrence	Collection	Totals	Source	Records ²
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Hym. Parasitica	Total Species
	9

Insecta	Hymenoptera	Apocrita (Parasitica)	Chalcidoidea	Chalcididae			Brachymeria	lasus		n/a	Frequent	ChB	1	C. Barthelemy	Multiple 2004
Insecta	Hymenoptera	Apocrita (Parasitica)	Chalcidoidea	Chalcididae			Brachymeria	sp1		n/a	Occasional	ChB	1	C. Barthelemy	Multiple 2004-2005
Insecta	Hymenoptera	Apocrita (Parasitica)	Chalcidoidea	Eulophidae			Melittobia	sp1		n/a	Frequent	ChB	1	Gavin Broad (NHM)	Multiple 2010-2011
Insecta	Hymenoptera	Apocrita (Parasitica)	Evanoidea	Aulacidae			Pristaulacus	compitipennis	Enderlein, 1912	n/a	Occasional	ChB	1	C. Barthelemy	Multiple 2004-2011
Insecta	Hymenoptera	Apocrita (Parasitica)	Evanoidea	Evanidae			Evania	appendigaster		n/a	Frequent	ChB	1	C. Barthelemy	Multiple 2000-2005
Insecta	Hymenoptera	Apocrita (Parasitica)	Evanoidea	Evanidae			Evania	sp1		n/a	Frequent	ChB	1	C. Barthelemy	Multiple 2000-2005
Insecta	Hymenoptera	Apocrita (Parasitica)	Ichneumononoidea	Ichneumonidae	Anomaloniinae		Scerocharops	sp1		n/a	Occasional	ChB	1	C. Barthelemy	Single 2005
Insecta	Hymenoptera	Apocrita (Parasitica)	Ichneumononoidea	Ichneumonidae	Pimplinae		Xanthopimpla	sp1		n/a	Occasional	ChB	1	C. Barthelemy	Multiple 2004-2005
Insecta	Hymenoptera	Apocrita (Parasitica)	Ichneumononoidea	Ichneumonidae	Cryptinae	Gabulitina	Hadirocryptus	perforator	Broad & Barthelemy 2012	n/a	Frequent	ChB	1	Gavin Broad (NHM)	Multiple 2010-2012

Total Parasitica	9
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Fellowes et al. (2002)	Potential Global ColPGC
	Potential Regional (PRC)
	Global Concern
	Local Concern
	LC

IUCN Status	Data Deficient	Endangered
	Least Concern	Critically Endangered
	Near Threatened	Extinct in the Wild
	Vulnerable	Extinct

Notes

1 The Records column show the actual record logged in C Barthelmy's database. "Single" means a single entry at the logged date; "Multiple" means 2 or more entry in the date range.

2 All specimens in C. Barthelmy's collection.

3 Specimens were collected using Malaise traps (in place since 2004) and hand nets.

Order	Super Family	Family	Sub Family	Genus	Species	Author & Date	Common Name	Conservation Concern	Occurrence	Totals	Source	Notes	Records ¹
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Odonata

Total Species

15

Odonata	Aeschnidae		Gynacantha	japonica		Bartenev, 1909	Blue-spotted Dusk-hawker; 日本藍斑蟊	Fellows-LC	Occasional	1	C. Barthelmy		Multiple 1999
Odonata	Calopterygidae		Mnais	mneme		Ris, 1916	Indochinese Copperwing; 煙翅綠包蟊	Fellows-LC; IUCN-LC	Frequent	1	G. Reels	www.hkbiodiversity.net	Single 2000
Odonata	Chlorocyphidae		Rhinocypha	perforata		(Percheron, 1835)	Common Blue Jewel; 三斑藍蟊	IUCN-LC	Occasional	1	G. Reels		
Odonata	Coenagrionidae		Agriocnemis	femina		(Brauer, 1868)	Orange-tailed Midget; 杯斑小蟊	IUCN-LC	Frequent	1	G. Reels		Single 2000
Odonata	Coenagrionidae		Agriocnemis	pygmaea		(Rambur, 1842)	Wandering Midget; 黃尾小蟊	IUCN-LC	Abundant	1	G. Reels		Single 2000
Odonata	Coenagrionidae		Ceragrion	auranticum		Fraser, 1922	Orange-tailed Sprite; 斑翅黃蟊	IUCN-LC	Abundant	1	C. Barthelmy		Multiple 2000-2005
Odonata	Euphaeidae		Euphaea	decorata		Hagen in Selys, 1853	Black-banded Gossamerwing; 方帶綠蟊	IUCN-LC	Abundant	1	G. Reels		Single 2000
Odonata	Libellulidae		Palpopleura	seymaculata		(Fabricius, 1787)	Asian Widow; 亞細亞綠蟊	IUCN-LC	Occasional	1	C. Barthelmy		Single 2000
Odonata	Libellulidae		Neurothemis	fulva		Drury, 1773	Russet Percher; 網脈蟊	IUCN-LC	Abundant	1	C. Barthelmy		Single 2000
Odonata	Libellulidae		Orthetrum	luzonicum		(Brauer, 1868)	Marsh Skimmer; 呂宋泥蟊	IUCN-LC	Abundant	1	G. Reels		
Odonata	Philogangidae		Philoganga	vetusta		Ris, 1912	Ochre Titan; 大溪蟊	Fellows-LC; IUCN-LC	Occasional	1	G. Reels	www.hkbiodiversity.net	
Odonata	Platycnemididae		Coelicia	cyanomelas		Ris, 1912	Blue Forest Damselfly; 黃紋藍翅蟊	IUCN-LC	Frequent	1	C. Barthelmy		Single 1999
Odonata	Platycnemididae		Copera	marginipes		(Rambur, 1842)	Yellow Featherlegs; 黃紋蟊	IUCN-LC	Frequent	1	G. Reels		
Odonata	Protoneuridae		Prodastineura	autumnalis		(Fraser, 1922)	Black Threadtail; 烏齒原蟊	IUCN-LC	Frequent	1	G. Reels		
Odonata	Protoneuridae		Prodastineura	croconota		(Ris, 1916)	Orange-backed Threadtail; 朱齒齒原蟊	Fellows-LC; IUCN-LC	Occasional	1	G. Reels	www.hkbiodiversity.net	

Total Odonata

15

Total Lepidoptera

124

Check List of Pak Sha O Coleoptera

Jan-16	Rev. B6	Fellowes <i>et al.</i> (2002)	IUCN Status			
			Potential Global Concern	PGC		
			Potential Regional Concern	PRC		
			Global Concern	GC		
			Local Concern	LC		

Notes

1 Only ascertained species are named. The use of sp1-x is for uniqueness of record and does not mean the species is undescribed.

2 The Records column show the actual record logged in C Barthelmy's database. "Single" means a single entry at the logged date; "Multiple" means 2 or more entry in the date range. The entries in that column excludes the numerous unrecorded sightings for most species with "single" value.

3 Occurrence was determined by Paul Aston, HK and according to "Longhorn Beetles of Hong Kong", Yiu Vor 2009.

4 All specimens in C. Barthelmy's collection.

5 Specimens were collected using Malaise traps (in place since 2004) and hand nets.

6 This list exclude numerous un-identified specimens in C. Barthelmy's collection

Date Deficient	Endangered
Least Concern	Critically Endangered
Near Threatened	Extinct in the Wild
Vulnerable	Extinct

Class	Order	Super Family	Family	Sub Family	Genus	Species ¹	Author & Date	Common Name	Conservation Concern	Occurrence ³	Collection	Totals	Source	Records ²
Insecta	Coleoptera		Anthribidae		<i>Basitropis</i>	<i>nidriculus</i>			n/a	Frequent	CHB	1	C. Barthelmy	Single 2005; Not listed IUCN
Insecta	Coleoptera		Anthribidae		<i>Anthriboides</i>	<i>gigas</i>			n/a	Frequent	CHB	1	C. Barthelmy	Single 2004; Not listed IUCN
Insecta	Coleoptera		Bostrichidae		<i>Dinoderus</i>	<i>minutus</i>	(Fabricius, 1775)		n/a	Frequent	CHB	1	C. Barthelmy	Single 2004
Insecta	Coleoptera	Caraboidea	Carabidae	Cicindellinae	<i>Cosmodeila</i>	<i>aurelenta juxta</i>	Acciavatti & Pearson, 1989	Blue spotted tiger beetle	n/a	Abundant	CHB	1	C. Barthelmy	Multiple 2004-2005
Insecta	Coleoptera	Caraboidea	Carabidae	Cicindellinae	<i>Neocollyris</i>	<i>fuscitarsis</i>	(Schmidt-Göebel, 1846)	Small blue tiger beetle; 光斑樹棲虎甲	n/a	Occasional	CHB	1	C. Barthelmy	Single 2004
Insecta	Coleoptera	Caraboidea	Carabidae	Cicindellinae	<i>Tricorydia</i>	<i>pulchripes</i>	White, 1844	Black flightless tiger beetle; 長脚紅翅虎甲	n/a	Frequent	CHB	1	C. Barthelmy	Visual sightings 1999-2011
Insecta	Coleoptera	Caraboidea	Carabidae	Lichinae	<i>Chlaenius</i>	<i>bioculatus</i>	Chaudoir, 1856		n/a	Occasional	CHB	1	C. Barthelmy	Multiple 2000
Insecta	Coleoptera	Caraboidea	Carabidae	Lichinae	<i>Chlaenius</i>	<i>virgillier</i>	Chaudoir, 1876		n/a	Occasional	CHB	1	C. Barthelmy	Single 2010
Insecta	Coleoptera	Caraboidea	Carabidae		<i>Craspedophorus</i>	<i>mandarinus</i>	(Schaum, 1854)	Spotted ground beetle; 寬山步甲行蟲	n/a	Frequent	CHB	1	C. Barthelmy	Single 2000
Insecta	Coleoptera	Caraboidea	Carabidae		<i>Pharopsophus</i>	<i>javanus</i>	(Dejean, 1825)		n/a	Occasional	CHB	1	C. Barthelmy	Single 2000
Insecta	Coleoptera	Caraboidea	Carabidae	Pterostichinae	<i>Trigonotoma</i>	<i>levis</i>	Bates, 1873		n/a	Occasional	CHB	1	C. Barthelmy	Multiple 2004 + Visual sightings 1999-20
Insecta	Coleoptera	Chrysomeloidea	Cerambycidae	Lamiinae	<i>Anoplophora</i>	<i>chinensis</i>	(Forster, 1771)		n/a	Frequent	CHB	1	C. Barthelmy	Single 2006
Insecta	Coleoptera	Chrysomeloidea	Cerambycidae	Lamiinae	<i>Batocera</i>	<i>davidis</i>	Deyrolle, 1878		n/a	Occasional	CHB	1	C. Barthelmy	Single 2005
Insecta	Coleoptera	Chrysomeloidea	Cerambycidae	Lamiinae	<i>Batocera</i>	<i>rubus</i>	(Linné, 1758)		n/a	Occasional	CHB	1	C. Barthelmy	Single 2001
Insecta	Coleoptera	Chrysomeloidea	Cerambycidae	Lamiinae	<i>Glenea</i>	<i>canitor</i>	(Fabricius, 1787)		n/a	Occasional	CHB	1	C. Barthelmy	Single 2003
Insecta	Coleoptera	Chrysomeloidea	Cerambycidae	Lamiinae	<i>Obeera</i>	<i>nigriceps</i>	(White, 1844)		n/a	Frequent	CHB	1	C. Barthelmy	Multiple 2000-2005; Not listed IUCN
Insecta	Coleoptera	Chrysomeloidea	Cerambycidae	Lamiinae	<i>Pterolophia</i>	<i>dorsalis</i>	(Pascoe, 1856)		n/a	Occasional	CHB	1	C. Barthelmy	Single 2004
Insecta	Coleoptera	Chrysomeloidea	Cerambycidae	Lamiinae	<i>Serixa</i>	<i>sedata sedata</i>	Pascoe, 1862		n/a	Occasional	CHB	1	C. Barthelmy	Single 2005
Insecta	Coleoptera	Chrysomeloidea	Cerambycidae	Lamiinae	<i>Ureacha</i>	<i>punctata</i>	Gahan 1888(?)		n/a	?	CHB	1	P. Aston	
Insecta	Coleoptera	Chrysomeloidea	Cerambycidae	Cerambycinae	<i>Chelidonium</i>	<i>argentatum</i>	(Dalman, 1817)		n/a	Occasional	CHB	1	C. Barthelmy	Single 2005
Insecta	Coleoptera	Chrysomeloidea	Cerambycidae	Cerambycinae	<i>Chlorophorus</i>	<i>annularis</i>	(Fabricius, 1787)		n/a	Frequent	CHB	1	C. Barthelmy	Multiple 2004
Insecta	Coleoptera	Chrysomeloidea	Cerambycidae	Cerambycinae	<i>Chlorophorus</i>	<i>macaensis</i>	(Chevrolat, 1845)		n/a	Frequent	CHB	1	C. Barthelmy	Single 2005
Insecta	Coleoptera	Chrysomeloidea	Cerambycidae	Cerambycinae	<i>Glaphyra</i>	<i>sp1</i>			n/a	Occasional	CHB	1	C. Barthelmy	Multiple 2004
Insecta	Coleoptera	Chrysomeloidea	Cerambycidae	Cerambycinae	<i>Nadezhdiella</i>	<i>cantoni</i>	(Hope, 1845)		n/a	Occasional	CHB	1	C. Barthelmy	Single 2006
Insecta	Coleoptera	Chrysomeloidea	Cerambycidae	Cerambycinae	<i>Xylotrechus</i>	<i>magnicollis</i>	(Fairmaire, 1888)		n/a	Occasional	CHB	1	C. Barthelmy	Multiple 2000-2006
Insecta	Coleoptera	Chrysomeloidea	Cerambycidae	Cerambycinae	<i>Cesum</i>	<i>sinicum</i>	White, 1855		n/a	Occasional	CHB	1	C. Barthelmy	Single 2004
Insecta	Coleoptera	Chrysomeloidea	Cerambycidae	Cerambycinae	<i>Molochrus</i>	<i>sp</i>			n/a	Frequent	CHB	1	C. Barthelmy	Single 2004
Insecta	Coleoptera	Chrysomeloidea	Cerambycidae	Prioninae	<i>Aegolipton</i>	<i>marginalis</i>	(Fabricius, 1775)		n/a	Occasional	CHB	1	C. Barthelmy	Single 2007
Insecta	Coleoptera	Chrysomeloidea	Chysomelidae	Cassidinae	<i>Aspidomorpha</i>	<i>furcata</i>	(Thunberg, 1789)	Golden Shield; 金盾龜金花蟲	n/a	Frequent	CHB	1	C. Barthelmy	Multiple 2000-2005; Not listed IUCN
Insecta	Coleoptera	Chrysomeloidea	Chysomelidae	Cassidinae	<i>Aspidomorpha</i>	<i>miliaris</i>	Fabricius, 1775		n/a	Frequent	CHB	1	C. Barthelmy	Single 2000; Not listed IUCN
Insecta	Coleoptera	Chrysomeloidea	Chysomelidae	Cassidinae	<i>Aspidomorpha</i>	<i>sp1</i>			n/a	Occasional	CHB	1	C. Barthelmy	Single 2005
Insecta	Coleoptera	Chrysomeloidea	Chysomelidae	Cassidinae	<i>Cassida</i>	<i>nigritarsis</i>	Heyden, 1877		n/a	Frequent	CHB	1	C. Barthelmy	Single 2004; Not listed IUCN
Insecta	Coleoptera	Chrysomeloidea	Chysomelidae	Cassidinae	<i>Chitopsis</i>	<i>bowringi</i>	(Boheman, 1855)	赤点沟龟甲	n/a	Frequent	CHB	1	C. Barthelmy	Multiple 2001-2006
Insecta	Coleoptera	Chrysomeloidea	Chysomelidae	Cassidinae	<i>Laccoptra</i>	<i>quadrimaculata</i>	Boheman, 1855	Black terrapin leaf beetle; 甘薯龜龜甲	n/a	Frequent	CHB	1	C. Barthelmy	Single 2004; Not listed IUCN
Insecta	Coleoptera	Chrysomeloidea	Chysomelidae	Crocerinae	<i>Lema</i>	<i>semiflava</i>	(Jacoby 1889)		n/a	Frequent	CHB	1	C. Barthelmy	Single 2004
Insecta	Coleoptera	Chrysomeloidea	Chysomelidae	Eumolpinae	<i>Colaspisoma</i>	<i>aureipenne</i>	Moschulsky, 1860	Sweet ape jewel bug; 甘薯袋金花蟲	n/a	Frequent	CHB	1	C. Barthelmy	Multiple 2000-2005; Not listed IUCN
Insecta	Coleoptera	Chrysomeloidea	Chysomelidae	Eumolpinae	<i>Colaspisoma</i>	<i>sp1</i>			n/a	Frequent	CHB	1	C. Barthelmy	Single 2004
Insecta	Coleoptera	Chrysomeloidea	Chysomelidae	Eumolpinae	<i>Nodina</i>	<i>metallica</i>	Bryant 1937		n/a	Frequent	CHB	1	C. Barthelmy	Single 2004; Not listed IUCN
Insecta	Coleoptera	Chrysomeloidea	Chysomelidae	Eumolpinae	<i>Platycynops</i>	<i>chalybaeus</i>	Chevrolat, 1837		n/a	Frequent	CHB	1	C. Barthelmy	Single 2006
Insecta	Coleoptera	Chrysomeloidea	Chysomelidae	Galericinae	<i>Autlophora</i>	<i>levis</i>	Baly, 1886		n/a	Frequent	CHB	1	C. Barthelmy	Single 2004
Insecta	Coleoptera	Chrysomeloidea	Chysomelidae	Galericinae	<i>Goniocena</i>	<i>fredricimmaculata</i>	(Jacoby, 1888)	十星金花蟲	n/a	Occasional	CHB	1	C. Barthelmy	Single 2004; Not listed IUCN
Insecta	Coleoptera	Chrysomeloidea	Chysomelidae	Galericinae	<i>Haploscomoides</i>	<i>annamitis</i>	(Allard, 1888)		n/a	Occasional	CHB	1	C. Barthelmy	Single 2004; Not listed IUCN
Insecta	Coleoptera	Chrysomeloidea	Chysomelidae	Galericinae	<i>Mimistra</i>	<i>unicitarsis</i>	Laboisiere, 1940		n/a	Frequent	CHB	1	C. Barthelmy	Single 2000; Not listed IUCN
Insecta	Coleoptera	Chrysomeloidea	Chysomelidae	Galericinae	<i>Signata</i>	<i>signata</i>	Oliver, 1808		n/a	Frequent	CHB	1	C. Barthelmy	Multiple 2004-2005; Not listed IUCN
Insecta	Coleoptera	Chrysomeloidea	Chysomelidae	Galericinae	<i>Podonilia</i>	<i>lutea</i>	(Olivier, 1790)		n/a	Frequent	CHB	1	C. Barthelmy	Multiple 2004-2011
Insecta	Coleoptera	Chrysomeloidea	Chysomelidae	Halicinae	<i>Alica</i>	<i>cyanea</i>	(Weber, 1801)		n/a	Frequent	CHB	1	C. Barthelmy	Multiple 2004; Not listed IUCN
Insecta	Coleoptera	Chrysomeloidea	Chysomelidae	Halicinae	<i>Podagrica</i>	<i>bowringi</i>	Baly		n/a	Occasional	CHB	1	C. Barthelmy	Single 2004
Insecta	Coleoptera	Chrysomeloidea	Chysomelidae	Halicinae	<i>Prodagrica</i>	<i>nigricollis</i>		Citrus flea beetle	n/a	Abundant	CHB	1	C. Barthelmy	Multiple 2004-2005; Not listed IUCN
Insecta	Coleoptera	Chrysomeloidea	Chysomelidae	Cloridae	<i>Orthrus</i>	<i>siniensis</i>	(Gorham, 1876)		n/a	Frequent	CHB	1	C. Barthelmy	Single 2004; Not listed IUCN

Class	Order	Super Family	Family	Sub Family	Genus	Species ¹	Author & Date	Common Name	Conservation Concern	Occurrence ³	Collection	Totals	Source	Records ²
Insecta	Coleoptera	Cucujoidea	Coccinellidae	Coccinellinae	Chelonarhenes	<i>seminaculata</i>	(Fabricius, 1781)		n/a	Frequent	ChB	1	C. Barthelmy	Multiple 2004
Insecta	Coleoptera	Cucujoidea	Coccinellidae	Coccinellinae	Coccinellus	<i>sp</i>			n/a	Abundant	ChB	1	C. Barthelmy	Multiple 2004-2011
Insecta	Coleoptera	Cucujoidea	Coccinellidae	Coccinellinae	<i>Illeis</i>	<i>confusa</i>	Timberlake 1943		n/a	Occasional	ChB	1	C. Barthelmy	Single 2004; Not listed IUCN
Insecta	Coleoptera	Cucujoidea	Coccinellidae	Coccidulinae	<i>Rodolia</i>	<i>cardinalis</i>	(Mulsant, 1850)		n/a	Frequent	ChB	1	C. Barthelmy	Single 2004
Insecta	Coleoptera	Cucujoidea	Coccinellidae	Coccidulinae	<i>Rodolia</i>	<i>rufipilosa</i>			n/a	Occasional	ChB	1	C. Barthelmy	Single 2003; Not listed IUCN
Insecta	Coleoptera	Cucujoidea	Coccinellidae	Coccinellinae	<i>Platynaspis</i>	<i>maculosa</i>	Weise, 1910		n/a	Occasional	ChB	1	C. Barthelmy	Multiple 2004
Insecta	Coleoptera	Cucujoidea	Coccinellidae	Coccinellinae	<i>Propylea</i>	<i>japonica</i>	(Thunberg)		n/a	Occasional	ChB	1	C. Barthelmy	Single 2004; Not listed IUCN
Insecta	Coleoptera	Cucujoidea	Coccinellidae	Coccinellinae	<i>Epilachna</i>	<i>sparsa</i>	(Herbst)		n/a	Frequent	ChB	1	C. Barthelmy	Multiple 2000-2005; Not listed IUCN
Insecta	Coleoptera	Cucujoidea	Coccinellidae	Coccinellinae	<i>Lernia</i>	<i>biplagiata</i>	(Swartz, 1808)	網紋瓢蟲	n/a	Frequent	ChB	1	C. Barthelmy	Multiple 2004-2005; Not listed IUCN
Insecta	Coleoptera	Cucujoidea	Coccinellidae	Coccinellinae	<i>Synonymia</i>	<i>grandis</i>	(Thunberg, 1781)		n/a	Frequent	ChB	1	C. Barthelmy	Single 2005
Insecta	Coleoptera	Cucujoidea	Coccinellidae	Coccinellinae	<i>Anadotus</i>	<i>cambodae</i>	(Crotch, 1876)		n/a	Frequent	ChB	1	P. Aston	Single 2014
Insecta	Coleoptera	Cucujoidea	Coccinellidae	Coccinellinae	<i>Paracentrocorynus</i>	<i>negricollis</i>	(Roelofs)		n/a	Frequent	ChB	1	C. Barthelmy	Single 2001; Not listed IUCN
Insecta	Coleoptera	Cuculoidea	Cuculionidae	Cuculioninae	<i>Epismus</i>	<i>turritus</i>	Roelofs, W., 1873		n/a	Frequent	ChB	1	C. Barthelmy	Multiple 2000-2006
Insecta	Coleoptera	Cuculoidea	Cuculionidae	Cuculioninae	<i>Mylocerus</i>	<i>sp1</i>			n/a	Scarce	ChB	1	C. Barthelmy	Single 2004
Insecta	Coleoptera	Cuculoidea	Cuculionidae	Cuculioninae	<i>Alotus</i>	<i>sp</i>			n/a	Occasional	ChB	1	C. Barthelmy	Multiple 2005; Not listed IUCN
Insecta	Coleoptera	Cuculoidea	Cuculionidae	Cuculioninae	<i>Agrylus</i>	<i>ggas</i>	(Fabricius, 1775)		n/a	Frequent	ChB	1	C. Barthelmy	MT
Insecta	Coleoptera	Cuculoidea	Cuculionidae	Cuculioninae	<i>Chrysobothris</i>	<i>succedanea</i>	Saunders 1873		n/a	Frequent	ChB	1	C. Barthelmy	Single 2004
Insecta	Coleoptera	Elateroidea	Elateridae	Elaterinae	<i>Agonischus</i>	<i>obscuripes</i>	Gyllenhal, 1817		n/a	Frequent	ChB	1	C. Barthelmy	Multiple 2004-2005; Not listed IUCN
Insecta	Coleoptera	Elateroidea	Elateridae	Elaterinae	<i>Camposternus</i>	<i>auratus</i>	Fluittaux, 1927		n/a	Frequent	ChB	1	C. Barthelmy	Multiple 2004-2005; Not listed IUCN
Insecta	Coleoptera	Elateroidea	Elateridae	Elaterinae	<i>Ludioschema</i>	<i>dorsale</i>	(Candèze, 1878)		n/a	Occasional	ChB	1	C. Barthelmy	Multiple 2004-2005
Insecta	Coleoptera	Elateroidea	Histeridae	Histerinae	<i>Pactolus</i>	<i>chinensis</i>	(Quensel, 1806)		n/a	Frequent	ChB	1	C. Barthelmy	Single 2003; Not listed IUCN
Insecta	Coleoptera	Hydrophilidae	Hydrophilidae	Hydrophilinae	<i>Sternolophus</i>	<i>rufipes</i>	(Fabricius, 1792)		n/a	Frequent	ChB	1	C. Barthelmy	Single 2000; Not listed IUCN
Insecta	Coleoptera	Hydrophilidae	Hydrophilidae	Hydrophilinae	<i>Sternolophus</i>	<i>sp1</i>			n/a	Occasional	ChB	1	C. Barthelmy	Single 2004
Insecta	Coleoptera	Scarabaeoidea	Lucanidae	Lucaninae	<i>Protopoppeus</i>	<i>biplagiatus</i>	(Westwood, 1855)	雙帶的樹甲	n/a	Frequent	ChB	1	C. Barthelmy	Multiple 2000-2005; Not listed IUCN
Insecta	Coleoptera	Scarabaeoidea	Meloidae	Meloidinae	<i>Epicauta</i>	<i>tibialis</i>	(Waterhouse, 1871)		n/a	Occasional	ChB	1	C. Barthelmy	Single 2004; Not listed IUCN
Insecta	Coleoptera	Meloidae	Meloidae	Meloidinae	<i>Mylabris</i>	<i>phalerata</i>	Pallas	Chinese blister beetle	n/a	Occasional	ChB	1	C. Barthelmy	Multiple 2004-2005; Not listed IUCN
Insecta	Coleoptera	Meloidae	Meloidae	Meloidinae	<i>Igla</i>	<i>flavicollis</i>	Redtenbacher 1868		n/a	Occasional	ChB	1	C. Barthelmy	Multiple 2004-2005; Not listed IUCN
Insecta	Coleoptera	Meloidae	Meloidae	Meloidinae	<i>Igla</i>	<i>oculata</i>	Redtenbacher, 1868		n/a	Scarce	ChB	1	C. Barthelmy	Single 2004
Insecta	Coleoptera	Scarabaeoidea	Boloceratidae	Cetoniinae	<i>Agrestia</i>	<i>sp</i>			n/a	Occasional	ChB	1	C. Barthelmy	Single 2003; Not listed IUCN
Insecta	Coleoptera	Scarabaeoidea	Cetoniidae	Cetoniinae	<i>Campsiura</i>	<i>javanica</i>	Gory & Percheron, 1833		n/a	Occasional	ChB	1	C. Barthelmy	Multiple 2000
Insecta	Coleoptera	Scarabaeoidea	Cetoniidae	Cetoniinae	<i>Cintia</i>	<i>ducalis</i>	White, 1855		n/a	Frequent	ChB	1	C. Barthelmy	Multiple 2004-2006
Insecta	Coleoptera	Scarabaeoidea	Cetoniidae	Cetoniinae	<i>Gamelis</i>	<i>juanda</i>	(Faldernann, 1835)		n/a	Frequent	ChB	1	C. Barthelmy	Multiple 2000-2004
Insecta	Coleoptera	Scarabaeoidea	Cetoniidae	Cetoniinae	<i>Oxytelonia</i>	<i>bealiae</i>	(Gory et Percheron)		n/a	Frequent	ChB	1	C. Barthelmy	Not listed IUCN
Insecta	Coleoptera	Scarabaeoidea	Cetoniidae	Cetoniinae	<i>Thaumastopeus</i>	<i>nigritus</i>	(Frolich, 1792)		n/a	Occasional	ChB	1	C. Barthelmy	Single 2000
Insecta	Coleoptera	Scarabaeoidea	Coprinae	Coprinae	<i>Calharisus</i>	<i>molossus</i>	(Linnaeus, 1758)		n/a	Frequent	ChB	1	C. Barthelmy	Single 2000
Insecta	Coleoptera	Scarabaeoidea	Scarabaeidae	Coprinae	<i>Copris</i>	<i>reflexus</i>	(Fabricius, 1787)		n/a	Frequent	ChB	1	C. Barthelmy	Multiple 1999-2003
Insecta	Coleoptera	Scarabaeoidea	Scarabaeidae	Coprinae	<i>Oryctes</i>	<i>rhinoceros</i>	Linnaeus, 1758		n/a	Occasional	ChB	1	C. Barthelmy	Visual sighting 2006
Insecta	Coleoptera	Scarabaeoidea	Scarabaeidae	Dynastinae	<i>Trichogomphus</i>	<i>mongol</i>	Arrow, 1908		n/a	Scarce	ChB	1	C. Barthelmy	Single 2003
Insecta	Coleoptera	Scarabaeoidea	Scarabaeidae	Dynastinae	<i>Xylotrupes</i>	<i>gideon</i>	(Linnaeus, 1767)		n/a	Frequent	ChB	1	C. Barthelmy	Multiple 2000-2004
Insecta	Coleoptera	Scarabaeoidea	Melolonthidae	Melolonthinae	<i>Ancylonychia</i>	<i>cochinchina</i>	Blanchard 1850		n/a	Frequent	ChB	1	C. Barthelmy	Multiple 2000-2004
Insecta	Coleoptera	Scarabaeoidea	Melolonthidae	Melolonthinae	<i>Apogonia</i>	<i>sp1</i>			n/a	Frequent	ChB	1	C. Barthelmy	Multiple 2000
Insecta	Coleoptera	Scarabaeoidea	Melolonthidae	Melolonthinae	<i>Maladera</i>	<i>serulata</i>	(Gyllenhal, 1817)		n/a	Abundant	ChB	1	C. Barthelmy	Multiple 2000-2004
Insecta	Coleoptera	Scarabaeoidea	Melolonthidae	Melolonthinae	<i>Exolontha</i>	<i>aulax</i>	(Wiedemann, 1823)		n/a	Scarce	ChB	1	C. Barthelmy	Single 2000
Insecta	Coleoptera	Scarabaeoidea	Rutelidae	Rutelinae	<i>Anomala</i>	<i>bilunata</i>	Fairmaire, 1888		n/a	Scarce	ChB	1	C. Barthelmy	Single 2001
Insecta	Coleoptera	Scarabaeoidea	Rutelidae	Rutelinae	<i>Anomala</i>	<i>nerulata</i>	Paulian, 1959		n/a	Frequent	ChB	1	C. Barthelmy	Single 2000
Insecta	Coleoptera	Scarabaeoidea	Rutelidae	Rutelinae	<i>Anomala</i>	<i>russeiventris</i>	Fairmaire, 1893		n/a	Frequent	ChB	1	C. Barthelmy	Single 2000; Not listed IUCN
Insecta	Coleoptera	Scarabaeoidea	Scarabaeidae	Rutelinae	<i>Popillia</i>	<i>formosana</i>	Arrow, 1913		n/a	Occasional	ChB	1	C. Barthelmy	Single 2005
Insecta	Coleoptera	Scarabaeoidea	Scarabaeidae	Rutelinae	<i>Popillia</i>	<i>histeroidea</i>	(Gyllenhal, 1817)		n/a	Frequent	ChB	1	C. Barthelmy	Single 2005
Insecta	Coleoptera	Scarabaeoidea	Scarabaeidae	Rutelinae	<i>Pseudosphindus</i>	<i>dalmanni</i>	(Gyllenhal, 1817)		n/a	Frequent	ChB	1	C. Barthelmy	Single 2003
Insecta	Coleoptera	Scarabaeoidea	Scarabaeidae	Scarabaeinae	<i>Oniticellus</i>	<i>cinctus</i>	(Fabricius, 1775)		n/a	Frequent	ChB	1	C. Barthelmy	Single 2003
Insecta	Coleoptera	Scarabaeoidea	Scarabaeidae	Scarabaeinae	<i>Hydrocyphon</i>	<i>sp2</i>			n/a	?	ChB	1	P. Aston	
Insecta	Coleoptera	Scarabaeoidea	Scarabaeidae	Scarabaeinae	<i>Scaphisoma</i>	<i>sp4</i>			n/a	?	ChB	1	P. Aston	
Insecta	Coleoptera	Scarabaeoidea	Scarabaeidae	Scarabaeinae	<i>Eusilpha</i>	<i>bicolor</i>	Fabricius, 1787		n/a	Scarce	ChB	1	C. Barthelmy	Single 2003; Not listed IUCN
Insecta	Coleoptera	Tenebrionidae	Tenebrionidae	Tenebrioninae	<i>Stenoglyptus</i>	<i>juvandum</i>			n/a	Frequent	ChB	1	C. Barthelmy	Single 2000; Not listed IUCN
Insecta	Coleoptera	Tenebrionidae	Tenebrionidae	Tenebrioninae	<i>Stenoglyptus</i>	<i>sp1</i>			n/a	Frequent	ChB	1	C. Barthelmy	Single 2004
Insecta	Coleoptera	Lampyridae	Lampyridae	Lampyrinae	<i>Pyrococcus</i>	<i>analis</i>	(Fabricius, 1801)		n/a	Occasional	ChB	1	C. Barthelmy	Single 2004
Insecta	Coleoptera	Staphylinidae	Staphylinidae	Staphylininae	<i>Bicolopis</i>	<i>bicoloripes</i>	Pic, 1918		n/a	?	ChB	1	P. Aston	Multiple 2014
Insecta	Coleoptera	Staphylinidae	Staphylinidae	Staphylininae	<i>Tomoglossa</i>	<i>fuliginosa</i>	Pace 1999		n/a	?	ChB	1	P. Aston	

Notes

- 1 Only ascertained species are named. The use of sp1-x is for uniqueness of record and does not mean the species is undescribed.
- 2 The Records column show the actual record logged in C Barthelemy's database. "Single" means a single entry at the logged date; "Multiple" means 2 or more entry in the date range. The entries in that column excludes the numerous unrecorded sightings for most species with "single" value.
- 3 All specimens in C. Barthelemy's collection, save for *C. mimica*, *K. greeni*
- 4 Specimens were collected using Malaise traps (in place since 2004) and hand nets
- 5 This list exclude numerous un-identified specimens in C. Barthelemy's collection.

Order	Super Family	Family	Sub Family	Genus	Species ¹	Author & Date	Common Name	Conservation Concern	Occurrence	Totals	Source	Records ²
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Hemiptera Total Species 56

Hemiptera	Auchenorrhyncha	Cercopidae		<i>Cosmocarta</i>	<i>bispecularis</i>	(White, 1844)	小斑紅沫蟬	n/a	Frequent	1	C. Barthelemy	Multiple 2000-2005
Hemiptera	Auchenorrhyncha	Cercopidae		<i>Cosmocarta</i>	<i>abdominalis</i>	(Donovan, 1798)		n/a	Frequent	1	C. Barthelemy	Single 2006
Hemiptera	Auchenorrhyncha	Cicadellidae		<i>Bohrogonia</i>	<i>ferruginea</i>	Fabricius, 1787		n/a	Frequent	1	C. Barthelemy	Multiple 2004
Hemiptera	Auchenorrhyncha	Cicadellidae		<i>Nephotettix</i>	<i>nigropictus</i>			n/a	Occasional	1	C. Barthelemy	Single 2004
Hemiptera	Auchenorrhyncha	Cicadidae		<i>Cryptotympana</i>	<i>mimica</i>	Distant 1917		n/a	Abundant	1	C. Barthelemy	Common in HK
Hemiptera	Auchenorrhyncha	Cicadidae		<i>Gaeana</i>	<i>maculata</i>	(Drury, 1773)	Speckled Black Cicada	n/a	Abundant	1	C. Barthelemy	Multiple 2004
Hemiptera	Auchenorrhyncha	Cicadidae		<i>Callogaeania</i>	<i>festiva</i>	(Fabricius, 1803)		n/a	Rare	1	C. Barthelemy	Single 2006
Hemiptera	Auchenorrhyncha	Cicadidae		<i>Mogania</i>	<i>hebes</i>	(Walker, 1855)	Grass Cicada	n/a	Occasional	1	C. Barthelemy	Multiple 2005
Hemiptera	Auchenorrhyncha	Dictyopharidae		<i>Orthopagus</i>	<i>splendens</i>	(Germar, 1830)		n/a	Frequent	1	C. Barthelemy	Single 1999
Hemiptera	Auchenorrhyncha	Flatidae		<i>Geisha</i>	<i>distinctissima</i>	(Walker, 1858)		n/a	Occasional	1	C. Barthelemy	Visual Sightings 1999-2011
Hemiptera	Auchenorrhyncha	Flatidae		<i>Lawana</i>	<i>imitata</i>	(Melichar, 1902)	Flatid Planthopper	n/a	Frequent	1	C. Barthelemy	Visual Sightings 1999-2011
Hemiptera	Auchenorrhyncha	Flatidae		<i>Neosalurnis</i>	<i>gracilis</i>	(Melichar, 1902)		n/a	Frequent	1	C. Barthelemy	Single 2006
Hemiptera	Auchenorrhyncha	Fulgoridae		<i>Aphaena</i>	<i>discolor</i>	Guerin-Mèneville, 1834		n/a	Occasional	1	C. Barthelemy	Single 2002
Hemiptera	Auchenorrhyncha	Fulgoridae		<i>Laternaria (Pyrops)</i>	<i>candelaria</i>	(Linné, 1758)	Lantern bug	n/a	Frequent	1	C. Barthelemy	Single 2004
Hemiptera	Auchenorrhyncha	Ricanidae		<i>Eurcania</i>	<i>ocellus</i>	(Walker, 1851)	Ricanid Planthopper; 駝紋廣翅蟊蟬	n/a	Frequent	1	C. Barthelemy	Single 2000
Hemiptera	Auchenorrhyncha	Ricanidae		<i>Ricania</i>	<i>marginalis</i>	(Walker, 1851)		n/a	Frequent	1	C. Barthelemy	Multiple 1999-2004
Hemiptera	Auchenorrhyncha			<i>Coelidia</i>	<i>brevis</i>	(Walker)		n/a	Frequent	1	C. Barthelemy	Single 2004
										17		
Hemiptera	Sternorrhyncha	Coccidae		<i>Ceroplastes</i>	<i>ceriferus</i>	(Fabricius, 1798)		n/a	Occasional	1	C. Barthelemy	Visual Sightings 1999-2011
Hemiptera	Sternorrhyncha	Kerriidae		<i>Kerria</i>	<i>greeni</i>	(Chamberlin, 1923)		n/a	Rare	1	Dr. Penny Gullan det.	
Hemiptera	Sternorrhyncha	Aphrophoridae		<i>Cloviea</i>	<i>sp1</i>			n/a		1	C. Barthelemy	Multiple 2004
										3		
Hemiptera	Heteroptera	Acanthosomatidae		<i>Elasmostethus</i>	<i>nubilus</i>	(Dallas, 1851)		n/a	Occasional	1	C. Barthelemy	Single 2004, Not listed IUCN
Hemiptera	Heteroptera	Alydidae		<i>Leptocoris</i>	<i>acuta</i>	(Thunberg, 1783)		n/a	Occasional	1	C. Barthelemy	Visual Sightings 1999-2011
Hemiptera	Heteroptera	Coreidae		<i>Acanthocoris</i>	<i>scaber</i>	(Linnaeus, 1763)		n/a	Abundant	1	C. Barthelemy	Visual Sightings 1999-2011
Hemiptera	Heteroptera	Coreidae		<i>Homoecerus</i>	<i>sp1</i>			n/a	Occasional	1	C. Barthelemy	Visual Sightings 1999-2011
Hemiptera	Heteroptera	Coreidae		<i>Miclis</i>	<i>tenebrosa</i>	(Fabricius, 1787)		n/a	Frequent	1	C. Barthelemy	Visual Sightings 1999-2011
Hemiptera	Heteroptera	Coreidae		<i>Notobitus</i>	<i>meleagris</i>	(Fabricius, 1787)		n/a	Frequent	1	C. Barthelemy	Single 2004
Hemiptera	Heteroptera	Coreidae		<i>Paradasynus</i>	<i>spinosus</i>	Hsiao, 1963		n/a	Frequent	1	C. Barthelemy	Single 1999
Hemiptera	Heteroptera	Cydnidae		<i>Adrisa</i>	<i>magna</i>	(Uhler, 1860)		n/a	Frequent	1	C. Barthelemy	Single 2005; Not listed IUCN
Hemiptera	Heteroptera	Geridae		<i>Limnogonys</i>	<i>fossarum</i>	(Fabricius, 1775)	Water strider	n/a	Frequent	1	C. Barthelemy	Visual Sightings 1999-2011
Hemiptera	Heteroptera	Lygaeidae		<i>Pamerania</i>	<i>punctulata</i>	(Molschinsky 1863)		n/a	Occasional	1	C. Barthelemy	Single 2004; Not listed IUCN
Hemiptera	Heteroptera	Lygaeidae		<i>Spilostethus</i>	<i>hospes</i>	(Fabricius, 1794)		n/a	Occasional	1	C. Barthelemy	Single 2004; Not listed IUCN
Hemiptera	Heteroptera	Nepidae		<i>Nepa</i>	<i>sp1</i>			n/a	Occasional	1	C. Barthelemy	Visual Sightings 1999-2011
Hemiptera	Heteroptera	Pentatomidae		<i>Ertesia</i>	<i>fullo</i>	(Thunberg, 1783)		n/a	Frequent	1	C. Barthelemy	Single 2003; Not listed IUCN
Hemiptera	Heteroptera	Pentatomidae		<i>Eysarcoris</i>	<i>guttiger</i>	(Thunberg, 1783)	Two-spotted sesame bug	n/a	Occasional	1	C. Barthelemy	Single 2004; Not listed IUCN
Hemiptera	Heteroptera	Pentatomidae		<i>Glaucias</i>	<i>beryllus</i>	(Fabricius, 1787)		n/a	Frequent	1	C. Barthelemy	Single 2001; Not listed IUCN
Hemiptera	Heteroptera	Pentatomidae		<i>Nezara</i>	<i>viridula</i>	(Linnaeus, 1758)		n/a	Frequent	1	C. Barthelemy	Single 1999
Hemiptera	Heteroptera	Pentatomidae		<i>Plautia</i>	<i>fimbriata</i>	Fabricius, 1787.		n/a	Frequent	1	C. Barthelemy	Visual Sightings 1999-2011

Order	Super Family	Family	Sub Family	Genus	Species ¹	Author & Date	Common Name	Conservation Concern	Occurrence	Totals	Source	Records ²
Hemiptera	Heteroptera	Pentatomidae		<i>Rhynchoconis</i>	<i>humeralis</i>	(Thunberg, 1783)		n/a	Frequent	1	C. Barthelmy	Single 2001; Not listed IUCN
Hemiptera	Heteroptera	Pentatomidae		<i>Tolumia</i>	<i>latipes</i>	(Dallas, 1851)		n/a	Occasional	1	C. Barthelmy	Visual Sightings 1999-2011
Hemiptera	Heteroptera	Pentatomidae		<i>Zicrona</i>	<i>caerulea</i>	(Linnaeus, 1758)	Blue Shieldbug	n/a	Occasional	1	C. Barthelmy	Visual Sightings 1999-2011
Hemiptera	Heteroptera	Plataspididae		<i>Brachyplatys</i>	<i>sp1</i>			n/a	Frequent	1	C. Barthelmy	Visual Sightings 1999-2011
Hemiptera	Heteroptera	Pyrrhocoridae		<i>Dindymus</i>	<i>rubiginosus</i>	(Fabricius)	Red Coreid Slink Bug	n/a	Frequent	1	C. Barthelmy	Visual Sightings 1999-2011
Hemiptera	Heteroptera	Pyrrhocoridae		<i>Dysdercus</i>	<i>cingulatus</i>	(Fabricius, 1775)		n/a	Frequent	1	C. Barthelmy	Single 2003; Not listed IUCN
Hemiptera	Heteroptera	Pyrrhocoridae		<i>Physopelta</i>	<i>gutta</i>	(Burmeister, 1834)		n/a	Abundant	1	C. Barthelmy	Multiple 2004-2005; Not listed IUCN
Hemiptera	Heteroptera	Pyrrhocoridae		<i>Physopelta</i>	<i>sp1</i>			n/a		1	C. Barthelmy	Single 2004
Hemiptera	Heteroptera	Reduviidae		<i>Ectomocoris</i>	<i>atrox</i>	(Stål, 1855)		n/a	Occasional	1	C. Barthelmy	Single 2000; Not listed IUCN
Hemiptera	Heteroptera	Reduviidae	Harpactorinae	<i>Euagoras</i>	<i>plagiatus</i>	Burmeister		n/a				
Hemiptera	Heteroptera	Reduviidae		<i>Pollidius</i>	<i>armatissimus</i>	Stål, 1859		n/a	Occasional	1	C. Barthelmy	Visual Sightings 1999-2011
Hemiptera	Heteroptera	Reduviidae	Harpactorinae	<i>Sycanus</i>	<i>croceovittatus</i>	Dohrn, 1859.		n/a	Frequent	1	C. Barthelmy	Multiple 2000-2004; Not listed IUCN
Hemiptera	Heteroptera	Reduviidae	Harpactorinae	<i>Sycanus</i>	<i>croceus</i>	Hsiao, 1979		n/a	Occasional	1	C. Barthelmy	Visual Sightings 1999-2011
Hemiptera	Heteroptera	Scutelleridae		<i>Cantao</i>	<i>ocellatus</i>	(Thunberg, 1784)	黃盾吉椿象	n/a	Occasional	1	C. Barthelmy	Single 1999; Not listed IUCN
Hemiptera	Heteroptera	Scutelleridae		<i>Catantanthus</i>	<i>nigripes</i>	Fabricius, 1775		n/a	Occasional	1	C. Barthelmy	Single 2002; Not listed IUCN
Hemiptera	Heteroptera	Scutelleridae		<i>Chrysocoris</i>	<i>indigoferus</i>	-		n/a	Abundant	1	C. Barthelmy	Single 2005; Not listed IUCN
Hemiptera	Heteroptera	Scutelleridae		<i>Euconysces</i>	<i>grandis</i>	(Thunberg, 1873)	大盾吉椿象 Giant Jewel Bug	n/a	Abundant	1	C. Barthelmy	Multiple 2002-2008; Not listed IUCN
Hemiptera	Heteroptera	Scutelleridae		<i>Tetralithia</i>	<i>variegata</i>	Dallas, 1851		n/a	Occasional	1	C. Barthelmy	Single 2001; Not listed IUCN
Hemiptera	Heteroptera	Tessaratomidae		<i>Eusthenes</i>	<i>robustus</i>	(Lepeletier & Serville, 1828)		n/a	Rare	1	C. Barthelmy	Visual Sightings 1999-2011
Hemiptera	Heteroptera	Tessaratomidae		<i>Tessaratomia</i>	<i>papillosa</i>	(Drury, 1770)	Lychee stinkbug. 荔枝椿象	n/a	Abundant	1	C. Barthelmy	Multiple 2004

36

Total Hemiptera

56

Notes

- 1 Only ascertained species are named. The use of sp1-x is for uniqueness of record and does not mean the species is undescribed.
2 The Records column show the actual record logged in C Barthelmy's database. "Single" means a single entry at the logged date; "Multiple" means 2 or more entry in the date range. The entries in that column excludes the numerous
3 All specimens in C. Barthelmy's collection, save for *Xiphidopsis* sp.
4 Specimens were collected using Malaise traps (in place since 2004) and hand nets
5 This list exclude numerous un-identified specimens in C. Barthelmy's collection.

Order	Super Family	Family	Sub Family	Genus	Species	Author & Date	Conservation Concern	Occurrence	Totals	Source	Records
Orthoptera				Total Species	21						
Orthoptera	Acridoidea	Acrididae	Acridinae	<i>Acrida</i>	<i>willmersei</i>	Dirsh, 1954	n/a	Frequent	1	C. Barthelmy	Single 2003
Orthoptera	Acridoidea	Acrididae		<i>Cerauris</i>	<i>fasciata</i>	(Brunner von Wattenwyl, 1893)	n/a	Frequent	1	C. Barthelmy	Single 2004
Orthoptera	Acridoidea	Acrididae	Cyrtacanthacridinae	<i>Chondracris</i>	<i>rosea</i>	(De Geer, 1773)	n/a	Frequent	1	C. Barthelmy	Multiple 1999-2004
Orthoptera	Acridoidea	Catantopidae	Catantopinae		<i>pinguis</i>	(Stål, 1861)	n/a	Frequent	1	C. Barthelmy	Single 2004
Orthoptera	Acridoidea	Catantopidae	Oxyinae	<i>Oxya</i>	<i>japonica</i>	(Thunberg, 1815)	n/a	Frequent	1	C. Barthelmy	Single 2004; Invalid - junior synonym
Orthoptera	Acridoidea	Catantopidae		Xenocatantops	<i>brachycerus</i>	(Willense, C., 1932)	n/a	Abundant	1	C. Barthelmy	Visual sighting 1999-2011
Orthoptera	Acridoidea	Dedipodidae	Oedipodinae	<i>Triphophida</i>	<i>annulata</i>	(Thunberg, 1815)	n/a		1	C. Barthelmy	Single 2004
Orthoptera	Tettigonoidea	Tettigidae		<i>Eucrotopitix</i>	<i>oculatus</i>	(Bolivar, L., 1898)	n/a	Frequent	1	C. Barthelmy	Multiple 2004
Orthoptera	Tetrigoidea	Tetrigidae	Scelimenninae	<i>Thoradonta</i>	<i>spiculoba</i>	Hancock, 1912	n/a		1	C. Barthelmy	Single 2004
Orthoptera	Grylloidea	Gryllotalpidae	Gryllotalpinae		<i>orientalis</i>	Burmeister, 1838	n/a	Scarce	1	C. Barthelmy	Multiple 2000-2002
Orthoptera	Grylloidea	Gryllacrididae	Gryllacridinae		<i>Eugryllacris</i>	<i>sp</i>	n/a	Frequent	1	C. Barthelmy	Visual sighting 1999-2011
Orthoptera	Tettigonioidae	Phaneropteridae	Phaneropterinae	<i>Hemielimaea</i>	<i>chinensis</i>	Brunner von Wattenwyl, 1878	n/a	Frequent	1	C. Barthelmy	Visual sighting 1999-2011
Orthoptera	Tettigonioidae	Phaneropteridae	Phaneropterinae	<i>Khaoyalana</i>	<i>nitens</i>	Ingrisch, 1990	n/a		1	C. Barthelmy	Single 2000
Orthoptera	Tettigonioidae	Tettigoniidae		<i>Conocephalus</i>	<i>melaenus</i>	(Haan, 1842)	n/a	Frequent	1	C. Barthelmy	Visual sighting 1999-2011 and prey of <i>I. nigella</i>
Orthoptera	Tettigonioidae	Tettigoniidae	Hexacentrinae	<i>Hexacentrus</i>	<i>munda</i>	(Walker, 1869)	n/a		1	C. Barthelmy	Multiple 2004
Orthoptera	Tettigonioidae	Tettigoniidae	Meconematinae	<i>Xiphidopsis</i>	<i>sp1</i>		n/a		1	Dr David Ragge det. (NHM)	Multiple 2009
Orthoptera	Tettigonioidae	Tettigoniidae	Mecopodinae	<i>Mecopoda</i>	<i>elongata</i>	(Linné, 1758)	n/a		1	C. Barthelmy	Single 1999
Orthoptera	Tettigonioidae	Tettigoniidae	Phaneropterinae	<i>Elimaea</i>	<i>sp1</i>		n/a	Frequent	1	C. Barthelmy	Visual sighting 1999-2011
Orthoptera	Tettigonioidae	Tettigoniidae	Phaneropterinae	<i>Holochlora</i>	<i>japonica</i>	Brunner von Wattenwyl, 1878	n/a	Frequent	1	C. Barthelmy	Single 1999
Orthoptera	Tettigonioidae	Tettigoniidae		<i>Phyllorhinus</i>	<i>klapperichi</i>	Beier, 1954	n/a	Occasional	1	C. Barthelmy	Visual sighting 1999-2011
Orthoptera	Tettigonioidae	Tettigoniidae	Pseudophyllinae	<i>Tegra</i>	<i>novae-hollandiae</i> <i>vindinotata</i>	(Haan, 1842)	n/a	Frequent	1	C. Barthelmy	Single 2000

Fellowes et al. (2002)	
Potential Global Concern	PGC
Potential Regional Concern	PRC
Global Concern	GC
Local Concern	LC

IUCN Status	
Data Deficient	Endangered
Least Concern	Critically Endangered
Near Threatened	Extinct in the Wild
Vulnerable	Extinct

Notes

- 1 Only ascertained species are named. The use of sp1-x is for uniqueness of record and does not mean the species is undescribed.
- 2 Conservation concern is as per HK AFCD listed in www.hkbiodiversity.net
- 3 The Records column show the actual record logged in C Barthelmy's database. "Single" means a single entry at the logged date; "Multiple" means 2 or more entry in the date range. The entries in that column excludes the numerous unrecorded sightings for most species with "single" value. "MT" means that the specimens were collected with a Malaise trap.
- 4 Specimens were collected using Malaise traps (in place since 2004) save for *F. bowringi* which was hand collected on *Pyrops candelaria*.

Class	Order	Super Family	Family	Genus	Species ¹	Author & Date	Common Name	Conservation Concern	Occurrence In PSO	Totals	Source	Notes	Records ³
Lepidoptera													
Insecta	Lepidoptera	Zygaenoidea	Epiplatidae	<i>Euploa</i>	<i>bowringi</i>	Newman, 1851	n/a	n/a	1	1	Dr. R. Kendrick		Single 2004
Insecta	Lepidoptera	Zygaenoidea	Zygaenidae	<i>Cyrtosia</i>	<i>papilionaris</i>	Drury, 1773	n/a	n/a	1	1	C. Barthelmy	MT	Multiple 2004, 2013-2015
Insecta	Lepidoptera	Papilionoidea	Faunidae	<i>Faunus</i>	<i>eumelus</i>		Large Faun, 串珠環蝶	AFCD-C	1	1	C. Barthelmy, GP	MT	2013-2015
Insecta	Lepidoptera	Papilionoidea	Danaidae	<i>Danaus</i>	<i>chrysippus</i>		Plain Tiger, 金斑蝶	AFCD-UC	1	1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Danaidae	<i>Danaus</i>	<i>geniuta</i>		Common Tiger, 虎斑蝶	AFCD-C	1	1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Danaidae	<i>Euploea</i>	<i>core</i>		Common Indian Crow, 幻紫斑蝶	AFCD-C	1	1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Danaidae	<i>Euploea</i>	<i>midamus</i>		Blue-spotted Crow, 藍點紫斑蝶	AFCD-VC	1	1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Danaidae	<i>Euploea</i>	<i>mulciber</i>		Striped Blue Crow, 異型紫斑蝶	AFCD-UC	1	1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Danaidae	<i>Ideopsis</i>	<i>similis</i>		Ceylon Blue Glassy Tiger, 藍綠斑蝶	AFCD-VC	1	1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Danaidae	<i>Parantica</i>	<i>aglae</i>		Glassy Tiger, 玻璃蝶	AFCD-C	1	1	C. Barthelmy, GP	MT	Single 2004, 2013-2015
Insecta	Lepidoptera	Papilionoidea	Danaidae	<i>Trumala</i>	<i>limniace</i>		Blue Tiger, 青斑蝶	AFCD-C	1	1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Danaidae	<i>Trumala</i>	<i>septrionis</i>		Dark Blue Tiger, 藍青斑蝶	Fellowes-LC; AFCD-VR	1	1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Lycanidae	<i>Acytolepis</i>	<i>pustula</i>		Common Hedge Blue, 胡火蝶	AFCD-C	1	1	C. Barthelmy, GP	MT	Multiple 2004-2005, 2013-2015
Insecta	Lepidoptera	Papilionoidea	Lycanidae	<i>Catoclypsops</i>	<i>strabo</i>		Forget-me-not, 蘭灰蝶	AFCD-VR	1	1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Lycanidae	<i>Celastrina</i>	<i>lavandularis</i>		Plain Hedge Blue, 萬壽草斑蝶	AFCD-VR	1	1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Lycanidae	<i>Chilades</i>	<i>lagus</i>		Lime Blue, 紫斑蝶	AFCD-C	1	1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Lycanidae	<i>Chilades</i>	<i>pandava</i>		Plains Cupid, 曲紋紫灰蝶	AFCD-UC	1	1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Lycanidae	<i>Curetis</i>	<i>dentata</i>		Toothed Sunbeam, 尖翅銀灰蝶	AFCD-UC	1	1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Lycanidae	<i>Deudorix</i>	<i>epirrhoe</i>		Comelian, 灰灰蝶	AFCD-R	1	1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Lycanidae	<i>Heliothorus</i>	<i>epicles</i>		Purple Sapphire, 斜斑彩灰蝶	AFCD-C	1	1	C. Barthelmy, GP	MT	Single 2004, 2013-2015
Insecta	Lepidoptera	Papilionoidea	Lycanidae	<i>Horaga</i>	<i>onyx</i>		Common Onyx, 黑灰蝶	AFCD-R	1	1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Lycanidae	<i>Iracta</i>	<i>timoleon</i>		Silver Streak Blue, 銀木葉異灰蝶	AFCD-UC	1	1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Lycanidae	<i>Jamides</i>	<i>alecto</i>		Metallic Cerulean, 蒼雅灰蝶	AFCD-VR	1	1	Green Power	MT	Multiple 2004-2005
Insecta	Lepidoptera	Papilionoidea	Lycanidae	<i>Nacaduba</i>	<i>kurava</i>		Transparent 6-line Blue, 古樓藍灰蝶	AFCD-C	1	1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Lycanidae	<i>Rapala</i>	<i>mahea</i>		Slate Flash, 燕灰蝶	AFCD-C	1	1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Lycanidae	<i>Spindasis</i>	<i>lohita</i>		Long-banded Silverline, 銀線灰蝶	AFCD-C	1	1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Lycanidae	<i>Spindasis</i>	<i>syama</i>		Club Silverline, 豆粒銀線灰蝶	AFCD-UC	1	1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Lycanidae	<i>Zizeeria</i>	<i>karsandra</i>		Dark Grass Blue, 青灰蝶	AFCD-UC	1	1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Lycanidae	<i>Zizeeria</i>	<i>maha</i>		Pale Grass Blue, 靑蘭灰蝶	AFCD-VC	1	1	C. Barthelmy, GP	MT	Multiple 2004-2005, 2013-2015
Insecta	Lepidoptera	Papilionoidea	Lycanidae	<i>Zizina</i>	<i>olis</i>		Lesser Grass Blue, 毛眼灰蝶	AFCD-C	1	1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Nymphalidae	<i>Ariadne</i>	<i>ariadne</i>		Angled Castor, 波紋蝶	AFCD-C	1	1	C. Barthelmy, GP	MT	Multiple 2004-2005, 2013-2015
Insecta	Lepidoptera	Papilionoidea	Nymphalidae	<i>Athyma</i>	<i>nelfe</i>		Colour Sergeant, 相連帶紋蝶	AFCD-C	1	1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Nymphalidae	<i>Athyma</i>	<i>selenophora</i>		Staff Sergeant, 新月帶紋蝶	AFCD-C	1	1	Green Power		2013-2015

Class	Order	Super Family	Family	Genus	Species ¹	Author & Date	Common Name	Conservation Concern	Occurrence in PSO	Totals	Source	Notes	Records ³
Insecta	Lepidoptera	Papilionoidea	Nymphalidae	Charaxes	<i>bernardus</i>		Tawny Rajah; 白帶藍蛱蝶						
Insecta	Lepidoptera	Papilionoidea	Nymphalidae	Charaxes	<i>marmax</i>		Yellow Rajah; 藍蛱蝶	AFCD-C		1	C. Barthelmy, GP	MT	Multiple 2004; 2013-2015
Insecta	Lepidoptera	Papilionoidea	Nymphalidae	Cupha	<i>erymanthus</i>		Rustic; 黃斑蛱蝶	Fellowes-LC; AFCD-UC AFCD-VC		1	C. Barthelmy, GP Green Power	MT	Single 2004; 2013-2015 2013-2015
Insecta	Lepidoptera	Papilionoidea	Nymphalidae	Cyrestis	<i>thyodamas</i>		Common Mapwing; 網紋蛱蝶	AFCD-C		1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Nymphalidae	<i>Dichoragla</i>	<i>resimachus</i>		Constable; 電蛱蝶	Fellowes-LC; AFCD-R		1	C. Barthelmy, GP	MT; www.hkbiodiversity.net	Multiple 2004; 2013-2015
Insecta	Lepidoptera	Papilionoidea	Nymphalidae	<i>Discophora</i>	<i>sondalca</i>	Bolsduval, 1836	Common Duffer; 鳳凰力環蝶	n/a		1	C. Barthelmy, GP	MT	Single 2004; 2013-2015
Insecta	Lepidoptera	Papilionoidea	Nymphalidae	<i>Eurypus</i>	<i>nyctelus</i>		Courtesan; 芒蛱蝶	AFCD-VR		1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Nymphalidae	<i>Euthalia</i>	<i>lubentina</i>		Gaudy Baron; 紅斑蛱蝶	AFCD-UC		1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Nymphalidae	<i>Euthalia</i>	<i>phemius</i>		White-edged Blue Baron; 生翅蛱蝶	AFCD-C		1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Nymphalidae	<i>Hypolimnias</i>	<i>bolina</i>		Great Egg-fly; 幻紫斑蛱蝶	AFCD-C		1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Nymphalidae	<i>Hypolimnias</i>	<i>missippus</i>		Danaid Egg-fly; 金斑蛱蝶	Fellowes-LC; AFCD-UC		1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Nymphalidae	<i>Junonia</i>	<i>aimana</i>		Peacock Pansy; 美眼蛱蝶	AFCD-C		1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Nymphalidae	<i>Junonia</i>	<i>alfites</i>		Grey Pansy; 波紋眼蛱蝶	AFCD-C		1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Nymphalidae	<i>Junonia</i>	<i>iphita</i>		Chocolate Pansy; 銅翅眼蛱蝶	AFCD-C		1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Nymphalidae	<i>Junonia</i>	<i>lenonias</i>		Lemon Pansy; 蛇眼蛱蝶	AFCD-C		1	C. Barthelmy, GP	MT; www.hkbiodiversity.net	Single 2004; 2013-2015
Insecta	Lepidoptera	Papilionoidea	Nymphalidae	<i>Kaniska</i>	<i>canace</i>		Blue Admiral; 琉璃蛱蝶	AFCD-C		1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Nymphalidae	<i>Neptis</i>	<i>clinia</i>		Southern Sulled Sailer; 斑環蛱蝶	AFCD-C		1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Nymphalidae	<i>Neptis</i>	<i>hydas</i>		Common Sailer; 中環蛱蝶	AFCD-VC		1	C. Barthelmy, GP	MT; www.hkbiodiversity.net	Multiple 2004-2005; 2013-2015
Insecta	Lepidoptera	Papilionoidea	Nymphalidae	<i>Neptis</i>	<i>soma</i>		Sulled Sailer; 淺環蛱蝶	Fellowes-LC; AFCD-VR		1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Nymphalidae	<i>Pantoporia</i>	<i>hordonia</i>		Common Lascar; 金輪蛱蝶	AFCD-UC		1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Nymphalidae	<i>Parasarpa</i>	<i>dudu</i>		White Commodore; 丫紋伴蛱蝶	AFCD-C		1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Nymphalidae	<i>Parathyma</i>	<i>sulpitia</i>		Five-dot Sergeant; 殘雲淺蛱蝶	AFCD-C		1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Nymphalidae	<i>Phaedyma</i>	<i>columella</i>		Short-banded Sailer; 杜非蛱蝶	AFCD-C		1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Nymphalidae	<i>Polyura</i>	<i>athamas</i>			n/a		1	C. Barthelmy	MT; www.hkbiodiversity.net	Multiple 2004
Insecta	Lepidoptera	Papilionoidea	Nymphalidae	<i>Polyura</i>	<i>nepenehes</i>	(Grose-Smith, 1883)	Shan Nawab; 黑寬尾蛱蝶	AFCD-UC	Occasional	1	C. Barthelmy, GP		Multiple 2005; 2013-2015
Insecta	Lepidoptera	Papilionoidea	Nymphalidae	<i>Rohana</i>	<i>parisalis</i>		Black Prince; 黑蛱蝶	AFCD-C		1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Nymphalidae	<i>Symbrenthia</i>	<i>illaea</i>		Common Jester; 散紋電蛱蝶	AFCD-C		1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Nymphalidae	<i>Vanessa</i>	<i>indica</i>		Indian Red Admiral; 大紅蛱蝶	AFCD-UC		1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Papilionidae	<i>Chilasa</i>	<i>clytia</i>		Common Mine; 斑鳳蝶	AFCD-C		1	C. Barthelmy, GP	MT; www.hkbiodiversity.net	Single 2004; 2013-2015
Insecta	Lepidoptera	Papilionoidea	Papilionidae	<i>Graphium</i>	<i>agamemnon</i>		Tailed Jay; 尾紋青鳳蝶	AFCD-C		1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Papilionidae	<i>Graphium</i>	<i>doson</i>		Common Jay; 木蘭青鳳蝶	AFCD-C		1	C. Barthelmy, GP	MT; www.hkbiodiversity.net	Single 2004; 2013-2015
Insecta	Lepidoptera	Papilionoidea	Papilionidae	<i>Graphium</i>	<i>sarpedon</i>		Common Bluebottle; 青鳳	AFCD-VC		1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Papilionidae	<i>Lamproptera</i>	<i>curius</i>		Chinese Peacock; 碧鳳蝶	Fellowes-LC		1	C. Barthelmy	MT; www.hkbiodiversity.net	Multiple 2004
Insecta	Lepidoptera	Papilionoidea	Papilionidae	<i>Papilio</i>	<i>bianor</i>		Red Helen; 玉斑鳳蝶	AFCD-C		1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Papilionidae	<i>Papilio</i>	<i>helenus</i>		Great Mormon; 弄蝶	AFCD-VC		1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Papilionidae	<i>Papilio</i>	<i>memnon</i>		Paris Peacock; 巴黎翠鳳蝶	AFCD-VC		1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Papilionidae	<i>Papilio</i>	<i>paris</i>		Common Mormon; 玉帶鳳	AFCD-VC		1	C. Barthelmy, GP	MT; www.hkbiodiversity.net	Multiple 2004; 2013-2015
Insecta	Lepidoptera	Papilionoidea	Papilionidae	<i>Papilio</i>	<i>polytes</i>		Spangle; 藍鳳蝶	AFCD-VC		1	C. Barthelmy, GP	MT; www.hkbiodiversity.net	Multiple 2004-2008; 2013-2015
Insecta	Lepidoptera	Papilionoidea	Papilionidae	<i>Papilio</i>	<i>protenor</i>					1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Pieridae	<i>Catopsilia</i>	<i>pomona</i>		Lemon Emigrant; 暹粉蝶	AFCD-C		1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Pieridae	<i>Catopsilia</i>	<i>pyranthe</i>		Mottled Emigrant; 粉花暹粉蝶	AFCD-VC		1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Pieridae	<i>Cepora</i>	<i>nerissa</i>		Common Gull; 黑眼藍粉蝶	AFCD-C		1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Pieridae	<i>Delias</i>	<i>hyparete</i>		Painted Jezebel; 後翅斑粉蝶	AFCD-UC		1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Pieridae	<i>Delias</i>	<i>pasithoe</i>		Red-base Jezebel; 紫底斑粉蝶	AFCD-VC		1	C. Barthelmy, GP	MT; www.hkbiodiversity.net	Single 2004; 2013-2015
Insecta	Lepidoptera	Papilionoidea	Pieridae	<i>Dercas</i>	<i>verhulii</i>		Tailed Sulphur; 槽方粉蝶	AFCD-R		1	Green Power		2013-2015

Class	Order	Super Family	Family	Genus	Species ¹	Author & Date	Common Name	Conservation Concern	Occurrence in PSO	Totals	Source	Notes	Records ³
Insecta	Lepidoptera	Papilionoidea	Pieridae	<i>Eurema</i>	<i>blanda</i>		Three-spot Grass Yellow; 黑黃粉蝶	AFCD-C		1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Pieridae	<i>Eurema</i>	<i>brigitte</i>		Small Grass Yellow; 黑標黃粉蝶	Fellowes-LC; AFCD-R		1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Pieridae	<i>Eurema</i>	<i>hecabe</i>		Common Grass Yellow; 雙標黃粉蝶	AFCD-VC		1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Pieridae	<i>Hebomoia</i>	<i>glauippe</i>		Great Orange Tip; 藍頂粉蝶	AFCD-C		1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Pieridae	<i>Peris</i>	<i>rapae</i>		Small Cabbage White; 菜粉蝶	AFCD-R		1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Pieridae	<i>Pieris</i>	<i>canidia</i>		Indian Cabbage White; 東方菜粉蝶	AFCD-VC		1	C. Barthelmy, GP	MT.; www.hkbiodiversity.net	Multiple 2004-2005; 2013-2015
Insecta	Lepidoptera	Papilionoidea	Riodinidae	<i>Abisara</i>	<i>echerius</i>		Plum Judy; 紫目褐眼蝶	AFCD-VC		1	C. Barthelmy, GP	MT	Single 2004; 2013-2015
Insecta	Lepidoptera	Papilionoidea	Riodinidae	<i>Zemeros</i>	<i>ifeygas</i>		Punchnellid; 斑眼蝶	AFCD-C		1	C. Barthelmy, GP	MT.; www.hkbiodiversity.net	Multiple 2004; 2013-2015
Insecta	Lepidoptera	Papilionoidea	Saturniidae	<i>Actias</i>	<i>selene</i>	(Hübner, 1807)	Indian moon moth	n/a	Scarce	1	C. Barthelmy		Visual sighting 1999-2011; Not listed IUCN
Insecta	Lepidoptera	Papilionoidea	Saturniidae	<i>Aftacus</i>	<i>atlas</i>	(Linnaeus, 1758)	Atlas moth	n/a	Scarce	1	C. Barthelmy		Visual sighting 1999-2003; Not listed IUCN
Insecta	Lepidoptera	Papilionoidea	Satyridae	<i>Elymnias</i>	<i>hypermeris</i>		Common Palmfly; 翠袖眼蝶	AFCD-C		1	C. Barthelmy, GP	MT.; www.hkbiodiversity.net	Multiple 2004; 2013-2015
Insecta	Lepidoptera	Papilionoidea	Satyridae	<i>Lefte</i>	<i>confusa</i>		Banded Tree Brown; 白帶樹眼蝶	AFCD-C		1	C. Barthelmy, GP	MT.; www.hkbiodiversity.net	Multiple 2004-2005; 2013-2015
Insecta	Lepidoptera	Papilionoidea	Satyridae	<i>Lefte</i>	<i>europa</i>		Bamboo Tree Brown; 長紋樹眼蝶	AFCD-UC		1	Green Power		2013-2015
Insecta	Lepidoptera	Papilionoidea	Satyridae	<i>Melanitis</i>	<i>lede</i>		Dark Evening Brown; 暗暮眼蝶	AFCD-UC		1	C. Barthelmy, GP	MT.; www.hkbiodiversity.net	Multiple 2004; 2013-2015
Insecta	Lepidoptera	Papilionoidea	Satyridae	<i>Melanitis</i>	<i>phedima</i>		Dark-brand Bush Brown; 小盾眼蝶	AFCD-VC		1	C. Barthelmy, GP	MT.; www.hkbiodiversity.net	Multiple 2004-2005; 2013-2015
Insecta	Lepidoptera	Papilionoidea	Satyridae	<i>Mycalesis</i>	<i>mineus</i>		South China Bush Brown; 平頂樹眼蝶	AFCD-C		1	C. Barthelmy, GP	MT.; www.hkbiodiversity.net	Multiple 2004-2005; 2013-2015
Insecta	Lepidoptera	Papilionoidea	Satyridae	<i>Mycalesis</i>	<i>zonata</i>		Common Palmfly; 翠袖眼蝶	AFCD-C		1	C. Barthelmy, GP	MT	Multiple 2004-2005; 2013-2015
Insecta	Lepidoptera	Papilionoidea	Satyridae	<i>Neope</i>	<i>imulheadii</i>		Mulhead's Labyrinth; 藍翅樹眼蝶	n/a		1	C. Barthelmy	MT	Single 2004
Insecta	Lepidoptera	Papilionoidea	Satyridae	<i>Ypthima</i>	<i>balus</i>		Common Five-ring; 雙眼蝶	AFCD-UC		1	C. Barthelmy, GP	MT.; www.hkbiodiversity.net	Multiple 2004; 2013-2015
Insecta	Lepidoptera	Papilionoidea	Satyridae	<i>Ypthima</i>	<i>ilsandra</i>		Straight Five-ring; 寧奈雙眼蝶	AFCD-VC		1	C. Barthelmy, GP	MT.; www.hkbiodiversity.net	Multiple 2004-2005; 2013-2015
Insecta	Lepidoptera	Spingioidea	Spingidae	<i>Hyles</i>	<i>sp1</i>			n/a		1	C. Barthelmy	MT	Single 2004; 2013-2015
Insecta	Lepidoptera	Hesperioidea	Hesperiidae	<i>Aeromachus</i>	<i>jhora</i>	De Nicéville, 1885	Jhora Scrub Hopper; 寬翼弄蝶	AFCD-R		1	Green Power		2013-2015
Insecta	Lepidoptera	Hesperioidea	Hesperiidae	<i>Aeromachus</i>	<i>pygmaeus</i>	Fabricius, 1775	Pigmy Scrub Hopper; 侏儒弄蝶	Fellowes-RC; AFCD-VR		1	Green Power		2013-2015
Insecta	Lepidoptera	Hesperioidea	Hesperiidae	<i>Amphitia</i>	<i>dioscorides</i>	Fabricius, 1793	Bush Hopper; 黃藍弄蝶	AFCD-UC		1	Green Power		2013-2015
Insecta	Lepidoptera	Hesperioidea	Hesperiidae	<i>Asciotroperus</i>	<i>jama</i>	Felder & Felder, 1860	Forest Hopper; 綠翅弄蝶	AFCD-C		1	Green Power		2013-2015
Insecta	Lepidoptera	Hesperioidea	Hesperiidae	<i>Bhassia</i>	<i>gomata</i>	Moore, 1865	Pale Awlet; 日本弄蝶	AFCD-UC		1	Green Power		2013-2015
Insecta	Lepidoptera	Hesperioidea	Hesperiidae	<i>Borbo</i>	<i>cinnara</i>	Wallace, 1866	Formosan Swift; 仙弄蝶	AFCD-C		1	Green Power		2013-2015
Insecta	Lepidoptera	Hesperioidea	Hesperiidae	<i>Callotis</i>	<i>cahira</i>	Moore, 1877	Dark Swift; 黑翅弄蝶	AFCD-R		1	Green Power		2013-2015
Insecta	Lepidoptera	Hesperioidea	Hesperiidae	<i>Choaspes</i>	<i>benjaminii</i>	Guérin-Meneville, 1843	Indian Aw King; 綠弄蝶	AFCD-VR		1	Green Power		2013-2015
Insecta	Lepidoptera	Hesperioidea	Hesperiidae	<i>Hyarolis</i>	<i>adrasius</i>	Stoll, 1782	Tree Fitter; 布弄蝶	AFCD-UC		1	Green Power		2013-2015
Insecta	Lepidoptera	Hesperioidea	Hesperiidae	<i>Iambrix</i>	<i>salsala</i>	Moore, 1865	Chestnut Bob; 雀弄蝶	AFCD-UC		1	Green Power		2013-2015
Insecta	Lepidoptera	Hesperioidea	Hesperiidae	<i>Notocrypta</i>	<i>curvifascia</i>	Felder & Felder, 1862	Restricted Demon; 曲紋袖弄蝶	AFCD-UC		1	Green Power		2013-2015
Insecta	Lepidoptera	Hesperioidea	Hesperiidae	<i>Pamara</i>	<i>bada</i>	Evans, 1937	Rare Swift; 曲紋袖弄蝶	AFCD-R		1	Green Power		2013-2015
Insecta	Lepidoptera	Hesperioidea	Hesperiidae	<i>Pamara</i>	<i>ganga</i>	Bremer & Grey, 1853	Common Straight Swift; 直紋袖弄蝶	AFCD-UC		1	Green Power		2013-2015
Insecta	Lepidoptera	Hesperioidea	Hesperiidae	<i>Pelodidas</i>	<i>agna</i>	Moore, 1865	Little Branded Swift; 南亞殼弄蝶	AFCD-UC		1	Green Power		2013-2015
Insecta	Lepidoptera	Hesperioidea	Hesperiidae	<i>Pelodidas</i>	<i>assamensis</i>	De Nicéville, 1882	Great Swift; 印度殼弄蝶	Fellowes-LC; AFCD-R		1	Green Power		2013-2015
Insecta	Lepidoptera	Hesperioidea	Hesperiidae	<i>Pelodidas</i>	<i>conjunctus</i>		Conjoined Swift; 古銅殼弄蝶	AFCD-R		1	Green Power		2013-2015
Insecta	Lepidoptera	Hesperioidea	Hesperiidae	<i>Polyremis</i>	<i>lubricans</i>	Herrich-Schäffer, 1869	Contiguous Swift; 黃紋孔弄蝶	AFCD-C		1	Green Power		2013-2015
Insecta	Lepidoptera	Hesperioidea	Hesperiidae	<i>Potanthus</i>	<i>trachala</i>	Mabille, 1878	Lesser Band Dart; 腳紋黃弄蝶	AFCD-R		1	Green Power		2013-2015

Class	Order	Super Family	Family	Genus	Species ¹	Author & Date	Common Name	Conservation Concern	Occurrence in PSO	Totals	Source	Notes	Records ³
Insecta	Lepidoptera	Hesperioidea	Hesperiidae	<i>Suares</i>	<i>gremius</i>	Fabricius, 1798	Indian Palm Bob, 素弄蝶	AFCD-UC	1	1	Green Power		2013-2015
Insecta	Lepidoptera	Hesperioidea	Hesperiidae	<i>Tagiades</i>	<i>litigiosa</i>	Möschler, 187	Water Snow Flat; 沾邊粉弄蝶	AFCD-C	1	1	Green Power		2013-2015
Insecta	Lepidoptera	Hesperioidea	Hesperiidae	<i>Tagiades</i>	<i>menaka</i>	Moore, 1865	Dark Edged Snow Flat; Purple and Gold Filter; 黑邊粉弄蝶	Fellowes-LC; AFCD-UC	1	1	Green Power		2013-2015
Insecta	Lepidoptera	Hesperioidea	Hesperiidae	<i>Zographetus</i>	<i>satwa</i>	Nicéville, 1884	Fellowes-RC; AFCD-R 黃裳網脈弄蝶		1	1	Green Power		2013-2015

Total Lepidoptera	124
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IUCN Status	Data Deficient	Endangered
	Least Concern	Critically Endangered
	Near Threatened	Extinct in the Wild
	Vulnerable	Extinct

Notes

- 1 Only ascertained species are named. The use of sp1-x is for uniqueness of record and does not mean the species is undescribed.
- 2 The Records column show the actual record logged in C. Barthelmy's database. "Single" means a single entry at the logged date; "Multiple" means 2 or more entry in the date range. The entries in that column excludes the numerous unrecorded sightings for most species with "single" value. "MT" means that the specimens were collected with a Malaise trap. Conservation status is as per HK AFD listed.
- 4 Specimens were collected using Malaise traps (in place since 2004) and hand nets, and as prey or parasites/deleptoparasites of solitary aculeates nesting in bamboo nest traps.

Class	Order	Super Family	Family	Sub Family	Genus	Species ¹	Author & Date	Conservation Concern	Occurrence in p30	Totals	Source	Records ²
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Other Insects

Total Species 36

Insecta	Diclyptera	Blaberoidea	Epilampridae		<i>Opisthoplatia</i>	<i>orientalis</i>	(Burmeister, 1838)	n/a	Frequent	1	C. Barthelmy	Visual sightings 1999-2011
Insecta	Diclyptera	Blaberoidea	Epilampridae		<i>Rhabdoblatta</i>	sp1		n/a	Occasional	1	C. Barthelmy	Visual sightings 1999-2011
Insecta	Diclyptera	Blaberoidea	Blattellidae		<i>Blattella</i>	<i>bisignata</i>	Brunner, 1893	n/a	Frequent	1	Dr. Mann, Oxf. Uni	Multiple 2009-2012
Insecta	Diclyptera	Blattaria	Blattellidae		<i>Eosymptloce</i>	sp1		n/a	Frequent	1	C. Barthelmy	Multiple 2004-2005
Insecta	Diclyptera	Blattaria	Blattellidae		<i>Pseudophyllodromiinae</i>	<i>Batta</i>		n/a	Frequent	1	Dr. Mann, Oxf. Uni	Multiple 2009-2012
Insecta	Diclyptera	Blattaria	Blattellidae		<i>Periplaneta</i>	<i>americana</i>	(Linnaeus, 1758)	n/a	Frequent	1	C. Barthelmy	Visual sightings 1999-2011
Insecta	Diclyptera	Mantodea	Indopterygidae		<i>Sinomania</i>	<i>denticulata</i>	Beier, 1933	n/a	Occasional	1	C. Barthelmy	Visual sightings 1999-2011
Insecta	Diclyptera	Mantodea	Mantidae		<i>Haplopteryx</i>	<i>occipitalis</i>	(Westwood, 1889)	n/a	Frequent	1	C. Barthelmy	Visual sightings 1999-2011
Insecta	Diclyptera	Mantodea	Mantidae		<i>Crotophaga</i>	<i>germala</i>	Saussure, 1869	n/a	Frequent	1	C. Barthelmy	Single 1999
Insecta	Diclyptera	Mantodea	Mantidae		<i>Herodula</i>	<i>pallidifera</i>	Serville, 1839	n/a	Frequent	1	C. Barthelmy	Single 2003
Insecta	Diclyptera	Mantodea	Mantidae		<i>Tenebrio</i>	<i>sinensis</i>	(Saussure, 1871)	n/a	Frequent	1	C. Barthelmy	Multiple 2001-2003
Insecta	Diclyptera	Mantodea	Mantidae		<i>Tenebrio</i>	<i>aridifolia</i>	(Stoll, 1813)	n/a	Frequent	1	C. Barthelmy	Single 1999
Insecta	Diclyptera	Mantodea	Mantidae		<i>Stellia</i>	<i>maculata</i>	(Thunberg, 1744)	n/a	Frequent	1	C. Barthelmy	Single 2006

Total Dictyoptera 13

Insecta	Diptera	Dolichopodidae			<i>Chrysomya</i>	<i>globiferum</i>	(Wiedemann 1830)	n/a	Abundant	1	C. Barthelmy	Visual sightings 1999-2011; MT
Insecta	Diptera	Celyphidae			<i>Celyphus</i>	<i>difficilis</i>	Malloch, 1927	n/a	Frequent	1	C. Barthelmy	Multiple 2004-2005
Insecta	Diptera	Culicidae			<i>Aedes</i>	<i>albopictus</i>	Skuse, 1894	n/a	Abundant	1	C. Barthelmy	Visual sightings 1999-2011
Insecta	Diptera	Culicidae			<i>Anopheles</i>	<i>maculatus</i>	Theobald, 1901	n/a	Abundant	1	C. Barthelmy	Multiple 2004-2015
Insecta	Diptera	Culicidae			<i>Culex</i>	<i>vagens</i>	Wiedemann, 1828	n/a	Abundant	1	C. Barthelmy	Multiple 2004-2015
Insecta	Diptera	Culicidae			<i>Toxohynchites</i>	<i>splendens</i>	(Wiedemann, 1819)	n/a	Frequent	1	C. Barthelmy	Visual sightings 1999-2011
Insecta	Diptera	Phoridae			<i>Megaselia</i>	sp1		n/a	Frequent	1	Dr. Paul Beuk, NHM	Multiple 2009
Insecta	Diptera	Psychodidae			<i>Psychoda</i>	sp1		n/a	Frequent	1	C. Barthelmy	Visual sightings 1999-2011
Insecta	Diptera	Sarcophagidae			<i>Amobia</i>	<i>quatei</i>	Kurahashi	n/a	Frequent	1	Dr. Lieveke Sijstermans, Uni of Amsterdam	Multiple 2009

Insecta	Diptera	Sarcophagidae			<i>Parasarcophaga</i>	sp1		n/a	Frequent	1	C. Barthelmy	Visual sightings 1999-2011; MT
Insecta	Diptera	Syrphidae			<i>Allobaccha</i>	<i>apicalis</i>	(Loew, 1859)	n/a	Frequent	1	C. Barthelmy	Visual sightings 1999-2011; MT
Insecta	Diptera	Syrphidae			<i>Asarlina</i>	<i>porcina</i>	(Coquillett, 1898)	n/a	Frequent	1	C. Barthelmy	Visual sightings 1999-2011; MT
Insecta	Diptera	Syrphidae			<i>Monoceromyia</i>	<i>obscura</i>	Brunetti, 1907	n/a	Frequent	1	C. Barthelmy	Single 2000
Insecta	Diptera	Tipulidae			<i>Hexatoma</i>	sp1		n/a	Frequent	1	C. Barthelmy	Visual sightings 1999-2011; MT
Insecta	Diptera	Tipulidae			<i>Tipula</i>	sp1		n/a	Abundant	1	C. Barthelmy	Visual sightings 1999-2011; MT

Total Diptera 14

Insecta	Isoptera	Rhinotermitidae			<i>Coptitermes</i>	<i>formosanus</i>	Shiraki, 1909	n/a	Abundant	1	C. Barthelmy	Multiple 2004-2005
Insecta	Isoptera	Termitinae			<i>Capritermes</i>	<i>fuscolibalis</i>	Light, 1931	n/a	Abundant	1	C. Barthelmy	Single 2006

Total Isoptera 2

Insecta	Megaloptera	Corydalidae			<i>Chauliodes</i>	sp1		n/a		1	C. Barthelmy	Single 2005
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Total Megaloptera 1

Insecta	Neuroptera	Ascalaphidae			<i>Ascalaphybis</i>	<i>sublaevis</i>		n/a	Frequent	1	C. Barthelmy	Multiple 2004-2014
Insecta	Neuroptera	Chrysopidae			<i>Chrysopa</i>	sp1		n/a	Occasional	1	C. Barthelmy	Multiple 2005
Insecta	Neuroptera	Corydalidae			<i>Neochauliodes</i>	bore	(Tjeder, 1941)	n/a	Frequent	1	C. Barthelmy	Single 2000
Insecta	Neuroptera	Myrmeleontidae			<i>Myrmeleon</i>			n/a	Frequent	1	C. Barthelmy	Multiple 2004-2014

Total Neuroptera 4

Insecta	Phasmda	Heteronemidae			<i>Neohrasea</i>	sp1		n/a	Occasional	1		Visual sightings 1999-2011
Insecta	Phasmda	Phasmdae			<i>Entoria</i>	sp1		n/a	Frequent	1		Single 2001

Total Phasmda 2

Total Other Insecta 36

Notes

1 Only ascertained species are named. The use of sp1-x is for uniqueness of record and does not mean the species is undescribed.

IUCN Status	Data Deficient	Endangered
	Least Concern	Critically Endangered
	Near-Threatened	Extinct in the Wild
	Vulnerable	Extinct

Class	Order	Family	Sub Family	Genus	Species ¹	Common Name	Author & Date	Conservation Concern	Occurrence in PSO	Totals	Source	Records ²	Notes
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Non Insecta Arthropods	Total Species	53
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SPIDERS	Total Species	35
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Arachnida	Araneida	Araneidae		Agriopes	sp1			n/a	occasional	1	C. Barthelémy	Photo: 2006-2009	
Arachnida	Araneida	Araneidae		Araneus	sp1			n/a		1	Dickson Wong, HK	C. Barthelémy as prey of Aculeata	
Arachnida	Araneida	Araneidae		Cyclosa	confusa		Bösenberg & Strand, 1906	none	frequent	1	Dickson Wong, HK	C. Barthelémy as prey of Aculeata	
Arachnida	Araneida	Araneidae		Cyclosa	cylindrata		Yin, Zhu & Wang, 1995	none	occasional	1	Dickson Wong, HK	C. Barthelémy as prey of Aculeata	
Arachnida	Araneida	Araneidae		Cyclosa	nigra		Yin et al., 1990	none	occasional	1	Dickson Wong, HK	C. Barthelémy as prey of Aculeata	
Arachnida	Araneida	Araneidae		Cyclosa	oculata		(Walckenaer, 1802)	none	occasional	1	Dickson Wong, HK	C. Barthelémy as prey of Aculeata	
Arachnida	Araneida	Araneidae		Cyclosa	sp1			n/a		1	Dickson Wong, HK	C. Barthelémy as prey of Aculeata	
Arachnida	Araneida	Araneidae		Cyrtophora	moluccensis		(Döleschall, 1857)	none		1	Dickson Wong, HK	C. Barthelémy as prey of Aculeata	
Arachnida	Araneida	Araneidae		Eriovixia	sp1			n/a		1	Dickson Wong, HK	C. Barthelémy as prey of Aculeata	
Arachnida	Araneida	Araneidae		Gasteracantha	kuhiji		C. L. Koch, 1837	none	occasional	1	Dickson Wong, HK	C. Barthelémy as prey of Aculeata	
Arachnida	Araneida	Araneidae		Gea	spinipes		C. L. Koch, 1843	none	frequent	1	Dickson Wong, HK	C. Barthelémy as prey of Aculeata	
Arachnida	Araneida	Araneidae		Neoscona	melottei		(Simon, 1895)	none	occasional	1	Dickson Wong, HK	C. Barthelémy as prey of Aculeata	
Arachnida	Araneida	Araneidae		Neoscona	scylla		(Karsch, 1879)	none	frequent	1	Dickson Wong, HK	C. Barthelémy as prey of Aculeata	
Arachnida	Araneida	Araneidae		Neoscona	sp1			n/a	frequent	1	Dickson Wong, HK	C. Barthelémy as prey of Aculeata	
Arachnida	Araneida	Araneidae		Neoscona	sp2			n/a	frequent	1	Dickson Wong, HK	C. Barthelémy as prey of Aculeata	
Arachnida	Araneida	Araneidae		Neoscona	sp3			n/a	frequent	1	Dickson Wong, HK	C. Barthelémy as prey of Aculeata	
Arachnida	Araneida	Araneidae		Nephila	plipes		(Fabricius, 1793)	none	frequent	1	C. Barthelémy	C. Barthelémy as prey of Aculeata	
Arachnida	Araneida	Araneidae		Parawixia	dehaani		(Döleschall, 1859)	none	occasional	1	Dickson Wong, HK	C. Barthelémy as prey of Aculeata	
Arachnida	Araneida	Araneidae		Rhomphaea	sp1			n/a	occasional	1	Dickson Wong, HK	C. Barthelémy as prey of Aculeata	
Arachnida	Araneida	Oxyopidae		Oxyopes	seratus	lynx spider		none	frequent	1	C. Barthelémy	C. Barthelémy as prey of Aculeata	
Arachnida	Araneida	Oxyopidae		Oxyopes	sp1			n/a		1	Dickson Wong, HK	Photo 2006-2007	
Arachnida	Araneida	Tetragnathidae		Leucauge	bianda		(L. Koch, 1878)	none	frequent	1	Dickson Wong, HK	C. Barthelémy as prey of Aculeata	
Arachnida	Araneida	Tetragnathidae		Leucauge	tessellata		(Thorell, 1887)	none	frequent	1	Dickson Wong, HK	C. Barthelémy as prey of Aculeata	
Arachnida	Araneida	Tetragnathidae		Leucauge	sp1			n/a		1	Dickson Wong, HK	C. Barthelémy as prey of Aculeata	
Arachnida	Araneida	Tetragnathidae		Leucauge	sp2			n/a		1	Dickson Wong, HK	C. Barthelémy as prey of Aculeata	
Arachnida	Araneida	Theridiidae		Achaearanea	japonica		(Bösenberg & Strand, 1906)	n/a	occasional	1	Dickson Wong, HK	C. Barthelémy as prey of Aculeata	
Arachnida	Araneida	Theridiidae		Argyrodus	sp1			n/a		1	Dickson Wong, HK	C. Barthelémy as prey of Aculeata	
Arachnida	Araneida	Theridiidae		Argyrodus	sp2			n/a		1	Dickson Wong, HK	C. Barthelémy as prey of Aculeata	
Arachnida	Araneida	Thomisidae		Misumenra	valia		(Clerck, 1757)	none	occasional	1	Dickson Wong, HK	C. Barthelémy as prey of Aculeata	
Arachnida	Araneida	Thomisidae		Myrmarchne	sp1			n/a	frequent	1	C. Barthelémy	Photo	
Arachnida	Araneida	Thomisidae		Oxytate	stralipes		L. Koch, 1878	none	occasional	1	Dickson Wong, HK	C. Barthelémy as prey of Aculeata	
Arachnida	Araneida	Sparassidae		Heteropoda	venulifera	Huntsman	(Linnaeus, 1767)	none	Abundant	1	C. Barthelémy	Visual sightings: 1999-2011	
Arachnida	Araneida	Sparassidae		Olios	sp1			n/a		1	Dickson Wong, HK	C. Barthelémy as prey of Aculeata	
Arachnida	Araneida	Thelacopis		Thelacopis	sp1			n/a		1	Dickson Wong, HK	C. Barthelémy as prey of Aculeata	
Arachnida	Araneida	Uloboridae		Ooctonoba	sp1			n/a		1	Dickson Wong, HK	C. Barthelémy as prey of Aculeata	

Total Araneae		35
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SCORPIONS	Total Species	1
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Arachnida	Scorpionida	Liocheilidae		Liocheiles	sp			None	Scarce	1	C. Barthelémy, D. Willot	Photo: Species may have been introduced.	
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Total Scorpions		1
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TICKS	Total Species	1
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Arachnida	Acarina	Ixodidae		Haemaphysalis	sinensis		Zhang, 1981	None	Abundant	1	C. Barthelémy	Visual sightings 1999-2011	
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Total Ticks		1
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CENTIPEDES	Total Species	5
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Chilopoda	Geophilomorpha	Geophilidae		Geophilus	sp1			none	Frequent	1	C.Barthelémy	Visual from 1998 to 2011.	
Chilopoda	Scolopendromorpha	Scolopendridae		Scolopendra	subspinipes		Leach 1815	none	Occasional	1	C.Barthelémy	Visual in 2000. CHB Collection	

Class	Order	Family	Sub Family	Genus	Species ¹	Common Name	Author & Date	Conservation Concern	Occurrence in PSO	Totals	Source	Records ²	Notes
Chilopoda	Scolopendromorpha	Scolopendridae		<i>Scolopendra</i>	sp1			none	Frequent	1	C.Barthelemy	Visual from 1999 to 2011, ChB Collection	
Chilopoda	Scolopendromorpha	Scolopendridae		<i>Scolopendra</i>	sp2			none	Frequent	1	C.Barthelemy	Visual from 1999 to 2011, ChB Collection	

Total Scolopendromorpha 4

Chilopoda	Scutigermorpha	Scutigeridae		<i>Thereupoda</i>	<i>clunifera</i>	Long-legged Centipede	Wood (1862)	none	Frequent	1	C.Barthelemy	Visual from 1999 to 2011	
									Total Scutigermorpha	1			

MILLIPEDES	Total Species	7
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Diplopoda	Julida		<i>Anuliculus</i>	<i>longinus</i>		(Karsch, 1881)	n/a	Frequent	1	Simon Wong	Common in HK
Diplopoda	Polydesmida	Paradoxosomatidae	<i>Caiwieskela</i>	sp1			n/a	Frequent	1	Simon Wong	Common in HK
Diplopoda	Polydesmida	Pygodesmidae	<i>Cryptocorypha</i>	<i>ornata</i>		(Attems, 1938)	n/a	Frequent	1	Simon Wong	Common in HK
Diplopoda	Spirobolida	Trigonulidae	<i>Trigonulus</i>	<i>corallinus</i>		(Eydox & Souleyet, 1841)	n/a	Frequent	1	C.Barthelemy	Visual from 1999 to 2011
Diplopoda	Spirostreptida	Glyphulidae	<i>Glyphulus</i>	<i>formosus</i>		(Pocock, 1895)	n/a	Frequent	1	Simon Wong	Common in HK
Diplopoda	Spirostreptida	Glyphulidae	<i>Glyphulus</i>	<i>granulatus</i>		(Gervais, 1847)	n/a	Frequent	1	Simon Wong	Common in HK
Diplopoda	Spirostreptida	Glyphulidae	<i>Glyphulus</i>	sp1			n/a	Scarce	1	Simon Wong	Only Found in PSO

Total Millipedes 7

CRUSTACEANS	Total Species	4
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Malacostraca	Decapoda	Alydidae	<i>Cardina</i>	<i>cartonensis</i>	Bee Shrimp	Yu, 1938	IUCN- LC	Frequent	1	Lun Hsu, Allen	Sighting 2014
Malacostraca	Decapoda	Palaemonidae	<i>Macrobrachium</i>	<i>vietnamense</i>	Crayfish, 越南河蚌	Dang, 1980	n/a	Occasional	1	C.Barthelemy	Visual from 1999 to 2011
Malacostraca	Decapoda	Isopodotamidae	<i>Nanhaiotamon</i>	<i>hongkongense</i>	Hong Kong Freshwater Crab	(Shen, 1940)	IUCN- LC; Fellowes-PGC	Frequent	1	C.Barthelemy	Visual from 1999 to 2011
Malacostraca	Decapoda	Varunidae	<i>Eriocheir</i>	<i>hepuensis</i>	Mitten crab	Dai, 1991	n/a	Frequent	1	C.Barthelemy	Visual from 1999 to 2011

Total Decapoda 4

Total Non-Insecta Arthropods 53

Fellowes <i>et al.</i> (2002)	Potential Global Concern	IUCN Status		Data Deficient	Endangered			
	Potential Regional Concern; PRC			Least Concern		Critically Endangered		
	Global Concern; GC			Near Threatened			Extinct in the Wild	
	Local Concern; LC			Vulnerable				Extinct

Notes

1- Identification of fishes as been done using Lam Kin-san, 2002 Freshwater Fishes in HK, AFCD Publ. and the distribution maps contained within

Class	Order	Family	Genus	Species	Author & Date	Comon Name	Conservation Concern	Occurance in PSO	Totals	Source ¹	Notes
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Fish	Total Species			16
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Anguilliformes	Anguillidae	<i>Anguilla</i>	<i>marmorata</i>		Quoy & Gaimard, 1824	Giant Mottled Eel	IUCN-LC; Fellowes GC		1	Tony Nip, KFBG	
Actinopterygii	Cypriniformes	<i>Liniparhornaloptera</i>	<i>disparis</i>		(Lin, 1934)	Broken band hillstream loach	IUCN-DD	Frequent	1	Lam Kin-san, AFCD	Common in HK
Actinopterygii	Cypriniformes	<i>Schistura</i>	<i>fasciolata</i>		(Nichols & Pope, 1927)	Striped loach	IUCN-DD	Frequent	1	Lam Kin-san, AFCD	Common in HK
	Cobitidae	<i>Misgurnus</i>	<i>anguillicaudatus</i>		(Cantor, 1842)	Pond loach	IUCN-LC	Frequent	1	Lam Kin-san, AFCD	Common in HK
Actinopterygii	Cypriniformes		<i>Nicholsi</i>	<i>cypripis</i>	(Nichols & Pope, 1927)	-	n/a	Occasional	1	Lam Kin-san, AFCD	Occasional in HK
Actinopterygii	Cypriniformes		<i>Parazacco</i>	<i>spilurus</i>	(Gunther, 1868)	Predaceous Chub	IUCN-DD	Abundant	1	C.Barthelemy/Willot	
Actinopterygii	Cypriniformes		<i>Puntius</i>	<i>semitfasciolatus</i>	(Gunther, 1868)	Golden barb	IUCN-LC		1	Lam Kin-san, AFCD	Common in HK
Actinopterygii	Cypriniformes		<i>Pseudobagrus</i>	<i>trilineatus</i>	(Zheng, 1979)	The Three-lines Bagrid Fish	Fellowes-GC	Frequent	1	www.hkbiodiversity.net	Being threatened by recent activity
Actinopterygii	Cypriniformes	<i>Nemacheilidae</i>	<i>Oreonecles</i>	<i>platycephalus</i>	Gunther, 1868	Flat-headed loach	IUCN-DD	Occasional	1	Lun Hsu, Allen	Sighting in 2014
Actinopterygii	Cypriniformes	<i>Poeciliidae</i>	<i>Gambusia</i>	<i>affinis</i>	(Baird & Girard, 1853)	Western Mosquitofish	IUCN-LC		1	Lam Kin-san, AFCD	Exotic, Common in HK
Actinopterygii	Cypriniformes	<i>Poeciliidae</i>	<i>Xiphophorus</i>	<i>helleri</i>	Heckel, 1848	Green swordtail	n/a	Occasional	1	Lun Hsu, Allen	Sighting in 2014
Actinopterygii	Cypriniformes	<i>Poeciliidae</i>	<i>Xiphophorus</i>	<i>varianus</i>	(Meek, 1904)	Variable Platyfish	n/a	Occasional	1	Lun Hsu, Allen	Sighting in 2014
Actinopterygii	Perciformes	<i>Gobiidae</i>	<i>Rhinogobius</i>	<i>duosplius</i>	(Herre, 1935)	紅尾雙斑魚	n/a	Occasional	1	Lam Kin-san, AFCD	Common in HK
Actinopterygii	Perciformes	<i>Gobiidae</i>	<i>Rhinogobius</i>	<i>giunius</i>	(Rutter, 1897)	Barcheek goby	IUCN-LC	Occasional	1	Lam Kin-san, AFCD	Common in HK
Actinopterygii	Perciformes	<i>Osphronemidae</i>	<i>Macropodus</i>	<i>opercularis</i>	(Linnaeus, 1758)	Chinese fighting fish- Paradise fish	IUCN-LC	Frequent	1	C.Barthelemy/Willot	Being threatened by recent activity
Actinopterygii	Siluriformes	<i>Clariidae</i>	<i>Clarias</i>	<i>fuscus</i>	(Lacépède, 1803)	Hong Kong catfish	IUCN-LC	Abundant	1	Willot	
Actinopterygii	Siluriformes	<i>Siluridae</i>	<i>Silurus</i>	<i>cochinchinensis</i>	(Valenciennes, 1840)	Vietnam catfish	IUCN-LC	Frequent	1	Lam Kin-san, AFCD	Common in HK

Total Fish	16
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Check List of Pak Sha O Amphibians & Reptiles				Jan-16	Rev. B6	Fellowes et al. (2002)	Potential Global Concern	PGC	IUCN Status		
							Potential Regional Concern	PRC	Least Concern		
							Global Concern	GC	Near Threatened		
							Local Concern	LC	Vulnerable		
									Extinct		

Order	Sub-Order	Family	Genus	Species	Common Name	Author & Date	Conservation Concern	Occurrence in PSO	Totals	Source	Records	Notes
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Amphibians & Reptiles	Total Species	55
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Turtles	Total Species	7
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Testudinidae	Bataguridae	Chinemys	reevesii	Reeve's terrapin			Cap.170, IUCN-E; CRDB-CD; Fellowes-GC	Scarce	1	D. Willot	Multiple; 1998-2011	Introduced.
Testudinidae	Bataguridae	Cistoclemmys	flavomarginata	Yellowed line box terrapin			CRDB-E; IUCN-E	Scarce	1	D. Willot	Single 2009	
Testudinidae	Bataguridae	Cuora	trifasciata	Golden coin Terrapin			Cap.170; CRDB-GC; IUCN-CE; Fellowes-GC	Very Scarce	1	D. Willot	Multiple; 1998-2012	
Testudinidae	Bataguridae	Mauremys	mulica	Chinese pond terrapin			n/a	Occasional	1	D. Willot	Multiple; 1998-2011	uncertain if native.
Testudinidae	Bataguridae	Ocadia	sinensis	Grass terrapin			n/a	Scarce	1	D. Willot	Multiple; 1998-2012	Introduced.
Testudinidae	Bataguridae	Sacalia	quadrocellata	Four eyed terrapin			n/a	Scarce	1	D. Willot	Multiple; 1998-2012	
Testudinidae	Bataguridae	Trachemys	scripta elegans	Red-eared Slider	(Wied, 1838)		n/a	Scarce	1	D. Willot	Multiple; 1998-2010	Introduced.

Total Turtles	7
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Snakes	Total Species	23
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Squamata	Serpentes	Python	molurus bivittatus	Burmese Python	Kuhl, 1820		Cap.170, Cap.586; CRDB-CE; Fellowes-PRC	Occasional	1	D. Willot	Multiple; 1998-2012	
Squamata	Serpentes	Achalinus	rufescens	Ruphus burrowing snake			n/a	Occasional	1	D. Willot	Multiple; 1998-2011	
Squamata	Serpentes	Boiga	multomaculata	Lareg spotted cat snake			n/a	Frequent	1	D. Willot	Multiple; 1998-2012	
Squamata	Serpentes	Cyclophiops	major	Greater green snake			n/a	Frequent	1	D. Willot	Multiple; 1998-2012	
Squamata	Serpentes	Colubridae	porphyrocyba nigrofasciata	Read mountain racer			CRDB-V; Fellowes-LC	Scarce	1	D. Willot	Multiple; 2008-2012	
Squamata	Serpentes	Elaphe	radiata	Copper Head Racer			CRDB-E; Fellowes-PRC	Frequent	1	D. Willot	Multiple; 1998-2012	
Squamata	Serpentes	Enhydryis	plumbea	Lead water snake			CRDB-LC	Frequent	1	D. Willot	Multiple; 1998-2011	
Squamata	Serpentes	Colubridae	subcinctus	Banded wolf snake			n/a	Occasional	1	D. Willot	Multiple; 2002-2009	
Squamata	Serpentes	Oligodon	formosanus	golden kukri snake			n/a	Occasional	1	D. Willot	Single; 2006	
Squamata	Serpentes	Opisthotropis	baileia	Banded stream snake			n/a	Occasional	1	D. Willot	Single 2011	
Squamata	Serpentes	Paras	margaritophorus	Slug snake			n/a	Frequent	1	D. Willot	Multiple; 1998-2012	Rare elsewhere
Squamata	Serpentes	Psammodynastes	pulverulentus	Mock viper			n/a	Occasional	1	D. Willot	Multiple; 1998-2011	
Squamata	Serpentes	Ptyas	korros	Indochinese rat snake			Fellowes-PRC	Occasional	1	D. Willot	Multiple; 1998-2012	
Squamata	Serpentes	Phyas	mucosus	Common Rat Snake			Cap.586; CRDB-E; Fellowes-PRC	Frequent	1	D. Willot	Multiple; 1998-2012	
Squamata	Serpentes	Sibynophis	chinesis chinensis	Chinese mountain snake			Fellowes-LC	Occasional	1	D. Willot	Multiple; 1998-2012	
Squamata	Serpentes	Xenochrophis	piscator	Checkered Keelback			n/a	Frequent	1	D. Willot	Multiple; 1998-2012	
Squamata	Serpentes	Bungarus	fasciatus	Banded Krait			CRDB-E; Fellowes-RC	Occasional	1	D. Willot	Multiple; 1998-2010	
Squamata	Serpentes	Bungarus	multicinctus multicinctus	Many Banded Krait			CRDB-V; Fellowes-PRC	Occasional	1	D. Willot	Multiple; 1998-2011	
Squamata	Serpentes	Naja	atra	Chinese Cobra			Cap.586; CRDB-V; Fellowes-PRC	Frequent	1	D. Willot	Multiple; 1998-2012	
Squamata	Serpentes	Ophiophagus	hannah	King Cobra			Cap.586; CRDB-QE; Fellowes-PRC	Occasional	1	D. Willot	Multiple; 1998-2008	
Squamata	Serpentes	Trimeresurus	albolabris	Bamboo Snake			n/a	Abundant	1	D. Willot	Multiple; 1998-2012	
Squamata	Serpentes	Ramphotyphlops	braminis	Blind snake			n/a	Frequent	1	D. Willot	Multiple; 1998-2012	
Squamata	Serpentes	Rhabdophis	subminiatus helleri	Red neck Keelback			n/a	Abundant	1	D. Willot	Multiple; 1998-2012	

Total Snakes	23
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Lizards	Total Species	13
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Squamata	Lacertilia	Agamidae	Calotes	versicolor	Changeable Lizard	(Daudin, 1802)	n/a	Frequent	1	D. Willot	Multiple; 1998-2012	
Squamata	Lacertilia	Gekkonidae	Gekko	chinesis	Chinese Gekko	(Gray, 1842)	n/a	Abundant	1	D. Willot	Multiple; 1998-2012	
Squamata	Lacertilia	Gekkonidae	Gekko	gecko	Tokay gekko		Fellowes-LC	Scarce	1	D. Willot	Multiple; 1998-2012	
Squamata	Lacertilia	Gekkonidae	Gekko	bowringii	Bowring's Gekko	(Gray, 1845)	n/a	Frequent	1	D. Willot	Multiple; 1998-2012	
Squamata	Lacertilia	Gekkonidae	Gekko	granitii	Gartner's gekko		n/a	Frequent	1	D. Willot	Multiple; 1998-2012	
Squamata	Lacertilia	Scincidae	Ateuchosaurus	chinesis	Chinese forest skink		n/a	Occasional	1	D. Willot	Multiple; 1998-2011	
Squamata	Lacertilia	Scincidae	Eumeces	chinesis chinensis	Chinese Skink	(Gray, 1838)	n/a	Frequent	1	D. Willot	Multiple; 1998-2012	

Order	Sub-Order	Family	Genus	Species	Common Name	Author & Date	Conservation Concern	Occurrence in PSO	Totals	Source	Records	Notes
Squamata	Lacertilia	Scincidae	<i>Eumeces</i>	<i>tendonensis</i>	Vietnamese five lined skink		n/a	Occasional	1	D. Willot	Multiple, 1998-2012	Rare elsewhere
Squamata	Lacertilia	Scincidae	<i>Mabuia</i>	<i>longicaudata</i>	Long tailed skink		n/a	Frequent	1	D. Willot	Multiple, 1998-2012	
Squamata	Lacertilia	Scincidae	<i>Scincella</i>	<i>reevesii</i>	Reeve's smooth skink		n/a	Occasional	1	D. Willot	Multiple, 1998-2012	
Squamata	Lacertilia	Scincidae	<i>Sphenomorphus</i>	<i>incognitus</i>	Brown forest skink		Fellowes-LC	Frequent	1	D. Willot	Multiple, 1998-2012	
Squamata	Lacertilia	Lacertidae	<i>Takydromus</i>	<i>sexlineatus ocellatus</i>	Grass Lizard	(Guerin-Meneville, 1829)	n/a	Occasional	1	D. Willot	Multiple, 1998-2006	
Squamata	Lacertilia	Scincidae	<i>Tropidophorus</i>	<i>sinicus</i>	Water side skink		n/a	Frequent	1	D. Willot	Multiple, 1998-2010	

Total Lizards	13
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Amphibia	Total Species	11
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Anura	Bufonidae	<i>Bufo</i>	<i>melanostictus</i>	Asian Common Toad	Schneider, 1799	n/a	Abundant	Occasional	1	D. Willot	Multiple, 1998-2012	All year
Anura	Microhylidae	<i>Kaloula</i>	<i>pulchra pulchra</i>	Asiatic Painted Frog	Gray, 1831	n/a	Occasional	Occasional	1	D. Willot	Multiple, 1998-2011	
Anura	Microhylidae	<i>Microhyla</i>	<i>pulchra</i>	Marbled Pygmy Frog	(Hallowell, 1861)	n/a	n/a	Scarce	1	D. Willot	Single, 2005	
Anura	Rhacophoridae	<i>Polypedates</i>	<i>megacephalus</i>	Brown Tree Frog	Hallowell, 1861	n/a	Abundant	Abundant	1	D. Willot	Multiple, 1998-2012	
Anura	Ranidae	<i>Rana</i>	<i>exilispinosa</i>	Lesser spiny frog		Fellowes-PGC	Occasional	Occasional	1	D. Willot	Multiple, 1998-2012	
Anura	Ranidae	<i>Rana</i>	<i>guentheri</i>	Gunther's Frog	Boulenger, 1882	n/a	Abundant	Abundant	1	D. Willot	Multiple, 1998-2012	
Anura	Ranidae	<i>Rana</i>	<i>lateuchii</i>	Brown Wood Frog	Boulenger, 1899	Fellowes-LC	Abundant	Abundant	1	D. Willot	Multiple, 1998-2012	
Anura	Ranidae	<i>Rana</i>	<i>limochanis</i>	Padd Frog	Boie, 1834	n/a	Abundant	Abundant	1	D. Willot	Multiple, 1998-2012	
Anura	Ranidae	<i>Rana</i>	<i>livida</i>	Green cascade frog		n/a	Scarce	Scarce	1	D. Willot	Multiple, 1998-2011	
Anura	Ranidae	<i>Rana</i>	<i>rugulosa</i>	Bull frog		Fellowes-LC	Frequent	Frequent	1	D. Willot	Multiple, 1998-2012	
Anura	Ranidae	<i>Rana</i>	<i>taipehensis</i>	Two-striped Grass Frog	VanDenburgh, 1909	Fellowes-LC	Frequent	Frequent	1	D. Willot	Multiple, 1998-2012	

Total Frogs	11
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Caudata	Total Species	1
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Caudata	Salamandridae	<i>Paramesotriton</i>	<i>hongkongensis</i>	Hong Kong newt	(Myers and Leviton, 1962)	IUCN-NF; Fellowes-PGC	Occasional	Occasional	1	Lun Hsu, Allen	Sighting 2014	
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Total Caudata	1
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Grand Total	55
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Check List of Pak Sha O Birds						Jan-16	Rev. B6	Fellowes <i>et al.</i> (2002)		Potential Global Concern Potential Regional Concern Global Concern Local Concern		PGC PRC GC LC	IUCN Status	Data Deficient Least Concern Near Threatened Vulnerable		Endangered Critically Endangered Extinct in the Wild Extinct
Class	Order	Family	Genus	Species	Author & Date	Comon Name	Conservation Concern	Occurrence in PSO	Totals	Source	HK Status					
Birds				Total Species	180											
Aves	Ciconiiformes	Ardeidae	<i>Ixobrychus</i>	<i>eurhynchus</i>	(Swinhoe, 1873)	Von Schrenck's Bittern	Fellowes-RC; IUCN-LC	One record	1	Geoff Carey	Scarce passage migrant					
Aves	Ciconiiformes	Ardeidae	<i>Nycticorax</i>	<i>nycticorax</i>	(Linnaeus, 1758)	Black-crowned Night Heron; 夜鷺	IUCN-LC; Fellowes-LC; Cap 170	Migrant	1	Geoff Carey	Common					
Aves	Ciconiiformes	Ardeidae	<i>Butorides</i>	<i>striata</i>	(Linnaeus, 1758)	Striated Heron; 綠鷺	IUCN-LC; Fellowes-LC; Cap 170	Migrant, winter visitor	1	Geoff Carey	Uncommon in summer, Rare in winter					
Aves	Ciconiiformes	Ardeidae	<i>Ardeola</i>	<i>bacchus</i>	(Bonaparte, 1855)	Chinese Pond Heron; 池鷺	IUCN-LC; Fellowes-PRC; Cap 170	Migrant	1	Geoff Carey	Common					
Aves	Ciconiiformes	Ardeidae	<i>Bubulcus</i>	<i>coromandus</i>	(Boddaert, 1783) [(Linnaeus, 1758)]	Eastern Cattle Egret; 牛背鷺	Cap. 170; IUCN-LC; Fellowes-LC	Migrant	1	C.Barthelemy	Common					
Aves	Ciconiiformes	Ardeidae	<i>Ardea</i>	<i>alba</i>	(Linnaeus, 1758)	Great Egret; 大白鷺	IUCN-LC; Fellowes-PRC; Cap 170	Rare	1	Geoff Carey	Common					
Aves	Ciconiiformes	Ardeidae	<i>Egretta</i>	<i>intermedia</i>	(Wagler, 1829)	Intermediate Egret; 中白鷺	IUCN-LC; Fellowes-PRC; Cap 170	Rare	1	Geoff Carey	Common passage migrant					
Aves	Ciconiiformes	Ardeidae	<i>Egretta</i>	<i>garzetta</i>	(Linnaeus, 1766)	Little Egret; 小白鷺	IUCN-LC; Fellowes-PRC; Cap 170	Rare	1	Geoff Carey	Common					
Aves	Falconiformes	Accipitridae	<i>Pernis</i>	<i>ptilorhynchus</i>	(Temminck, 1821)	Crested Honey Buzzard; 鳳頭蜂鷲	Fellowes-LC; CDRB-V; Cap 170 & 586	Migrant	1	Geoff Carey	Rare passage migrant					
Aves	Falconiformes	Accipitridae	<i>Spilornis</i>	<i>cheela</i>	(Latham, 1790)	Crested Serpent Eagle; 蛇鷲	CRDB-V; Cap. 170 & 586; Fellowes-LC; IUCN-LC	Regular	1	C.Barthelemy	Uncommon					
Aves	Falconiformes	Accipitridae	<i>Aquila</i>	<i>fasciata</i>	(Viellot, 1822)	Bonelli's Eagle 白腹隼鷂	IUCN-LC; Felloew-RC	One record	1	Paul Leader	Uncommon resident					
Aves	Falconiformes	Accipitridae	<i>Accipiter</i>	<i>trivirgatus</i>	(Temminck, 1824)	Crested Goshawk; 鳳頭鷹	IUCN-LC; CRBD-R; Cap 170 & 586	Resident	1	Geoff Carey	Uncommon					
Aves	Falconiformes	Accipitridae	<i>Accipiter</i>	<i>gularis</i>	(Temminck & Schlegel, 1844)	Japanese Sparrowhawk; 日本松雀鷹	IUCN-LC; Cap 170 & 586	Migrant	1	Geoff Carey	Uncommon passage Migrant					
Aves	Falconiformes	Accipitridae	<i>Accipiter</i>	<i>virgatus</i>	(Temminck, 1822)	Besra; 松雀鷹	IUCN-LC; Cap 170 & 586	Resident	1	Geoff Carey	Rare					
Aves	Falconiformes	Accipitridae	<i>Milvus</i>	<i>migrans</i>	(Boddaert, 1783)	Black Kite; 黑鷹	IUCN-LC; Fellowes-PRC; Cap 170 & 586	Passes over daily	1	Geoff Carey	Common					
Aves	Falconiformes	Accipitridae	<i>Haliaeetus</i>	<i>leucogaster</i>	(Gmelin, 1788)	White-bellied Sea Eagle; 白腹海鵟	IUCN-LC; Fellowes-PRC; CRBD-I; Cap 170 & 586	Regular	1	Geoff Carey	Uncommon resident					
Aves	Falconiformes	Accipitridae	<i>Buteo</i>	<i>japonicus</i>	(Temminck & Schlegel, 1844)	Eastern Buzzard; 普通鵟	Cap 170 & 586	Rare	1	Geoff Carey	Common winter visitor					
Aves	Falconiformes	Falconidae	<i>Falco</i>	<i>innunculus</i>	Linnaeus, 1758	Common Kestrel 紅隼	IUCN-LC	One record	1	Geoff Carey	Common passage migrant & winter visitor					
Aves	Falconiformes	Falconidae	<i>Falco</i>	<i>amurensis</i>	Radde, 1863	Amur Falcon; 阿穆爾隼	IUCN-LC; Cap 170 & 586	Scarce	1	Geoff Carey	Rare passage migrant					
Aves	Falconiformes	Falconidae	<i>Falco</i>	<i>subbuteo</i>	Linnaeus, 1758	Eurasian Hobby; 燕隼	IUCN-LC; Fellowes-LC; Cap 170 & 586	Scarce	1	Geoff Carey	Uncommon migrant					
Aves	Falconiformes	Falconidae	<i>Falco</i>	<i>peregrinus</i>	Tunstall, 1771	Peregrine Falcon 遊隼	IUCN-LC	One record	1	Geoff Carey	Scarce resident & winter visitor					
Aves	Gruiformes	Rallidae	<i>Rallina</i>	<i>eurizonoides</i>	(Lafresnaye, 1845)	Slaty-legged Crane; 灰腿秧雞	IUCN-LC; CRBD-I; Cap 170	Scarce	1	Geoff Carey	Common Summer visitor					
Aves	Gruiformes	Rallidae	<i>Amauornis</i>	<i>phoenicurus</i>	(Pennant, 1769)	White-breasted Waterhen; 白胸苦惡鳥	IUCN-LC; Cap 170	Scarce	1	Geoff Carey	Common					
Aves	Charadriiformes	Scolopacidae	<i>Scolopax</i>	<i>rusticola</i>	Linnaeus, 1758	Eurasian Woodcock; 丘鵲	IUCN-LC; Cap 170	Winter visitor	1	Geoff Carey	Rare winter visitor					
Aves	Charadriiformes	Scolopacidae	<i>Gallinago</i>	<i>stenura</i>	(Bonaparte, 1830)	Pintail Snipe; 針尾沙雉	IUCN-LC; Cap 170	Rare	1	Geoff Carey	Common passage migrant					
Aves	Charadriiformes	Scolopacidae	<i>Gallinago</i>	<i>megala</i>	Swinhoe, 1861	Swinhoe's Snipe; 大沙雉	IUCN-LC; Fellowes-LC; Cap 170	Rare	1	Geoff Carey	Uncommon passage migrant					
Aves	Charadriiformes	Scolopacidae	<i>Gallinago</i>	<i>gallinago</i>	(Linnaeus, 1758)	Common Snipe; 扁尾沙雉	IUCN-LC; Cap 170	Scarce	1	Geoff Carey	Common passage migrant & winter visitor					
Aves	Charadriiformes	Scolopacidae	<i>Tringa</i>	<i>glareola</i>	Linnaeus, 1758	Wood Sandpiper; 林鵞	IUCN-LC; Fellowes-LC; Cap 170	Scarce	1	Geoff Carey	Common passage migrant & winter visitor					
Aves	Columbiformes	Columbidae	<i>Streptopelia</i>	<i>orientalis</i>	(Latham, 1790)	Oriental Turtle Dove; 山斑鳩	IUCN-LC; Cap 170	Winter visitor	1	Geoff Carey	Common winter visitor and passage migrant					
Aves	Columbiformes	Columbidae	<i>Streptopelia</i>	<i>chinensis</i>	(Scopoli, 1786)	Spotted Dove; 珠頸斑鳩	IUCN-LC; Cap 170	Resident	1	Geoff Carey	Abundant					
Aves	Columbiformes	Columbidae	<i>Chalcophaps</i>	<i>indica</i>	(Linnaeus, 1758)	Common Emerald Dove; 綠翅金鵡	Cap. 170; CRDB-V; IUCN-LC	Resident	1	C.Barthelemy	Rare					

Class	Order	Family	Genus	Species	Author & Date	Comon Name	Conservation Concern	Occurrence in PSO	Totals	Source	HK Status
Aves	Cuculiformes	Cuculidae	Centropus	sinensis	(Stephens, 1815)	Greater Coucal, 褐翅鵲鴉	Cap.170; IUCN-LC; CRDB-V	Scarce resident	1	C.Barthelemy	Common
Aves	Cuculiformes	Cuculidae	Centropus	bengalensis	(Gmelin, 1788)	Lesser Coucal 小鵲鴉	Cap.170; IUCN-LC; CRDB-V	Rare visitor	1	Geoff Carey	Locally common
Aves	Cuculiformes	Cuculidae	Clamator	coromandus	(Linnaeus, 1766)	Chestnut-winged Cuckoo; 紅翅風頭鵲	IUCN-LC; Cap 170	Scarce	1	Geoff Carey	Uncommon passage migrant and summer visitor
Aves	Cuculiformes	Cuculidae	Eudynamis	scolopaceus	(Linnaeus, 1758)	Asian Koel, 噪鵲	IUCN-LC; Cap 170	One record	1	Geoff Carey	Common
Aves	Cuculiformes	Cuculidae	Cacomantis	merulinus	(Scopoli, 1786)	Plaintive Cuckoo	IUCN-LC; Cap 170	One record	1	Geoff Carey	Common
Aves	Cuculiformes	Cuculidae	Surniculus	lugubris	(Horsfield, 1821)	Fork-tailed Drongo Cuckoo	IUCN-LC; Cap 170	One record	1	Geoff Carey	Rare migrant
Aves	Cuculiformes	Cuculidae	Cuculus	sparverioloides	Vigors, 1832	Large Hawk Cuckoo; 大鷹鵲	IUCN-LC; Cap 170	Common	1	Geoff Carey	Common passage migrant and summer visitor
Aves	Cuculiformes	Cuculidae	Cuculus	fugax	Horsfield, 1821	Hodgson's Hawk Cuckoo; 霍氏鷹鵲	IUCN-LC; Cap 170	Frequent	1	Geoff Carey	Rare passage migrant
Aves	Cuculiformes	Cuculidae	Cuculus	poliocephalus	Latham, 1790	Lesser Cuckoo 小紅鵲	IUCN-LC; Cap 170	One record	1	Geoff Carey	Rare passage migrant
Aves	Strigiformes	Strigidae	Otus	bakkamoena	Pennant, 1769	Collared Scops Owl; 領耳鵂	IUCN-LC; Cap 170 & 586	Resident	1	Geoff Carey	Common
Aves	Strigiformes	Strigidae	Ketupa	zeylonensis	(Gmelin, 1788)	Brown Fish Owl; 褐漁鴞	IUCN-LC; Fellowes-RC; Cap 170 & 586	Resident	1	Geoff Carey	Rare
Aves	Strigiformes	Strigidae	Bubo	bubo	(Linnaeus, 1758)	Eurasian Eagle Owl	IUCN-LC; CRDB-R; Cap 170; Cap.586; Fellowes-RC	Rare visitor	1	Paul Leader	Rare
Aves	Strigiformes	Strigidae	Glauclidium	cuculoides	(Vigors, 1831)	Asian Barred Owllet; 斑頭鵂鵁	IUCN-LC; Cap 170 & 586	Rare visitor	1	Geoff Carey	Uncommon
Aves	Caprimulgiformes	Caprimulgidae	Caprimulgus	indicus	Latham, 1790	Grey Nightjar, 普通夜鷹	IUCN-LC; Fellowes-LC; Cap 170	Regular migrant	1	Geoff Carey	Rare passage migrant & summer visitor
Aves	Caprimulgiformes	Caprimulgidae	Caprimulgus	affinis	Horsfield, 1821	Savanna Nightjar; 林夜鷹	IUCN-LC; Cap 170	Occasional	1	Geoff Carey	Uncommon
Aves	Apodiformes	Apodidae	Hirundapus	cochinchinensis	(Oustalet, 1878)	Silver-backed Needletail; 灰喉針尾燕	IUCN-LC; Cap 170	One record	1	Geoff Carey	Uncommon passage migrant
Aves	Apodiformes	Apodidae	Apus	pacificus	(Latham, 1802)	Pacific Swift; 白腹暗燕	IUCN-LC; Fellowes-LC; Cap 170	Scarce migrant	1	Geoff Carey	Common spring migrant & summer visitor
Aves	Apodiformes	Apodidae	Apus	nipalensis	(Hodgson, 1836)	House Swift; 小白腹暗燕	IUCN-LC; Cap 170	Regular visitor	1	Geoff Carey	Abundant spring migrant and Common resident
Aves	Coraciiformes	Coraciidae	Eurystomus	orientalis	(Linnaeus, 1766)	Oriental Dollarbird; 三寶鳥	IUCN-LC; Cap 170	Migrant	1	Geoff Carey	Uncommon passage migrant
Aves	Coraciiformes	Alcedinidae	Halcyon	smymensis	(Linnaeus, 1758)	White-throated Kingfisher; 白胸翡翠	IUCN-LC; Fellowes-LC; Cap 170	Scarce, has possibly bred	1	Geoff Carey	Common
Aves	Coraciiformes	Alcedinidae	Halcyon	pileata	(Boddaert, 1783)	Black-capped Kingfisher	Fellowes-LC; IUCN-LC	One record	1	Geoff Carey	Scarce winter visitor
Aves	Coraciiformes	Alcedinidae	Alcedo	althis	(Linnaeus, 1758)	Common Kingfisher; 普通翠鳥	IUCN-LC; Cap 170	Scarce migrant	1	Geoff Carey	Common passage migrant & winter visitor
Aves	Piciformes	Capitonidae	Megalaima	virens	(Boddaert, 1783)	Great Barbet; 大擬啄木鳥	IUCN-LC; Cap 170	Two records	1	Geoff Carey	Common
Aves	Piciformes	Picidae	Picumnus	innominatus	Burton, 1836	Speckled Piculet; 斑紋啄木鳥	IUCN-LC; Fellowes-LC; Cap 170	One record	1	Geoff Carey	Occasional visitor
Aves	Passeriformes	Campephagidae	Coracina	melaschistos	(Hodgson, 1836)	Black-winged Cuckooshrike; 暗灰鵲鵙	IUCN-LC; Cap 170	Rare	1	Geoff Carey	Rare passage migrant & winter visitor
Aves	Passeriformes	Campephagidae	Pericrocotus	cantonensis	Swinhoe, 1861	Swinhoe's Minivet; 小灰山椒鳥	IUCN-LC; Fellowes-LC; Cap 170	Rare	1	Geoff Carey	Occasional visitor
Aves	Passeriformes	Campephagidae	Pericrocotus	divaricatus	(Raffles, 1822)	Ashy Minivet; 灰山椒鳥	IUCN-LC; Cap 170	Scarce	1	Geoff Carey	Uncommon passage migrant
Aves	Passeriformes	Campephagidae	Pericrocotus	solaris	Blyth, 1846	Grey-chinned Minivet; 灰喉山椒鳥	IUCN-LC; Fellowes-LC; Cap 170	Winter visitor	1	Geoff Carey	Common in winter, Rare in summer
Aves	Passeriformes	Campephagidae	Pericrocotus	flammeus	(Forster, 1781)	Scarlet Minivet; 赤紅山椒鳥	IUCN-LC; Cap 170	Scarce winter visitor	1	Geoff Carey	Common
Aves	Passeriformes	Laniidae	Lanius	bucephalus	Temminck & Schlegel, 1847	Bull-headed Shrike; 牛頭伯勞	IUCN-LC; Cap 170	Migrant	1	Geoff Carey	Scarce passage migrant
Aves	Passeriformes	Laniidae	Lanius	cristatus	Linnaeus, 1758	Brown Shrike; 紅尾伯勞	IUCN-LC; Cap 170	Migrant	1	Geoff Carey	Common passage migrant
Aves	Passeriformes	Laniidae	Lanius	schach	Linnaeus, 1758	Long-tailed Shrike; 棕背伯勞	IUCN-LC; Cap 170	Resident	1	Geoff Carey	Common
Aves	Passeriformes	Oriolidae	Oriolus	chinensis	Linnaeus, 1766	Black-naped Oriole; 黑枕黃鸝	IUCN-LC; Fellowes-LC; Cap 170	Rare migrant	1	Geoff Carey	Rare passage migrant
Aves	Passeriformes	Dicruridae	Dicrurus	hottentottus	(Linnaeus, 1766)	Hair-crested Drongo; 藍背卷尾	IUCN-LC; Cap 170	Regular visitor	1	Geoff Carey	Common passage migrant and summer visitor
Aves	Passeriformes	Monarchidae	Hypothymis	azurea	(Boddaert, 1783)	Black-naped Monarch; 黑枕王鵲	IUCN-LC; Cap 170	Winter visitor	1	Geoff Carey	Uncommon winter visitor
Aves	Passeriformes	Monarchidae	Terpsiphone	paradisii	(Linnaeus, 1758)	Asian Paradise-Flycatcher; 綠帶	IUCN-LC; Fellowes-LC; Cap 170	Migrant	1	Geoff Carey	Rare passage migrant

Class	Order	Family	Genus	Species	Author & Date	Comon Name	Conservation Concern	Occurrence in PSO	Totals	Source	HK Status
Aves	Passeriformes	Monarchidae	<i>Terpsiphone</i>	<i>atrocaudata</i>	(Eyton, 1839)	Japanese Paradise-Flycatcher; 紫綵帶	IUCN-NT; Fellowes-LC; Cap.170	Migrant	1	Geoff Carey	Rare passage migrant
Aves	Passeriformes	Corvidae	<i>Urocissa</i>	<i>erythrorhyncha</i>	(Boddaert, 1783)	Red-billed Blue Magpie 紅嘴藍鵲	IUCN-LC	Rare visitor	1	Geoff Carey	Common Resident
Aves	Passeriformes	Corvidae	<i>Dendrocyitta</i>	<i>formosae</i>	Swinhoe, 1863	Grey Treepie; 灰樹鵲	IUCN-LC; Fellowes-LC; Cap.170	Resident	1	Geoff Carey	Rare winter visitor and resident
Aves	Passeriformes	Corvidae	<i>Corvus</i>	<i>torquatus</i>	Lesson, 1831	Collared Crow; 白頸鴉	IUCN-NT; Fellowes-LC; Cap.170	Rare	1	Geoff Carey	Uncommon
Aves	Passeriformes	Corvidae	<i>Corvus</i>	<i>macrorhynchos</i>	Wagler, 1827	Large-billed Crow; 大嘴烏鴉	IUCN-LC; Cap.170	Resident	1	C.Barthelemy	Common
Aves	Passeriformes	Paridae	<i>Parus</i>	<i>cinereus</i>	Linnaeus, 1758	Cinereous Tit; 蒼頭山雀	IUCN-LC; Cap.170	Resident	1	Geoff Carey	Common
Aves	Passeriformes	Paridae	<i>Parus</i>	<i>splendens</i>	Bonaparte, 1850	Yellow-cheeked Tit; 黃頰山雀	IUCN-LC; Cap.170	Two records	1	Geoff Carey	Uncommon
Aves	Passeriformes	Pycnonotidae	<i>Pycnonotus</i>	<i>jocosus</i>	(Linnaeus, 1758)	Red-whiskered Bulbul; 紅耳鸛	IUCN-LC; Cap.170	Abundant resident	1	Geoff Carey	Abundant
Aves	Passeriformes	Pycnonotidae	<i>Pycnonotus</i>	<i>sinensis</i>	(Gmelin, 1789)	Chinese Bulbul; 白頭鸛	IUCN-LC; Cap.170	Abundant winter visitor	1	C.Barthelemy	Abundant
Aves	Passeriformes	Pycnonotidae	<i>Hypsipetes</i>	<i>modellianii</i>	Horsfield, 1840	Mountain Bulbul; 綠翅短腳鸛	IUCN-LC; Cap.170	Scarce	1	Geoff Carey	Rare
Aves	Passeriformes	Pycnonotidae	<i>Hemixos</i>	<i>castanonotus</i>	Swinhoe, 1870	Chestnut Bulbul; 栗背短腳鸛	IUCN-LC; Cap.170	Winter visitor	1	Geoff Carey	Common and winter visitor
Aves	Passeriformes	Hirundinidae	<i>Hirundo</i>	<i>rustica</i>	Linnaeus, 1758	Barn Swallow; 家燕	IUCN-LC; Cap.170	Migrant	1	Geoff Carey	Abundant migrant and summer resident
Aves	Passeriformes	Hirundinidae	<i>Hirundo</i>	<i>daurica</i>	Linnaeus, 1771	Red-rumped Swallow; 金腰燕	IUCN-LC; Cap.170	One record	1	Geoff Carey	Uncommon migrant
Aves	Passeriformes	Sylviidae	<i>Orthotomus</i>	<i>culicatus</i>	Temminck, 1836	Mountain Tailorbird; 金頭縫紉鸛	IUCN-LC; Cap.170	Autumn migrant and breeding species	1	Geoff Carey	Uncommon
Aves	Passeriformes	Sylviidae	<i>Horornis</i>	<i>diphone</i>	(Kittlitz, 1830)	Japanese Bush Warbler; 日本樹鸛	IUCN-LC; Cap.170	Scarce winter visitor	1	Geoff Carey	-
Aves	Passeriformes	Sylviidae	<i>Horornis</i>	<i>borealis</i>	(Swinhoe, 1860)	Manchurian Bush Warbler; 遼東樹鸛	IUCN-LC; Cap.170	Scarce winter visitor	1	Geoff Carey	Common migrant and winter visitor
Aves	Passeriformes	Sylviidae	<i>Horornis</i>	<i>fortipes</i>	(Hodgson, 1845)	Brown-flanked Bush Warbler; 棕腹樹鸛	IUCN-LC; Cap.170	Scarce winter visitor	1	Geoff Carey	Uncommon migrant and winter visitor
Aves	Passeriformes	Sylviidae	<i>Urosphena</i>	<i>squameiceps</i>	(Swinhoe, 1863)	Asian Stubtail; 鱗頭樹鸛	IUCN-LC; Cap.170	Winter visitor	1	Geoff Carey	Common winter visitor
Aves	Passeriformes	Sylviidae	<i>Phylloscopus</i>	<i>fuscatus</i>	(Blyth, 1842)	Dusky Warbler; 褐樹鸛	IUCN-LC; Cap.170	Migrant	1	Geoff Carey	Common migrant and winter visitor
Aves	Passeriformes	Sylviidae	<i>Phylloscopus</i>	<i>schwarzii</i>	(Radda, 1863)	Radda's Warbler; 巨嘴樹鸛	IUCN-LC; Cap.170	Scarce migrant	1	Geoff Carey	Rare passage migrant
Aves	Passeriformes	Sylviidae	<i>Phylloscopus</i>	<i>yunnanensis</i>	Alström, Olsson & Colston, 1992	Chinese Leaf Warbler; 蒙南樹鸛	IUCN-LC; Cap.170	One record	1	Geoff Carey	Rare winter visitor
Aves	Passeriformes	Sylviidae	<i>Phylloscopus</i>	<i>proregulus</i>	(Pallas, 1811)	Pallas's Leaf Warbler; 黃腹樹鸛	IUCN-LC; Cap.170	Winter visitor	1	Geoff Carey	Common winter visitor
Aves	Passeriformes	Sylviidae	<i>Phylloscopus</i>	<i>inornatus</i>	(Blyth, 1842)	Yellow-browed Warbler; 黃眉樹鸛	IUCN-LC; Cap.170	Winter visitor	1	Geoff Carey	Common winter visitor and spring migrant
Aves	Passeriformes	Sylviidae	<i>Phylloscopus</i>	<i>humel</i>	(Brooks, 1878)	Hume's Leaf Warbler; 淡眉樹鸛	IUCN-LC; Cap.170	One record	1	Geoff Carey	Rare winter visitor
Aves	Passeriformes	Sylviidae	<i>Phylloscopus</i>	<i>borealis</i>	(Blasius, 1858)	Arctic Warbler; 極北樹鸛	IUCN-LC; Cap.170	Migrant	1	Geoff Carey	Common passage migrant
Aves	Passeriformes	Sylviidae	<i>Phylloscopus</i>	<i>xanthodryas</i>	(Swinhoe, 1863)	Japanese Leaf Warbler; 日本樹鸛	Cap.170	Migrant	1	Geoff Carey	Passage migrant
Aves	Passeriformes	Sylviidae	<i>Phylloscopus</i>	<i>trochiloides</i>	Swinhoe, 1861	Two-barred Warbler; 雙斑樹鸛	Cap.170	Scarce winter visitor	1	Geoff Carey	Rare passage migrant
Aves	Passeriformes	Sylviidae	<i>Phylloscopus</i>	<i>tenellipes</i>	Swinhoe, 1860	Pale-legged Leaf Warbler; 淡腳樹鸛	IUCN-LC; Cap.170	Migrant and winter visitor	1	Geoff Carey	Uncommon passage migrant
Aves	Passeriformes	Sylviidae	<i>Phylloscopus</i>	<i>boreoides</i>	Portenko, 1950	Sakhalin Leaf Warbler; 庫頁島樹鸛	IUCN-LC; Cap.170	Migrant and winter visitor	1	Geoff Carey	Rare passage migrant
Aves	Passeriformes	Sylviidae	<i>Phylloscopus</i>	<i>coronatus</i>	(Temminck & Schlegel, 1847)	Eastern Crowned Warbler; 亮柳鸛	IUCN-LC; Cap.170	Migrant	1	Geoff Carey	Uncommon passage migrant
Aves	Passeriformes	Sylviidae	<i>Phylloscopus</i>	<i>goodsoni</i>	E. Hartert, 1910	Goodson's Leaf Warbler; 古氏[冠紋]柳鸛	IUCN-LC; Cap.170	Winter visitor	1	Geoff Carey	Uncommon passage migrant
Aves	Passeriformes	Sylviidae	<i>Phylloscopus</i>	<i>emertensis</i>	Alström & Olsson, 1995	Emel Leaf Warbler	Cap.170; IUCN-LC	One record	1	Geoff Carey	First HK record
Aves	Passeriformes	Sylviidae	<i>Seicercus</i>	<i>ornatus</i>	Martens, Eck, Päckert & Sun, 1999	Martens's Warbler; 蜆殼柳鸛	IUCN-LC; Cap.170	Two records	1	Geoff Carey	First HK record
Aves	Passeriformes	Sylviidae	<i>Acrocephalus</i>	<i>bistrigiceps</i>	Swinhoe, 1860	Black-browed Reed Warbler; 黑眉葦鸛	IUCN-LC; Cap.170	Rare migrant	1	Geoff Carey	Common passage migrant
Aves	Passeriformes	Sylviidae	<i>Acrocephalus</i>	<i>tangorum</i>	La Touche, 1912	Manchurian Reed Warbler; 招東葦鸛	IUCN-V	Rare migrant	1	Geoff Carey	Rare passage migrant

Class	Order	Family	Genus	Species	Author & Date	Comon Name	Conservation Concern	Occurrence in PSO	Totals	Source	HK Status
Aves	Passeriformes	Sylviidae	<i>Locustella</i>	<i>mandelli</i>	(Brooks, 1875)	Russet Bush Warbler; 高山短翅鶯	IUCN-LC; Cap.170	Rare winter visitor	1	Geoff Carey	Rare winter visitor
Aves	Passeriformes	Sylviidae	<i>Locustella</i>	<i>certhiola</i>	(Pallas, 1811)	Pallas's Grasshopper Warbler 小短鶯	Cap. 170; IUCN-LC; Fellowes-LC	Rare migrant	1	Geoff Carey	Scarce passage migrant & winter visitor
Aves	Passeriformes	Sylviidae	<i>Orthotomus</i>	<i>sutorius</i>	(Pennant, 1769)	Common Tailorbird; 長尾縫華鶯	IUCN-LC; Cap.170	Resident	1	Geoff Carey	Common
Aves	Passeriformes	Cisticolidae	<i>Cisticola</i>	<i>juncidis</i>	(Rafinesque, 1810)	Zitting Cisticola; 棕胸灰鶯	IUCN-LC; Fellowes-LC; Cap. 170	Rare migrant	1	Geoff Carey	Common passage migrant & winter visitor
Aves	Passeriformes	Cisticolidae	<i>Pinia</i>	<i>inornata</i>	Sykes, 1832	Plain Pinia; 棕色鳴鶯	IUCN-LC; Cap.170	Rare migrant	1	Geoff Carey	Common
Aves	Passeriformes	Timaliidae	<i>Erpornis</i>	<i>zantholeuca</i>	(Blyth, 1844)	White-bellied Erpornis; 白腹鳳鶯	IUCN-LC; Cap. 170	Resident	1	Geoff Carey	Rare
Aves	Passeriformes	Timaliidae	<i>Proopyga</i>	<i>pusilla</i>	Hodgson, 1845	Pygmy Wren-babbler; 小鷓鴣	IUCN-LC; Fellowes-LC; Cap. 170	Rare winter visitor	1	Geoff Carey	Rare
Aves	Passeriformes	Timaliidae	<i>Pomaiaethus</i>	<i>ruficollis</i>	Hodgson, 1836	Streak-breasted Scimitar Babbler; 紅頭錦喉鶯	IUCN-LC; Cap. 170	Resident	1	Geoff Carey	Common
Aves	Passeriformes	Timaliidae	<i>Stachyridopsis</i>	<i>ruficeps</i>	Hodgson, 1836	Rufous-capped Babbler; 紅頭鵲鶯	IUCN-LC; Cap. 170; Fellowes-LC	Resident	1	Geoff Carey	Uncommon resident
Aves	Passeriformes	Timaliidae	<i>Garrulax</i>	<i>canorus</i>	(Linnaeus, 1758)	Chinese Hwamei; 畫眉	IUCN-LC; Cap.170; Cap. 566	Rare visitor	1	Geoff Carey	Common
Aves	Passeriformes	Timaliidae	<i>Garrulax</i>	<i>perspicillatus</i>	(Gmelin, 1789)	Masked Laughingthrush; 黑臉錦鶯	IUCN-LC; Cap. 170	Rare visitor	1	Geoff Carey	Abundant
Aves	Passeriformes	Timaliidae	<i>Garrulax</i>	<i>pectoralis</i>	(Gould, 1836)	Greater Necklaced Laughingthrush; 黑喉鳴鶯	IUCN-LC; Cap. 170	Resident	1	Geoff Carey	Common
Aves	Passeriformes	Timaliidae	<i>Garrulax</i>	<i>chinensis</i>	(Scopoli, 1786)	Black-throated Laughingthrush; 黑喉鳴鶯	IUCN-LC; Cap. 170	Resident	1	Geoff Carey	Common
Aves	Passeriformes	Timaliidae	<i>Minia</i>	<i>cyanouroptera</i>	(Hodgson, 1838)	Blue-winged Minia; 藍翅希鶯	IUCN-LC; Cap. 170	Resident	1	Geoff Carey	Uncommon
Aves	Passeriformes	Timaliidae	<i>Yuhina</i>	<i>castaneiceps</i>	(Moore, 1854)	Chestnut-collared Yuhina; 栗耳鳳鶯	IUCN-LC; Cap. 170; Fellowes-LC	Scarce winter visitor	1	Geoff Carey	Rare winter visitor
Aves	Passeriformes	Zosteropidae	<i>Zosterops</i>	<i>erythropleura</i>		Chestnut-flanked White-eye 紅腹綠眼鳥	IUCN-LC; Cap. 170	One record	1	Geoff Carey	Scarce winter visitor
Aves	Passeriformes	Zosteropidae	<i>Zosterops</i>	<i>japonicus</i>	Temminck & Schlegel, 1847	Japanese White-eye; 暗綠繡眼鳥	Cap. 170; IUCN-LC	Abundant	1	C.Barthelemy, Geoff Carey	Abundant
Aves	Passeriformes	Sittidae	<i>Sitta</i>	<i>frontalis</i>	Swainson, 1820	Velvet-fronted Nuthatch 絨帽鶯	IUCN-LC; Cap. 171	One record	1	Geoff Carey	Locally common
Aves	Passeriformes	Sturnidae	<i>Acridotheres</i>	<i>cristatellus</i>	(Linnaeus, 1766)	Crested Myna 八哥	Cap.170; IUCN-LC	One record	1	Geoff Carey	Abundant
Aves	Passeriformes	Sturnidae	<i>Spodiopsar</i>	<i>seizeus</i>	Gmelin, 1788	Red-billed Starling; 條花鵲鳥	IUCN-LC; Cap. 170; Fellowes-LC	One record	1	Geoff Carey	Common winter visitor
Aves	Passeriformes	Sturnidae	<i>Gracupica</i>	<i>nigricollis</i>	(Paykull, 1807)	Black-collared Starling; 黑頸鵲鳥	IUCN-LC; Cap. 170	One record	1	Geoff Carey	Common
Aves	Passeriformes	Turdidae	<i>Brachypteryx</i>	<i>leucophris</i>	(Temminck, 1827)	Lesser Shortwing; 白喉短翅鶯	IUCN-LC; Cap. 170; Fellowes-LC	Rare winter visitor	1	Geoff Carey	Uncommon resident
Aves	Passeriformes	Turdidae	<i>Geokichla</i>	<i>clitina</i>	(Latham, 1790)	Orange-headed Thrush; 橙頭地鶯	IUCN-LC; Cap. 170; Fellowes-LC	Rare migrant	1	Geoff Carey	Scarce passage migrant
Aves	Passeriformes	Turdidae	<i>Geokichla</i>	<i>sibirica</i>	(Pallas, 1776)	Siberian Thrush; 白眉地鶯	IUCN-LC; Cap. 170	Rare migrant	1	Geoff Carey	Scarce passage migrant and winter resident
Aves	Passeriformes	Turdidae	<i>Zoothera</i>	<i>aurea</i>	(Latham, 1790)	White's Thrush; 懷氏地鶯	IUCN-LC; Cap. 170	Winter visitor	1	Geoff Carey	Uncommon winter visitor
Aves	Passeriformes	Turdidae	<i>Myophonus</i>	<i>caeruleus</i>	(Scopoli, 1786)	Blue Whistling Thrush; 紫嘯鶯	IUCN-LC; Cap. 170	Resident	1	Paul Leader	Common
Aves	Passeriformes	Turdidae	<i>Turdus</i>	<i>hortulorum</i>	Sclater, 1863	Grey-backed Thrush; 灰鶯	IUCN-LC; Cap. 170	Winter visitor	1	Geoff Carey	Common winter visitor
Aves	Passeriformes	Turdidae	<i>Turdus</i>	<i>cardis</i>	Temminck, 1831	Japanese Thrush; 烏灰鶯	IUCN-LC; Cap. 170	Winter visitor	1	Geoff Carey	Uncommon winter visitor
Aves	Passeriformes	Turdidae	<i>Turdus</i>	<i>merula</i>	Linnaeus, 1758	Common Blackbird; 烏鶯	IUCN-LC; Cap. 170	Winter visitor	1	C. Barthelemy, G. Carey	Common winter visitor
Aves	Passeriformes	Turdidae	<i>Turdus</i>	<i>obscurus</i>	Gmelin, 1789	Eyebrowed Thrush; 白眉鶯	IUCN-LC; Cap. 170	Scarce migrant	1	Geoff Carey	Scarce passage migrant and winter visitor
Aves	Passeriformes	Turdidae	<i>Turdus</i>	<i>pallidus</i>	Gmelin, 1789	Pale Thrush; 白腹鶯	IUCN-LC; Cap. 170	Winter visitor	1	Geoff Carey	Uncommon winter visitor
Aves	Passeriformes	Turdidae	<i>Turdus</i>	<i>chrysolaus</i>	Temminck, 1831	Brown-headed Thrush; 赤胸鶯	IUCN-LC; Cap. 170; Fellowes-LC	One record	1	Paul Leader	Rare winter visitor
Aves	Passeriformes	Turdidae	<i>Turdus</i>	<i>eunomus</i>	Temminck, 1831	Dusky Thrush 正胸鶯	Cap.170; Fellowes-LC	One record	1	Paul Leader	Rare winter visitor
Aves	Passeriformes	Muscicapidae	<i>Copsychus</i>	<i>salaris</i>	(Linnaeus, 1758)	Oriental Magpie Robin; 鶯鶯	IUCN-LC; Cap. 170	Resident	1	Geoff Carey	Abundant resident
Aves	Passeriformes	Muscicapidae	<i>Muscicapa</i>	<i>griseldicta</i>	(Swinhoe, 1861)	Grey-streaked Flycatcher; 灰紋鶯	IUCN-LC; Cap. 170	Migrant	1	Geoff Carey	Uncommon passage migrant

Class	Order	Family	Genus	Species	Author & Date	Comon Name	Conservation Concern	Occurrence In PSO	Totals	Source	HK Status
Aves	Passeriformes	Muscicapidae	<i>Muscicapa</i>	<i>sibirica</i>	Gmelin, 1789	Dark-sided Flycatcher; 烏鶯	IUCN-LC; Cap.170	Migrant	1	Geoff Carey	Uncommon passage migrant
Aves	Passeriformes	Muscicapidae	<i>Muscicapa</i>	<i>latirostris</i>	Pallas, 1811	Asian Brown Flycatcher; 北灰鶯	IUCN-LC; Cap.170	Migrant	1	Geoff Carey	Common passage migrant and winter visitor
Aves	Passeriformes	Muscicapidae	<i>Muscicapa</i>	<i>ferruginea</i>	(Hodgson, 1845)	Ferruginous Flycatcher; 棕尾鶯	IUCN-LC; Cap.170; Fellowes-PRC	Migrant	1	Geoff Carey	Scarce passage migrant
Aves	Passeriformes	Muscicapidae	<i>Cyanis</i>	<i>hainanus</i>	Swainson, 1838	Hainan Blue Flycatcher; 海南藍仙鶯	IUCN-LC; Cap.170	Resident	1	Geoff Carey	Uncommon summer visitor and passage migrant
Aves	Passeriformes	Muscicapidae	<i>Niltava</i>	<i>davidi</i>	La Touche, 1907	Fujian Niltava; 棕腹大仙鶯	IUCN-LC; Cap.170	One record	1	Geoff Carey	Rare winter visitor
Aves	Passeriformes	Muscicapidae	<i>Cyanoptila</i>	<i>cyanomelana</i>	(Temminck, 1829)	Blue-and-white Flycatcher; 白腹藍鶯	IUCN-LC; Cap.170	Migrant	1	Geoff Carey	Uncommon passage migrant
Aves	Passeriformes	Muscicapidae	<i>Eumyias</i>	<i>thalassinus</i>	Swainson, 1838	Verditer Flycatcher; 黃腹鶯	IUCN-LC; Cap.170	Migrant	1	Geoff Carey	Scarce winter visitor.
Aves	Passeriformes	Muscicapidae	<i>Larvivora</i>	<i>cyane</i>		Siberian Blue Robin 藍歌鶯	Cap.170; Fellowes-LC	Migrant	1	Geoff Carey	Scarce passage migrant
Aves	Passeriformes	Muscicapidae	<i>Larvivora</i>	<i>sibilans</i>	(Swinhoe, 1863)	Rufous-tailed Robin; 紅尾歌鶯	IUCN-LC; Cap.170	Winter visitor	1	Geoff Carey	Uncommon passage migrant & winter visitor
Aves	Passeriformes	Muscicapidae	<i>Calliope</i>	<i>callope</i>	(Pallas, 1776)	Siberian Rubythroat; 紅喉歌鶯	IUCN-LC; Cap.170	One record	1	Geoff Carey	Common passage migrant & winter resident
Aves	Passeriformes	Muscicapidae	<i>Myiomeia</i>	<i>leucura</i>	(Hodgson, 1845)	White-tailed Robin	Cap.170	One record	1	Geoff Carey	Rare winter visitor
Aves	Passeriformes	Muscicapidae	<i>Tarsiger</i>	<i>cyanurus</i>	(Pallas, 1773)	Red-flanked Bluetail; 紅胸藍尾鶯	IUCN-LC; Cap.170	Winter visitor	1	Geoff Carey	Common passage migrant & winter resident
Aves	Passeriformes	Muscicapidae	<i>Ficedula</i>	<i>zanthopygia</i>	(Hay, 1845)	Yellow-rumped Flycatcher; 白眉鶯	IUCN-LC; Cap.170	Migrant	1	Geoff Carey	Uncommon passage migrant
Aves	Passeriformes	Muscicapidae	<i>Ficedula</i>	<i>narcissina</i>	(Temminck, 1835)	Narcissus Flycatcher; 黃眉鶯	IUCN-LC; Cap.170	Migrant	1	Geoff Carey	Scarce passage migrant
Aves	Passeriformes	Muscicapidae	<i>Ficedula</i>	<i>mugimaki</i>	(Temminck, 1835)	Mugimaki Flycatcher; 鶯鶯鶯	IUCN-LC; Cap.170	Migrant	1	Geoff Carey	Uncommon passage migrant
Aves	Passeriformes	Muscicapidae	<i>Ficedula</i>	<i>albicilla</i>	(Pallas, 1811)	Red-throated Flycatcher; 紅喉藍鶯	IUCN-LC; Cap.170	Migrant	1	Geoff Carey	Uncommon passage migrant and winter visitor
Aves	Passeriformes	Muscicapidae	<i>Phoenicurus</i>	<i>aureus</i>	(Pallas, 1776)	Daurian Redstart; 北紅尾鶯	IUCN-LC; Cap.170	Winter visitor	1	Geoff Carey	Common winter visitor
Aves	Passeriformes	Muscicapidae	<i>Monticola</i>	<i>solitarius</i>	(Linnaeus, 1758)	Blue Rock Thrush 藍喉鶯	IUCN-LC; Cap.170	One record	1	Geoff Carey	Common winter visitor
Aves	Passeriformes	Muscicapidae	<i>Saxicola</i>	<i>stejnegeri</i>	(Linnaeus, 1766)	Stejneger's Stonechat; 黑喉石(即鳥)	IUCN-LC; Cap.170	Migrant	1	Geoff Carey	Common passage migrant and winter visitor
Aves	Passeriformes	Muscicapidae	<i>Saxicola</i>	<i>ferreus</i>	Gray, 1846	Grey Bush Chat; 灰林(即鳥)	IUCN-LC; Cap.170; Fellowes-LC	Migrant	1	Geoff Carey	Scarce passage migrant & winter visitor
Aves	Passeriformes	Chloropseidae	<i>Chloropsis</i>	<i>hardwickii</i>	Jardine & Selby, 1830	Orange-bellied Leafbird; 粉腹葉鶯	IUCN-LC; Cap.170; Fellowes-LC	Resident	1	Geoff Carey	Uncommon resident and winter visitor
Aves	Passeriformes	Dicaeidae	<i>Dicaeum</i>	<i>ignipectus</i>	(Blyth, 1843)	Fire-breasted Flowerpecker; 紅胸啄花鳥	IUCN-LC; Cap.170	Rare visitor	1	Geoff Carey	Scarce winter visitor.
Aves	Passeriformes	Dicaeidae	<i>Dicaeum</i>	<i>cruentatum</i>	(Linnaeus, 1758)	Scarlet-backed Flowerpecker; 朱背啄花鳥	IUCN-LC; Cap.170	Resident	1	Geoff Carey	Common Resident
Aves	Passeriformes	Nectarinidae	<i>Aethopyga</i>	<i>christinae</i>	Swinhoe, 1869	Fork-tailed Sunbird; 叉尾太陽鳥	IUCN-LC; Cap.170	Frequent	1	C. Barthelemy; G. Carey	Common Resident
Aves	Passeriformes	Passeridae	<i>Passer</i>	<i>montanus</i>	(Linnaeus, 1758)	Eurasian Tree Sparrow; 樹籬雀	IUCN-LC; Cap.170	Frequent	1	Geoff Carey	Abundant resident
Aves	Passeriformes	Estilidae	<i>Lonchura</i>	<i>striata</i>	(Linnaeus, 1766)	White-rumped Munia; 白腰文鳥	IUCN-LC; Cap.170	Frequent	1	Geoff Carey	Common Resident
Aves	Passeriformes	Estilidae	<i>Lonchura</i>	<i>punctulata</i>	(Linnaeus, 1758)	Scaly-breasted Munia; 斑文鳥	IUCN-LC; Cap.170	Frequent	1	Geoff Carey	Common Resident
Aves	Passeriformes	Motacillidae	<i>Dendronanthus</i>	<i>indicus</i>	(Gmelin, 1789)	Forest Wagtail; 山鶯鶯	IUCN-LC; Cap.170	Scarce migrant	1	Geoff Carey	Scarce passage migrant
Aves	Passeriformes	Motacillidae	<i>Motacilla</i>	<i>tschutschensis</i>	Linnaeus, 1758	Eastern Yellow Wagtail; 東黃鶯鶯	IUCN-LC; Cap.170	Scarce migrant	1	Geoff Carey	Common passage migrant and winter visitor
Aves	Passeriformes	Motacillidae	<i>Motacilla</i>	<i>cinerea</i>	Tunstall, 1771	Grey Wagtail; 灰鶯鶯	IUCN-LC; Cap.170	Winter visitor	1	Geoff Carey	Common passage migrant and winter visitor
Aves	Passeriformes	Motacillidae	<i>Motacilla</i>	<i>alba</i>	Linnaeus, 1758	White Wagtail; 白鶯鶯	IUCN-LC; Cap.170	Winter visitor	1	Geoff Carey	Common passage migrant and winter visitor

Class	Order	Family	Genus	Species	Author & Date	Comon Name	Conservation Concern	Occurrence in PSO	Totals	Source	HK Status
Aves	Passeriformes	Motacillidae	Anthus	<i>richardi</i>	Vieillot, 1818	Richard's Pipit 理氏鸛	IUCN-LC; Cap.170	One record	1	Geoff Carey	Common passage migrant and winter visitor
Aves	Passeriformes	Motacillidae	Anthus	<i>hodgsoni</i>	Richmond, 1907	Olive-backed Pipit; 樹鸛	IUCN-LC; Cap.170	Winter visitor	1	Geoff Carey	Common passage migrant and winter visitor
Aves	Passeriformes	Motacillidae	Anthus	<i>gustavi</i>	Swinhoe, 1863	Pechora Pipit; 北鸛	IUCN-LC; Cap.170; Fellowes-LC	One record	1	Geoff Carey	Scarce passage migrant
Aves	Passeriformes	Fringillidae	Fringilla	<i>montifringilla</i>	Linnaeus, 1758	Brambling; 燕雀	IUCN-LC; Cap.170	One record	1	Geoff Carey	Scarce passage migrant
Aves	Passeriformes	Fringillidae	Eophona	<i>migratoria</i>	Hartert, 1903	Chinese Grosbeak; 黑尾鵪鶉	IUCN-LC; Cap.170; Fellowes-LC	Occasional	1	Geoff Carey	Uncommon winter visitor
Aves	Passeriformes	Emberizidae	Emberiza	<i>tristrami</i>	Swinhoe, 1870	Tristram's Bunting; 白眉鸛	IUCN-LC; Cap.170	Occasional	1	Geoff Carey	Uncommon winter visitor
Aves	Passeriformes	Emberizidae	Emberiza	<i>fucata</i>	Pallas, 1776	Chestnut-eared Bunting; 栗耳鸛	IUCN-LC; Cap.170; Fellowes-LC	Scarce migrant	1	Geoff Carey	Scarce passage migrant
Aves	Passeriformes	Emberizidae	Emberiza	<i>pusilla</i>	Pallas, 1776	Little Bunting; 小鸛	IUCN-LC; Cap.170	Scarce winter visitor	1	Geoff Carey	Common passage migrant and winter visitor
Aves	Passeriformes	Emberizidae	Emberiza	<i>chrysophrys</i>	Pallas, 1776	Yellow-browed Bunting; 黃眉鸛	IUCN-LC; Cap.170	One record	1	Geoff Carey	Scarce winter visitor and passage migrant
Aves	Passeriformes	Emberizidae	Emberiza	<i>aureola</i>	Pallas, 1773	Yellow-breasted Bunting; 草胸鸛	IUCN-EN; Cap.170; Fellowes-RC	Scarce migrant	1	Geoff Carey	Common passage migrant
Aves	Passeriformes	Emberizidae	Emberiza	<i>rutila</i>	Pallas, 1776	Chestnut Bunting; 栗鸛	IUCN-LC; Cap.170	Scarce migrant	1	Geoff Carey	Common passage migrant
Aves	Passeriformes	Emberizidae	Emberiza	<i>spodocephala</i>	Pallas, 1776	Black-faced Bunting; 灰頭鸛	IUCN-LC; Cap.170	Scarce winter visitor	1	Geoff Carey	Common winter visitor and passage migrant

Total Birds	180
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Check List of Pak Sha O Mammals					Jan-16	Rev. B6	Fellowes <i>et al.</i> (2002)	Potential Global Concern	PGC	IUCN Status
						Potential Regional Concern		PRC		
						Global Concern		GC		
						Local Concern		LC		
								Data Deficient		Endangered
								Least Concern		Critically Endangered
								Near Threatened		Extinct in the Wild
								Vulnerable		Extinct

Notes

Order	Super Family	Family	Genus	Species	Author & Date	Comon Name	Conservation Concern	Occurrence	Totals	Source	Notes
Mammals			Total Species		28						
Chiroptera		Hipposideridae	Hipposideros	arniger	(Hodgson, 1835)	Himalayan Leaf-nosed Bat	Cap.170; Fellowes-LC	Frequent	1	C.T. Shek	Shek, T.C., 2005.
Chiroptera		Hipposideridae	Hipposideros	pomona	K. Andersen, 1918	Pomona Leaf-nosed Bat	Cap.170; Fellowes-LC	Frequent	1	C.T. Shek	Shek, T.C., 2005.
Chiroptera		Rhinolophidae	Rhinolophus	affinis	Horsfield, 1823	Intermediate Horseshoe Bat	Cap.170; Fellowes-LC	Occasional	1	C.T. Shek	Shek, T.C., 2005.
Chiroptera		Rhinolophidae	Rhinolophus	pusillus	Temminck, 1834	Least Horseshoe Bat	Cap.170; Fellowes-PRC	Occasional	1	C.T. Shek	Shek, T.C., 2005.
Chiroptera		Rhinolophidae	Rhinolophus	sinicus	K. Andersen, 1905	Chinese Horseshoe Bat	Cap.170; Fellowes-LC	Frequent	1	C.T. Shek	Shek, T.C., 2005.
Chiroptera		Pteropodidae	Cynopterus	sphinx		Short-nosed Fruit Bat	Cap.170; CRDB-I; Fellowes-LC	Frequent	1	C. Barthelmy	
Chiroptera		Vespertilionidae	Miniopterus	magnater	Sanborn, 1931	Great Bent-winged Bat	Cap.170; Fellowes-PRC	Frequent	1	C.T. Shek	Shek, T.C., 2005.
Chiroptera		Vespertilionidae	Miniopterus	pusillus	Dobson, 1876	Lesser Bent-winged Bat	Cap.170; Fellowes-LC	Occasional	1	C.T. Shek	Shek, T.C., 2005.
Chiroptera		Vespertilionidae	Myotis	chinensis	(Thomas, 1857)	Chinese Myotis	Cap.170; CRDB-V; Fellowes-LC; IUCN-LC	Occasional	1	C.T. Shek	Shek, T.C., 2005.
Chiroptera		Vespertilionidae	Myotis	ricketti	(Thomas, 1894)	Rickett's Big-footed Bat	Cap.170; IUCN-NT; Fellowes-LC	Occasional	1	C.T. Shek	Shek, T.C., 2005.
Chiroptera		Vespertilionidae	Pipistrellus	abramus	(Temminck, 1838)	Japanese Pipistrelle	Cap.170; Fellowes-LC	Frequent	1	C. Barthelmy	
Chiroptera		Vespertilionidae	Pipistrellus	tenius	(Temminck, 1840)	Least Pipistrelle	Cap.170	Occasional	1	C. Barthelmy	Shek, T.C., 2005.
Chiroptera		Vespertilionidae	Tylonycteris	pachypus	(Temminck, 1840)	Lesser Bamboo bat	Cap.170; CRDB-R; Fellowes-LC	Frequent	1	C. Barthelmy	
									13		
Carnivora		Canidae	Canis	lupus familiaris	Linnaeus, 1758	Domestic Dog		Frequent	1	C. Barthelmy	
Carnivora		Felidae	Felis	catus	Linnaeus, 1758	Domestic Cat		Occasional	1	C. Barthelmy	
Carnivora		Felidae	Phenailurus	bengalensis	(Kerr, 1792)	Leopard Cat	CITES, Cap.170; CRDB-V	Occasional	1	C.T. Shek	Shek, T.C., 2005.
Carnivora		Mustelidae	Melogale	moschata	(Gray, 1831)	Small-toothed Ferret Badger	Cap.170	Frequent	1	C.T. Shek	Shek, T.C., 2005.
Carnivora		Mustelidae	Paguma	larvata	(C.E.H. Smith, 1827)	Masked Palm Civet	Cap.170; Fellowes-PRC	Occasional	1	C.T. Shek	Shek, T.C., 2005.
Carnivora		Mustelidae	Viverricula	indica	(Geoffroy St Hilaire, 1803)	Small Indian Civet	Cap.170	Frequent	1	C. Barthelmy	Shek, T.C., 2005.
									6		
Pholidota		Manidae	Manis	pentadactyla	Raffles, 1822	Chinese Pangolin	Cap.170; IUCN-NT; CITES; CRDB-V; Fellowes-RC	Scarce	1	C.T. Shek	Shek, T.C., 2005.
									1		
Primates		Cercopithecidae	Macaca	mulatta	(Zimmermann, 1780)	Rhesus Macaque	Cap.170; Cap.586; CITES; CRDB-NT; IUCN-LC	Abundant	1	C. Barthelmy	www.hkbiodiversity.net
									1		
Rodentia		Hystricidae	Hystrix	brachyura	Linnaeus, 1758	East Asian Porcupine	Cap.170; IUCN-V; Fellowes-PGC	Frequent	1	C. Barthelmy	
Rodentia		Muridae	Muriventer	fulvescens	(Gray, 1847)	Chestnut Spiny Rat	n/a	Frequent	1	C.T. Shek	Shek, T.C., 2005.
Rodentia		Muridae	Rattus	andamanensis	(Blyth, 1860)	Indochinese Forest Rat	n/a	Frequent	1	C. Barthelmy	Shek, T.C., 2005.
Eulipotyphla		Soricidae	Crocidura	attenuata		Grey Shrew	IUCN-LC	Occasional	1	C. Barthelmy	
									4		
Artiodactyla		Bovidae	Bos	taurus	Linnaeus, 1758	Domestic Ox	n/a	Frequent	1	C. Barthelmy	
Artiodactyla		Cervidae	Muntiacus	muntjak	(Zimmermann, 1780)	Red Muntjac	Fellowes-PRC	Frequent	1	C. Barthelmy	www.hkbiodiversity.net
Artiodactyla		Suidae	Sus	scrofa	Linnaeus, 1758	Eurasian Wild Pig	n/a	Occasional	1	C. Barthelmy	
									3		
									Total Mammals	28	

寄件者:
寄件日期:
收件者:
主
附

Francisco [REDACTED]
02日02月2016年星期二 12:10
tpbpd@pland.gov.hk
Re: Draft Pak Sha O, OZP No. S/NE-PSO/1
Letter to TPB (01.02.16).pdf

Dear Sirs,

Please see the attached letter from Mr. Ruy Barretto S.C. on the subject matter for your attention.

Best regards,
Francisco das Caldas
Clerk to Mr. Ruy Barretto S.C.

TEMPLE CHAMBERS

T: (+852) [REDACTED] (direct)
F: (+852) [REDACTED]
[REDACTED]

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The Secretary
Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

1st February 2016

Email: tpbpd@pland.gov.hk

Dear Sirs,

Re: Draft Pak Sha O, OZP No. S/NE-PSO/1

1. **Abuse of planning process.** This version of the Plan presents a new V-Zone by stealth. It is too late, irregular and improper to introduce radical new demands and changes at this stage in the planning process. Pak Sha O has been under detailed planning for over 4 years and it is improper and irregular to suddenly bring this new V zone forward without adequate justification. This is an after-thought based on new demands by developers which has not been justified on a technical basis or any basis.
2. **V Zone facilitates fraud on the Small House Policy.** The Board and the Planning Department have duties to prevent fraud on the Small House policy. This proposed new V-Zone has been mostly sold to outside developers. Outsiders cannot legally build small houses here. This proposed V-Zone will enable fraud and irregularities which have been highlighted by the recent prosecution. However, of course, the Board have been warned about facilitating such abuse for years in relation to Country Park Enclaves.
3. **Destroy first the fresh water marsh with temporary farming before applications for development, is demonstrated in this case.** After the marsh was destroyed to become farmland, there is no justification to reward the "destroy first tactics" by changing the farmland into Small house land. The abuse of process facilitates this.
4. **The new V-Zone will not be technically feasible for Small Houses.** This has not been assessed because this V zone is an afterthought, a new demand which is an abuse of process. The proposed V-Zone is a flood plain. It is also a Water Gathering Ground. Septic tanks will not be feasible nor work in a flood plain. Massive building works will inevitably pollute the area around and down stream and destroy Hoi Ha SSSI and Marine Park.
5. **Total or cumulative impact must be assessed, wrong in principle to close eyes to many new houses being planned for.** The new V-Zone plan is based on 49 or 50 new houses as the alleged justification so the Board must consider the cumulative impact of all of the houses being planned for. It is irrational and wrong in law to assert or pretend that houses will only be built on a one-by-one basis so as to evade

proper planning for the infrastructure needed for 50 houses by way of sewage, access roads, landscape impact, impacts on recreation and culture and the ecology and surrounding Country Park. The proposed V-zone is not technically feasible.

6. **This new Plan fails to protect the valuable ecology.** This new plan fails to consider the evidence. There is evidence that such developments will destroy the valuable ecology of the area. This is not addressed nor considered. **The last minute addition of a new V zone is contrary to the previous Explanatory Statements and General Planning Intention.**
7. **Contrary to previous planning decisions and Board Members views.** Previous planning decisions have been on the basis that the visual and landscape and cultural value of Pak Sha O was unique and highly significant and required special provisions to protect it. In the meeting of 13th November 2015, these concerns and values were crucial and shared by many Board members and the public. The new V-Zone will cause massive impacts which cannot be hidden by planting a few trees, "voluntary" actions or mere hope. **This V-Zone if approved will destroy the unique cultural and landscape value of Pak Sha O within the surrounding Country Park.**
8. **The new V-Zone and the Agricultural zone should be deleted. The GB Zone should be upgraded to CA Zone.**
9. **Improvements and tightening up of the Notes are needed for better protection** such include, as follows:
 - (a) V-1 Zones, heights of any new building or re-building should not exceed present average height of existing structures.
 - (b) No NTEH permitted within the V-1 Zone.
 - (c) Delete section 8e of the Notes so as to prevent new structures degrading the historical, architectural and cultural heritage of the existing village.
 - (d) Introduce specific conditions to prevent the use of pesticides and other chemicals harmful to water organisms.
 - (e) Delete house/small house from Column 2 of the GB uses in the Schedule of Uses of the OZP.
10. **Please have available for Board Members at the hearings my previous correspondence and submissions.** I will also be referring to the diagrams and evidence produced by other objectors at the hearing.

Yours sincerely,



Ruy Barretto S.C.

[8915.rb]

寄件者:
寄件日期:
收件者:
主旨:

Gary Ades [REDACTED]
29日01月2016年星期五 13:08
tpbpd@pland.gov.hk
Draft Pak Sha O Outline Zoning Plan (OZP) No. S/NE-PSO/1

TPB/R/S/NE-PSO/1-530

Dear Sir/ Madam,

Re: Draft Pak Sha O Outline Zoning Plan (OZP) No. S/NE-PSO/1

1. I strongly object to the newly-proposed V zone as shown on a plan with regard to the captioned OZP.
2. I am highly concerned that it will greatly damage and cause significant environmental impacts to the natural landscape and the high ecological value of the locality.
3. The designation of this V zone deviates markedly from the incremental approach adopted by the Town Planning Board for the designation of OZP's in the rural environs of the Country Park Enclaves.
4. The necessity for the proposed AGR zone in Pak Sha O is also highly doubtful.
5. I urge that this extra V zone, which is now located to the north of the existing village cluster, and the AGR zone, should be deleted from the OZP.
6. I strongly urge that the Green Belt (GB) zone should be upgraded to a Conservation (CA) zone in order to protect the integrity of the natural landscapes and the rich biodiversity within the OZP of Pak Sha O.

Thank you for your attention.

Best Regards,

Gary WJ Ades

Gary Ades, Ph.D

Head of Fauna Conservation Department
Kadoorie Farm & Botanic Garden
Lam Kam Road, Tai Po
New Territories
Hong Kong SAR

Tel: +852 [REDACTED] (direct)

Fax: +852 [REDACTED]

Mobile: +852 [REDACTED]

Web: www.kfbg.org



Please don't print this e-mail unless you really need to



寄件者:

Tony Nip [REDACTED]

寄件日期:

03日02月2016年星期三 13:34

收件人:

tpbpd

主题:

Re: Draft Pak Sha O Outline Zoning Plan (OZP) No. S/NE-PSO/1

Dear Sir/ Madam,

Re: Draft Pak Sha O Outline Zoning Plan (OZP) No. S/NE-PSO/1

1. I strongly object to the newly-proposed V zone as shown on a plan with regard to the captioned OZP.
2. I am highly concerned that it will greatly damage and cause significant environmental impacts to the natural landscape and the high ecological value of the locality.
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4. The necessity for the proposed AGR zone in Pak Sha O is also highly doubtful.
5. I urge that this extra V zone, which is now located to the north of the existing village cluster, and the AGR zone, should be deleted from the OZP.
6. I strongly urge that the Green Belt (GB) zone should be upgraded to a Conservation (CA) zone in order to protect the integrity of the natural landscapes and the rich biodiversity within the OZP of Pak Sha O.
7. I support the restrictions at V(1) zone.

Thank you for your attention.

Best Regards,

Tony NIP

寄件者:
寄件日期:
收 寄:
主

Karina O'Carroll [REDACTED]
02日02月2016年星期二 19:37
Town Planning Board
Object to the proposed OZP for Pak Sha O

The newly-proposed V zone on the valley floor should be removed as it would cause a huge visual and landscape impact for users of the country park, permanently destroying the natural landscape of the valley. If this happened, it would be for the sake of financial gain for a private developer, and would be at the expense of current and future generations of HK people. In addition, based on a recent court case, the process by which the land has been bought and re-sold by the developer is potentially illegal.

The high ecological value of the woodland and stream system should be protected by a Conservation Area zoning (not Green Belt as currently proposed). Furthermore, septic tanks are unsuitable for use in this area given the proximity of the stream and that the land is prone to flooding.

The high cultural and architectural value of the existing Pak Sha O village would be ruined by the construction of even a single modern village house in the V1 zone that incorporates the village. It is imperative that the plan imposes restrictions on the type of development, re-build or restoration that can be carried out in the village, such that only buildings sharing the same appearance and height can be created.

--

Warm Regards,

Karina O'Carroll

m: + 852 [REDACTED] | e: [REDACTED]

Communications, Friends of Sai Kung

www.friendsofsaikung.org

[REDACTED]

寄件者:
寄 日期:
收件者:
副本:
主旨:

Kwan Long Hei Matthew [REDACTED]
02日02月2016年星期二 16:49
tpbpd@pland.gov.hk
[REDACTED]
Objection to the Draft PAK SHA O Outline Zoning Plan No: (S/NE-PSO/1)

TPB/R/S/NE-PSO/1-533

Draft PAK SHA O Outline Zoning Plan No: (S/NE-PSO/1)

Dear Sir,

I am writing as a Hong Kong citizen as well as the researcher for the book "A Living Space" to object to the proposed land use plan and proposed V-zone or small house developments in the valley and surrounding areas of Pak Sha O. We have been conducting the research of the village at Pak Sha O since June 2013, and in the time that we were there we have gotten to know the villagers living there and many historical and cultural values of the Hakka village of Pak Sha O.

My reasons for objecting are as below:

- • Pak Sha O is one of the few remaining indigenous Hakka villages in Hong Kong that had not been vastly altered or transformed by modern architecture. No modern buildings currently exist in the village, and to allow large-scale developments of modern Spanish style villas to erect in the village area will damage the integrity of its cultural and historical values. This is one of the very few places that Hong Kong and international travellers alike can still appreciate the traditional architecture and layout of a rural Hakka village in Hong Kong. Therefore, in a cultural and historical point of view, this village is worthy of careful conservation for future generations.
- • The proposed V-zone is very close to a water catchment area, which is part of our city's drinking fresh water. The building of village houses in the proposed V-zone will mean putting in septic tanks for every house built in the area, this will increase the waste flowing into the catchment area and in turn may pollute the water in the river, which subsequently will flow into the Hoi Ha Marine Park, the extra waste could have catastrophic effect on the marine life such as corals, as the waste can lead to an increase in algae growth. This could also damage the existing ecosystem of the Pak Sha O River, where 16 species of fish have been recorded, including the rare Three-lined Bagrid Fish, which only resides in two rivers in Hong Kong. Pollution could diminish the local fish population, or worst still wipe out the entire population in the river.
- • The ecological value of the river and surrounding area is extremely high, including the 16 species of fish already mentioned above, 11 species of amphibians, 43 species of reptiles including the critically endangered Golden Coin Turtle, 180 species of birds, 28 species of mammals, some 546 species of insects as well as 246 species of plants. Therefore, the any large-scale development could affect the well being of these existing rich fauna and flora. Not only will the area of the proposed V-zone be affected, but also the consequences of the pollution created during construction could destroy the largely intact ecosystem of Pak Sha O enclave.
- • The small houses demands proposed by the indigenous villagers is suspected: over 50% of the land earmarked for development had already been sold to Xin Hua Bookstore Xiang Jiang Group Limited. If the demand was really made by the villagers how come the land had already been sold to the developers? Importantly, the developer has systematically carved out land lots and transferred these to villagers since mid-2012. Are these villagers now acting as frontmen for the developer – selling their ding right and facilitating small house applications? It appears that the claimed small house demand is merely an excuse by the developers and indigenous villagers to make profit, rather than a genuine demand under the small house policy.

1053

- • Planning Department has already secured another piece of land for Pak Sha O: According to Town Planning Board papers, the Planning and Lands Departments already secured land for former Pak Sha O villagers in Pak Tai Au. There is thus already sufficient land reserved in Sai Kung for genuine small house applications in the same hearing. Expansion of the V zone in Pak Sha O is therefore not justified.

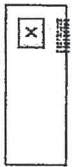
Yours faithfully

Matthew Long Hei Kwan

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寄件人: Gail & Tim [REDACTED]
寄件日期: 01日02月2016年星期一 15:24
收件者: tpbpd@pland.gov.hk
主旨: Draft Pak Sha OZP No. S/NE-PSO/1
附件: PSO Objection Feb 2016.doc

Dear Sirs

Please find attached my comments on the above Draft OZP.

Yours faithfully

Nigel T Kay

[REDACTED]

Draft Pak Sha OZP No. S/NE-PSO/1

The Draft Pak Sha O OZP No. S/NE-PSO/1 Has been significantly changed from that which was outlined in the Draft Pak Sha O Outline Zoning Plan No. S/NE-PSO/B which specifically states that "The general planning intention for the Area is to conserve the high natural landscape and ecological significance of the Area in safeguarding the natural habitat and natural system of the wider area. Apart from environmental and ecological consideration, development in the Area is constrained by limited infrastructure provisions. It is also intended to consolidate village development so as to avoid undesirable disturbances to the natural environment and overtaxing the limited infrastructure in the Area".

The proposed new V zone in the draft OZP No. S/NE-PSO/1 is quite clearly completely at odds with the stated Planning Intention. Firstly any construction (let alone 30 houses) in what were wetlands, but are now being farmed by the developer, would significantly adversely impact the "high natural landscape and ecological significance of the Area" and rather than "safeguarding the natural habitat and natural system of the wider area" would clearly present a major threat to the ecology and habitats of the flora and fauna.

Furthermore, as the Draft Pak Sha O Outline Zoning Plan No. S/NE-PSO/B outlines, "development in the area is constrained by limited infrastructure provisions". This remains a serious concern. Not only is there no road access, but there are no mains sanitation provisions and sanitation is through cess-pits. The ecologically important stream that passes through Pak Sha O also provides water for collection and general use as well as emptying into the Hoi Ha Marine Park. A large number of new cesspits in an area prone to flooding would clearly pose a significant pollution threat to the stream and Hoi Ha Marine Park.

The stated Planning Intention was "to consolidate village development so as to avoid undesirable disturbances to the natural environment and overtaxing the limited infrastructure in the Area". However providing for 30 new buildings in farmland around Pak Sha O does entirely the opposite both

causing significant undesirable disturbance and putting an unsustainable pressure on the infrastructure.

The original outlined Planning Intention also states "Since Pak Sha O and Pak Sha O Ha Yeung are outstanding vernacular Hakka villages in the Area and are well-preserved, and that the heritage value of historic buildings partly lies in their original physical environment, the planning intention is also to preserve the existing vernacular Hakka village setting and any change to the existing village setting with possible adverse impact on the heritage value of historic buildings should be avoided. "

Any construction in and around Pak Sha O of structures other than in the original style of the existing village buildings will a totally destructive impact on the heritage value of a unique vernacular Hakka village and the heritage value it provides for future generations both of Hakka people and Hong Kong people in general.

The new V Zone as envisaged by the Draft Pak Sha OZP No. S/NE-PSO/1 is primarily intended for development of Small Houses by "indigenous villagers" and that demand is envisioned for 30 such houses. It should be noted that there have been no indigenous villagers living in Pak Sha O in at least the last 20 years. Furthermore there exist a large number of houses in the village to which indigenous villagers could return to should they so wish without the need for new and inappropriate construction.

Finally there is clearly a troubling question of the involvement of a Tai Po developer in these applications, particularly in the light of a recent court case covering collusion between "indigenous villagers" and developers in which so called "indigenous villagers" collude with developers to construct dwellings with no actual intention of living in them, but rather for profit. This should be investigated in Pak Sha O and the TPB should not be approving an OZP which could give rise to illegal activities.

寄件者: philip evans [REDACTED]
寄件日期: 01日02月2016年星期一 9:40
收: tpbpd@pland.gov.hk
主旨: Outline Zoning Plan (S/NE-PSO/1)

Dear Sir,

PAK SHA O HA YEUNG

My comments will be kept simple and should not just be bundled up and included in the many others objections received.

Why in the 1980's was the valley of Pak Sha O Ha Yeung listed in the Government files and at the Antiquities Board as a Valley of Historical Interest. Why is this never referred to now?? Please include this important fact, if not be prepared later on to justify keeping the TPB in ignorance

That is why all the 5 genuine indigenous villagers born in PSOHY were refused permission to erect their entitled village houses in PSOHY but were given alternative land in Hoi Ha to build their houses. Documentary proof is available in your files and those of the Antiquities Board. Please check. As the policy which has not been publicly changed, any more buildings in this protected valley are forbidden.

How is it that there are 6 applications pending in Lands Dept for 6 new village houses in PSOHY and no notification has ever been posted on these applications and no one knows who these outsiders are and none of the applicants are genuine indigenous villagers born in PSOHY who are themselves forbidden to build. If they are transferred building rights this needs to be specifically stated in your report.

The PSOHY valley has 3 streams running across it into the main Hoi Ha river. This is a major source of water for the Yan Yee Reservoir and is pumped underground back into it from further down the river. The objections by Water Supplies Department to build here should be taken much more seriously or detailed scientific justification given as to why you accept the pollution that will leech from the septic tanks.

You records will show that most of the private lots in the PSOHY valley have been bought by Development Companies over a long period of time from 1997 onwards. You are aware of your legal obligations to ensure that the "Shatin Case" is not repeated here and that only genuine applications are processed. The records prove that this is not the case and you should not process any applications for village houses in PSOHY as you will be breaking Government policy and contributing to a criminal offence.

Yours sincerely
Philip Evans

寄件者:
日期:
收件者:
主旨:

Mark Isaac-Williams [REDACTED]
29日01月2016年星期五 10:36
tpbpd@pland.gov.hk
Fwd: Email - A Submission for the Draft Pak Sha O OZP (No.S/NE-PSO/1)

TPB/R/S/NE-PSO/1-536

.....

Dear Sir/ Madam,

Re: Draft Pak Sha O Outline Zoning Plan (OZP) No. S/NE-PSO/1

1. We strongly object to the newly-proposed V zone as shown on a plan with regard to the captioned OZP.
2. We are highly concerned that it will greatly damage and cause significant environmental impacts to the natural landscape and the high ecological value of the locality.
3. The designation of this V zone deviates from the incremental approach generally adopted by the Town Planning Board for the making of OZP's in the rural settings of the Country Park Enclaves.
4. The necessity for the proposed AGR zone in Pak Sha O is also highly doubtful.
5. We urge that this extra V zone, which is now located to the north of the existing village cluster, and the AGR zone, should be deleted from the OZP.
6. We strongly urge that the Green Belt (GB) zone should be upgraded to a Conservation (CA) zone in order to protect the natural landscape and the rich biodiversity within the OZP of Pak Sha O.

Thank you for your attention.

Best Regards,

Mark Isaac-Williams
29th January, 2016

.....

寄件者: Claire Ford [REDACTED]
日期: 04日02月2016年星期四 15:55
收件者: tpbpd@pland.gov.hk
主旨: Pak Sha O Draft OZP

TPB/R/S/NE-PSO/1-537

*** Please keep my name and email address confidential ***

4 February 2016

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point,
Hong Kong

By Email to: tpbpd@pland.gov.hk

Dear Sir/Madam

Pak Sha O Draft Outline Zoning Plan

As a long-term resident of Pak Sha O, I would like to add my comments on the proposed rezoning of Pak Sha O village, in particular the designation of a new V-zone in the area north of Pak Sha O - which is currently classed as AGR - which will open up the area for future small housing development.

Environmental and heritage impact

The development of just one NTEH in the proposed V-zone will adversely affect the environment and heritage of the area, let alone the 14 houses that have already been applied for and the outstanding demand of 49. The area is rich in flora and fauna as has been attested by many experts. As can be seen in other villages, once development starts there is complete disregard to the environment and areas are destroyed beyond repair. Furthermore, this area is a known flood zone with surrounding streams flowing directly into Hoi Ha Marine Park. Any environmental damage will not be restricted to Pak Sha O but will also affect Hoi Ha.

Infrastructure

This is a remote area with insufficient infrastructure in place to support the proposed population increase: there is no vehicular access to the village, no provision for parking on the main road, limited public transport, no mains sewerage system.

Justification for increased housing

Is there a genuine need to provide a new V-zone, bearing in mind that there are existing habitable houses in Pak Sha O and that not one indigenous villager has lived in the village in the past 18 years, possibly longer.

Land ownership

It is public knowledge that the agricultural land in question was sold or transferred to a development company and this land has subsequently been subdivided and sold/transferred back to the villagers so they can apply for housing. Is this activity legal?

Thank you for considering these points.

Yours faithfully

Claire Ford

Pak Sha O

寄件者:
寄件日期:
收 者:
主 題:

Chiu Sein Tuck [REDACTED]
03日02月2016年星期三 23:37
tpbpd@pland.gov.hk
Draft Pak Sha O Outline Zoning Plan (OZP) No. S/NE-PSO/1

Dear Sir/ Madam,

Re: Draft Pak Sha O Outline Zoning Plan (OZP) No. S/NE-PSO/1

1. I strongly object to the newly-proposed V zone as shown on a plan with regard to the captioned OZP.
2. I am highly concerned that it will greatly damage and cause significant environmental impacts to the natural landscape and the high ecological value of the locality.
3. The designation of this V zone deviates markedly from the incremental approach adopted by the Town Planning Board for the designation of OZP's in the rural environs of the Country Park Enclaves.
4. The necessity for the proposed AGR zone in Pak Sha O is also highly doubtful.
5. I urge that this extra V zone, which is now located to the north of the existing village cluster, and the AGR zone, should be deleted from the OZP.
6. I strongly urge that the Green Belt (GB) zone should be upgraded to a Conservation (CA) zone in order to protect the integrity of the natural landscapes and the rich biodiversity within the OZP of Pak Sha O.
7. I support the restrictions for the V(1) zone.

Thank you for your attention.

Best Regards,

Chiu Sein Tuck

寄件者: Richard McMullen [REDACTED]
寄件日期: 03日02月2016年星期三 6:31
寄件地址: tpbpd@pland.gov.hk
主题: Concerns Regarding Draft OZP for Pak Sha O Village

Richard A. McMullen III
21 Pak Sha O Village
Sai Kung, NT

03 February 2016
Planning Dept
333 Java Road, North Point

Dear Members of the Planning Dept,

I have had the privilege and enjoyment of being a resident of Pak Sha O Village for the past three years. In that time I have come to know the basics of the interest to develop the farmland surrounding Pak Sha O into modern village housing. In essence, I am in favor of allowing owners of land in being allowed to build on their "indigenous property" as they see fit. But in the case of Pak Sha O Village, there are circumstances that are forcing me to reconsider.

The first of these circumstances is that the actual original owners of the land have no interest in living in Pak Sha O. As I am sure can be seen through planning requests over the previous years, the original owners of the farmland surrounding Pak Sha O village had sold their properties to a developer who is the party interested in building the structures. There are no "indigenous" familial ties as far as residency in the case of Pak Sha O.

Secondly, the area surrounding Pak Sha O Village is a wetlands. It is a haven for all types of wildlife be it in the air, on the ground, or in the water. Subjecting this area to development will most certainly have an adverse effect on the environment not to mention on the Hoi Ha watershed. Protecting these areas from development is not only important for a stable and healthy ecology but keeping it pristine for future residents of Hong Kong to enjoy.

Lastly, there is an inherent interest for the Government of Hong Kong in preserving what is Pak Sha O Village. It is the duty of government to step in (carefully and with measured thought) to preserve cultural and historical treasures in order that future generations may understand how 'what is' came to be. In Pak Sha O Village you have an original Hakka farming village, untouched structurally, continuing to be a thriving and active residence for a number of people. I don't believe that can be found anywhere else in the HKSAR.

I understand from news sources that the HKSAR is currently in a shortfall of affordable housing and can empathize on what must be the pressures upon your department to alleviate this problem. But building a few single family homes in Pak Sha O Village (that will not be affordable) will not have any measured effect on this issue. Additionally, this type of development will not only assuredly degrade or damage the wilderness environment of Pak Sha O Village but it will also ruin a cultural and historical gem of the Sai Kung Country Park. I humbly urge you to disapprove any present or future development of the Pak Sha O Village and its surrounding lands.

Respectfully, Richard McMullen

寄件者: Peter Private [REDACTED]
寄件日期: 01日02月2016年星期一 17:31
收: tpbpd@pland.gov.hk
主旨: Draft Pak Sha OZP No. S/NE-PSO/1

Dear Town Planning Department,

Re. Draft Pak Sha OZP No. S/NE-PSO/1

The draft plan underestimates the conservation value of the streams and woodland at Pak Sha O and Pak Sha O Ha Yeung. These are habitats for many species of conservation importance, some globally critically endangered species that, in China, can only be found in Hong Kong. For this reason, these areas should be zoned as CA, and not GB.

In addition, it is imperative that strict controls are placed on agricultural practices and sewage disposal of new development so as to avoid adverse impacts on water quality, and thus the wildlife, in the Ecologically Important Stream Hoi Ha stream network and Hoi Ha Marine Park.

The land within the new V zone designated in land that is currently being farmed is primarily intended for development of Small Houses by "indigenous villagers". It appears that many land lots now covered by the newly-proposed V zone were owned by a company some years ago, after when certain lots were subdivided, and the ownership of some was subsequently changed back to that of the original owners. This suggests that practices stated to be illegal in a recent court case have also been carried out at Pak Sha O; consequently, TPB approval of this V zone could be giving the green light to illegal activities.

This designation of a new V zone in Pak Sha O does not make use of the V zone at Pak Tam Au, which, it has been noted previously, is to be used for accommodating new Small House demands from other Enclaves such as Pak Sha O. Any demand for housing in the Pak Sha O Enclave should first be met at Pak Tam Au, if, and only if, it arises from the real needs of indigenous villagers. However, in view of the fact that indigenous villagers have not lived at Pak Sha O for over 30 years, it would appear unlikely that this demand is genuine.

The V zone proposed in the DPA plan was one in which construction of any new Small House or the demolition of or any addition, alteration and/or modification to or redevelopment of an existing building would require planning permission. However, the proposed new V zone (not the V(1) zone covering the existing village) in the proposed OZP would not carry any of these restrictions. Modern village housing in such a natural landscape as exists at Pak Sha O would impose a serious and irreversible adverse visual and landscape impact, one that would affect both people walking through the valley and those hiking in the country park on the surrounding hills. This timeless landscape, a valuable resource for all the people of HK, should not be spoilt for the sake of monetary gain by a very few, mainly, in this case, a single developer. The V zone in the valley floor should be removed.

Pak Sha O has been recognised for its heritage value by the HK Heritage Museum in an exhibition featuring a mock-up of the village as an outstanding example of vernacular architecture, illustrating the features of village and landscape at an important time in HK's history. The construction of a single modern house in or adjacent to the existing village would adversely impact the integrity of the whole. It should, therefore, be a condition written explicitly into the OZP that any addition, alteration and/or modification to or redevelopment of an existing building or ruin should be in a style very similar to existing buildings so as to preserve the group value and integrity of the village as a resource of historical and cultural value for present and future generations in HK.

Kind regards
Peter Heber Percy

+852 [REDACTED]

1244

寄件者: Elsa Leung [REDACTED]
 寄件日期: 02日02月2016年星期二 17:45
 收件人: tpbpd@pland.gov.hk
 主 題: 轉寄: Fwd: 白沙澳分區規劃大綱草圖 No. S/NE-PSO/1 TPB/R/S/NE-PSO/1-542

白沙澳分區規劃大綱草圖 No. S/NE-PSO/1

敬啟者

我們強烈反對將原本位於淡水濕地上，後於2012年受發展商破壞而被發展成農地的0.7公頃土地劃作鄉村式發展用地，理由如下：

我們曾於2011至2013年於白沙澳展開蝴蝶調查，共記錄得八十種以上的蝴蝶品種，其中不常見蝴蝶十九種，三種罕見蝴蝶，電蛺蝶(*Dichorragia nesimachus formosanus*)、燕鳳蝶(*Lamproptera curius walkeri*)、蜆灰蝶(*Taraka hamada isona*)和古銅殼弄蝶(*Pelopidas conjunctus conjunctus*)，另外發現彌環蛺蝶(*Neptis miah*)、白斑嫵灰蝶(*Udara albocaerulea*)和綠弄蝶(*Choaspes benjaminii*)等三種非常罕見蝴蝶。我們也在附近的溪澗發現稀有的淡水魚三綫擬管(Pseudobagrus trilineatus)，根據魚護署資料顯示，白沙澳三綫擬管魚是香港唯一有記錄的地方，除白沙澳以外，只在廣東省有發現。另外白沙澳亦有多達175種鳥類記錄。這麼豐富的生態記錄，足以證明保護白沙澳的生物多樣性，是規劃大綱草圖必須考慮和執行的原則。一旦容許大量村屋發展，污水、噪音、空氣污染、光害等等人為活動，必然徹底摧毀白沙澳珍貴的自然瑰寶。

而且，相比其他已經面目全非的新界傳統村落，白沙澳屬一級歷史建築的何氏舊居和週邊的客家村屋，可以說是香港目前保存得最完整的客家村屋群落。而村裡又有一聖母無玷之心堂，始建於一八八〇年，屬三級歷史建築，亦見證了早期天主教在西貢傳播的歷史。這麼豐富的人文歷史建築，如果容許村屋發展，必然破壞了白沙澳整體的客家傳統建築美學，香港亦失去了一個能夠欣賞學習傳統客家文化的好地方。

現在白沙澳只有一步行小路通往海下路，適當地提供了目前人口的需要而且也構成一緩衝地區，讓白沙澳保存其生態多樣性和建築特色。一旦容許村屋大量發展，新增外來人口必然構成嚴重消防安全和交通問題，到時的步行小路一定不能應付居民的生命安全要求，而隨時被擴闊以應付消防車、救護車通過等安全問題，到時白沙澳的生態和歷史建築只會受進一步的破壞。

那片受破壞的淡水濕地原本也有豐富的生態環境，西貢和香港的農地、濕地一直面對許多類似先受破壞，後再發展的問題，最近有四百年歷史的黃竹洋村旁一大片同樣是淡水濕地遭推土機填平便是最新的例子。令人遺憾的是，現在白沙澳規劃大綱圖的做法如同認可這種先破壞後發展的做法，這只會變相鼓勵其他地方的發展商和村民競相仿效，白沙澳這麼擁有高生態價值和珍貴人文歷史的地方尚且不能避免，那其他地方又談何平衡保育與發展？

我們不是完全反對村民回村自住的權利，但經土地賣買調查所知，白沙澳的土地有大約四成已經出售予地產發展商，所謂村民回村居住的理由如何成立？而當中又是否涉及現正爭議極大的非法套丁行為？我們當然容許真正的經確認身分的原居民的建屋權利，但亦希望政府能為保護白沙澳提出一切實可行的方法，例如可批准白沙澳的丁屋申請移往其他地方即俗稱的「飛丁」。

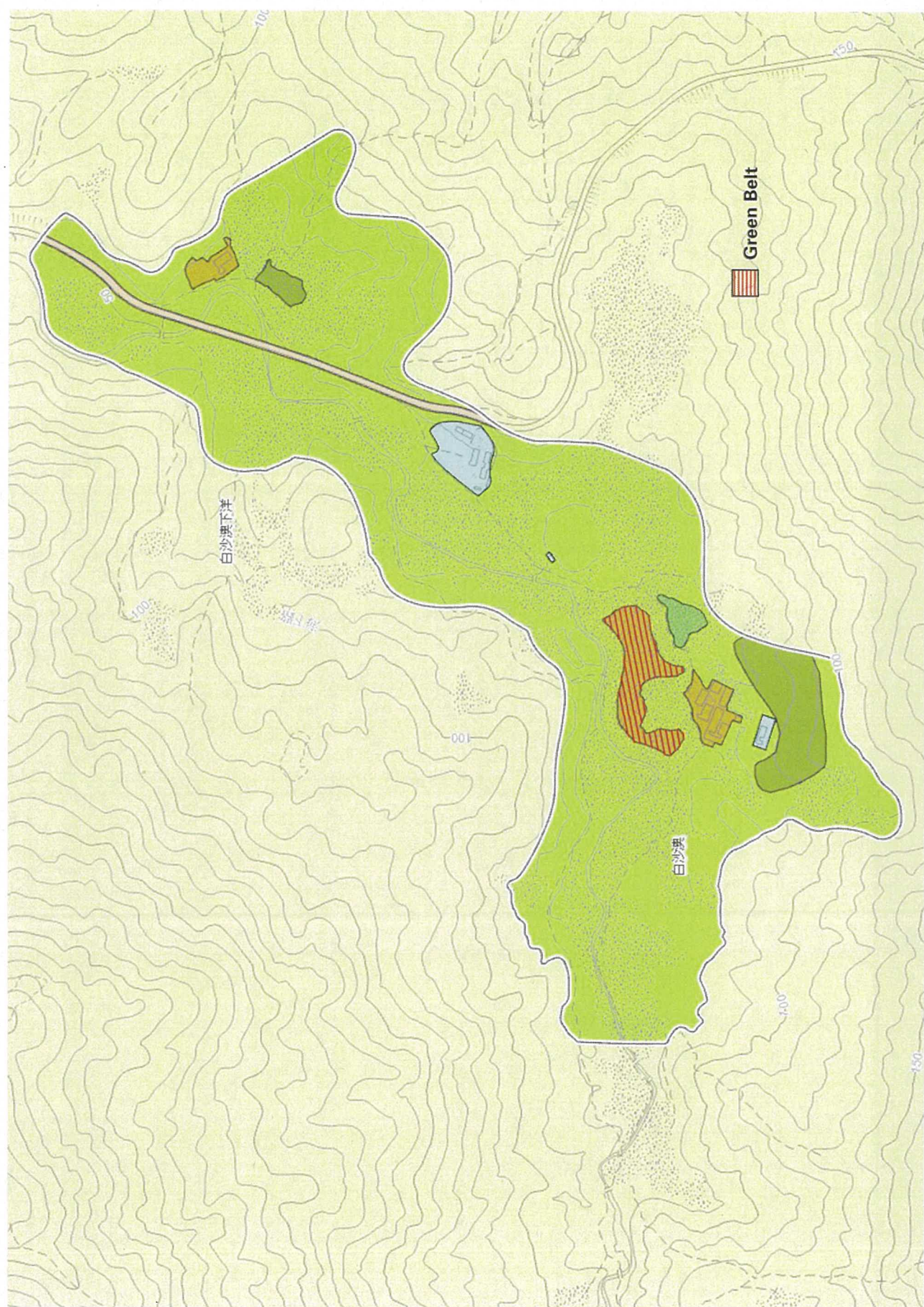
白沙澳是香港碩果僅存的客家建築群落，又可以讓遊人輕鬆步行進入，欣賞其中豐富多彩的生物多樣性，保存了香港珍貴的文化生態資源，希望貴署重新規劃，將那片原本的濕地規劃為綠化地帶（見附圖），以制止進一步的破壞和發展。

Date: 2 Feb 2016

Name: Elsa Leung

email: [REDACTED]

contact number: [REDACTED]



寄件者: T.R. Collard [REDACTED]
寄件日期: 01日02月2016年星期一 16:34
收件者: Town Planning Board
主旨: Draft Pak Sha O OZP No. S/NE-PSO/1
附件: Hoi Ha - Aquatic Tox Analysis for EPD-3.pdf

Dear Sir / Madam,

The draft plan underestimates the conservation value of the streams and woodland at Pak Sha O and Pak Sha O Ha Yeung. These are habitats for many species of conservation importance, some globally critically endangered species that in China can only be found in Hong Kong. For this reason, these areas should be zoned as CA, and not GB. In addition, it is imperative that strict controls are now placed on (i) chemically intensive agricultural practices and (ii) sewage disposal of new development so as to avoid further adverse impacts on water quality, and thus the wildlife, in an Ecologically Important Stream (the Hoi Ha Stream, also a Water Gathering Ground for High Island Reservoir) and the Hoi Ha Marine Park. In the case of the latter, recent serious damage to the corals has been reported by the media, and is likely to be associated with both pesticide residues and increasing soil runoff from the Pak Sha O farm. In a letter I wrote to Christine Loh in 2014 about these matters (attached below) this damage was predicted as inevitable if current farming practices were not stopped, and here we are.

The land within the new V zone currently being farmed is primarily intended for development of Small Houses by "indigenous villagers". It appears that many land lots now covered by the newly-proposed V zone were owned by a company some years ago, then certain lots were subdivided and the ownership of some was subsequently changed back to that of the original owners. This suggests that practices stated to be fraudulent in a recent court case in Sha Tin have also been carried out at Pak Sha O; consequently, TPB approval of this V zone could be giving the green light to illegal activities.

This designation of a new V zone in Pak Sha O does not make use of the V zone at Pak Tam Au, which, it has been noted previously, is to be used for accommodating new Small House demands from other Enclaves such as Pak Sha O. Any demand for housing in the Pak Sha O Enclave should first be met at Pak Tam Au, if, and only if, it arises from the real needs of indigenous villagers for their own housing. (In view of the fact that indigenous villagers have not lived at Pak Sha O for over 30 years, it would appear impossible that this demand is genuine.)

The V zone proposed in the DPA plan was one in which construction of any new Small House or the demolition of or any addition, alteration and/or modification to or redevelopment of an existing building would require planning permission. However, the proposed new V zone (not the V(1) zone covering the existing village) in the proposed OZP would not carry any of these restrictions. Modern village housing in such a natural landscape as exists at Pak Sha O would impose a serious and irreversible adverse visual and landscape impact, one that would affect both people walking through the valley and those hiking in the country park on the surrounding hills. This timeless landscape, a valuable resource for all the people of Hong Kong, should not be spoilt for the sake of monetary gain by a very few individuals.

Po Sha O has been recognised for its heritage value by the HK Heritage Museum in an exhibition featuring a mock-up of the village as an outstanding example of vernacular architecture, illustrating the features of village and landscape at an important time in Hong Kong's history. The construction of a single modern house in or adjacent to the existing village would adversely impact the integrity of the whole. It should, therefore, be a condition written explicitly into the OZP that any addition, alteration and/or modification to or redevelopment of an existing building or ruin should be in a style very similar to existing buildings so as to preserve the group value and integrity of the village as a resource of historical and cultural value for present and future generations.

Yours,

Tim Collard

[REDACTED]

[REDACTED]

----- Forwarded message -----

From: T.R. Collard <[REDACTED]>

Date: Thu, Nov 13, 2014 at 12:26 PM

Subject: Pollution & Flawed Planning in the Hoi Ha OZP

To: [REDACTED]

Dear Ms. Loh,

David & Nicola Newbery, residents at Hoi Ha, have shared with me some correspondence with AFCD relating to pollution at Hoi Ha. From this, it is my impression AFCD and presumably the Country & Marine Parks Board are adhering to a position that (i) agricultural pesticide usage in close proximity to the Hoi Ha stream and (ii) faecal pollution of the stream pose no particular threat to the stream and consequently the Hoi Ha Marine Park.

As a biological scientist with some 40 years of working experience in the pharmaceutical industry I beg to differ on both counts.

Two chemicals were cited by AFCD's Dr. Y.M. Mak in an August 7th 2014 letter (attached) to the Newberys, Chlorpyrifos and Chlorothalonil, as used by local farmers and safe to the public and the environment when used properly.

I don't intend here to dig deeply into the question of toxicity to humans: both of these compounds have significant acute and sub-acute mammalian toxicology profiles which can generally be managed provided they are used sensibly and in accordance with label directions. However, Dr. Mak fails to take into consideration sub-acute and long-term toxicity to aquatic organisms which is very high for both chemicals. In the case of Chlorpyrifos, for example, reproductive damage to Mysid shrimps at levels of as little as 0.0046 ppb are cited by US EDA. The zoning provisions which would allow usage of these chemicals in close proximity to the Hoi Ha stream (at both Pak Sha O and Hoi Ha) which flows into the Hoi Ha Marine Park is totally inappropriate in this particular situation and will inevitably cause damage to the marine organisms the Park is intended to protect. In order to preserve the Marine Park every effort must be made to keep the environment as pristine as possible, i.e. to do everything possible to minimise the impact of human activity in and around the Park: clearly this is not happening.

As for faecal pollution, I refer you to Town Planning Board K.K. Lee's email below. The science is incontrovertible and doesn't need to be discussed in detail, other than to say camp sites along the Hoi Ha stream, with no provision for proper handling of sewage or facilities for washing, shouldn't be allowed in a modern society like Hong Kong. I would make the point that, although the health risk to human users of the water may be deemed to be minimal at present, the development plans for Hoi Ha indicate that faecal pollution from the permanent and transient human population will become an increasing health and environmental risk in the future. Finally, as WHO points out, acute sickness can arise from very low pathogen levels, particularly viruses and parasites, entering bodies of water: faecal contamination in water used by the public is just not a good idea and the remedies, which are often relatively simple, have been well understood for millennia, although, it seems, not by our planners.

I am attaching a short summary of supporting information and data for these arguments which includes source references. Should you have any questions I would be happy to answer them.

Yours,

Tim Collard

[REDACTED]

[REDACTED]

td

TPB/R/S/NE-PSO/1-547

寄件者: Dian Karlina [REDACTED]
寄件日期: 03日02月2016年星期三 23:06
收件者: tpbpd@pland.gov.hk
主题: DRAFT PSO OZP No. S/NE-PSO/1 REV C - REPRESENTATION
附件: PSO OZP S-NE-PSO-1 (1).pdf

Dear Sirs,

Kindly find attached my representation re the above referenced Plan

Yours sincerely

--
Dian Karlina
Mobile (+852) [REDACTED]
[REDACTED]

By email

Hong Kong 03 February 2016

Re: Draft Pak Sha O Outline Zoning Plan No. S/NE-PSO/1 Rev C.

Dear Sir,

We have taken note of the Plan referenced above and present below our comments:

1. This revision creates a new V zone for the purposes of NTEH's (35-45 numbers). It is too late, irregular and improper to introduce radical new demands and changes at this stage in the planning process. Pak Sha O has been under detailed planning for over 4 years and it is improper and irregular to suddenly bring this new V zone forward without adequate justification. This Plan and the V Zone are as such unacceptable, and beyond the fact that it constitutes an absurd amount of wasted time for both us and the Town Planning Board (TPB), it is also an incredible 180 degree turn that can be only explained by heavy interested pressure of a commercial nature as we contend below.
2. The ownership of the land in and around the V zone shows that a developer has purchased the majority of the plots (and continues to do so at present). Suspicious assignments after a Déed Poll in 2012 suggest a conspiracy to fraud in terms of NTEH approval process. By permitting NTEH (and 14 irregular applications are mentioned in the Plan) in the newly created zone may be aiding a criminal activity (refer to recent ruling by the Courts of HK). We strongly oppose the V and it must be deleted so as to avoid condoning illegal activities.
3. We recommend that the administrative process of cross-village application ("Flying Ding") with Pak Tam Au be systematically used for all legitimate Small House applications in PSO, so demand can be met within the development zone of Pak Tam Au or elsewhere.
4. The figure of 49 Outstanding Small House demands proposed in the Plan has not been audited in any form whatsoever and no demonstrable justification is given. In consequence this figure should not lead to the assumption that a V zone is necessary and all sections referring to the same should be deleted from the OZP; unless proper justification(s) is given.
5. The V zone lies nearly entirely in the flood plain of Pak Sha O. In consequence, new buildings will require that the land be back-filled and/or be extensively drained. This is not acceptable particularly with regards to:
 - i. The technical practicalities of procuring such works in the given location
 - ii. The massive ecological impacts (destruction of species and habitats) not only in Pak Sha O valley but also for Hoi Ha Marine park
 - iii. Any septic tanks that may be built will fail percolation tests as defined by EPD's ProPECC 5/93 because of the high water table.In consequence the V zone should be deleted.
6. The visual and landscape attributes of the valley will be irremediably destroyed by any new development, whether one house or 50. In consequence we suggest that no new Small Houses be permitted within the OZP so as to avoid irreparable damage to the visual, landscape and historical quality of the old Hakka villages in the OZP.
2. We note that the TPB has re-zoned the existing village clusters into V1 zones. While we support this zoning we would suggest amendments/additions to the Notes and/or ES as follows:
 - a. Height of any new building within the V1 should not exceed present average height of existing buildings.
 - b. Profiles and roof pitches should respect the existing settings.
 - c. No NTEH permitted within the V1 zone.

3. In addition to the above we note that Section 8 (e) of the Notes provide for: "*replacement of an existing domestic building,.....by a New Territory Exempted House*". This is unacceptable and contrary to the principles that have been debated in the last 4 years. In consequence we strongly suggest to delete Section 8 (e).
4. The draft OZP is under-representative with regards to the ecological quality of the area within. In deed, have close to 1150 species are recorded in the OZP, of which many are new to Hong Kong, some to science, and a vast number are of Conservation Concern (both locally [LC and above; Fellowes *et al.*] or internationally NT or above [IUCN & CRDB]). We argue that any new development will have catastrophic effects on this very rich and ecologically unique environment. In consequence adequate protection of the ecology can be afforded by zoning all riparian bands (30m buffer zone) as CA zones, replacing most of the proposed GB zone.

In conclusion, we strongly oppose to this revision of the Plan for Pak Sha O and recommend that the TPB reverts to earlier versions such as revision B (July2015) of the Plan and/or deletes the V zone and replace large tracts of the GB zone into CA zone.

We hope this representation will help in creating country parks that all Hong Kong citizens want

Yours sincerely



Dian Karlina

Grounds presented in the standard form:

- (i) **Small House demand proposed by Indigenous Villagers is suspected:** Over 50% of the Land earmarked for development has already been sold to Xinhua Bookstore Xiang Jiang Group Limited. Are these villagers now suddenly planning to back and settle in the village? Importantly, the developer has systematically carved out land lots and transferred these to villagers since mid-2012. Are these villagers now acting as frontmen for the developer – selling their ding right and facilitating small house applications? It appears that the claimed small house demand is merely an excuse by the developers and indigenous villagers to make profit, rather than a genuine demand under the small house policy.

原居民丁屋需求成疑：現時發展商「新華書店湘江集團有限公司」在「鄉村式發展」地帶持有至少五成土地，有大量村民未來將回到鄉村的說法令人懷疑。另外，發展商在 2012 年中把「鄉村式發展」地帶內的地段分拆並轉手，分拆地段內更已有處理的丁屋申請，整個過程與一般「套丁」情況相似，擔心所謂滿足「原居民丁屋需求」只是發展商與原居民合謀圖利的藉口

- (ii) **Planning Department has already secured another piece of land for Pak Sha O:** According to Town Planning Board papers, the Planning and Lands Department already secured land for former Pak Sha O villagers in Pak Tam Au. There is thus already sufficient land reserved in Sai Kung for genuine small house applications in the same 'Heung'. Expansion of the "V" zone is not justified.

規劃署早已另覓土地予白沙澳村：城規會文件中，曾指現時西貢北潭凹早已預留空間，讓白沙澳村申請「飛丁」解決丁屋需求，規劃署無理據再為白沙澳擴大「鄉村式發展」地帶

- (iii) **Small house application in Agriculture (AGR) zone is still permitted:** Most of the "AGR" zone walls within Village Environ so that small house applications Small House applications is still permitted, with an approval rate of over 60% in AGR zone with reference to past experience. This would create false hope for developer and villagers.

「農業」地帶仍可申建丁屋：大部分「農業」用地在「鄉村範圍」(Village Environ) 內，可以申建丁屋，而以往在「農業」地帶成功興建丁屋的機會更達六成，現時的規劃仍為發展商及原居民製造錯誤期望

- (iv) **The area is prone to flood risk:** The "V" zone is encircled by an 'Ecologically Important Stream', as close by as 20 meters to the areas designated for development. The proposed plan has not taken into account the consideration of threat of flooding for future residents during rainstorms.

水浸風險：「鄉村式發展」用地被一條「具重要生態價值河流」包圍，距離更只有 20 米，規劃未有考慮暴雨時淹浸整個河谷時對居民的威脅

- (v) **The area is rich in ecological and environmental resources:** Surrounded by the Sai Kung West Country Park, Pak Sha O has also recorded a cumulative number of 175 bird species from 1999 to 2014, comprising 1/3 of Hong Kong total number. The proposed "V" zone however has failed to consider ways and means of protecting the ecology and natural landscape of Pak Sha O.

生態環境資源豐富：白沙澳四周被西貢西郊野公園包圍，自 1999 至 2014 年累積共錄得 175 種雀鳥，佔全港數目 1/3，現時建議的「鄉村式發展」用地並沒有兼顧保存這些生態和自然景觀

Major ground(s) of representations		Representation No. TPB/R/S/NE-PSO/1-
All 5 grounds	(i) – (v)	R548 – R1348
4 grounds	(i) – (iv)	R1349 – R1354
	(i), (ii), (iii), (v)	R1355 – R1409
	(i), (ii), (iv), (v)	R1410 – R1477
	(i), (iii), (iv), (v)	R1478 – R1488
3 grounds	(i), (ii), (iii)	R1489 – R1490
	(i), (ii), (iv)	R1491
	(i), (ii), (v)	R1492 – R1548
	(i), (iii), (iv)	R1549
	(i), (iii), (v)	R1550 – R1573
	(i), (iv), (v)	R1574 – R1597
	(ii), (iv), (v)	R1598 – R1600
	(ii), (iii), (v)	R1601
	(iii), (iv), (v)	R1602 – R1604
2 grounds	(i), (ii)	R1605 – R1614
	(i), (iii)	R1615
	(i), (iv)	R1616
	(i), (v)	R1617 – R1672
	(ii), (v)	R1673 – R1688
	(iii), (v)	R1689 – R1692
	(iv), (v)	R1693 – R1705
1 ground	(i)	R1706 – R1737
	(ii)	R1738
	(v)	R1739 – R1798

tpbd

TPB/R/S/NE-PSO/1-548

寄件者: [redacted] [no-reply@weebly.com]
寄件日期: 19日01月2016年星期二 17:21
收件者: tpbd@pland.gov.hk
主旨: New Form Entry: Object to Pak Sha O Draft Outline Zoning Plan (S/NE-PSO/1)

You've just received a new submission to your Object to Pak Sha O Draft Outline Zoning Plan (S/NE-PSO/1).

Submitted Information:

Name

Paul Chau

Email

Reasons for Objections. Small house demand proposed by Indigenous Villagers is suspected: Since at least 50% of land within the V zone is now owned by Xinhua Bookstore Xiang Jiang Group Limited, it is highly suspected that many villagers would really come back to resettle in the village. Moreover, lots in the V zone have already been carved and transferred out since mid-2012, with outstanding small house application in some of the carved lots. Since the whole process is similar to the practice of "selling ding", it is worried that the claim to satisfy small house demand is merely an excuse by both developers and indigenous villagers to make profit.

1

Reasons for Objections. Planning Department has already secured another piece of land for Pak Sha O: According to the Town Planning Board paper, ample space was reserved in Pak Tam Au in Sai Kung for cross-boundary application of small house, to satisfy small house demand in Pak Sha O. Further expansion of V zone in Pak Sha O, suggested by Planning Department, is thus not well-justified.

1

Reasons for Objections. Small house application in Agriculture (AGR) zone is still permitted. Most of the AGR zone falls outside Village Environ so that small house application is permitted, with an approval rate of over 60% in AGR zone with reference to the past experience. This would create false hope for developer and villagers.

1

Reasons for Objections. The area is prone to flood risk: The V zone is encircled by an "Ecologically Important Stream" with a distance of merely 20 metres. The proposed plan has not taken consideration in the threats posed on resident when the river valley is flooded during rainstorm.

1

Reasons for Objections. The area is rich in ecological and environmental resources: surrounded by Sai Kung West Country Park, Pak Sha O has also recorded a cumulative number of 175 bird species from 1999 to 2014, comprising $\frac{1}{3}$ of Hong Kong total number. The proposed V zone however did not consider to protect the ecology and natural landscape.

1

Other Comments

bpd

寄件者: [redacted] [no-reply@weebly.com]
寄件日期: 19日01月2016年星期二 17:22
收件者: tpbpd@pland.gov.hk
主旨: New Form Entry: 反對白沙澳分區計劃大綱草圖 (S/NE-PSO/1)

You've just received a new submission to your 反對白沙澳分區計劃大綱草圖 (S/NE-PSO/1).

Submitted Information:

姓名

Paul Chau

電郵

[redacted]

反對原因.原居民丁屋需求成疑: 現時發展商「新華書店湘江集團有限公司」在「鄉村式發展」地帶持有至少五成土地, 有大量村民未來將回到鄉村的說法令人懷疑。另外, 發展商在 2012 年中把「鄉村式發展」地帶內的地段分拆並轉手, 分拆的地段內更已有處理中的丁屋申請, 整個過程與一般「套丁」情況相似, 擔心所謂滿足「原居民丁屋需求」只是發展商與原居民合謀圖利的藉口

1

反對原因.規劃署早已另覓土地予白沙澳村: 城規會文件中, 曾指現時西貢北潭凹早已預留空間, 讓白沙澳村申請「飛丁」解決丁屋需求, 規劃署無理據再為白沙澳擴大「鄉村式發展」地帶

1

反對原因.「農業」地帶仍可申建丁屋: 大部分「農業」用地在「鄉村範圍」(Village Environ)外可以申建丁屋, 而以往在「農業」地帶成功興建丁屋的機會更達六成, 現時的規劃仍為發展商及原居民製造錯誤期望

1

反對原因.水浸風險: 「鄉村式發展」用地被一條「具重要生態價值河流」包圍, 距離更只有 20 米, 規劃未有考慮暴雨時淹浸整個河谷時對居民的威脅

1

反對原因.生態環境資源豐富: 白沙澳四周被西貢西郊野公園包圍, 自 1999 至 2014 年累積共錄得 175 種雀鳥, 佔全港數目 1/3, 現時建議的「鄉村式發展」用地並無兼顧保存這些生態和自然景觀

1



其他意見

寄件者: [REDACTED]
寄 日期: 03日02月2016年星期三 0:13
收件者: tpbpd
主旨: S/NE-PSO/1 Pak Sha O Outline Zoning Plan

TPB/R/S/NE-PSO/1-1799

S/NE-PSO/1 Pak Sha O Outline Zoning Plan

Dear TPB Members,

In this document we now find that Planning Department (PD) is actively responding to a property developer's demands in allocating almost exactly the land acquired by Xinhua Bookstore Xiang Jiang Group Limited some years ago.

PD claims however that the allocation of the land in question is in response to villagers' claims that a large area is needed in order to construct dozens of homes for indigenous villagers under the Small House programme.

However in a chain of transactions very similar in those uncovered in the December 2015 District Court case in which the judge found a developer and 11 villagers guilty of abuse of the process and imposed sentences of up to three years, records show that villagers sold their agricultural land to Xinhua some 5 years ago. Land records also show that recently Xinhua "sold back" the land to villagers who coincidentally are now claiming "ding rights".

This raises considerable concern as to whether the villagers are acting as front men for the developer? Is there indeed a genuine and certifiable demand for homes in the middle of a country park or is this yet another commercial development on the lines of the Sha Tin case.

It is alarming to note that PD is actively engaged in what appears to be another abuse of the Small House programme by indicating its support for the plan and recommending that the land in question be approved for development by Town Planning Board. Visual renditions of the plans indicate how closely matched are the developers plan and the PD proposal.

TPB members must now closely examine the application. Is there a genuine need for housing in such a remote location? How come so many villagers are planning to return to live in the village? Where do they currently reside? Are any of them enjoying the benefits of public housing?

Moreover PD has already allocated land for former Pak Sha O villagers in Pak Tam Au. Therefor there is already sufficient land reserved in Sai Kung for genuine small house applications from this particular village. The proposed expansion of the V zone in Pak Sha O is therefore not justified.

According to experts the area is prone to flood risk, the V zone is encircled by an "Ecologically Important Stream", as close by as 20mts to areas designated for development. The proposed plan has not taken into consideration the threat of flooding during rainstorms. The area is also rich in ecological and environmental resources as it is surrounded by Sai Kung West Country Park. Numerous bird species have been observed in the district.

In view of the questionable nature of the arrangements, the strong public sentiment with regard to abuse of the Small House programme and the recent comment by the Secretary

for Development that the scope of the Small House policy, or if it is indeed a genuine policy will be resolved in the courts, it is obvious that members must conclude that it is not appropriate to approve any change to the OZP at the moment.

Mary Mulvihill

寄件者: [REDACTED]
日期: 04日02月2016年星期四 15:51
收件者: tpbpd@pland.gov.hk
主旨: Pak Sha O OZP

Dear Sir

I would like to submit an objection to the draft Pak Sha O OZP, currently inviting comments to your department.

Pak Sha O is a site of considerable ecological and cultural value for Hong Kong. I am reasonably familiar with the area, and know that the surrounding woodland and shrubland are of high value for birds and for other wildlife. There are very large bat roosts in the area (as identified by AFCD). In front of the village is an area of agricultural land, which was long abandoned and had converted to freshwater marsh with ecological value for a number of species, before farming resumed recently. The village itself is one of the few remaining places in Hong Kong where the buildings are the traditional Hakka grey-brick buildings, which I consider provides the site an interesting cultural heritage and an intrinsic appeal to visitors including hikers along the adjacent footpath.

The draft OZP as currently proposed includes an extensive V zone on the current agricultural land. As mentioned above, this area already seems to have had a loss in ecological value as a result of the conversion from freshwater marsh to farmed land. Construction on this area would completely remove ecological value from this location, and would provide a reduction in the value of surrounding woodland and shrubland by increasing fragmentation, both in terms of provision of physical barriers and in terms of light disturbance into surrounding woodland (affecting the large population of bats, as well as other mammals and night birds). The proximity of this V zone to the Ecologically Important Stream would also potentially damage the fauna of the stream by affecting hydrology of the site or by facilitating runoff from buildings during construction or occupation. I consider therefore that this V zone would be expected to significantly reduce the ecological value of Pak Sha O.

Furthermore, the V zone would presumably be open to construction of modern 'villa-style' houses, as seen in other villages throughout Hong Kong. For me, this would considerably reduce the cultural heritage value of Pak Sha O and I think would damage the character of the site. I notice that an earlier draft of the plan had additional houses restricted to a V zone surrounding the existing village, where there would be planning restrictions to ensure these did not ruin the character of the village. I realise that the current draft includes this separate V zone to prevent new-style buildings in the village, but I think that in reality it provides an opportunity for construction of new houses at the site rather than providing incentive to revitalise the existing village with construction in the traditional design. I think the result would be to destroy the character of the village.

Overall I think that acceptance of this revised draft would be a step towards irreparable damage of ecological and cultural value of this unique site. As such I urge to reject the current draft proposals and to reconsider the earlier draft with village development restricted to traditional-style buildings within the existing village footprint, and with provision of AGR zoning (or a conservation zoning such as GB or CA) on the existing agricultural land in front of the village.

Regards
John Allcock

寄件人:
寄件日期:
收件者:
主旨:

Martin Williams
02日02月2016年星期二 10:14
tpbpd@pland.gov.hk
Pak Sha O OZP

Dear Sir:

I'm writing to object to the Pak Sha O outline zoning plan.

Strongly believe Pak Sha O and surrounds should be protected, as magnificent place for Hong Kong's cultural and natural heritage.

Highly suspect housing claims should not be casually accepted: look at how many "indigenous" villagers actually live there now, for instance.

- and at how widely the "policy" has been abused, greatly damaging rural Hong Kong.
You can help stop the rot!

You know of involvement of Xinhua Bookstore - which it seems is not related to Xinhua the news agency, and is not a bookstore.

Seems the owner has no empathy or love for Pak Sha O: I've heard of him wanting to knock down a perfectly sound old building, claiming it's a ruin [patently untrue if you look at the house!]

Pak Sha O need not be "frozen" in time; but if development, ensure village and area character are retained.
Good if government can support this somehow; not just play into the hands of people seeking to profiteer, based on resources from HK taxpayers [protecting the country park etc nearby], and those people renting in village who've shown so much dedication and love for renovating and safeguarding properties.

Pak Sha O is a gem.
Please help treasure it, safeguard!

Best regards,
Dr Martin Williams

Dr Martin Williams. Writing, Photography, Multimedia.

DocMartin - Passion for the Wild
Hong Kong Outdoors - Wild About Hong Kong

寄件者: Hsu Wai Lun [REDACTED]
寄期: 04日02月2016年星期四 15:55
收件者: tpbpd@pland.gov.hk
副本: dafoffice@afcd.gov.hk; ceo@ceo.gov.hk
主旨: 反對白沙澳分區計劃大綱草圖(S/NE-PSO/1)
附件: ATT00028.txt; ATT00031.htm

反對白沙澳分區計劃大綱草圖 (S/NE-PSO/1)

敬啟者：為讓公眾釋疑，規劃署必須撤回白沙澳分區計劃大綱草圖 (S/NE-PSO/1)。規劃署須先調查清楚白沙澳原居民與發展商「新華書店湘江集團有限公司」在該地的土地業權關係，是否有人在賣丁過程中涉及刑事罪行，如詐騙及發假誓等，並向公開調查結果，以釋公眾疑慮。（2012年中，發展商新華書店湘江集團有限公司把丁屋地內的18個地段分拆成47個小地段，並轉手至多位姓何、葉等人士，這些小地段中，巧合地不少已有處理中的丁屋申請。整個過程與一般「套丁」相似即發展商先購入土地、把土地拆成多個小地段、將小地段轉手至多個男丁。）

此致
城規會 執事先生

香港永久性居民
許維倫 謹啟

二零一六年二月四日

Lun Hsu, Allen

Programme assistant / Academy of Visual Arts / Hong Kong Baptist University

[REDACTED] / [REDACTED]

(AVA 112 Kai Tak Campus) 51 Kwun Tong Road, Kowloon Hong Kong SAR / <http://ava.hkbu.edu.hk/>

敬啟者：

本人覺得白沙澳生態價值
豐富，起丁屋會破壞生態及
附近環境，2012年當局限制
村內發展，即是有高生態價值
值得保留，現在又在該地
發展丁屋大量，令人感慨
及懷疑。
沒有考慮到保育環境生態，
為了起丁屋和一小撮人的
利益而破壞環境是很不
值得的，不要強行破壞
白沙澳的天然美景。

請珍惜

反對 白沙澳
分區計劃
大綱草圖規劃

shj

1879

2016-2-3

張

城市規劃委員會

TPB/R/S/NE-PSO/1-1804

本人喜愛去新興一郊遊，聞說有村民將
丁權出售予大埔同，一發展商套丁建屋十多幢。
丁屋予西貢白沙澳村一農地有三千多平方米
分割給予村民，違反地契的。該地有十多種罕
見蝴蝶，亦是郊野公園，有生態價值綠化
保育地帶，希望地政署收回該地，設為要。

農地只可作耕種

255

一羣郊遊人士

20-01-2016

就草圖作出申述

TPB/R/S/NE-PSO/1-1805

Representation Relating to Draft Plan

參考編號

Reference Number:

160123-124404-09041

提交限期

Deadline for submission:

04/02/2016

提交日期及時間

Date and time of submission:

23/01/2016 12:44:04

提出此宗申述的人士

Person Making This Representation:

先生 Mr. yuen chi yan

申述詳情

Details of the Representation :

與申述相關的草圖

Draft plan to which the representation relates:

S/NE-PSO/1

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
第1項	反對 Oppose	不要擴大鄉村式發展，保育白沙澳
第2項	反對 Oppose	不要擴大鄉村式發展，保育白沙澳
第3項	反對 Oppose	不要擴大鄉村式發展，保育白沙澳

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

敬啟者：

TPB/R/S/NE-PSO/1-1806

得悉大埔某地產發展商套丁于白沙澳村
DD 290地段建丁屋十多間該區是郊野公園
亦是近海岸公園，定會破壞生態環境
應受保護，盼望當局不可審批。

此致城規會

有心人上

01-02-2016



1876

tpb/d

寄 主:
寄件日期:
收 者:
主旨:

Andy [REDACTED]
03日02月2016年星期三 7:25
tpbpd@pland.gov.hk
反對白沙澳分區計劃大綱草圖

TPB/R/S/NE-PSO/1-1807

敬啟者：

本人反對白沙澳分區計劃大綱草圖並進行相關有損淡水濕地之工程及一切破壞環境之行為。

謝謝關注及愛護地球

此致一切有關部門

Andy YEUNG

從我的 iPhone 傳送

1170

tpb

寄件人:
寄件日期:
收件者:
主旨:
附件:

Roy Ng
26日04月2016年星期二 11:07
tpbpd@pland.gov.hk
Comments on Representations on Draft Pak Sha O Outline Zoning Plan (No. S/NE-PSO/1)
TPB20160426(PSO).pdf

TPB/R/S/NE-PSO/1-C 1

Dear Sir/Madam,

Please refer to the attachment for the captioned.

Yours faithfully,

Ng Hei Man (Mr.)

Assistant Campaign Manager

The Conservancy Association

T:

D:

F:

This email is for the sole use of the intended recipient(s) and may contain confidential information. Unauthorised use, disclosure or distribution of this email or its content is prohibited. If you have received this email in error, please delete it and notify the sender.



長春社 since 1968

The Conservancy Association

會址：香港九龍青山道 476 號 1 樓 102 室

Add.: Unit 102, 1/F, Park Building, 476 Castle Peak Road, Kowloon, Hong Kong

電話 Tel.: (852)2728 6781 傳真 Fax.: (852) 2728 5538

26th April 2016

Town Planning Board
15/F North Point Government Offices
333 Java Road
North Point
Hong Kong

By e-mail: tpbpd@pland.gov.hk

Dear Sir/Madam,

Re: Comments on Representations on Draft Pak Sha O Outline Zoning Plan (No. S/NE-PSO/1)

The Conservancy Association (CA) **OBJECTS** to the Representation No. TPB/R/S/NE-PSO/1-1 to TPB/R/S/NE-PSO/1-515. These representations fail to take account of landscape character and ecological significance of Pak Sha O and adjacent Sai Kung West Country Park.

We have to reiterate that according to Town Planning Board papers, Planning Department has already secured land for Pak Sha O and Pak Sha O Ha Yeung villagers in Pak Tam Au. There is thus already sufficient land reserved in Sai Kung for genuine small house applications by villagers. Expansion of the V zone in these 2 villages is therefore not justified.

The Green Belt zones in Pak Sha O and Pak Sha O Ha Yeung comprise habitats of very high conservation importance, such as fung-shui woodland, secondary woodland and natural stream. There should be presumption against development in these areas. We opine that some of these habitats should even be rezoned to more restrictive zonings, such as GB(1) or CA.

Yours faithfully,

Ng Hei Man
Assistant Campaign Manager

tpb:

寄件者: Miffy Ng
寄件日期: 26日04月2016年星期二 15:14
收件者: tpbpd
主旨: DHK Comment on Representation on Draft Pak Sha O Outline Zoning Plan No. S/NE-PSO/1
附件: 20160426 DHK OZP PSO 1 comment_Apr 2016.pdf

TPB/R/S/NE-PSO/1-C 2

Dear sirs,

Attached please find our comment on the captioned.

Best Regards,

Miffy, Ng Chun Wing

Project Officer

Designing Hong Kong Limited

Tel:

Fax:

Unit 7, 5/F, Eastern Harbour Centre, 28 Hoi Chak Street, Quarry Bay, Hong Kong

Website: <http://www.designinghongkong.com/>

Facebook Page: <https://www.facebook.com/DesigningHongKong>

Hong Kong, 26 April 2016

Chairman and Members
Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
Fax: 2877 0245;
Email: tpbpd@pland.gov.hk

**Draft Pak Sha O Outline Zoning Plan
Comment on Representation**

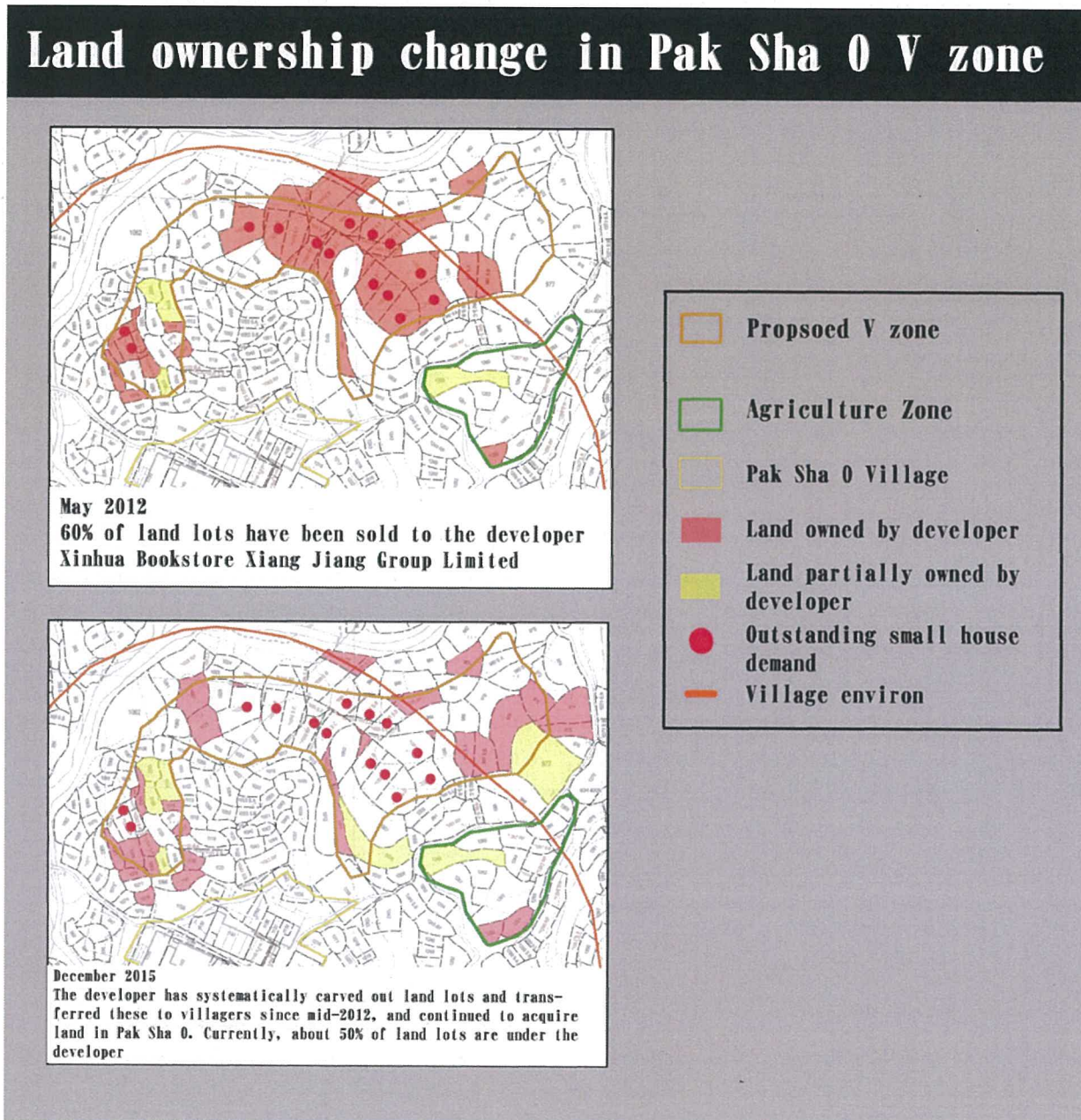
Dear Chairman and Members,

We object to Representations No. 1-515:

- The representations propose a large extension of "Village Type Development" zone ("V" zone) and "V1" adjacent to Ho Ha EIS and covering the Fung Shui woodland. This is incompatible with the ecological significance of Pak Sha O and the integrity of Sai Kung West Country Park. The proposal will also certainly impact the landscape of the historic cluster of existing buildings.
- The Small House Policy is abused for investment rather than for housing needs. A land search by the Conservation Association shows that 60% of the land lots within the proposed new V zone were sold to the developer named Xinhua Bookstore Xiang Jiang Group Limited in mid-2012. Since, the developer systematically carved out land lots and transferred the lands to villagers who have 'ding rights' to apply for small houses. (Figure 1)
- The land transactions give rise to reasonable suspicions that the villagers sold beneficial interests in their 'ding rights' and are now acting as frontmen for the developer. The Board risks aiding and abetting an illegal scheme aimed at abuse of the proposed V zone for profit making rather than to address the genuine demand by indigenous villagers. The developer has submitted representations asking for deletion of "V1" and proposes that redevelopment of houses would not require planning permission. (Rep. No. 3).
- According to TPB paper No. 10019, surplus land within the "V" zone of Pak Tam Au OZP was designated to meet the small house demand of other villages within the WGG in Sai Kung North, including Pak Sha O and Pak Sha O Ha Yeung, under the administrative measure of permitting cross-village small house applications. At the TPB meeting of To Kwa Ping and Pak Tam Au OZP No. S/NE-TKP/1 dated 14 April 2015, the Village Representative Mr Ho Kam Wah mentioned that 'he agreed with the arrangement of cross-village SH applications from villages falling within WGGs to Pak Tam Au Village.' and clarified that 'the village had so far accepted at least 5 cross-village SH applications from Pak Sha O Village.' There thus appears that sufficient land has been reserved in Sai Kung for Pak Sha O small house development. Any expansion of V zone in Pak Sha O is thus not justified.
- Pak Sha O lies on WGG of WSD where septic tanks are not permitted. There is no road connection. Detailed plans for site formation heights, sewage treatment, drainage, footways, and vehicular access have not been provided. The impact of the increase in development and human activities has not been fully assessed.

Designing Hong Kong Limited
April 2016

Figure 1



tpb:

寄件人:
寄件日期:
收件者:
主旨:

KFBG EAP
26日04月2016年星期二 15:26
tpbpd
KFBG's Comments on Representations Relating to Draft Plan S/NE-PSO/1

TPB/R/S/NE-PSO/1-C 3

Dear Sir/ Madam,

We refer to the Gist of Representations:

http://www.info.gov.hk/tpb/tc/plan_making/Attachment/20160405/S_NE-PSO_1_gist_of_representations_eng_chi.pdf

We do not agree with the proposals by the representation nos: TPB/R/S/NE-PSO/1-1 to TPB/R/S/NE-PSO/1-515

We object to the proposals to rezone GB zone to V(1) or V zone, as the areas surrounding the existing village clusters are of high ecological and conservation value.

Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Comments on Representations made by individuals

tpb:

寄件人:
寄件日期:
收件者:
主旨:

Chiu Sein Tuck [REDACTED]
26日04月2016年星期二 16:07
tpbpd@pland.gov.hk
Comments on Representations Relating to the Draft OZP Plan for Pak Sha O (S/NE-PSO/1)

TPB/R/S/NE-PSO/1-C 4

Dear Sir/ Madam,

With regard to the Gist of Representations for the draft OZP Plan for Pak Sha O (S/NE/PSO/1):

[http://www.info.gov.hk/tpb/tc/plan_making/Attachment/20160405/S NE-PSO 1 gist of representations eng_chi.pdf](http://www.info.gov.hk/tpb/tc/plan_making/Attachment/20160405/S_NE-PSO_1_gist_of_representations_eng_chi.pdf)

1. I do not agree with the proposals as stated by representations numbered:
TPB/R/S/NE-PSO/1-1 to TPB/R/S/NE-PSO/1-515

2. I object to the proposals to re-zone the Green Belt into a V(1) or V zone as these areas surrounding the existing village clusters are comprised of natural habitats of high ecological and conservation value.

With Best Regards,

Chiu Sein Tuck

就草圖的申述提出意見

TPB/R/S/NE-PSO/1-C5

Comment on Representation Relating to Draft Plan

參考編號

Reference Number:

160409-103212-36860

提交限期

Deadline for submission:

26/04/2016

提交日期及時間

Date and time of submission:

09/04/2016 10:32:12

提出此份意見的人士(下稱「提意見人」)

Person Making This Comment

先生 Mr. Kevin Chow

(known as "Commenter") hereafter:

與意見相關的草圖

Draft plan to which the comment relates:

S/NE-PSO/1

意見詳情

Details of the Comments:

申述編號 Representation No:	意見詳情 Details of Comments:
TPB/R/S/NE-PSO/1-518	Support. Pak Sha O deserve preservation not only because of its high ecological value, which is essential for maintaining stability of existing ecological hotspots in proximity of the designated plan, but also of its exclusive cultural value. Pak Sha O is one of the most well-preserved and integrate Hakka village houses cluster in Hong Kong. It is imperative for conservation of Hakka cluster to adopt an preservation-in-nature approach so that the civil intelligence and cultural practices could be manifested and witnessed by our descendant through emerging themselves into the original setting and physical arrangement of existing Hakka village house clusters.
TPB/R/S/NE-PSO/1-519	
TPB/R/S/NE-PSO/1-520	
TPB/R/S/NE-PSO/1-521	
TPB/R/S/NE-PSO/1-523	
TPB/R/S/NE-PSO/1-526	
TPB/R/S/NE-PSO/1-1	Objection. Valid proof of increasing demand for indigenous villagers (and, or their descendants) village houses in Pak Sha O environs for RESIDENTIAL purpose should be provided so as to curb any activities (either commercial or not) deviated from the original intention of Small House Policy.
TPB/R/S/NE-PSO/1-2	
TPB/R/S/NE-PSO/1-4	
TPB/R/S/NE-PSO/1-5	
TPB/R/S/NE-PSO/1-192	

001

參考編號

Reference Number:

160426-222346-76298

提交限期

Deadline for submission:

26/04/2016

提交日期及時間

Date and time of submission:

26/04/2016 22:23:46

提出此份意見的人士(下稱「提意見人」)

Person Making This Comment

女士 Ms. Tam

(known as "Commenter") hereafter:

與意見相關的草圖

Draft plan to which the comment relates:

S/NE-PSO/1

意見詳情

Details of the Comments:

申述編號 Representation No:	意見詳情 Details of Comments:
S/NE-PSO/1	反對白沙澳內劃設「鄉村式發展」地帶。 白沙澳分區計劃大綱草圖編號S/NE-PSO/1，現為綠化地帶，若發展住宅就會引起很多如道路、電覽、排污設施、停車場、商店、巴士站等的公共設施，佔用很大的面積，損毀大片林木地，影響野生物種的居所。而且，所謂的「鄉村式發展」也很難定義，日後又可以「按需要」而不斷擴大，超越現時的草圖位置，郊遊也變成到處樓景，失去了郊遊的意義。

Summary of Comments on Representations in Similar Format submitted by
TPB/R/S/NE-PSO/1-C7 to C36

Grounds presented in the standard form:

- (i) I strongly object to the Representations No. TPB/R/S/NE-PSO/1-1 to TPB/R/S/NE-PSO/1-515. These representations fail to take account of landscape character and ecological significance of Pak Sha O and adjacent Sai Kung West Country Park.

我強烈反對編號 TPB/R/S/NE-PSO/1-1 至 TPB/R/S/NE-PSO/1-515 的申述。這些申請沒有關注白沙澳及毗鄰西貢西郊野公園的景觀特色及生態重要性。

- (ii) Planning Department has already secured another piece of land for Pak Sha O and Pak Sha O Ha Yeung. According to Town Planning Board papers, Planning Department has already secured land for Pak Sha O and Pak Sha O Ha Yeung villagers in Pak Tam Au. There is thus already sufficient land reserved in Sai Kung for genuine small house applications by villagers. Expansion of the V zone in these 2 villages is therefore not justified.

根據城規會文件，規劃署早已另覓土地予白沙澳及白沙澳下洋。城規會文件中，規劃署在西貢北潭凹預留土地給白沙澳及白沙澳下洋村民，故已有足夠土地應付真正的丁屋申請，無理據再為兩村擴大「鄉村式發展」地帶。

- (iii) The Green Belt zones in Pak Sha O and Pak Sha O Ha Yeung comprise habitats of very high conservation importance, such as fung-shui woodland, secondary woodland and natural stream. There should be presumption against development in these areas.

白沙澳及白沙澳下洋的綠化地帶內，包含不少具保育價值的生境，例如風水林、次生林及天然河溪。按一般推定，這些地方不應發展。

- (iv) Most of the suggestions from Representations No. TPB/R/S/NE-PSO/1-517 to TPB/R/S/NE-PSO/1-1807, such as removing the newly proposed “V” and “AGR” zone, designating all woodland, natural streams (including Ecologically Important Stream) and their riparian zone to “GB(1)” or “CA”, and so on, would secure the natural environment and kill false hopes of development potential in Pak Sha O and Pak Sha O Ha Yeung. They should be supported.

編號 TPB/R/S/NE-PSO/1-517 至 TPB/R/S/NE-PSO/1-1807 的申述提出的不少建議，如取消新建議的「鄉村式發展」及「農業」地帶、把所有樹林、天然河溪及其河岸劃為「綠化地帶(1)」或「自然保護區」地帶等，有助保護白沙澳及白沙澳下洋的天然環境，及消除在當地發展的錯誤期望。這些建議值得支持。

- (v) It should be a requirement that future development in existing Pak Sha O and Pak Sha O Ha Yeung villages should be in character with existing buildings so as to protect cultural and built heritage..

未來在白沙澳及白沙澳下洋的發展，必須與現時建築物互相配合，保護文化及古蹟。

Major ground(s) of comments		Comments No. TPB/R/S/NE-PSO/1-
All 5 grounds	(i) – (v)	C7 – C28
4 grounds	(i), (ii), (iii), (iv)	C29 – C30, C32
	(i), (ii), (iv), (v)	C31
3 grounds	(i), (iii), (iv)	C33
	(i), (iii), (v)	C34 – C35
2 grounds	(iii), (iv)	C36

tpbnd

(Chinese Format)

寄件人:
寄件日期:
收件者:
主旨:

16日04月2016年星期六 2:11

tpbpd@pland.gov.hk

New Form Entry: 對白沙澳分區計劃大綱草圖(S/NE-PSO/1)申述的意見

TPB/R/S/NE-PSO/1-C7

You've just received a new submission to your 對白沙澳分區計劃大綱草圖(S/NE-PSO/1)申述的意見.

Submitted Information:

姓名

WONG Wing Hong

電郵

對白沙澳分區計劃大綱草圖(S/NE-PSO/1)申述的意見.我強烈反對編號 TPB/R/S/NE-PSO/1-1 至 TPB/R/S/NE-PSO/1-515 的申述。這些申請沒有關注白沙澳及毗鄰西貢西郊野公園的景觀特色及生態重要性。

1

對白沙澳分區計劃大綱草圖(S/NE-PSO/1)申述的意見.根據城規會文件，規劃署早已另覓土地予白沙澳及白沙澳下洋。城規會文件中，規劃署在西貢北潭凹預留土地給白沙澳及白沙澳下洋村民，故已有足夠土地應付真正的丁屋申請，無理據再為兩村擴大「鄉村式發展」地帶。

1

對白沙澳分區計劃大綱草圖(S/NE-PSO/1)申述的意見.白沙澳及白沙澳下洋的綠化地帶內，包含不少具保育價值的生境，例如風水林、次生林及天然河溪。按一般推定，這些地方不應發展。

1

對白沙澳分區計劃大綱草圖(S/NE-PSO/1)申述的意見.編號 TPB/R/S/NE-PSO/1-517 至 TPB/R/S/NE-PSO/1-1807 的申述提出的不少建議，如取消新建議的「鄉村式發展」及「農業」地帶、把所有樹林、天然河溪及其河岸劃為「綠化地帶(1)」或「自然保護區」地帶等，有助保護白沙澳及白沙澳下洋的天然環境，及消除在當地發展的錯誤期望。這些建議值得支持。

1

對白沙澳分區計劃大綱草圖(S/NE-PSO/1)申述的意見.未來在白沙澳及白沙澳下洋的發展，必須與現時建築物互相配合，保護文化及古蹟。

1

其他意見

○

tpbpd

寄件者:
寄件日期:
收件者:
主旨:

20日04月2016年星期三 1:15

tpbpd@pland.gov.hk

New Form Entry: Comments on Representations on Draft Pak Sha O Outline Zoning Plan (No. S/NE-PSO/1)

TPB/R/S/NE-PSO/1-C 13

You've just received a new submission to your Comments on Representations on Draft Pak Sha O Outline Zoning Plan (No. S/NE-PSO/1).

Submitted Information:

Name

Merry

Email

Comments on Representations on Draft Pak Sha O Outline Zoning Plan (No. S/NE-PSO/1).I strongly object to the Representations No. TPB/R/S/NE-PSO/1-1 to TPB/R/S/NE-PSO/1-515. These representations fail to take account of landscape character and ecological significance of Pak Sha O and adjacent Sai Kung West Country Park.

1

Comments on Representations on Draft Pak Sha O Outline Zoning Plan (No. S/NE-PSO/1).Planning Department has already secured another piece of land for Pak Sha O and Pak Sha O Ha Yeung. According to Town Planning Board papers, Planning Department has already secured land for Pak Sha O and Pak Sha O Ha Yeung villagers in Pak Tam Au. There is thus already sufficient land reserved in Sai Kung for genuine small house applications by villagers. Expansion of the V zone in these 2 villages is therefore not justified.

1

Comments on Representations on Draft Pak Sha O Outline Zoning Plan (No. S/NE-PSO/1).The Green Belt zones in Pak Sha O and Pak Sha O Ha Yeung comprise habitats of very high conservation importance, such as fung-shui woodland, secondary woodland and natural stream. There should be presumption against development in these areas.

1

Comments on Representations on Draft Pak Sha O Outline Zoning Plan (No. S/NE-PSO/1).Most of the suggestions from Representations No. TPB/R/S/NE-PSO/1-517 to TPB/R/S/NE-PSO/1-1807, such as removing the newly proposed "V" and "AGR" zone, designating all woodland, natural streams (including Ecologically Important Stream) and their riparian zone to "GB(1)" or "CA", and so on, would secure the natural environment and kill false hopes of development potential in

Pak Sha O and Pak Sha O Ha Yeung. They should be supported.

1

Comments on Representations on Draft Pak Sha O Outline Zoning Plan (No. S/NE-PSO/1). It should be a requirement that future development in existing Pak Sha O and Pak Sha O Ha Yeung villages should be in character with existing buildings so as to protect cultural and built heritage.

1

Other Comments

申述和意見及規劃署回應的摘要

列表 1：A 組和 B 組的理據及建議的摘要

A 組	B 組
主要理據(詳見城市規劃委員會文件第 2.3 及 2.4 段)	
<p>A-G1 白沙澳「鄉村式發展」地帶的土地不足</p> <p>A-G2 沒有為白沙澳下洋劃設「鄉村式發展」地帶</p> <p>A-G3 反對把屋地劃為「鄉村式發展(1)」地帶及「綠化地帶」</p>	<p>B-G1 小型屋宇需求預測數字並無根據</p> <p>B-G2 小型屋宇發展對環境造成負面影響</p> <p>B-G3 對具歷史價值的客家村落保護不足</p> <p>B-G4 關注出現「先破壞，後建設」的發展</p> <p>B-G5 劃設「農業」地帶的理據欠奉</p>
主要建議(詳見城市規劃委員會文件第 2.3 及 2.4 段)	
<p>A-P1 改劃鄰近現時劃為「綠化地帶」的土地，把「鄉村式發展(1)」地帶擴大至約 9 640 平方米，訂定相同的發展限制，即若擬發展任何屋宇／任何現有建築物進行拆卸或加建、改動及修改或取代現有建築物，都必須取得城規會的規劃許可</p> <p>A-P2 在白沙澳下洋劃設「鄉村式發展」地帶以供發展小型屋宇</p> <p>A-P3 把白沙澳下洋約 4 330 平方米的土地由「綠化地帶」改劃為「鄉村式發展」地帶</p> <p>A-P4 把白沙澳下洋約 407 平方米的土地由「綠化地帶」改劃為「鄉村式發展」地帶，令重建屋宇無須取得規劃許可</p> <p>A-P5 把白沙澳及白沙澳下洋的屋地分別由「鄉村式發展(1)」地帶及「綠化地帶」改劃為「鄉村式發展」地帶，令重建屋宇無須取得規劃許可</p>	<p>B-P1(a) 縮細／刪除「鄉村式發展」地帶</p> <p>B-P1(b) 不處理任何有關白沙澳下洋的小型屋宇申請</p> <p>B-P1(c) 在白沙澳村以南 30 米內重置「鄉村式發展」地帶</p> <p>B-P2 刪除「農業」地帶或改劃為「綠化地帶(1)」或「自然保育區」</p> <p>B-P3 把環境易受影響的地方由「綠化地帶」改劃為「綠化地帶(1)」／「自然保育區」</p> <p><u>修訂草圖的《註釋》</u></p> <p>B-P4 管制所有地帶內的「農業用途」、肥料的使用、灌溉用水溝以至濕農地用途</p> <p>(a) 把「農業用途」列為所有地帶《註釋》表的第二欄用途，以嚴格管制「農業用途」</p> <p>(b) 須管制肥料的使用，以保護河溪</p> <p>(c) 嚴格管制在灌溉用水溝及</p>

A 組	B 組
	<p>濕農地進行河道改道、填土／填塘或挖土工程</p> <p>B-P5 刪除「農業」地帶及／或「綠化地帶」《註釋》第一欄或第二欄中的「屋宇」或「小型屋宇」用途</p> <p>B-P6 限制「鄉村式發展(1)」地帶內的建築形貌和新發展</p> <p>(a) 為加強保護現有的村落，任何位於「鄉村式發展(1)」地帶內的新建築物的高度，均不應超過現有建築物目前的平均高度。設計新建築物的輪廓和屋頂斜度時，亦應留意現有的環境佈局</p> <p>(b) 不應准許在「鄉村式發展(1)」地帶內發展新界豁免管制屋宇，並應刪除《註釋》說明頁有關以新界豁免管制屋宇取代現有住用建築物是經常准許的這項條文</p> <p>B-P7 管制由政府落實或統籌的公共工程</p> <p>B-P8 把該區併入郊野公園範圍</p>
其他意見： (詳見城市規劃委員會文件第 2.5 段)	
<p>M1： 擬備詳細的鄉村發展藍圖</p> <p>M2： 拒絕接納草圖，直至完成有關用途地帶規劃建議對白沙澳河谷和海下灣海岸公園的全面環境影響評估為止</p> <p>M3： 把白沙澳和白沙澳下洋的現有鄉村地區指定為法定古蹟</p> <p>M4： 公開所有相關的資料和文件，例如影響評估報告和小型屋宇需求量估算</p> <p>M5： 公開有關評審新界豁免管制屋宇申請的準則的資料</p> <p>M6： 檢討小型屋宇政策、建屋用公眾用地的供應量，以及收回土地(因為有關土地只限作農業用途)</p>	

列表 2：個別申述及規劃署的回應的重點

申述編號 TPB/R/S/NE-PSO/1-	理據 (見上文 列表 1)	建議 (見上文 列表 1)	規劃署的意見
A 組			
R 1	A-G1 A-G3		見城市規劃委員會文件第 8.2(a)段 見城市規劃委員會文件第 8.2(b)段
R 2	A-G1	A-P1 A-P3 A-P4	A-G1：見城市規劃委員會文件第 8.2(a)段 A-P1：見城市規劃委員會文件第 8.2(c)段 A-P3：見城市規劃委員會文件第 8.2(d)段 A-P4：見城市規劃委員會文件第 8.2(d)段
R 3	A-G3	A-P5	A-G3：見城市規劃委員會文件第 8.2(b)段 A-P5：見城市規劃委員會文件第 8.2(b)及 (d)段
R 4 及 R 5	A-G2	A-P3 A-P4	A-G2：見城市規劃委員會文件第 8.2(a)段 A-P3：見城市規劃委員會文件第 8.2(d)段 A-P4：見城市規劃委員會文件第 8.2(d)段
R 6	A-G1	M5 M6	A-G1：見城市規劃委員會文件第 8.2(a)段 M5：見城市規劃委員會文件第 8.2(r)及(s)段 M6：見城市規劃委員會文件第 8.2(t)段
R 7 至 R 349 及 R 351 至 R 515	A-G3	A-P2	A-G3：見城市規劃委員會文件第 8.2(b)段 A-P2：見城市規劃委員會文件第 8.2(d)段
B 組			
R 516	B-G1 B-G2	B-P1(a) B-P3 B-P4(b) B-P4(c) B-P7	B-G1：見城市規劃委員會文件第 8.2(e)段 B-G2：見城市規劃委員會文件第 8.2(f)段 B-P1(a)：見城市規劃委員會文件第 8.2(a)段 B-P3：見城市規劃委員會文件第 8.2(i)段 B-P4(b)：見城市規劃委員會文件第 8.2(k)段 B-P4(c)：見城市規劃委員會文件第 8.2(j)段 B-P7：見城市規劃委員會文件第 8.2(n)段
R 517	B-G1 B-G2 B-G3	B-P1(a) B-P3	B-G1：見城市規劃委員會文件第 8.2(e)段 B-G2：見城市規劃委員會文件第 8.2(f)段 B-G3：見城市規劃委員會文件第 8.2(g)段 B-P1(a)：見城市規劃委員會文件第 8.2(a)段 B-P3：見城市規劃委員會文件第 8.2(i)段
R 518	B-G1 B-G2 B-G3 B-G5	B-P1(a) B-P2 B-P3	B-G1：見城市規劃委員會文件第 8.2(e)段 B-G2：見城市規劃委員會文件第 8.2(f)段 B-G3：見城市規劃委員會文件第 8.2(g)段 B-G5：見城市規劃委員會文件第 8.2(h)段 B-P1(a)：見城市規劃委員會文件第 8.2(a)段 B-P2：見城市規劃委員會文件第 8.2(h)段 B-P3：見城市規劃委員會文件第 8.2(i)段

申述編號 TPB/R/S/NE-PSO/1-	理據 (見上文 列表 1)	建議 (見上文 列表 1)	規劃署的意見
R519	B-G1 B-G2 B-G3	B-P1(a) B-P2	B-G1：見城市規劃委員會文件第 8.2(e)段 B-G2：見城市規劃委員會文件第 8.2(f)段 B-G3：見城市規劃委員會文件第 8.2(g)段 B-P1(a)：見城市規劃委員會文件第 8.2(a)段 B-P2：見城市規劃委員會文件第 8.2(i)段
R520	B-G1 B-G2 B-G3 B-G4	B-P1(a) B-P3	B-G1：見城市規劃委員會文件第 8.2(e)段 B-G2：見城市規劃委員會文件第 8.2(f)段 B-G3：見城市規劃委員會文件第 8.2(g)段 B-G4：見城市規劃委員會文件第 8.2(g)段 B-P1(a)：見城市規劃委員會文件第 8.2(a)段 B-P3：見城市規劃委員會文件第 8.2(i)段
R521	B-G1 B-G2 B-G3	B-P1(a) B-P3 B-P5 M1	B-G1：見城市規劃委員會文件第 8.2(e)段 B-G2：見城市規劃委員會文件第 8.2(f)段 B-G3：見城市規劃委員會文件第 8.2(g)段 B-P1(a)：見城市規劃委員會文件第 8.2(a)段 B-P3：見城市規劃委員會文件第 8.2(i)段 B-P5：見城市規劃委員會文件第 8.2(l)段 M1：見城市規劃委員會文件第 8.2(q)段
R522	B-G1	B-P1(a) B-P3 B-P5 M4 M6	B-G1：見城市規劃委員會文件第 8.2(e)段 B-P1(a)：見城市規劃委員會文件第 8.2(a)段 B-P3：見城市規劃委員會文件第 8.2(i)段 B-P5：見城市規劃委員會文件第 8.2(l)段 M4：見城市規劃委員會文件第 8.2(r)段 M6：見城市規劃委員會文件第 8.2(t)段
R523	B-G1 B-G2 B-G3	B-P1(a) B-P2 B-P3 B-P4(a) B-P4(b) B-P6(a)	B-G1：見城市規劃委員會文件第 8.2(e)段 B-G2：見城市規劃委員會文件第 8.2(f)段 B-G3：見城市規劃委員會文件第 8.2(g)段 B-P1(a)：見城市規劃委員會文件第 8.2(a)段 B-P2：見城市規劃委員會文件第 8.2(h)段 B-P3：見城市規劃委員會文件第 8.2(i)段 B-P4(a)：見城市規劃委員會文件第 8.2(j)段 B-P4(b)：見城市規劃委員會文件第 8.2(k)段 B-P6(a)：見城市規劃委員會文件第 8.2(m)段
R524	B-G1 B-G2	B-P8 M2 M3	B-G1：見城市規劃委員會文件第 8.2(e)段 B-G2：見城市規劃委員會文件第 8.2(f)段 B-P8：見城市規劃委員會文件第 8.2(o)段 M2：見城市規劃委員會文件第 8.2(p)段 M3：見城市規劃委員會文件第 8.2(p)段
R525	B-G1 B-G2 B-G4	B-P1(a)	B-G1：見城市規劃委員會文件第 8.2(e)段 B-G2：見城市規劃委員會文件第 8.2(f)段 B-G4：見城市規劃委員會文件第 8.2(g)段 B-P1(a)：見城市規劃委員會文件第 8.2(a)段

申述編號 TPB/R/S/NE-PSO/1-	理據 (見上文 列表 1)	建議 (見上文 列表 1)	規劃署的意見
R526	B-G1 B-G2 B-G3	B-P1(a)	B-G1：見城市規劃委員會文件第 8.2(e)段 B-G2：見城市規劃委員會文件第 8.2(f)段 B-G3：見城市規劃委員會文件第 8.2(g)段 B-P1(a)：見城市規劃委員會文件第 8.2(a)段
R527	B-G1 B-G2 B-G5	B-P1(a)	B-G1：見城市規劃委員會文件第 8.2(e)段 B-G2：見城市規劃委員會文件第 8.2(f)段 B-G5：見城市規劃委員會文件第 8.2(h)段 B-P1(a)：見城市規劃委員會文件第 8.2(a)段
R528	B-G1 B-G2 B-G3	B-P1(a) B-P2 B-P3 B-P4(b) B-P5 B-P6(a) B-P6(b)	B-G1：見城市規劃委員會文件第 8.2(e)段 B-G2：見城市規劃委員會文件第 8.2(f)段 B-G3：見城市規劃委員會文件第 8.2(g)段 B-P1(a)：見城市規劃委員會文件第 8.2(a)段 B-P2：見城市規劃委員會文件第 8.2(h)段 B-P3：見城市規劃委員會文件第 8.2(i)段 B-P4(b)：見城市規劃委員會文件第 8.2(k)段 B-P5：見城市規劃委員會文件第 8.2(l)段 B-P6(a)：見城市規劃委員會文件第 8.2(m)段 B-P6(b)：見城市規劃委員會文件第 8.2(m)段
R529	B-G1 B-G2 B-G3 B-G4	B-P1(a) B-P2 B-P4(b) B-P5 B-P6(a) B-P6(b)	B-G1：見城市規劃委員會文件第 8.2(e)段 B-G2：見城市規劃委員會文件第 8.2(f)段 B-G3：見城市規劃委員會文件第 8.2(g)段 B-G4：見城市規劃委員會文件第 8.2(g)段 B-P1(a)：見城市規劃委員會文件第 8.2(a)段 B-P2：見城市規劃委員會文件第 8.2(h)段 B-P4(b)：見城市規劃委員會文件第 8.2(k)段 B-P5：見城市規劃委員會文件第 8.2(l)段 B-P6(a)：見城市規劃委員會文件第 8.2(m)段 B-P6(b)：見城市規劃委員會文件第 8.2(m)段
R530 及 R536	B-G2 B-G5	B-P1(a) B-P2 B-P3	B-G2：見城市規劃委員會文件第 8.2(f)段 B-G5：見城市規劃委員會文件第 8.2(j)及(k)段 B-P1(a)：見城市規劃委員會文件第 8.2(a)段 B-P2：見城市規劃委員會文件第 8.2(h)段 B-P3：見城市規劃委員會文件第 8.2(i)段
R531 及 R538	B-G2 B-G5	B-P1(a) B-P2 B-P3	B-G2：見城市規劃委員會文件第 8.2(f)段 B-G5：見城市規劃委員會文件第 8.2(j)及(k)段 B-P1(a)：見城市規劃委員會文件第 8.2(a)段 B-P2：見城市規劃委員會文件第 8.2(h)段 B-P3：見城市規劃委員會文件第 8.2(i)段
R532	B-G3	B-P1(a) B-P3 B-P6(a)	B-G3：見城市規劃委員會文件第 8.2(g)段 B-P1(a)：見城市規劃委員會文件第 8.2(a)段 B-P3：見城市規劃委員會文件第 8.2(i)段 B-P6(a)：見城市規劃委員會文件第 8.2(m)段

申述編號 TPB/R/S/NE-PSO/1-	理據 (見上文 列表 1)	建議 (見上文 列表 1)	規劃署的意見
R533	B-G1 B-G2		見城市規劃委員會文件第 8.2(e)段 見城市規劃委員會文件第 8.2(f)段
R534	B-G1 B-G2 B-G3 B-G5		見城市規劃委員會文件第 8.2(e)段 見城市規劃委員會文件第 8.2(f)段 見城市規劃委員會文件第 8.2(g)段 B-G5：見城市規劃委員會文件第 8.2(j)及(k)段
R535		B-P1(b)	見城市規劃委員會文件第 8.2(b)段
R537	B-G1 B-G2 B-G3		見城市規劃委員會文件第 8.2(e)段 見城市規劃委員會文件第 8.2(f)段 見城市規劃委員會文件第 8.2(g)段
R539	B-G1 B-G3		見城市規劃委員會文件第 8.2(e)段 見城市規劃委員會文件第 8.2(g)段
R540 及 R546	B-G1 B-G3	B-P3 B-P6(a)	B-G1：見城市規劃委員會文件第 8.2(e)段 B-G3：見城市規劃委員會文件第 8.2(g)段 B-P3：見城市規劃委員會文件第 8.2(i)段 B-P6(a)：見城市規劃委員會文件第 8.2(m)段
R541 至 R545	B-G1 B-G2 B-G3 B-G4	B-P1(a) B-P3	B-G1：見城市規劃委員會文件第 8.2(e)段 B-G2：見城市規劃委員會文件第 8.2(f)段 B-G3：見城市規劃委員會文件第 8.2(g)段 B-G4：見城市規劃委員會文件第 8.2(g)段 B-P1(a)：見城市規劃委員會文件第 8.2(a)段 B-P3：見城市規劃委員會文件第 8.2(i)段
R547	B-G1 B-G2 B-G3	B-P1(a) B-P3 B-P6(a) B-P6(b)	B-G1：見城市規劃委員會文件第 8.2(e)段 B-G2：見城市規劃委員會文件第 8.2(f)段 B-G3：見城市規劃委員會文件第 8.2(g)段 B-P1(a)：見城市規劃委員會文件第 8.2(a)段 B-P3：見城市規劃委員會文件第 8.2(i)段 B-P6(a)：見城市規劃委員會文件第 8.2(m)段 B-P6(b)：見城市規劃委員會文件第 8.2(m)段

申述編號 TPB/R/S/NE-PSO/1-	理據 (見上文 列表 1)	建議 (見上文 列表 1)	規劃署的意見
R548 至 R1336、 R1338 至 R1404、 R1407 至 R1409、 R1478 至 R1488、 R1491、 R1549 至 R1573 及 R1601	B-G1 B-G2 B-G5	M6* (R1049、 R1074、 R1108、 R1122、 R1134、 R1146、 R1231、 R1247、 R1267、 R1270、 R1273、 R1276 及 R1299)	B-G1：見城市規劃委員會文件第 8.2(e)段 B-G2：見城市規劃委員會文件第 8.2(f)段 B-G5：見城市規劃委員會文件第 8.2(h)段 M6：見城市規劃委員會文件第 8.2(t)段
R1410 至 R1477、 R1492 至 R1548、 R1574 至 R1600 及 R1616 至 R1688	B-G1 B-G2	M6* (R1538、 R1668 及 R1670)	B-G1：見城市規劃委員會文件第 8.2(e)段 B-G2：見城市規劃委員會文件第 8.2(f)段 M6：見城市規劃委員會文件第 8.2(t)段
R1489 至 R1490 及 R1615	B-G1 B-G5		B-G1：見城市規劃委員會文件第 8.2(e)段 B-G5：見城市規劃委員會文件第 8.2(h)段
R1602 至 R1604 及 R1689 至 R1692	B-G2 B-G5		B-G2：見城市規劃委員會文件第 8.2(f)段 B-G5：見城市規劃委員會文件第 8.2(h)段
R1605 至 R1614 及 R1706 至 R1738	B-G1	M6* (R1729、 R1730 及 R1732)	B-G1：見城市規劃委員會文件第 8.2(e)段 M6：見城市規劃委員會文件第 8.2(t)段
R1693 至 R1705、 R1739 至 R1792 及 R1794 至 R1798	B-G2	M6* (R1760)	B-G2：見城市規劃委員會文件第 8.2(f)段 M6：見城市規劃委員會文件第 8.2(t)段
R1269、R1319、 R1337 及 R1406	B-G1 B-G2 B-G5	B-P8	B-G1：見城市規劃委員會文件第 8.2(e)段 B-G2：見城市規劃委員會文件第 8.2(f)段 B-G5：見城市規劃委員會文件第 8.2(h)段 B-P8：見城市規劃委員會文件第 8.2(o)段
R1405	B-G1 B-G2 B-G5	B-P1(c)	B-G1：見城市規劃委員會文件第 8.2(e)段 B-G2：見城市規劃委員會文件第 8.2(f)段 B-G5：見城市規劃委員會文件第 8.2(h)段 B-P1(c)：見城市規劃委員會文件第 8.2(c)段
R1793	B-G2	B-P1(c)	B-G2：見城市規劃委員會文件第 8.2(f)段 B-P1(c)：見城市規劃委員會文件第 8.2(c)段
R1799	B-G1 B-G2		見城市規劃委員會文件第 8.2(e)段 見城市規劃委員會文件第 8.2(f)段

申述編號 TPB/R/S/NE-PSO/1-	理據 (見上文 列表 1)	建議 (見上文 列表 1)	規劃署的意見
R1800	B-G2 B-G3	B-P1(a)	B-G2：見城市規劃委員會文件第 8.2(f)段 B-G3：見城市規劃委員會文件第 8.2(g)段 B-P1(a)：見城市規劃委員會文件第 8.2(a)段
R1801、R1802 及 R1806	B-G1		見城市規劃委員會文件第 8.2(e)段
R1803 及 R1807	B-G2		見城市規劃委員會文件第 8.2(f)段
R1804	B-G1	M6	B-G1：見城市規劃委員會文件第 8.2(e)段 M6：見城市規劃委員會文件第 8.2(t)段
R1805		B-P1(a)	見城市規劃委員會文件第 8.2(a)段

* **R1049、R1074、R1108、R1122、R1134、R1146、R1231、R1247、R1267、R1270、R1273、R1276、R1299、R1538、R1668、R1670、R1729、R1730、R1732及R1760**建議檢討／廢除小型屋宇政策。

列表 3：個別意見書的重點及建議

收到的全部 36 份意見書(C1 至 C36)由環保／關注組織(包括長春社(R519)、創建香港(R521)及嘉道理農場暨植物園公司(R518))及個別人士提交。C6 反對白沙澳分區計劃大綱草圖所劃設的「鄉村式發展」地帶，而 C5 則支持申述書 R518 至 R521、R523 及 R536，但反對申述書 R1 至 R5 及 R192。餘下的 34 份意見書(C1 至 C4 及 C7 至 C36)主要是反對申述書 R1 至 R515，理由如下：

意見編號	重點及建議
C-a	若按建議擴大「鄉村式發展」地帶的範圍，會與白沙澳和西貢西郊野公園的景觀特色格格不入，並會對該區的生態造成影響。
C-b	欠缺相關的評估報告，以致無法評估該區的發展和人類活動增加後可能造成的影響。區內的基礎設施不足以應付日後的人口所需。
C-c	白沙澳的生態和文化價值俱高，值得保護。
C-d	當局已在北潭凹預留足夠的土地，供白沙澳和白沙澳下洋的村民跨村發展小型屋宇。懷疑有人濫用小型屋宇政策，真正的小型屋宇需求量成疑。
C-P1	「綠化地帶」內有保育價值極高的生境，該處應改劃為限制較多的用途地帶，例如「綠化地帶(1)」及「自然保育區」。
C-P2	支持 R517 至 R1807 的建議，認為應刪除擬議的「鄉村式發展」地帶及「農業」地帶，並把生態易受影響的地方劃為「綠化地帶(1)」及「自然保育區」。

列表 4：個別意見書的重點和建議及規劃署的回應

意見編號	理由	建議	規劃署的回應
C1 (反對 R1 至 R515)	C-a C-b	C-P1	C-a：見城市規劃委員會文件第 8.2(a)段 C-b：見城市規劃委員會文件第 8.2(f)段 C-P1：見城市規劃委員會文件第 8.2(i)段
C2 (反對 R1 至 R515)	C-a C-b C-d		見城市規劃委員會文件第 8.2(a)段 見城市規劃委員會文件第 8.2(f)段 見城市規劃委員會文件第 8.2(e)段
C3 及 C4 (反對 R1 至 R515)	C-a		見城市規劃委員會文件第 8.2(a)段
C5 (反對 R1、R2、R4、R5 及 R192)	C-a C-c C-d		見城市規劃委員會文件第 8.2(a)段 見城市規劃委員會文件第 8.2(i)段 見城市規劃委員會文件第 8.2(e)段
C6 (反對草圖)	C-b		見城市規劃委員會文件第 8.2(f)段
C7 至 C28 (反對 R1 至 R515)	C-a C-b C-c C-d	C-P2	C-a：見城市規劃委員會文件第 8.2(a)段 C-b：見城市規劃委員會文件第 8.2(f)段 C-c：見城市規劃委員會文件第 8.2(i)段 C-d：見城市規劃委員會文件第 8.2(e)段 C-P2：見城市規劃委員會文件第 8.2(a)、(h)及(i)段
C29 至 C32 (反對 R1 至 R515)	C-a C-c C-d	C-P2	C-a：見城市規劃委員會文件第 8.2(a)段 C-c：見城市規劃委員會文件第 8.2(i)段 C-d：見城市規劃委員會文件第 8.2(e)段 C-P2：見城市規劃委員會文件第 8.2(a)、(h)及(i)段
C33 (反對 R1 至 R515)	C-a C-c	C-P2	C-a：見城市規劃委員會文件第 8.2(a)段 C-c：見城市規劃委員會文件第 8.2(i)段 C-P2：見城市規劃委員會文件第 8.2(a)、(h)及(i)段
C34 及 C35 (反對 R1 至 R515)	C-a C-c		C-a：見城市規劃委員會文件第 8.2(a)段 C-c：見城市規劃委員會文件第 8.2(i)段
C36	C-c	C-P2	C-c：見城市規劃委員會文件第 8.2(i)段 C-P2：見城市規劃委員會文件第 8.2(a)、(h)及(i)段



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致城市規劃委員會秘書處：

茲收悉有關白沙澳分區計劃大綱草圖編號 S/NE-PSO/1 之 R350 的
申述副本，並確定此申述書並非由本人提交，煩請暫定相關之申述程
序。

如有任何問題，請致電 3525 9505 與鄭小姐聯繫，謝謝！

王紹恆 謹啟

金城營造集團副行政總裁

二零一六年六月十七日

「鄉村式發展」、「政府、機構或社區」、「農業」、
「綠化地帶」及「自然保育區」地帶的規劃意向
摘錄自白沙澳分區計劃大綱草圖編號 S/NE-PSO/1

鄉村式發展

規劃意向

此地帶的規劃意向，是就現有的認可鄉村和適宜作鄉村擴展的土地劃定界線。地帶內的土地，主要預算供原居村民興建小型屋宇之用。設立此地帶的目的，亦是要把鄉村式發展集中在地帶內，使發展模式較具條理，而在土地運用及基礎設施和服務的提供方面，較具經濟效益。「鄉村式發展(1)」地帶這支區的規劃意向，是保存現有的鄉村環境。在新界豁免管制屋宇的地面一層(在指定為「鄉村式發展(1)」地帶的土地範圍除外)，有多項配合村民需要和鄉村發展的商業和社區用途列為經常准許的用途。其他商業、社區和康樂用途，如向城市規劃委員會申請許可，或會獲得批准。

政府、機構或社區

規劃意向

此地帶的規劃意向，主要是提供政府、機構或社區設施，以配合當地居民及／或該地區、區域，以至全港的需要；以及是供應土地予政府、提供社區所需社會服務的機構和其他機構，以供用於與其工作直接有關或互相配合的用途。

農業

規劃意向

此地帶的規劃意向，主要是保存和保護良好的農地／農場／魚塘，以便作農業用途。設立此地帶的目的，亦是要保存在復耕及作其他農業用途方面具有良好潛力的休耕農地。

綠化地帶

規劃意向

此地帶的規劃意向，主要是利用天然地理環境作為市區和近郊的發展區的界限，以抑制市區範圍的擴展，並提供土地作靜態康樂場地。根據一般推定，此地帶不宜進行發展。

自然保育區

規劃意向

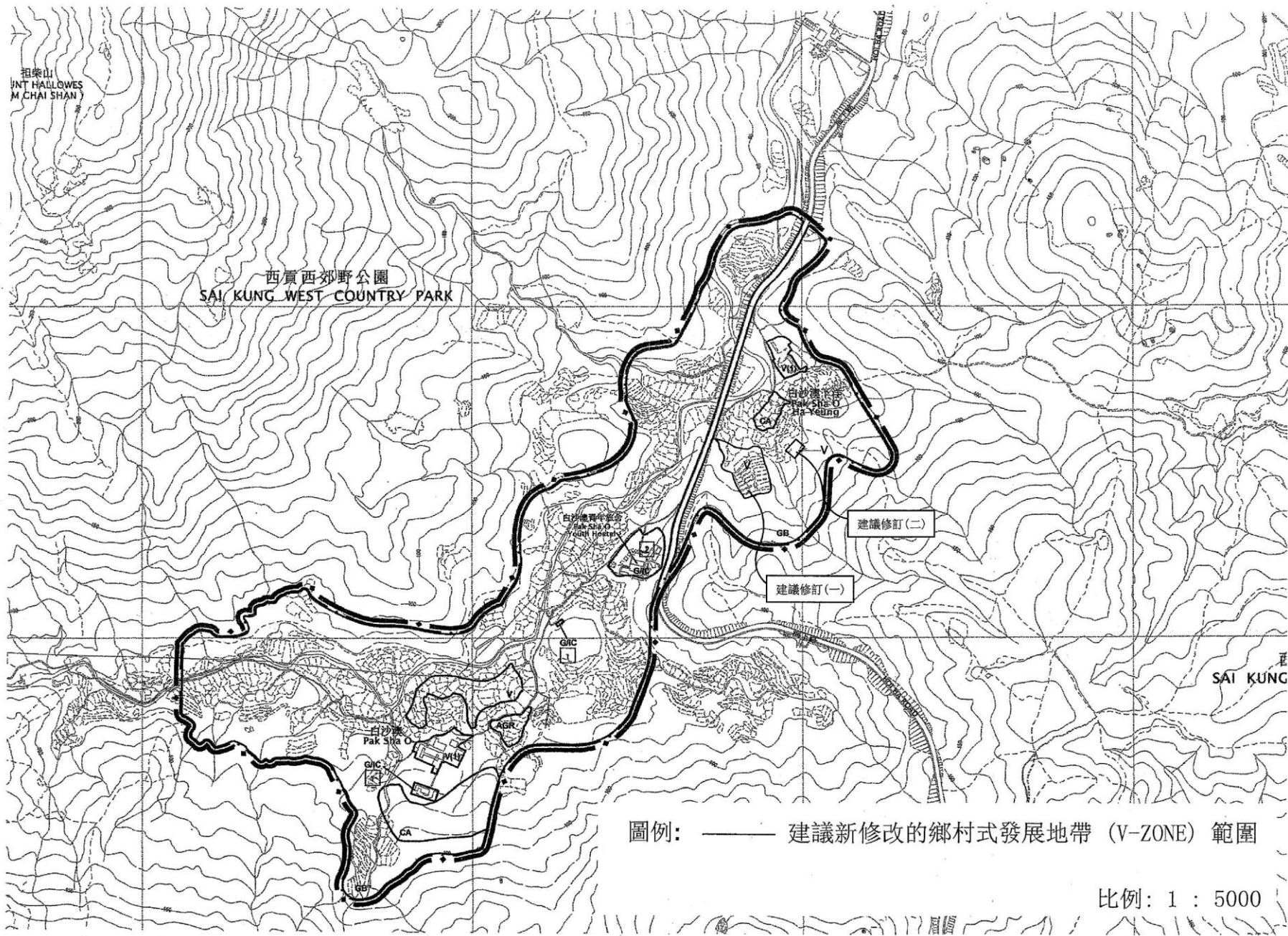
此地帶的規劃意向，是保護和保存區內現有的天然景觀、生態系統或地形特色，以達到保育目的及作教育和研究用途，並且分隔開易受破壞的天然環境如「郊野公園」，以免發展項目對這些天然環境造成不良影響。

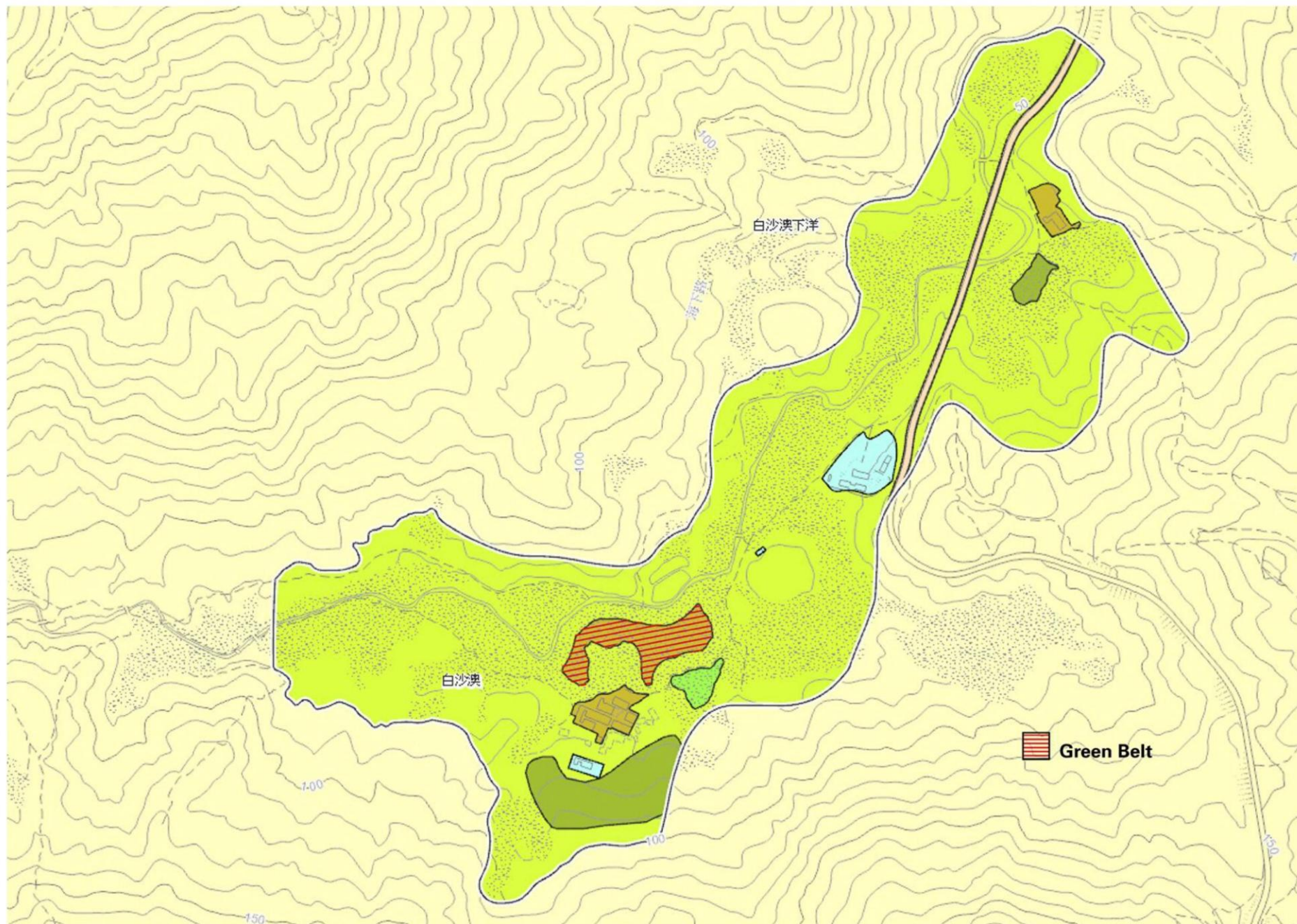
根據一般推定，此地帶不宜進行發展。大體而言，有需要進行以助保存區內現有天然景觀或風景質素的發展，或者絕對基於公眾利益而必須進行的基礎設施項目，才可能會獲得批准。



參考編號 REFERENCE No.	R/S/NE-PSO/1	繪圖 DRAWING H-1
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(來源: R2 於 13. 1. 2016 呈交的文件內的繪圖)
(SOURCE: DRAWING IN THE R2'S SUBMITTED DOCUMENTS ON 13.1.2016)





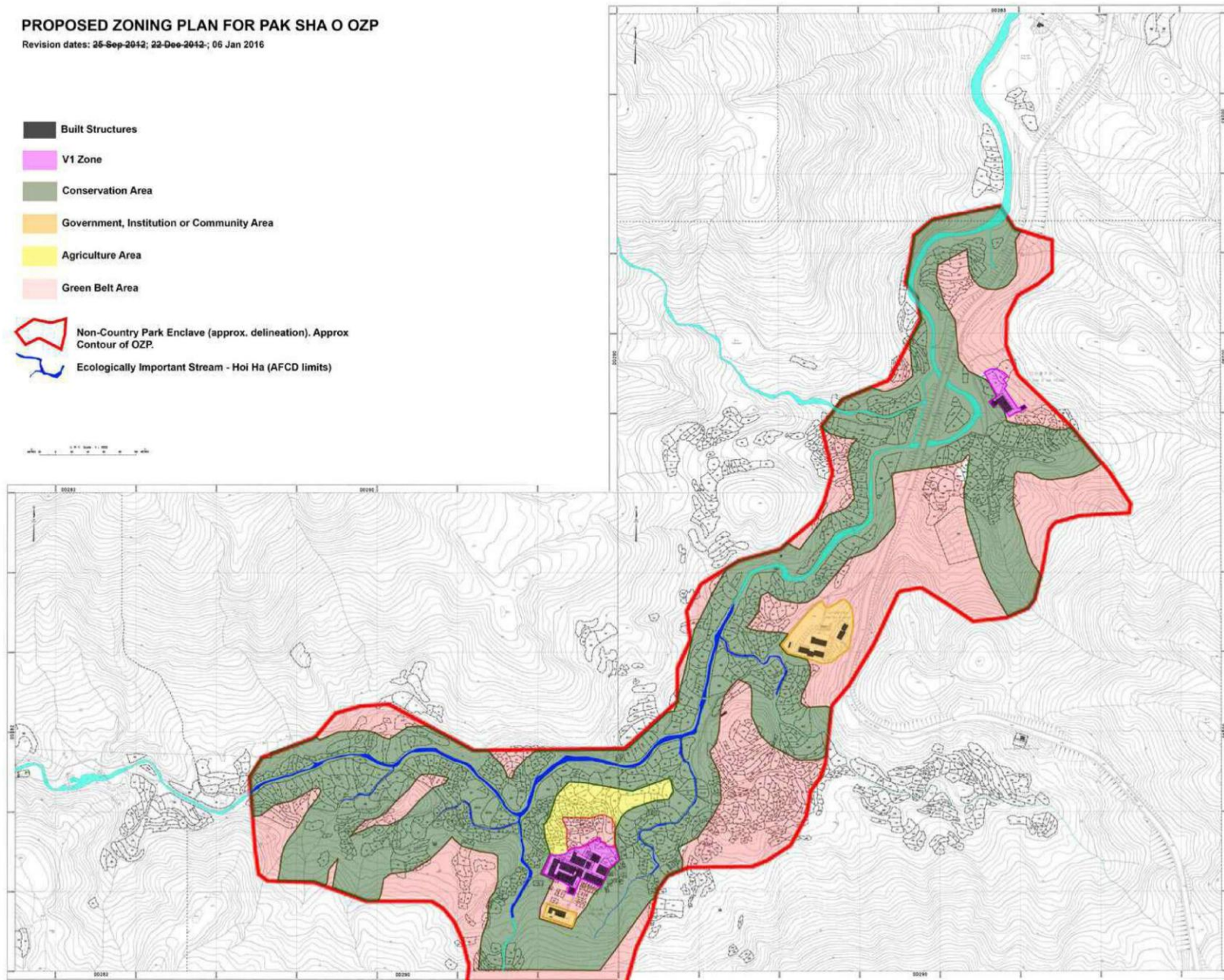
參考編號 REFERENCE No.	R/S/NE-PSO/1	繪圖 DRAWING H-3
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(來源: R525, R541-545於1.2.2016至3.2.2016呈交的文件內的繪圖)
(SOURCE: DRAWING IN THE R525, R541-545'S SUBMITTED DOCUMENTS BETWEEN 1.2.2016 TO 3.2.2016)

APPENDIX C : Proposed Zoning for Pak Sha O OZP

PROPOSED ZONING PLAN FOR PAK SHA O OZP

Revision dates: 26-Sep-2012; 22-Dec-2012; 06 Jan 2016



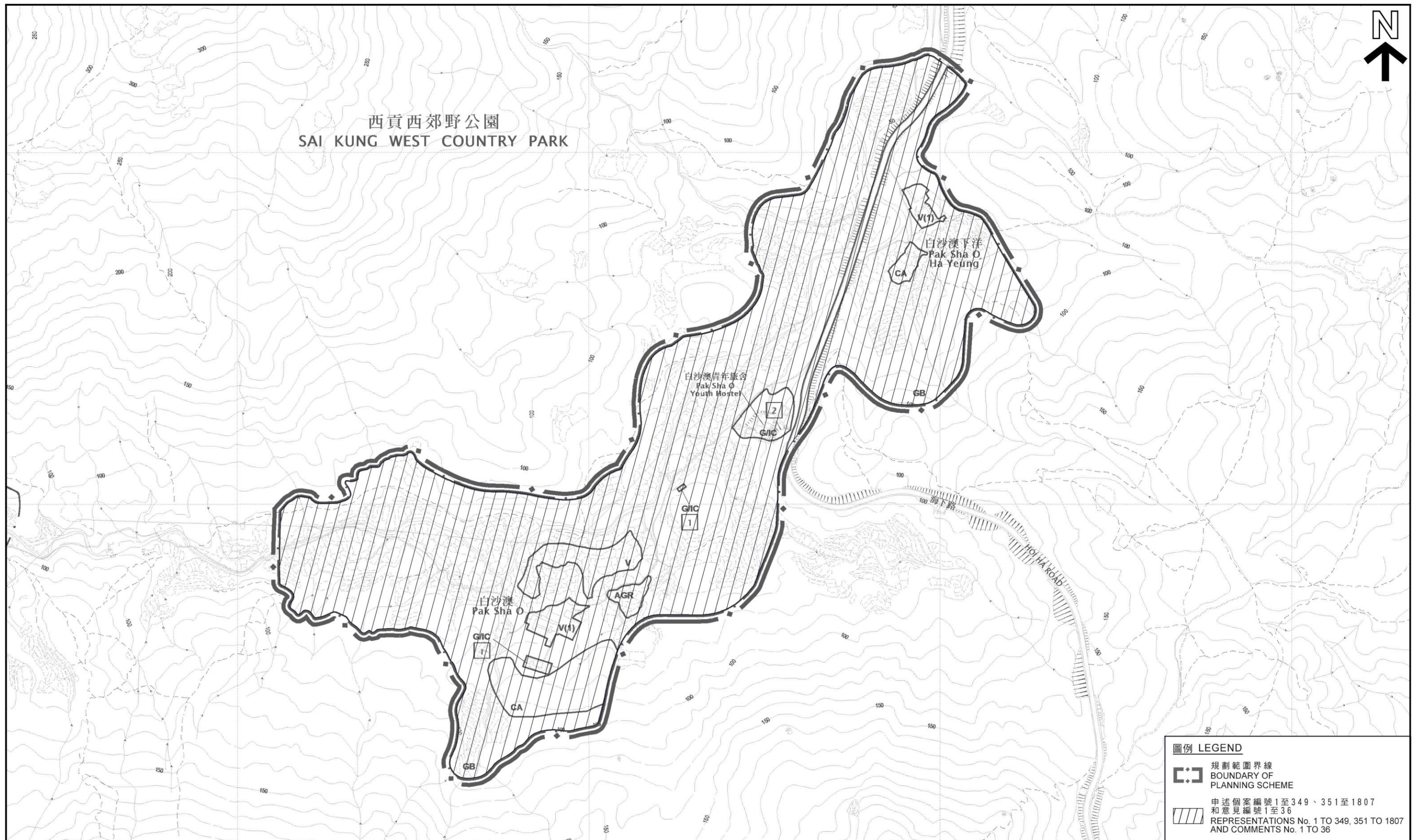
參考編號

REFERENCE No.

R/S/NE-PSO/1

繪圖 DRAWING H-4

(來源: R528 於 2.2.2016 呈交的文件內的繪圖)
 (SOURCE : DRAWING IN THE R528'S SUBMITTED DOCUMENTS ON 2.2.2016)



位置圖 LOCATION PLAN

本摘要於2016年5月16日擬備，所根據的資料為
於2015年12月4日展示的白沙澳分區計劃大綱草圖編號S/NE-PSO/1
EXTRACT PLAN PREPARED ON 16.5.2016
BASED ON DRAFT PAK SHA O OUTLINE ZONING
PLAN No. S/NE-PSO/1 EXHIBITED ON 4.12.2015

就白沙澳分區計劃大綱草圖編號 S/NE-PSO/1
提出的申述個案編號1至349、351至1807和意見編號1至36作出考慮
CONSIDERATION OF REPRESENTATIONS No. 1 TO 349, 351 TO 1807 AND COMMENTS No. 1 TO 36
TO THE DRAFT PAK SHA O OUTLINE ZONING PLAN No. S/NE-PSO/1

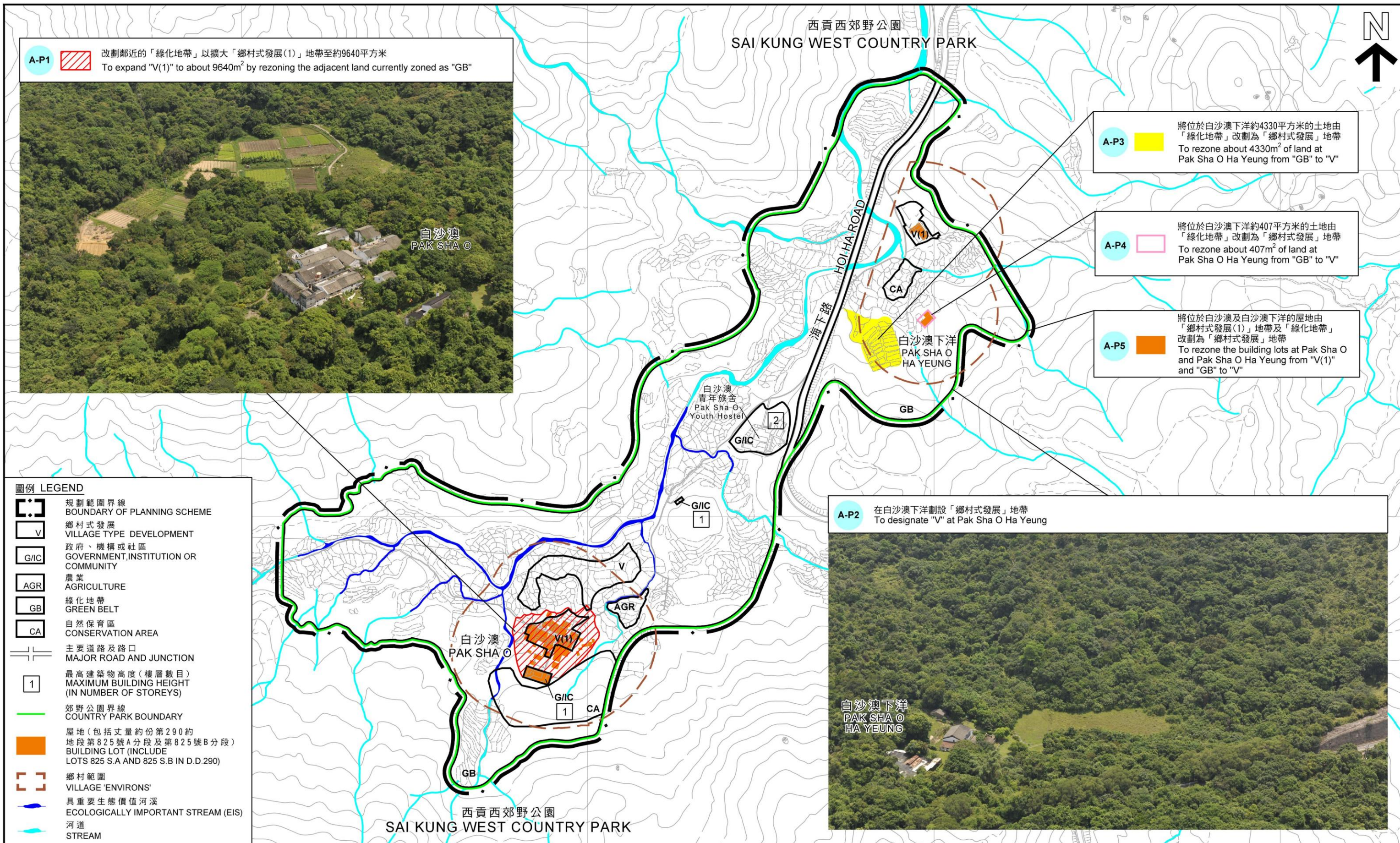
SCALE 1 : 5 000 比例尺
米 100 0 100 200 300 400 米
METRES

規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
R/S/NE-PSO/1

圖 PLAN
H-1



本圖於2016年7月5日擬備，所根據的資料為
測量圖編號 8-NW-4C/D, 5C/D, 9A/B/C/D 及 10A/B/C/D
PLAN PREPARED ON 5.7.2016
BASE ON SURVEY SHEETS No. 8-NW-4C/D, 5C/D,
9A/B/C/D AND 10A/B/C/D

組別A的申述建議
REPRESENTATION PROPOSALS IN GROUP A
就白沙澳分區計劃大綱草圖編號 S/NE-PSO/1
提出的申述個案編號1至349、351至1807和意見編號1至36作出考慮
CONSIDERATION OF REPRESENTATIONS No. 1 TO 349, 351 TO 1807 AND COMMENTS No. 1 TO 36
TO THE DRAFT PAK SHA O OUTLINE ZONING PLAN No. S/NE-PSO/1

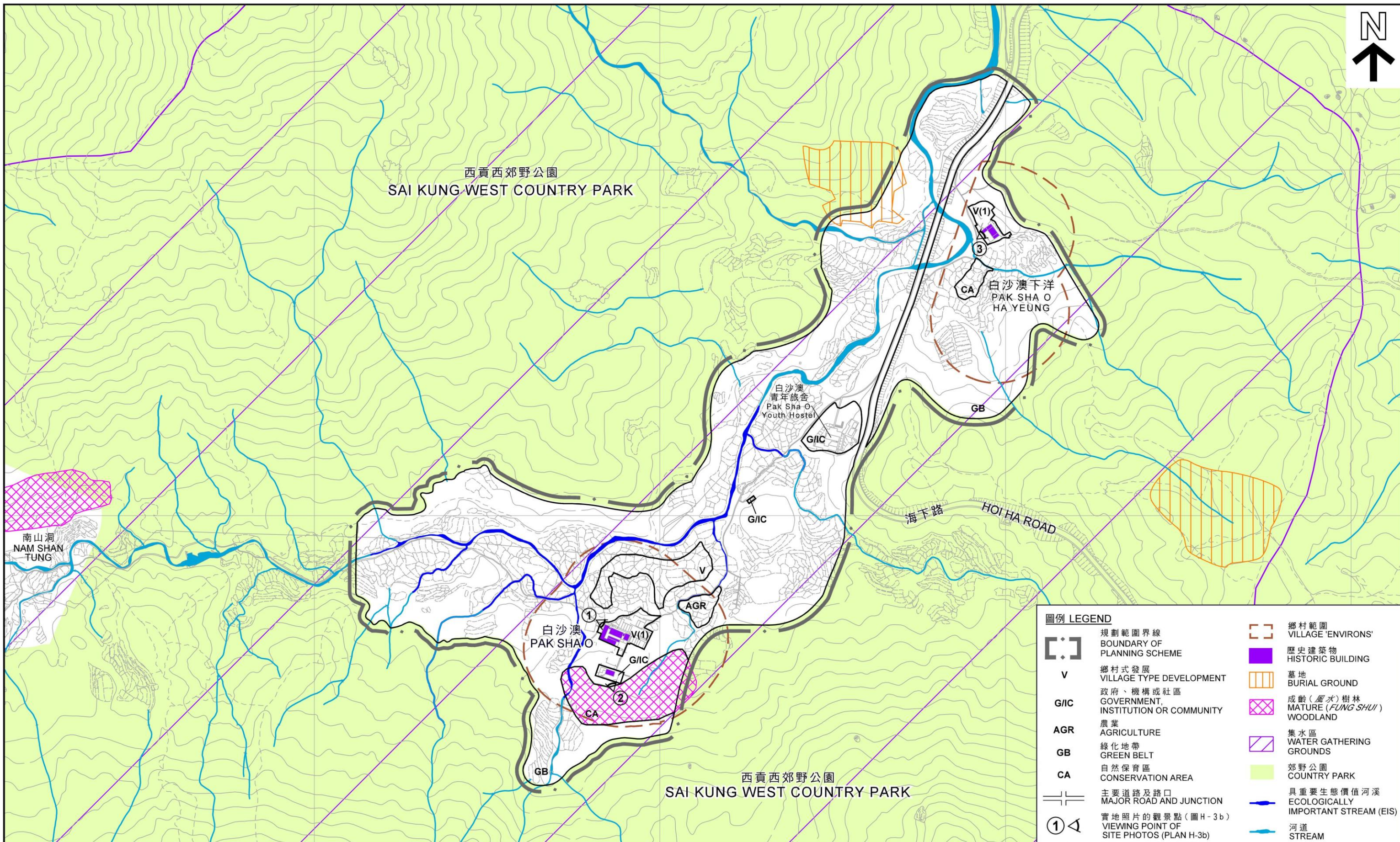
SCALE 1:5 000 比例尺
100 0 100 200 300 400
METRES METRES

規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
R/S/NE-PSO/1

圖 PLAN
H-2a



本圖於2016年6月10日擬備，所根據的資料為
測量圖編號 8-NW-4C/D, 5C/D, 9A/B/C/D 及 10A/B/C
PLAN PREPARED ON 10.6.2016
BASE ON SURVEY SHEETS No. 8-NW-4C/D,
5C/D, 9A/B/C/D AND 10A/B/C

發展限制
DEVELOPMENT CONSTRAINTS
就白沙澳分區計劃大綱草圖編號 S/NE-PSO/1
提出的申述個案編號1至349、351至1807和意見編號1至36作出考慮
CONSIDERATION OF REPRESENTATIONS No. 1 TO 349, 351 TO 1807 AND COMMENTS No. 1 TO 36
TO THE DRAFT PAK SHA O OUTLINE ZONING PLAN No. S/NE-PSO/1

SCALE 1:5 000 比例尺
100 0 100 200 300 400
METRES METRES

規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
R/S/NE-PSO/1

圖 PLAN
H-3a



一級歷史建築物 - 位於白沙澳的何氏舊居及何氏祠堂
GRADE 1 HISTORIC BUILDING - HO RESIDENCE AND HO ANCESTRAL HALL AT PAK SHA O



三級歷史建築物 - 位於白沙澳的聖母無玷之心小堂
GRADE 3 HISTORIC BUILDING - IMMACULATE HEART OF MARY CHAPEL AT PAK SHA O



擬議一級歷史建築物 - 位於白沙澳下洋的京兆世居及厚福門
PROPOSED GRADE 1 HISTORIC BUILDING - KING SIU SAI KUI AND HAU FUK MUN AT PAK SHA O HA YEUNG

實地照片 SITE PHOTOS

就白沙澳分區計劃大綱草圖編號 S/NE-PSO/1
提出的申述個案編號1至349、351至1807和
意見編號1至36作出考慮

CONSIDERATION OF REPRESENTATIONS
No. 1 TO 349, 351 TO 1807 AND COMMENTS No. 1 TO 36
TO THE DRAFT PAK SHA O OUTLINE ZONING PLAN
No. S/NE-PSO/1

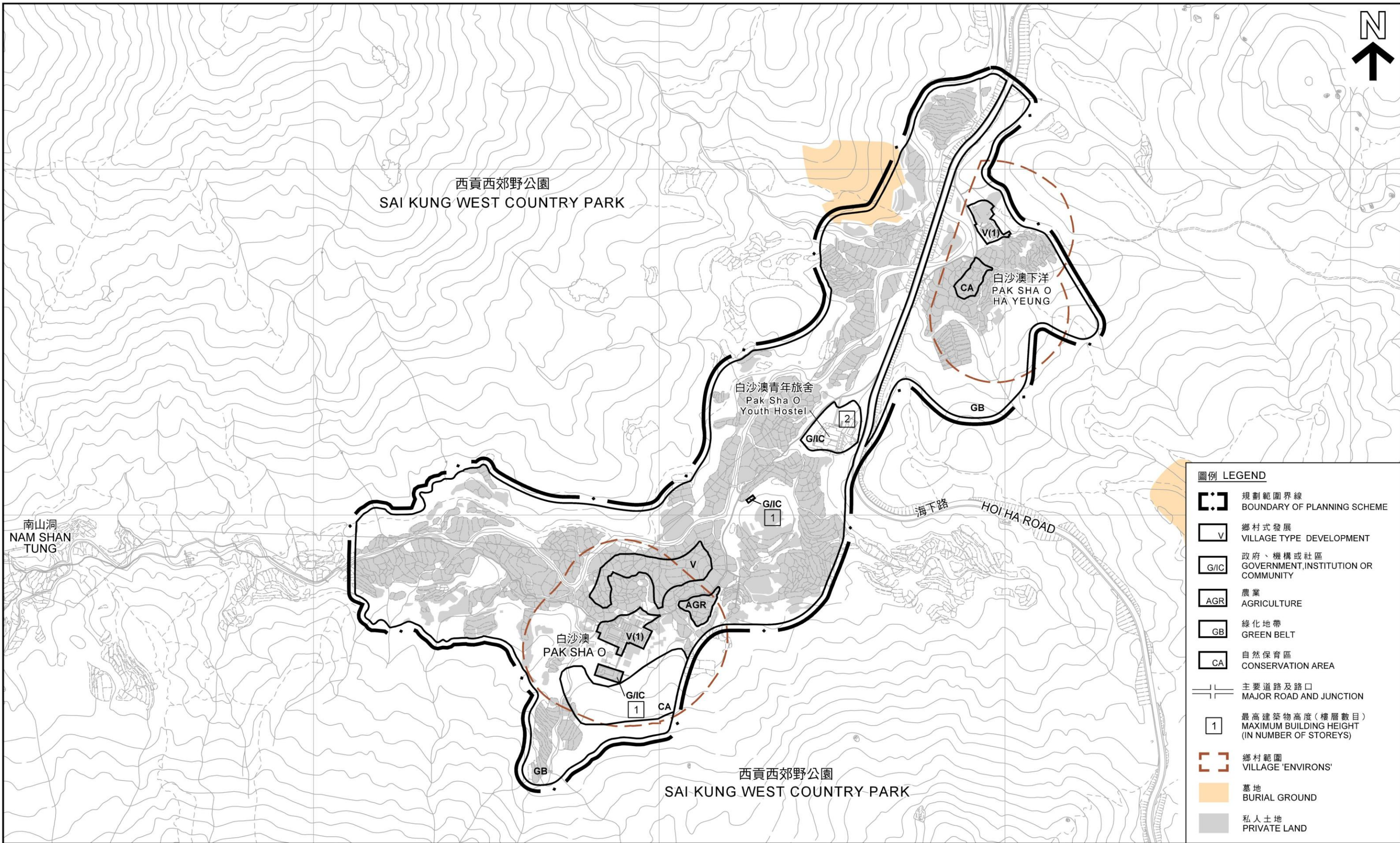
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/NE-PSO/1

圖 PLAN
H-3b

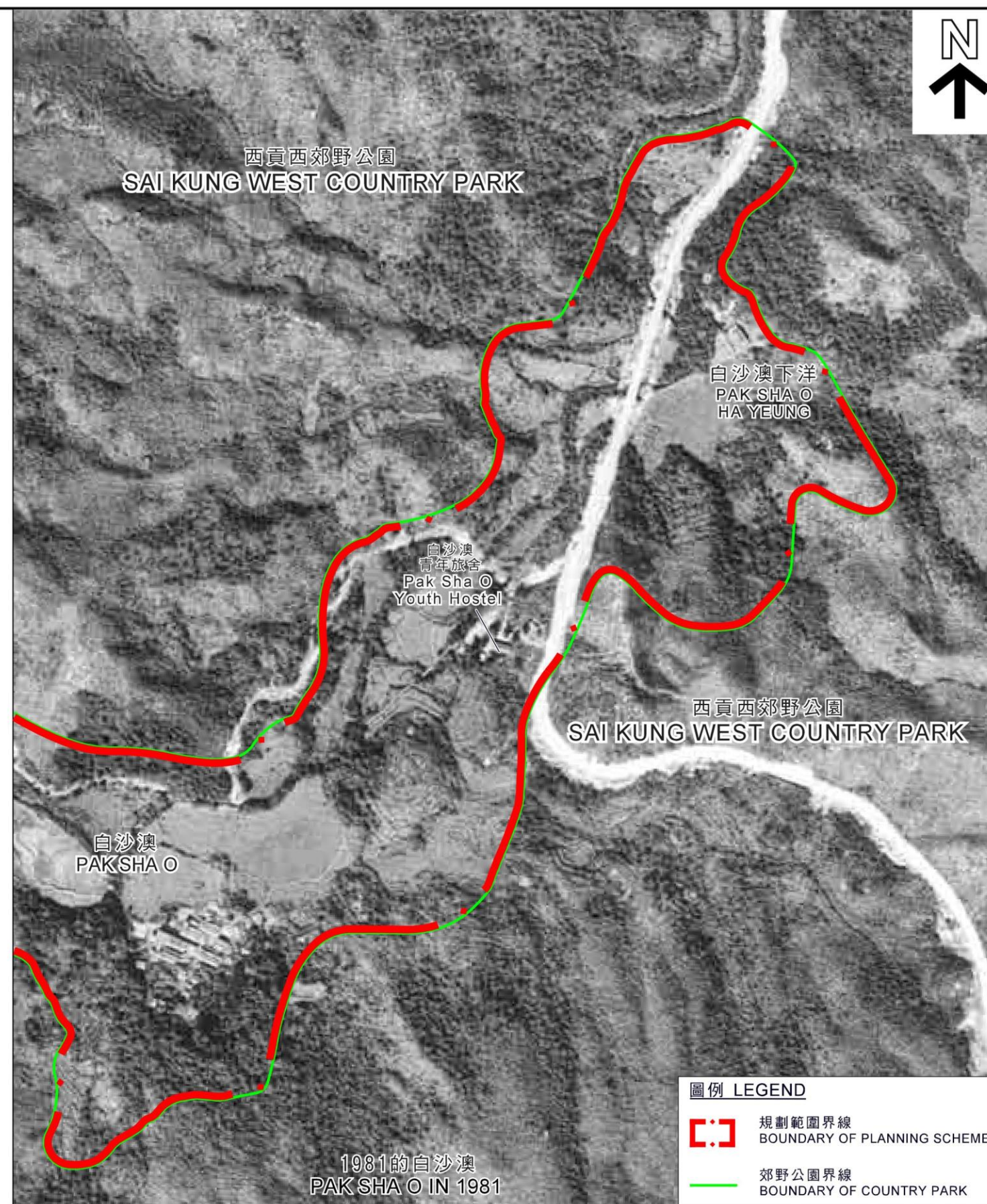
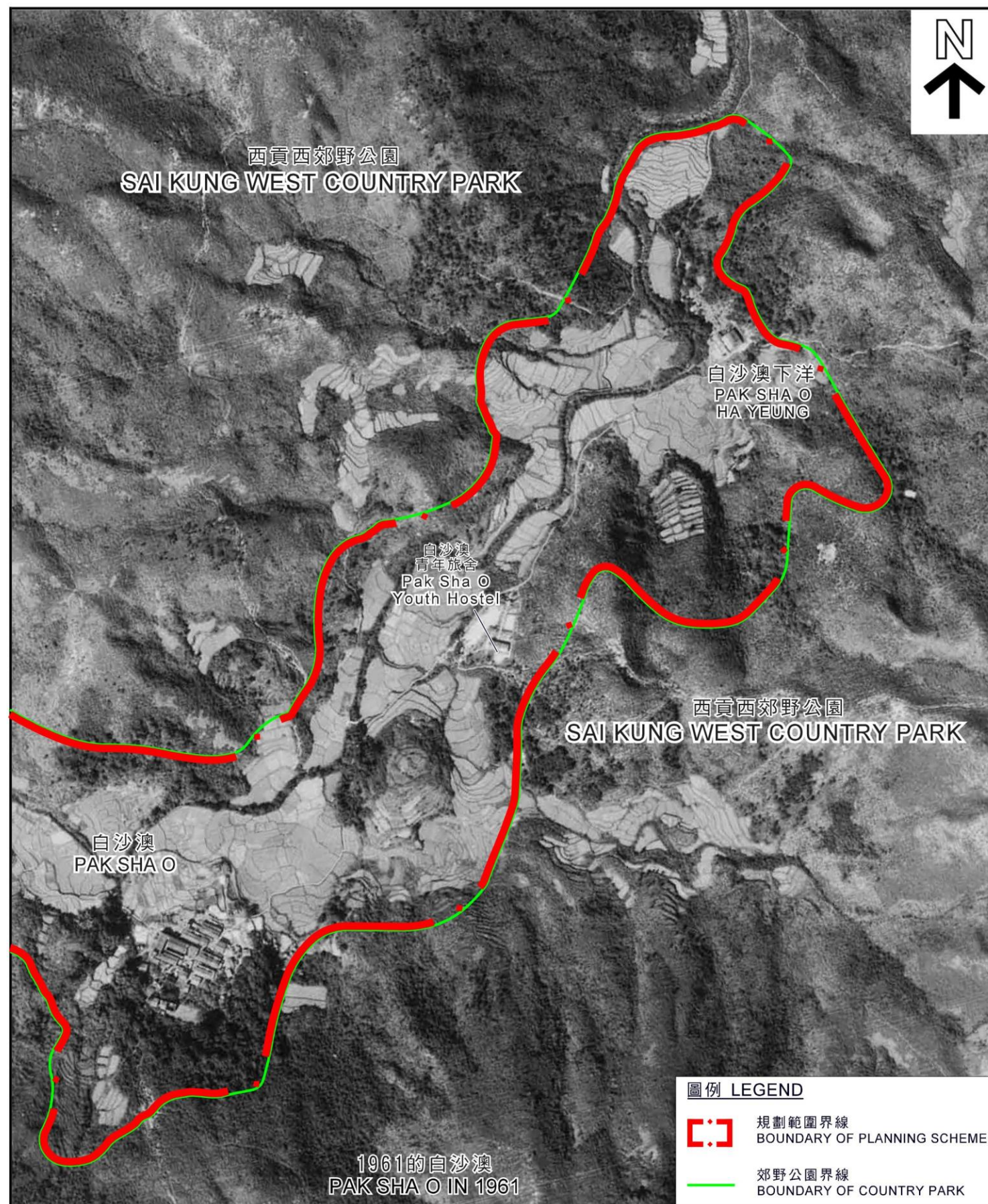
本圖於2016年6月28日擬備
PLAN PREPARED ON 28.6.2016



本圖於2016年7月5日擬備，所根據的資料為
測量圖編號 8-NW-4C/D, 5C/D, 9A/B/C/D 及 10A/B/C
PLAN PREPARED ON 5.7.2016
BASE ON SURVEY SHEETS No. 8-NW-4C/D,
5C/D, 9A/B/C/D AND 10A/B/C

土地業權及鄉村範圍
LAND OWNERSHIP AND VILLAGE 'ENVIRONS'
就白沙澳分區計劃大綱草圖編號S/NE-PSO/1
提出的申述個案編號1至349、351至1807和意見編號1至36作出考慮
CONSIDERATION OF REPRESENTATIONS No. 1 TO 349, 351 TO 1807 AND COMMENTS No. 1 TO 36
TO THE DRAFT PAK SHA O OUTLINE ZONING PLAN No. S/NE-PSO/1
SCALE 1 : 5 000 比例尺
100 0 100 200 300 400
METRES METRES

規劃署
PLANNING DEPARTMENT
參考編號 REFERENCE No.
R/S/NE-PSO/1
圖 PLAN
H-4



本圖於2016年6月28日擬備，所根據的資料為地政總署於1961年10月26日及1981年10月27日拍得的航攝照片編號0078及39282
 PLAN PREPARED ON 28.6.2016 BASED ON AERIAL PHOTOS No.0078 AND 39282 TAKEN ON 26.10.1961 AND 27.10.1981 BY LANDS DEPARTMENT

航攝照片-1961年及1981年的白沙澳 AERIAL PHOTOS - PAK SHA O IN 1961 AND 1981

就白沙澳分區計劃大綱草圖編號 S/NE-PSO/1
 提出的申述個案編號1至349、351至1807和意見編號1至36作出考慮
 CONSIDERATION OF REPRESENTATIONS No. 1 TO 349, 351 TO 1807 AND COMMENTS No. 1 TO 36
 TO THE DRAFT PAK SHA O OUTLINE ZONING PLAN No. S/NE-PSO/1

規劃署
 PLANNING DEPARTMENT



參考編號 REFERENCE No.
 R/S/NE-PSO/1

圖 PLAN
 H-5a



西貢西郊野公園
SAI KUNG WEST COUNTRY PARK

白沙澳下洋
PAK SHA O
HA YEUNG

白沙澳
青年旅舍
Pak Sha O
Youth Hostel

白沙澳
PAK SHA O

西貢西郊野公園
SAI KUNG WEST COUNTRY PARK

圖例 LEGEND



規劃範圍界線
BOUNDARY OF PLANNING SCHEME



郊野公園界線
BOUNDARY OF COUNTRY PARK

本圖於2016年6月28日擬備，所根據的資料為地政總署於2012年12月7日拍得的航攝照片編號CW98215及CW98217
PLAN PREPARED ON 28.6.2016
BASED ON AERIAL PHOTOS No. CW98215 AND CW98217 TAKEN ON 7.12.2012 BY LANDS DEPARTMENT

航攝照片-2012年的白沙澳
AERIAL PHOTOS - PAK SHA O IN 2012

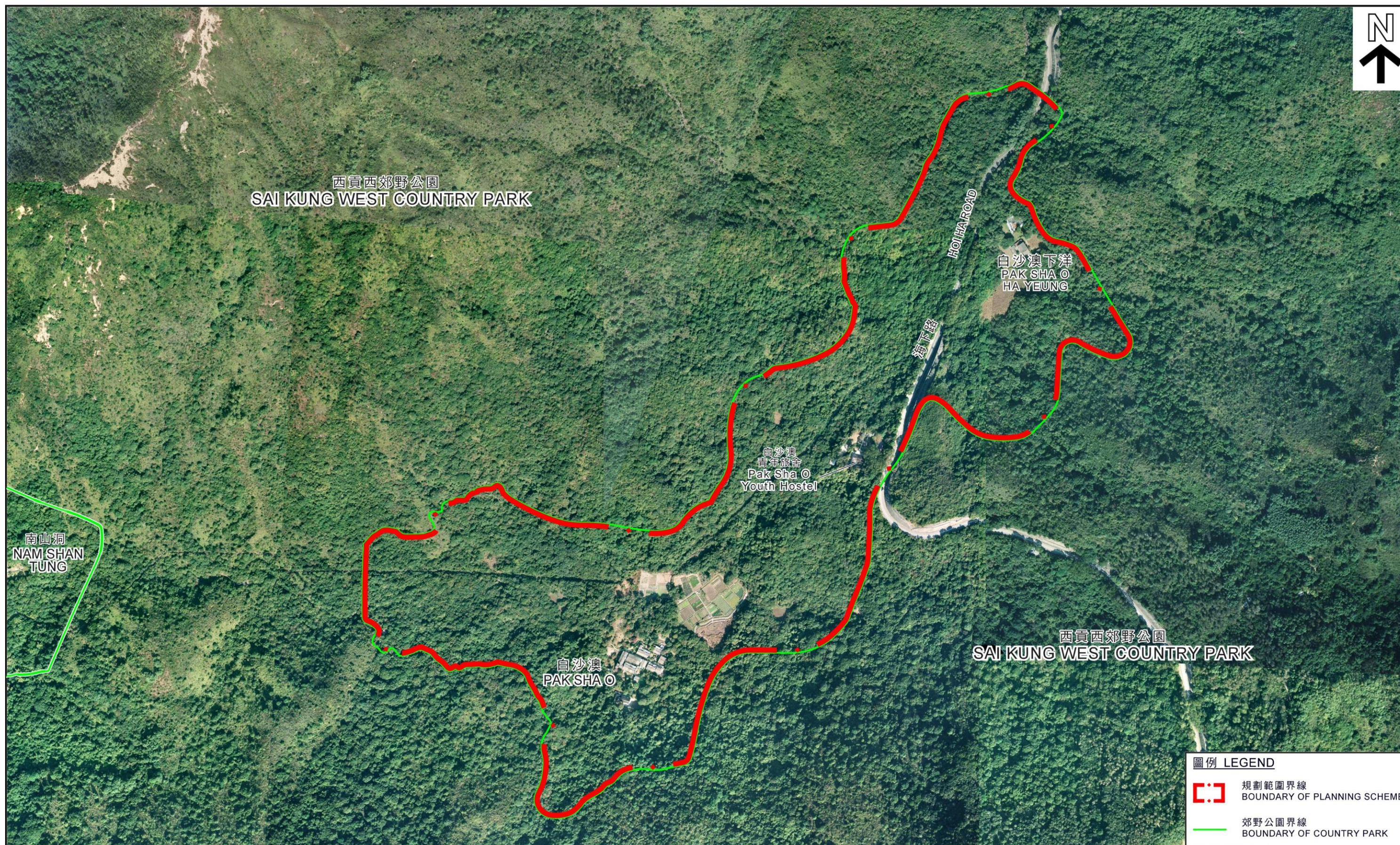
就白沙澳分區計劃大綱草圖編號 S/NE-PSO/1
提出的申述個案編號1至349、
351至1807和意見編號1至36作出考慮
CONSIDERATION OF REPRESENTATIONS No. 1 TO 349,
351 TO 1807 AND COMMENTS No. 1 TO 36 TO THE DRAFT
PAK SHA O OUTLINE ZONING PLAN No. S/NE-PSO/1

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/NE-PSO/1

圖 PLAN
H-5b



圖例 LEGEND

 規劃範圍界線
BOUNDARY OF PLANNING SCHEME

 郊野公園界線
BOUNDARY OF COUNTRY PARK

本圖於2016年6月28日擬備，所根據的資料為地政總署於2015年1月3日拍得的航攝照片編號CS56326, CS56327, CS56328, CS56550及CS56552

PLAN PREPARED ON 28.6.2016
BASED ON AERIAL PHOTOS No. CS56326, CS56327, CS56328, CS56550 AND CS56552 TAKEN ON 3.1.2015 BY LANDS DEPARTMENT

航攝照片-2015年的白沙澳
AERIAL PHOTOS - PAK SHA O IN 2015

就白沙澳分區計劃大綱草圖編號 S/NE-PSO/1
提出的申述個案編號1至349、351至1807和意見編號1至36作出考慮

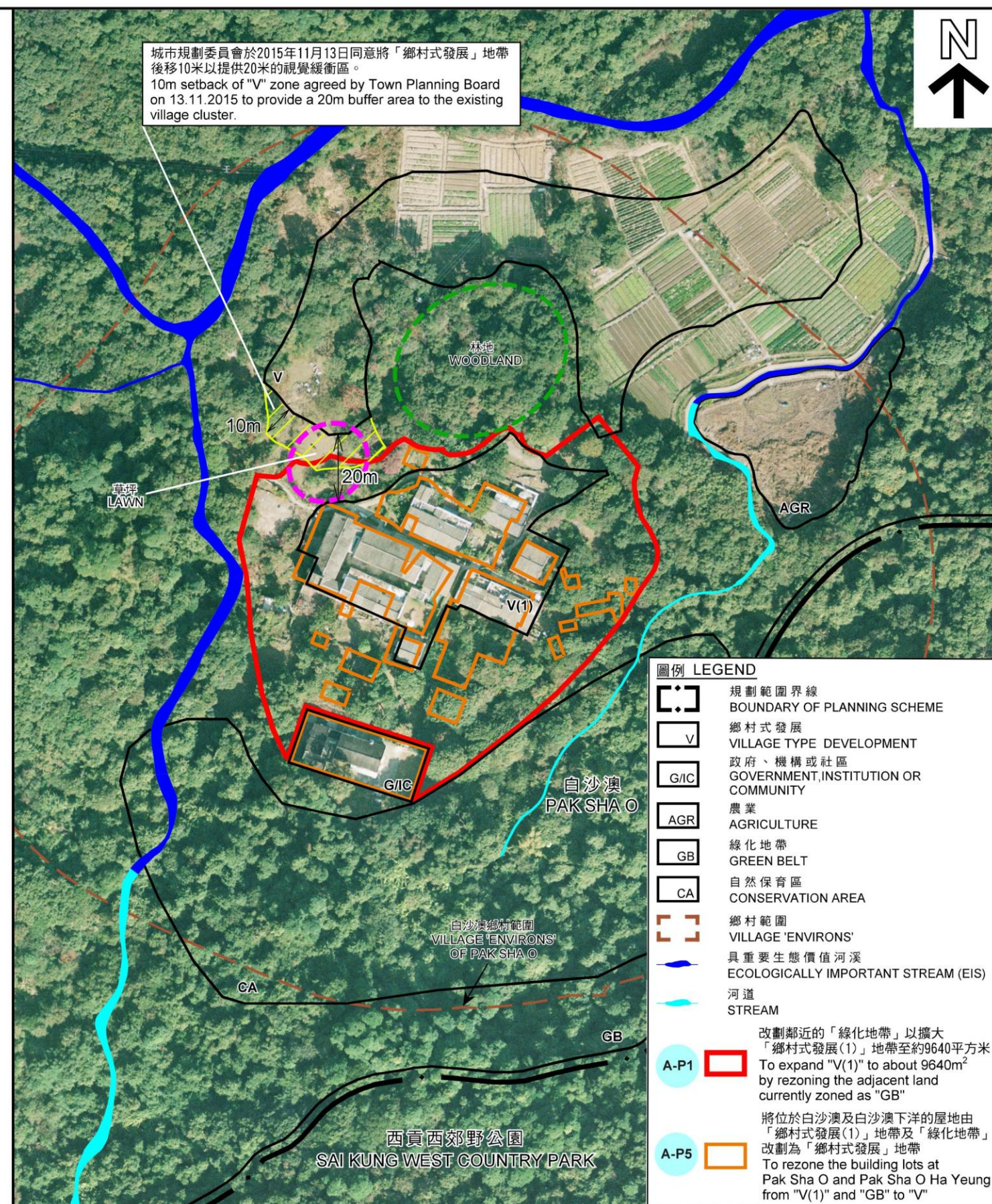
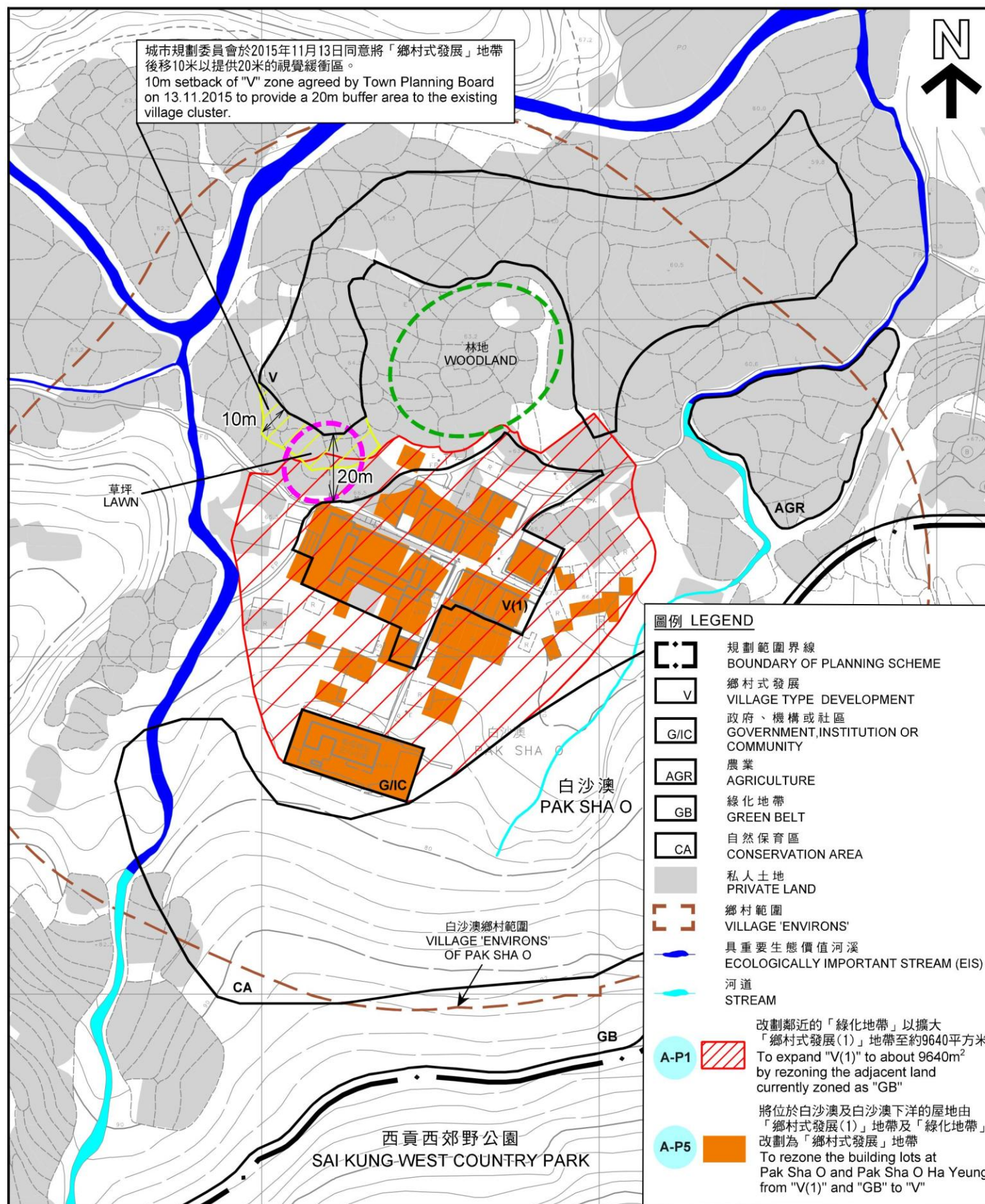
CONSIDERATION OF REPRESENTATIONS No. 1 TO 349, 351 TO 1807 AND COMMENTS No. 1 TO 36
TO THE DRAFT PAK SHA O OUTLINE ZONING PLAN No. S/NE-PSO/1

規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
R/S/NE-PSO/1

圖 PLAN
H-5c



本圖於2016年7月5日擬備，所根據的資料為
測量圖編號 8-NW-9B/D, 10A/C
及地政總署於2015年1月3日拍得的航攝照片編號CS56327
PLAN PREPARED ON 5.7.2016
BASE ON SURVEY SHEETS No. 8-NW-9B/D, 10A/C
AND AERIAL PHOTO No. CS56327
TAKEN ON 3.1.2015 BY LANDS DEPARTMENT

組別A的申述建議 - 位於白沙澳的「鄉村式發展」及「鄉村式發展(1)」地帶
REPRESENTATION PROPOSALS IN GROUP A - "V" AND "V(1)" ZONES AT PAK SHA O

就白沙澳分區計劃大綱草圖編號 S/NE-PSO/1
提出的申述個案編號1至349、351至1807和意見編號1至36作出考慮
CONSIDERATION OF REPRESENTATIONS No. 1 TO 349, 351 TO 1807 AND COMMENTS No. 1 TO 36
TO THE DRAFT PAK SHA O OUTLINE ZONING PLAN No. S/NE-PSO/1

規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
R/S/NE-PSO/1

圖 PLAN
H-6a



本圖於2016年6月23日擬備，
所根據的資料為攝於
2015年9月9日的實地照片

PLAN PREPARED ON 23.6.2016
BASED ON SITE PHOTO
TAKEN ON 9.9.2015

實地照片 - 白沙澳
SITE PHOTO - PAK SHA O

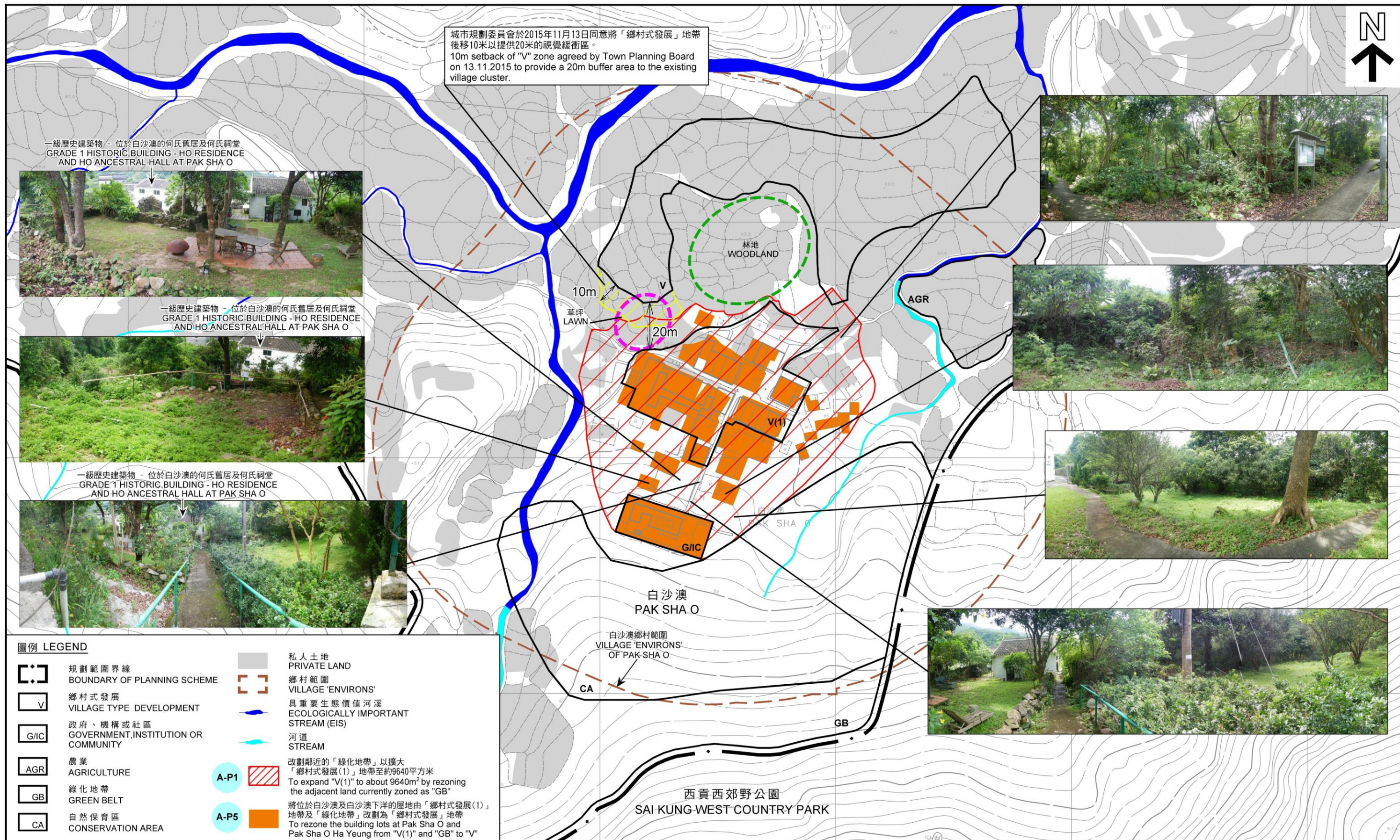
就白沙澳分區計劃大綱草圖編號 S/NE-PSO/1
提出的申述個案編號1至349、351至1807和意見編號1至36作出考慮
CONSIDERATION OF REPRESENTATIONS
No. 1 TO 349, 351 TO 1807 AND COMMENTS No. 1 TO 36 TO THE DRAFT
PAK SHA O OUTLINE ZONING PLAN No. S/NE-PSO/1

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
R/S/NE-PSO/1

圖 PLAN
H-6b



本圖於2016年7月5日擬備，所根據的資料為
測量圖編號 8-NW-9B/D及10A/C
PLAN PREPARED ON 5.7.2016
BASE ON SURVEY SHEETS No. 8-NW-9B/D AND 10A/C

組別A的建議的實地照片 - 白沙澳
SITE PHOTOS OF PROPOSALS IN GROUP A - PAK SHA O
就白沙澳分區計劃大綱草圖編號 S/NE-PSO/1
提出的申述個案編號1至349、351至1807和意見編號1至36作出考慮
CONSIDERATION OF REPRESENTATIONS No. 1 TO 349, 351 TO 1807 AND COMMENTS No. 1 TO 36
TO THE DRAFT PAK SHA O OUTLINE ZONING PLAN No. S/NE-PSO/1

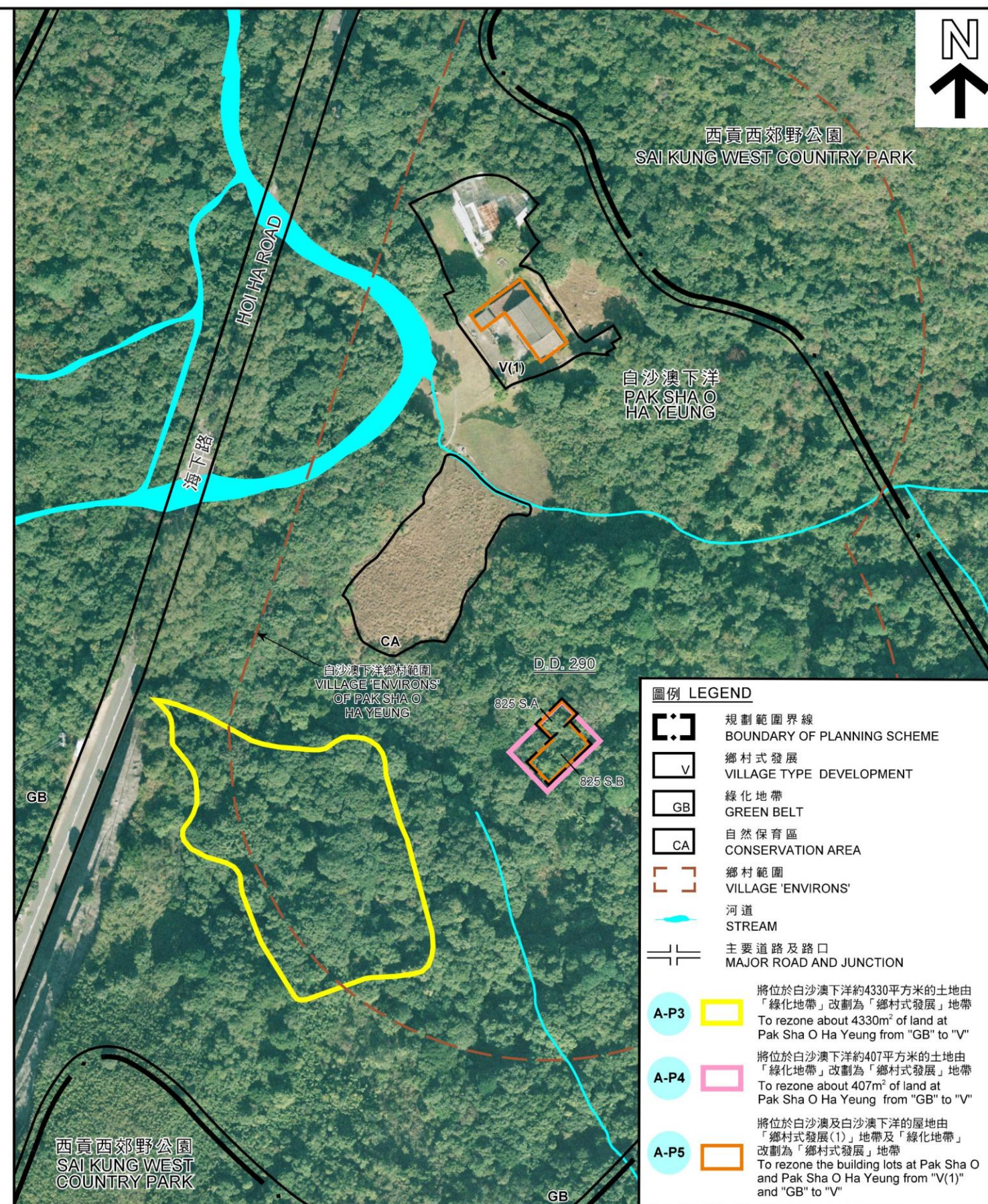
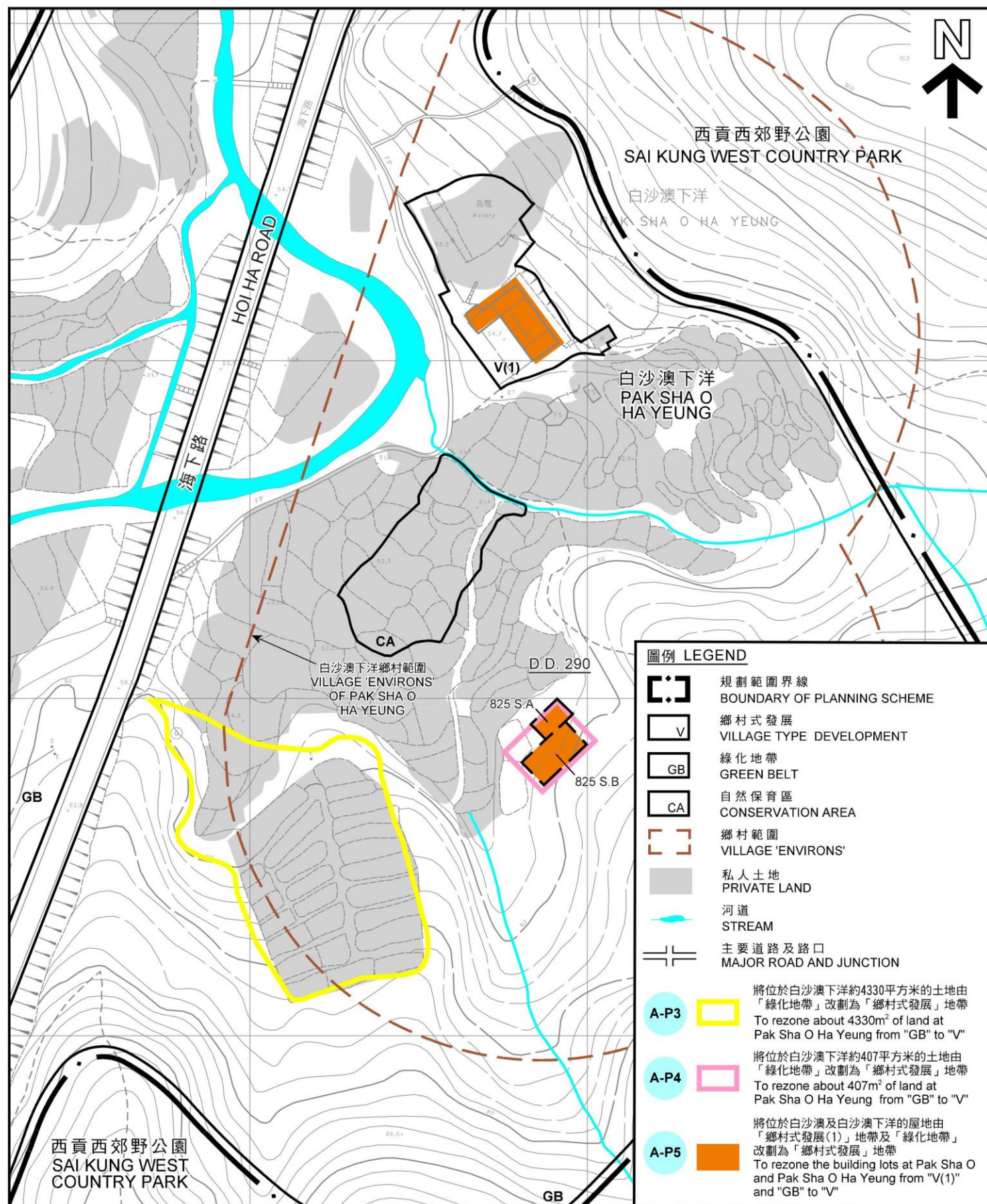
SCALE 1 : 1 500 比例尺
METRES 20 0 20 40 60 80 100 120 METRES

規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
R/S/NE-PSO/1

圖 PLAN
H-6c



本圖於2016年7月5日擬備，所根據的資料為
測量圖編號 8-NW-5C及10A
及地政總署於2015年1月3日拍得的航攝照片編號CS56550
PLAN PREPARED ON 5.7.2016
BASE ON SURVEY SHEETS No. 8-NW-5C AND 10A
AND AERIAL PHOTO No. CS56550
TAKEN ON 3.1.2015 BY LANDS DEPARTMENT

組別A的申述建議 - 位於白沙澳下洋的擬議「鄉村式發展」地帶 REPRESENTATION PROPOSALS IN GROUP A - PROPOSED "V" ZONES AT PAK SHA O HA YEUNG

就白沙澳分區計劃大綱草圖編號 S/NE-PSO/1
提出的申述個案編號1至349、351至1807和意見編號1至36作出考慮
CONSIDERATION OF REPRESENTATIONS No. 1 TO 349, 351 TO 1807 AND COMMENTS No. 1 TO 36
TO THE DRAFT PAK SHA O OUTLINE ZONING PLAN No. S/NE-PSO/1

規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
R/S/NE-PSO/1

圖 PLAN
H-6d

A-P3

A-P4

由「綠化地帶」改劃為「鄉村式發展」地帶
TO REZONE FROM "GB" TO "V"

本圖於2016年6月21日擬備，
所根據的資料為攝於
2015年9月9日的實地照片
PLAN PREPARED ON 21.6.2016
BASED ON SITE PHOTO
TAKEN ON 9.9.2015

實地照片 - 白沙澳下洋 SITE PHOTO - PAK SHA O HA YEUNG

就白沙澳分區計劃大綱草圖編號 S/NE-PSO/1
提出的申述個案編號1至349、351至1807和意見編號1至36作出考慮
CONSIDERATION OF REPRESENTATIONS
No. 1 TO 349, 351 TO 1807 AND COMMENTS No. 1 TO 36 TO THE DRAFT
PAK SHA O OUTLINE ZONING PLAN No. S/NE-PSO/1

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/NE-PSO/1

圖 PLAN
H-6e

擬議一級歷史建築物 - 位於白沙澳下洋的京兆世居及厚福門
PROPOSED GRADE 1 HISTORIC BUILDING -
KING SIU SAI KUI AND HAU FUK MUN AT PAK SHA O HA YEUNG



西貢西郊野公園
SAI KUNG WEST COUNTRY PARK



A-P3 A-P4 由「綠化地帶」改劃為「鄉村式發展」地帶
TO REZONE FROM "GB" TO "V"



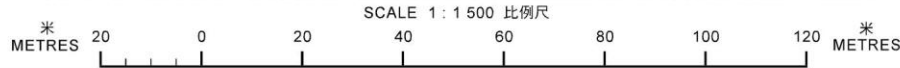
圖例 LEGEND

- 規劃範圍界線
BOUNDARY OF PLANNING SCHEME
- 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- 綠化地帶
GREEN BELT
- 自然保育區
CONSERVATION AREA
- 鄉村範圍
VILLAGE 'ENVIRONS'
- 私人土地
PRIVATE LAND
- 河道
STREAM
- 主要道路及路口
MAJOR ROAD AND JUNCTION

- A-P3 將位於白沙澳下洋約4330平方米的土地由「綠化地帶」改劃為「鄉村式發展」地帶
To rezone about 4330m² of land at Pak Sha O Ha Yeung from "GB" to "V"
- A-P4 將位於白沙澳下洋約407平方米的土地由「綠化地帶」改劃為「鄉村式發展」地帶
To rezone about 407m² of land at Pak Sha O Ha Yeung from "GB" to "V"
- A-P5 將位於白沙澳及白沙澳下洋的屋地由「鄉村式發展(1)」地帶及「綠化地帶」改劃為「鄉村式發展」地帶
To rezone the building lots at Pak Sha O and Pak Sha O Ha Yeung from "V(1)" and "GB" to "V"

本圖於2016年7月5日擬備，所根據的資料為
測量圖編號 8-NW-5C及10A
PLAN PREPARED ON 5.7.2016
BASE ON SURVEY SHEETS No. 8-NW-5C AND 10A

組別A的建議的實地照片 - 白沙澳下洋
SITE PHOTOS OF PROPOSALS IN GROUP A - PAK SHA O HA YEUNG
就白沙澳分區計劃大綱草圖編號 S/NE-PSO/1
提出的申述個案編號1至349、351至1807和意見編號1至36作出考慮
CONSIDERATION OF REPRESENTATIONS No. 1 TO 349, 351 TO 1807 AND COMMENTS No. 1 TO 36
TO THE DRAFT PAK SHA O OUTLINE ZONING PLAN No. S/NE-PSO/1

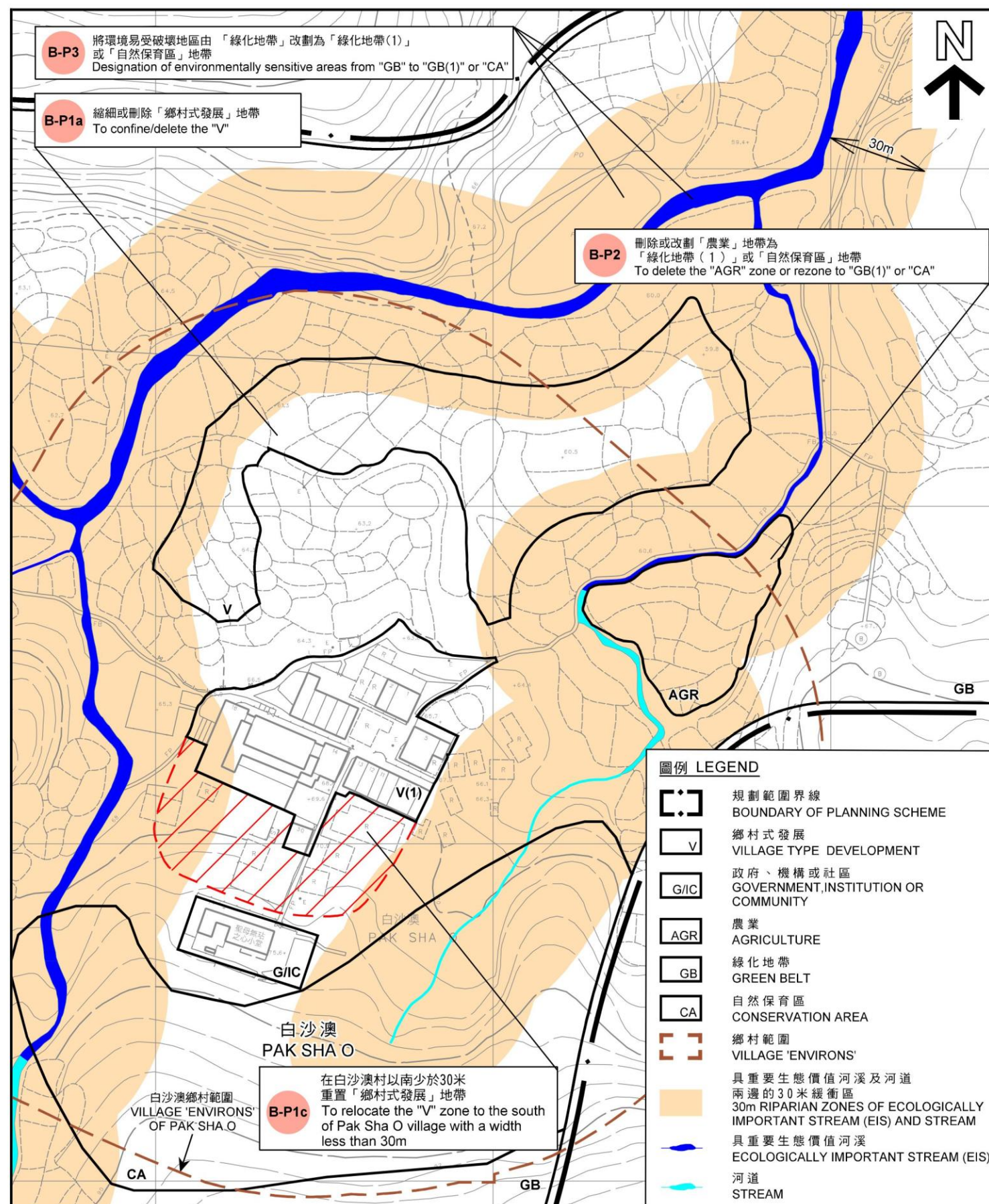


規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
R/S/NE-PSO/1

圖 PLAN
H-6f



本圖於2016年6月29日擬備，所根據的資料為
測量圖編號 8-NW-9B/D, 10A/C
及地政總署於2015年1月3日拍得的航攝照片編號CS56327
PLAN PREPARED ON 29.6.2016
BASE ON SURVEY SHEETS No. 8-NW-9B/D, 10A/C
AND AERIAL PHOTO No. CS56327
TAKEN ON 3.1.2015 BY LANDS DEPARTMENT

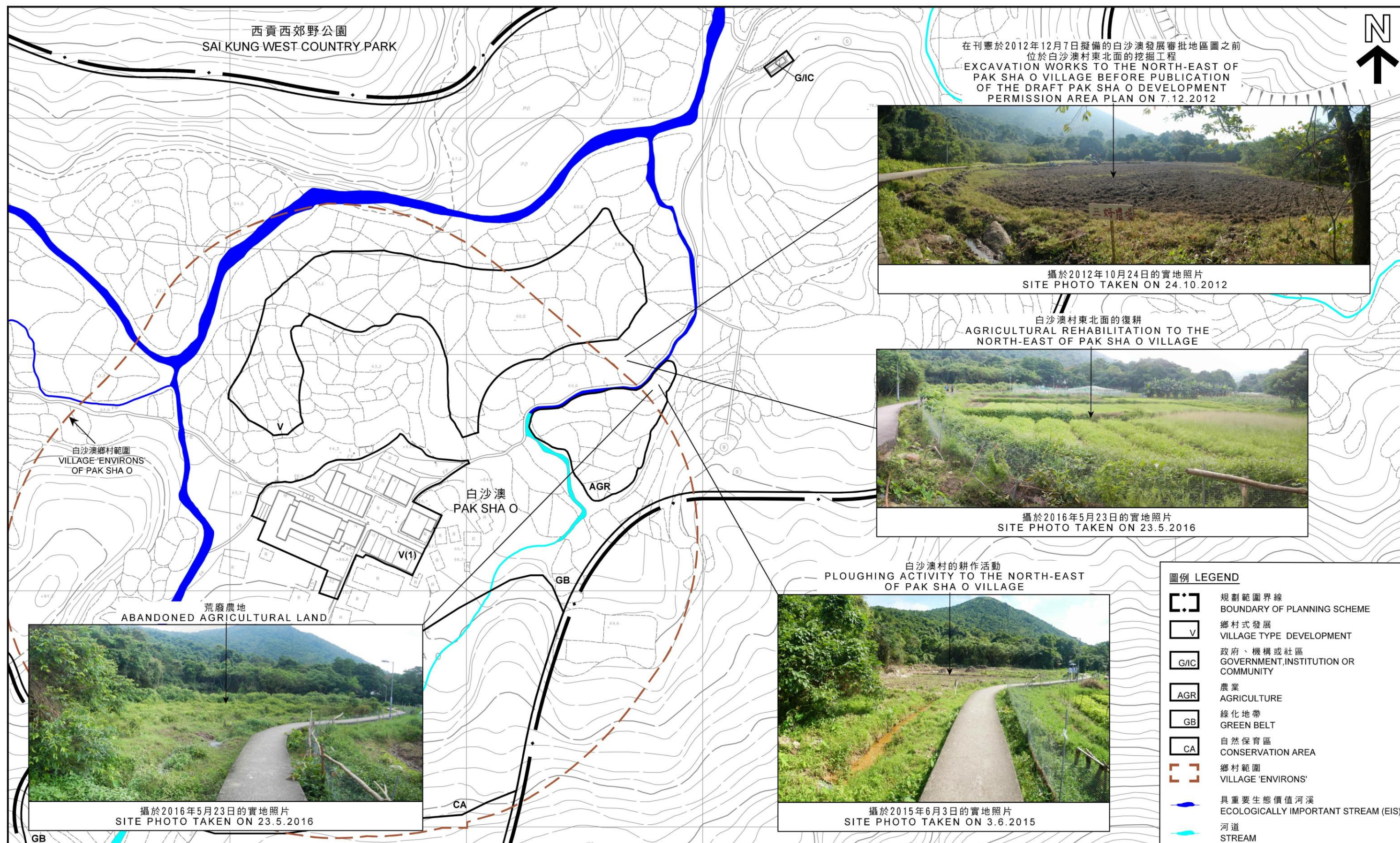
組別B的申述建議 - 白沙澳
REPRESENTATION PROPOSALS IN GROUP B - PAK SHA O
就白沙澳分區計劃大綱草圖編號 S/NE-PSO/1
提出的申述個案編號1至349、351至1807和意見編號1至36作出考慮
CONSIDERATION OF REPRESENTATIONS No. 1 TO 349, 351 TO 1807 AND COMMENTS No. 1 TO 36
TO THE DRAFT PAK SHA O OUTLINE ZONING PLAN No. S/NE-PSO/1

規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
R/S/NE-PSO/1

圖 PLAN
H-6g



實地照片 - 位於白沙澳的復耕
SITE PHOTOS - AGRICULTURAL REHABILITATION AT PAK SHA O

本圖於2016年6月21日擬備，所根據的資料為
測量圖編號 8-NW-9B/D及10A/C
PLAN PREPARED ON 21.6.2016
BASE ON SURVEY SHEETS No. 8-NW-9B/D AND 10A/C

就白沙澳分區計劃大綱草圖編號 S/NE-PSO/1
提出的申述個案編號1至349、351至1807和意見編號1至36作出考慮
CONSIDERATION OF REPRESENTATIONS No. 1 TO 349, 351 TO 1807 AND COMMENTS No. 1 TO 36
TO THE DRAFT PAK SHA O OUTLINE ZONING PLAN No. S/NE-PSO/1

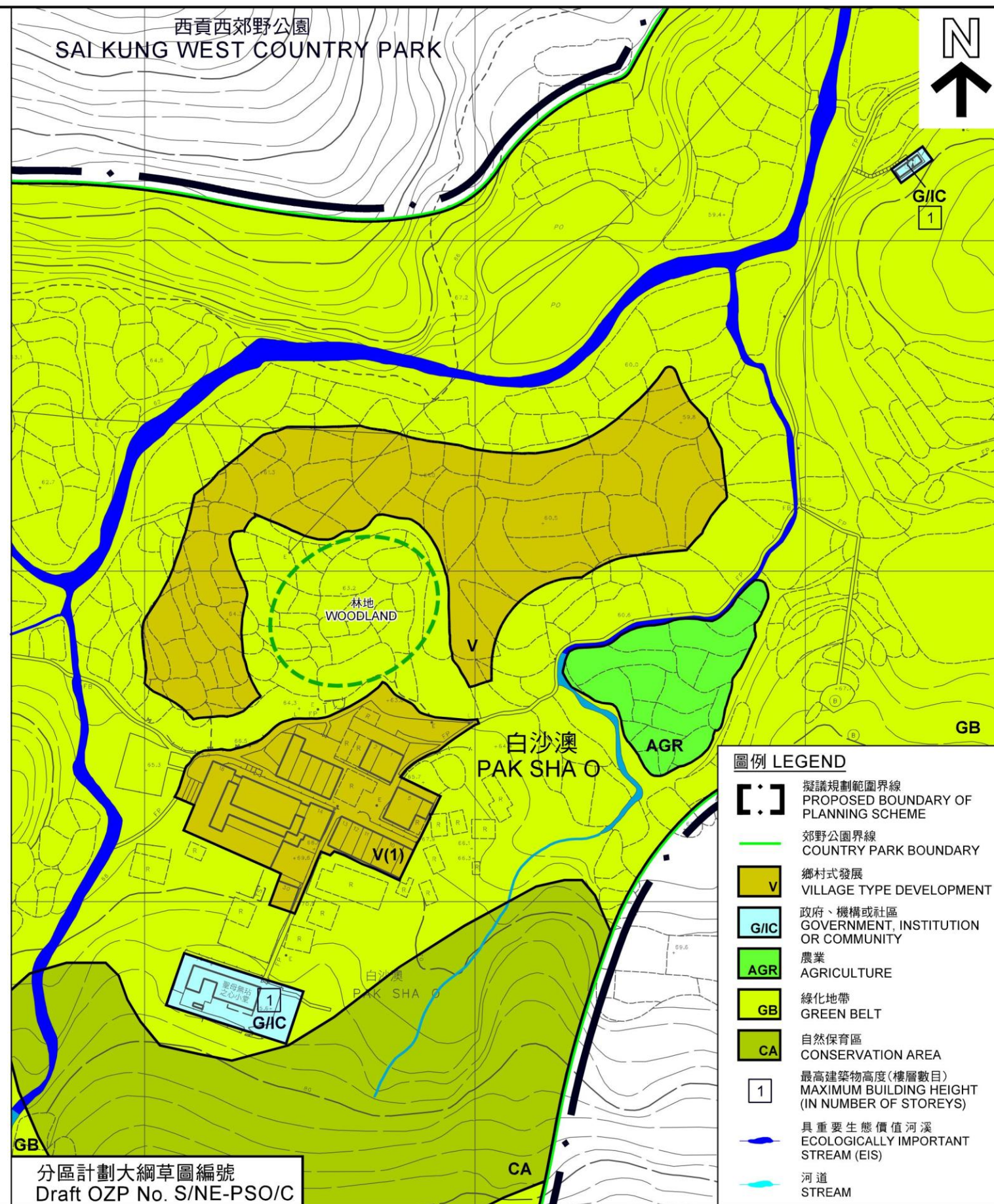
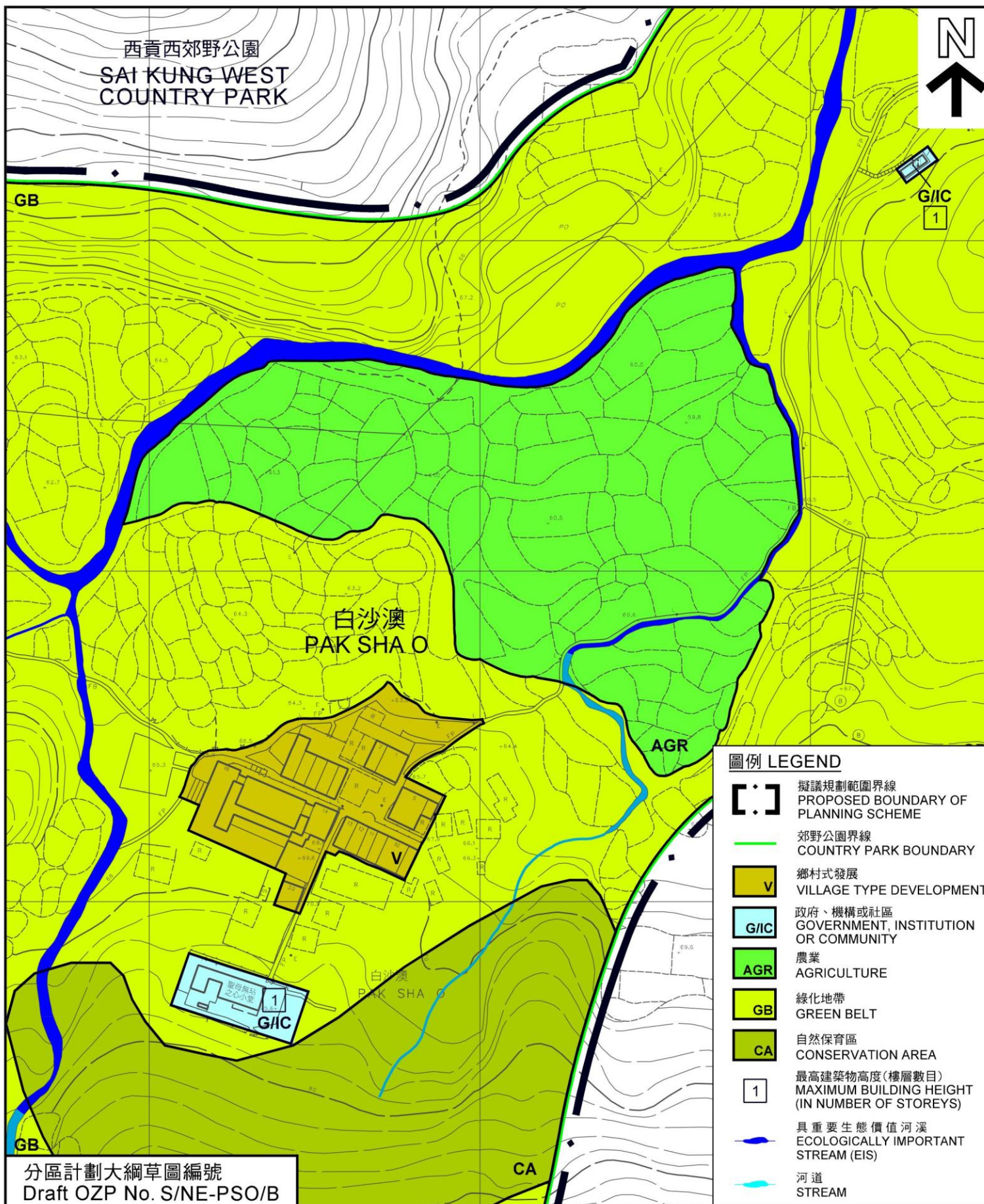
SCALE 1 : 1 500 比例尺
米 METRES 20 0 20 40 60 80 100 120 米 METRES

規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
R/S/NE-PSO/1

圖 PLAN
H-6h



白沙澳分區計劃大綱草圖編號 S/NE-PSO/B 及 S/NE-PSO/C 的擬議土地用途地帶
PROPOSED LAND USE ZONINGS
IN THE DRAFT PAK SHA O OUTLINE ZONING PLAN No. S/NE-PSO/B AND S/NE-PSO/C
就白沙澳分區計劃大綱草圖編號 S/NE-PSO/1
提出的申述個案編號1至349、351至1807和意見編號1至36作出考慮
CONSIDERATION OF REPRESENTATIONS No. 1 TO 349, 351 TO 1807 AND COMMENTS No. 1 TO 36
TO THE DRAFT PAK SHA O OUTLINE ZONING PLAN No. S/NE-PSO/1
SCALE 1:1 500 比例尺

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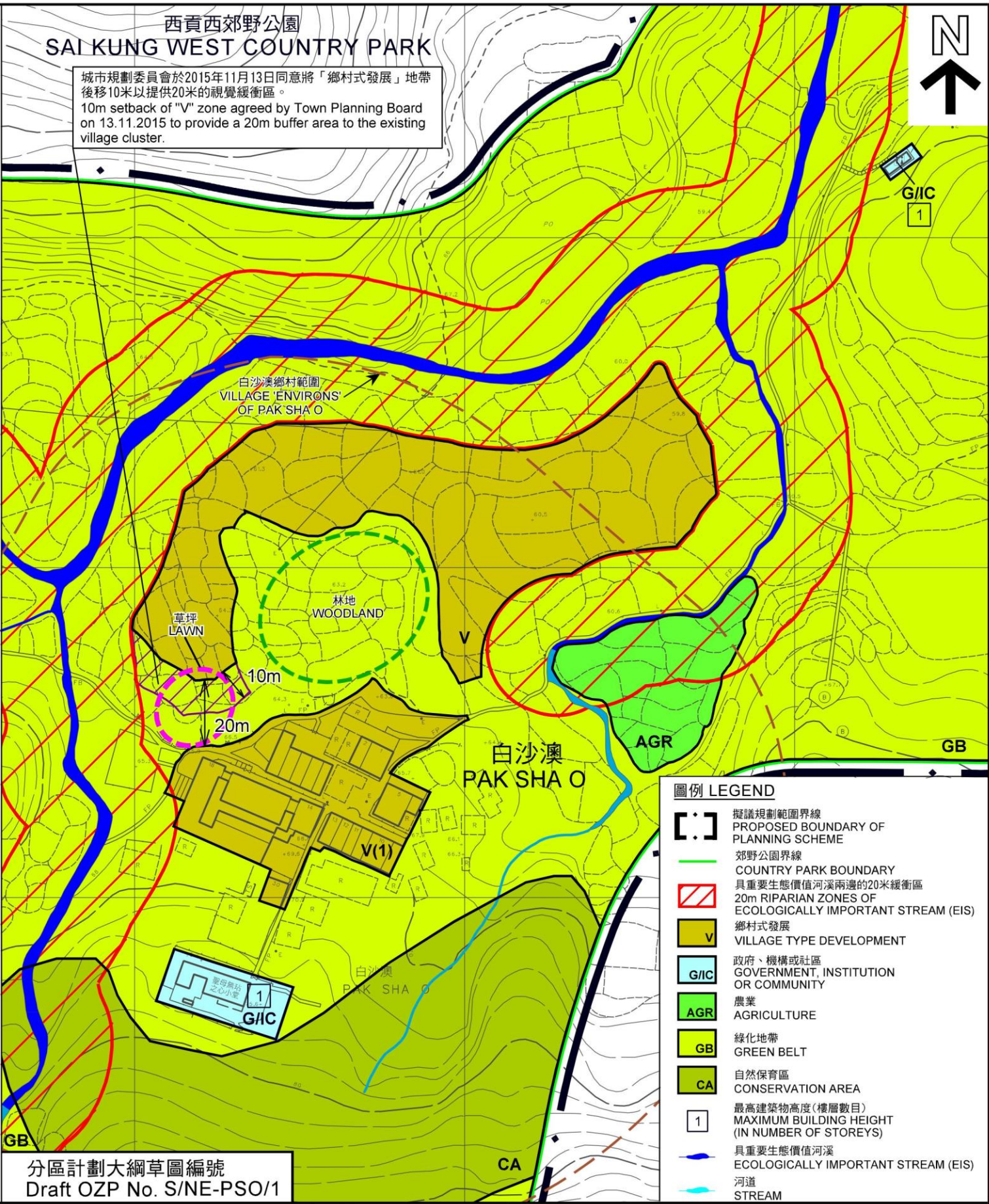
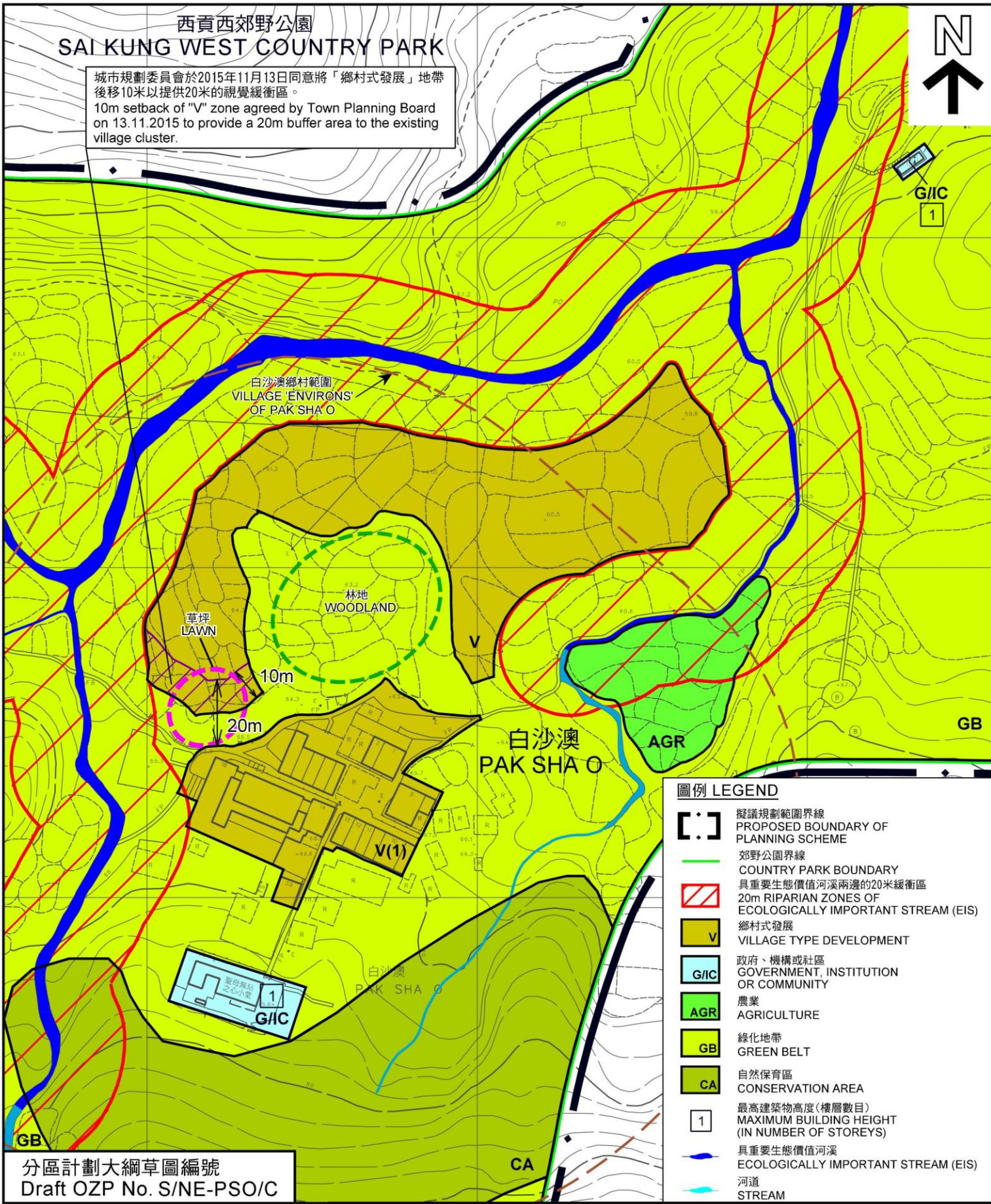
本圖於2016年7月5日擬備，
所根據的資料為測量圖編號8-NW-9B及10A
PLAN PREPARED ON 5.7.2016
BASED ON SURVEY SHEETS No. 8-NW-9B AND 10A

規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
R/S/NE-PSO/1

圖 PLAN
H-7a



白沙澳分區計劃大綱草圖編號 S/NE-PSO/C 及 S/NE-PSO/1 的擬議土地用途地帶

PROPOSED LAND USE ZONINGS
IN THE DRAFT PAK SHA O OUTLINE ZONING PLAN No. S/NE-PSO/C AND S/NE-PSO/1

就白沙澳分區計劃大綱草圖編號 S/NE-PSO/1
提出的申述個案編號1至349、351至1807和意見編號1至36作出考慮
CONSIDERATION OF REPRESENTATIONS No. 1 TO 349, 351 TO 1807 AND COMMENTS No. 1 TO 36
TO THE DRAFT PAK SHA O OUTLINE ZONING PLAN No. S/NE-PSO/1

SCALE 1:1,500 比例尺

米 20 0 20 40 60 80 100 120 米
METRES

規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
R/S/NE-PSO/1

圖 PLAN
H-7b

本圖於2016年7月5日擬備，
所根據的資料為測量圖編號8-NW-9B及10A
PLAN PREPARED ON 5.7.2016
BASED ON SURVEY SHEETS No. 8-NW-9B AND 10A

Sha Tin, Tai Po and North District

Agenda Item 3

[Open Meeting (Presentation and Question Sessions only)]

Consideration of Representations and Comments

in respect of Draft Pak Sha O Outline Zoning Plan No. S/NE-PSO/1

(TPB Paper No. 10141)

[The item was conducted in Cantonese and English.]

12. The Chairman said that the representations and comments would be considered collectively in two groups.

Declaration of Interests

13. The Secretary reported that the following Members had declared interests in the item:

- | | |
|---------------------|---|
| Dr C.H. Hau | - being the Vice-chairman of The Conservancy Association which had submitted one representation (R519) and one comment (C1) |
| Mr Stephen H.B. Yau | - being the Chairman of the Social Work Advisory Committee of the Department of Social Work in Hong Kong Baptist University (HKBU), and Kaitak, Centre for Research and Development, Academy of Visual Arts of HKBU had submitted one representation (R526) |
| Ms Christina M. Lee | - being a part-time student of HKBU |

14. Members noted that Dr C.H. Hau, whose interest was direct, had not yet arrived to join the meeting, and Ms Christina M. Lee had tendered apologies for being unable to attend the meeting. Noting that Mr Stephen H.B. Yau had no involvement in the subject

matter, Members considered that his interest was remote and agreed that he should be allowed to stay at the meeting.

15. Mr Philip S.L. Kan also declared an interest in the item at this point as he was a former member of the Court of HKBU. As the interest of Mr Philip S.L. Kan was remote, Members agreed that he should be allowed to stay at the meeting.

Group A

(R1 to R349 and R351 to R515)

Presentation and Question Sessions

16. The following government representatives, representer and representers' representative were invited to the meeting at this point:

Government Representatives

Mr C.K. Soh - District Planning Officer/Shau Tin, Tai Po and North (DPO/STN), Planning Department (PlanD)

Mr David Y.M. Ng - Senior Town Planner/Country Park Enclaves 1 (STP/CPE1), PlanD

Mr K.S. Cheung - Senior Nature Conservation Officer (South) (SNCO(S)), Agriculture, Fisheries and Conservation Department (AFCD)

Representer and Representers' Representative

R1 – Sai Kung North Rural Committee

R4 – 翁盛亨堂司理 翁煌發

Mr Li Yiu Ban - Representers' representative

R2 – Ho Chi Chiu, Indigenous Inhabitant Representative of Pak Sha O

Mr Ho Chi Chiu - Representer

17. The Chairman said that reasonable notice had been given to the representers and commenters inviting them to attend the hearing, but other than those who were present or had indicated that they would attend the hearing, the rest had either indicated not to attend or made no reply. As reasonable notice had been given to the representers and commenters, Members agreed to proceed with the hearing of the representations in their absence.

18. The Chairman extended a welcome and briefly explained the procedures of the hearing as follows:

- (a) DPO/STN would first brief Members on the background;
- (b) the representers or their representatives would then be invited to make oral submissions in turn according to their representation number. To ensure the efficient operation of the meeting, each representer or his representative would be allotted 10 minutes for making oral submission. There was a timer device to alert the representers or their representatives 2 minutes before the allotted time was to expire, and when the allotted time limit was up;
- (c) a question and answer (Q&A) session would be held after all attending representers of Group A or their representatives had completed their oral submissions. Members could direct their questions to government representatives, representers or their representatives;
- (d) after the Q&A session, the representers of Group A or their representatives would be invited to leave the meeting. The government representatives would stay in the meeting for the Group B hearing; and
- (e) after completion of the Group A and Group B hearings, the Town Planning Board (the Board) would deliberate on the representations in the absence of the representers/commenters, their representatives and the

government representatives, and would inform the representers/commenters of the Board's decision in due course.

19. The Chairman then invited DPO/STN to brief Members on the representations and comments.

20. With the aid of a PowerPoint presentation, Mr C.K. Soh, DPO/STN, made the following main points as detailed in the Paper:

- (a) on 4.12.2015, the draft Pak Sha O Outline Zoning Plan (OZP) No. S/NE-PSO/1 was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). A total of 1,806 valid representations and 36 valid comments were received;

The Representations

- (b) on 3.6.2016, the Board decided to consider the representations in two groups:

- (i) Group A – 514 representations (R1 to R349 and R351 to R515) submitted by the Sai Kung North Rural Committee (SKNRC), the Indigenous Inhabitant Representative (IIR) of Pak Sha O, villagers and individuals mainly objected to the inadequate “Village Type Development” (“V”) zone and the inclusion of building lots within the “V(1)” zone and “Green Belt” (“GB”) zone, requiring application for planning permission to redevelop the building lots; and
- (ii) Group B – 1,292 representations (R516 to R1807) were submitted by green/concern groups and individuals. Whilst R516 supported the general intention of the OZP, the remaining representations mainly objected to the “V” and “Agriculture” (“AGR”) zones on grounds of environmental and heritage conservation;

Planning Scheme Area

- (c) the planning scheme area (the Area) of about 33.27 ha was encircled by the Sai Kung West Country Park with Hoi Ha Wan Marine Park to its further north. The two recognised villages of Pak Sha O and Pak Sha O Ha Yeung had no vehicular access and were accessed by a walking trail off Hoi Ha Road. The area fell entirely within the upper indirect Water Gathering Ground (WGG). The 1.4km Hoi Ha Ecologically Important Stream (EIS) and its tributaries ran across the Area which comprised mainly regenerated woodlands from abandoned agricultural land, dense native woodlands and freshwater marshes. The central part of the Area mainly comprised low-lying agricultural land, freshwater marshes, shrublands and woodlands that extended towards the fringe of the Area;

Existing Land Uses

- (d) to the south of Pak Sha O Ha Yeung was the freshwater marsh where an orchid species, *Liparis ferruginea* was found. There were many stream tributaries of good water quality and the presence of the rare Three-lines Bagrid Fish and rare/very rare butterfly species. For the natural habitats of the Area, protected plant species, e.g. *Aquilaria sinensis*, *Pavetta hongkongensis* and *Cibotium barometz* were found. Pak Sha O and Pak Sha O Ha Yeung were the two recognised villages in the Area well preserved with a number of interesting historical and cultural heritage buildings including the Grade 1 Historic Buildings of Ho Residence and Ho Ancestral Hall, the Grade 3 Historic Building of Immaculate Heart of Mary Chapel in Pak Sha O, and the proposed Grade 1 Historic Buildings of King Siu Sai Kui and Hau Fuk Mun at Pak Sha O Ha Yeung;

Background

- (e) on 7.12.2012, the first draft Pak Sha O Development Permission Area (DPA) Plan was exhibited for public inspection, and 41 representations and 20 comments were received. On 26.7.2013, in order to protect the

character and heritage of the village setting, the Board decided to partially uphold 36 representations by amending the Notes of the DPA Plan to incorporate more planning control within the “V” zone. The proposed amendments to the draft DPA Plan were published on 9.8.2013 and four further representations were received. On 4.10.2013, the Board decided not to uphold the further representations and the draft DPA Plan was subsequently approved by the Chief Executive in Council;

[Mr Dominic K.K. Lam arrived to join the meeting at this point.]

- (f) on 24.7.2015, the Board gave preliminary consideration to the draft Pak Sha O OZP and agreed that the draft OZP was suitable for consultation. The major difference between the draft OZP and the approved DPA Plan were that the “V” zone was reduced to cover only the existing core village clusters and stricter planning control on village development was proposed. The “AGR”, “Conservation Area” (“CA”) and “GB” zones were also designated on the draft OZP. The IIR of Pak Sha O, the Tai Po District Council (TPDC), and the SKNRC expressed strong objection to the draft OZP mainly on the following grounds:

- (i) the “V” zone was inadequate to meet the Small House demand; and
- (ii) the imposition of more planning control within the “V” zone would restrict Small House development.

They requested that the “V” zone be expanded;

- (g) a consultation meeting was held on 14.10.2015 with SKNRC and IIR of Pak Sha O and they considered that:
 - (i) the “AGR” and “GB” zones were located away from the existing village cluster and EIS and there was a dense woodland in between that could act as buffer; and

- (ii) the area could be designated as “V” zone within which no planning permission would be required for Small House development;
- (h) on 13.11.2015, the Board gave further consideration to the draft OZP. Taking into account that the area to the north of the existing village cluster of Pak Sha O was separated from the village by dense woodland and comprised private land falling within the village ‘environs’ (‘VE’), the Board decided to designate the area as “V” zone with a buffer distance of 20m from the EIS. The Board also decided to set back the boundary at the south-western corner of the “V” zone of Pak Sha O Village by 10m and rezone it to “GB” to provide a 20m buffer to the existing village, and to designate the original “V” zone to “V(1)”. The Board noted that septic tank and soakaway (STS) systems were not acceptable for new village development in WGG to ensure the water quality;

Draft Pak Sha O OZP No. S/NE-PSO/1

- (i) on 4.12.2015, the draft Pak Sha O OZP No. S/NE-PSO/1 was exhibited for public inspection. The general planning intention was to conserve the high natural landscape and ecological significance of the Area, to preserve the existing vernacular Hakka village setting; and to consolidate village development at suitable locations to avoid undesirable disturbance to the natural environment. While there were more than 92% of the Area under conservation zones, i.e. “CA” and “GB”, only about 1.2 ha was designated for village development which was in line with the planning intention of the Area;

Grounds and Proposals of Representations

Group A

- (j) the major grounds of the representations and representers’ proposals in Group A, as summarised in paragraphs 2.3 of the Paper, were highlighted below:

Inadequate land within “V” zone in Pak Sha O

- (i) the proposed “V” zone could not satisfy the future demand for Small House development;

Opposition to designating building lots under “V(1)” and “GB” zones

- (ii) planning permission would be required for redevelopment of the existing houses, which would deprive land owners’ right to redevelop properties;

Lack of “V” zone in Pak Sha O Ha Yeung

- (iii) land within the ‘VE’ was designated as conservation zonings which disregarded the need for Small House development; and

Proposals

- (iv) to expand “V(1)” to about 9,640 m² by rezoning the adjacent land currently zoned as “GB”; to rezone some land at Pak Sha O Ha Yeung from “GB” to “V”; and to rezone building lots at Pak Sha O and Pak Sha O Ha Yeung from “V(1)” and “GB” to “V”;

Group B

- (k) the major grounds of the representations and representers’ proposals in Group B, as summarised in paragraphs 2.4 and 2.5 of the Paper, were highlighted below:
 - (i) R516 supported the general intention of the draft OZP but raised concerns mainly on the adverse environmental impacts of the “V” zone;
 - (ii) the remaining representations mainly objected to the “V” and “AGR” zones on environmental and heritage conservation grounds:

- the Small House demand forecast was unjustified;
- there were adverse environmental impacts from Small House development;
- there was insufficient protection to the historic Hakka Settlement as Small House development within the “V” zone would not be compatible with the existing vernacular Hakka village and would destroy the overall aesthetic of the village;
- the “V” zone was originally a natural wetland/freshwater marsh with rich ecological value, which was then turned into farmland. There were concerns on ‘destroy first, build later’ type development by destroying the natural habitat in the name of agricultural rehabilitation; and
- designation of areas not covered by any agricultural activities as “AGR” zone was not justified;

Proposals

- (iii) to confine/delete the “V” zone and to relocate the “V” zone to the south of Pak Sha O village with a width of 30m; and to designate environmentally sensitive areas from “GB” and “AGR” to “GB(1)”/”CA” ; and
- (iv) to amend the Notes of the OZP
 - the use of fertilizers should be controlled. Planning permission should also be required for irrigation ditches and wet agricultural farmland in order to maintain the drainage capacity, connectivity and hydrology of the EIS;

- to delete ‘House’ or ‘Small House’ use from Column 1 or Column 2 of the Notes of the “AGR” and/or “GB” zones to avoid giving false hope to the villagers;
 - to restrict the built form and new development within “V(1)” zone for better protection of the existing vernacular Hakka villages cluster; and
 - public works implemented or co-ordinated by government should be strictly controlled in river channels, river banks, land with dense vegetation, woodlands and “CA” zone in order to protect the environment, in particular the EIS and Hoi Ha Wan Marine Park;
- (v) designation of the Area as Country Park;

Other Views

- (l) they included:
- (i) review of Small House Policy, preparation of layout plan, designation of the village areas of Pak Sha O and Pak Sha O Ha Yeung as historical monuments, and resuming land for agricultural purpose;
 - (ii) rejecting the OZP until the completion of a full Environment Impact Assessment (EIA) on the potential impact of the proposed land use zonings on Pak Sha O River Valley and Hoi Ha Wan Marine Park; and
 - (iii) release of all relevant information and documents and the Small House demand forecast and the criteria for assessing an application;

- (m) all the 36 comments received (C1 to C36) were submitted by green/concern groups. The grounds and proposals of the comments were either the same or similar to those of the representations in Group B, including adverse environmental impacts of “V” zone; sufficient land had already been reserved in Pak Tam Au for Small House development; and the need to preserve high ecological and cultural heritage values of the Area;

Responses to Grounds and Proposals of Representations

- (n) the responses to grounds and proposals of the representations, as summarised in paragraph 6.14 to 6.47 of the Paper, were highlighted below:

Designation of “V” zone

- (i) while representers in Group A considered that the “V” zone was not sufficient to meet the Small House demand for the Area, those in Group B held the views that the “V” zone should be deleted on environmental and heritage conservation grounds. The responses to those views were:
- any change to the existing vernacular Hakka village setting with possible adverse impact on the heritage value of historic buildings should be avoided;
 - the core village cluster of the two villages had been designated as “V(1)”, which was subject to more stringent planning control so as to ensure that new houses would be in harmony with the existing historic buildings and would not affect the integrity and ambience of the existing village setting;

- in view of the significant shortfall of land for Small House development and in recognition of the need to conserve the ambience of the existing village with significant cultural heritage and landscape values, an area of about 0.7 ha to the north of Pak Sha O village had been designated as “V” zone for Small House development;
 - the “V” zone, predominantly occupied by active agricultural land and shrubby grassland, was separated from the existing village clusters by dense woodland and there was a 20m buffer distance at the south-western corner of the “V” zone away from the old village core; and
 - to protect the EIS from development, a 20m-wide buffer area in-between the “V” zone and the EIS was proposed;
- (ii) though the land available within the “V” and “V(1)” zones could not even cater for the 37 outstanding Small House demand in Pak Sha O, the adoption of incremental approach for designation of “V” zone would consolidate Small House development at suitable locations to avoid undesirable disturbance to the natural environment and the historic setting of the existing village clusters thus balancing the needs between conservation and development; and
- (iii) when preparing the OZP for Pak Tam Au, the surplus of land for Small House development within the “V” zone of Pak Tam Au could help to meet the Small House demand of other villages within the WGG including Pak Sha O and Pak Sha O Ha Yeung by means of cross-village application;

To expand “V(1)”, rezone building lots at Pak Sha O from “GB” to “V” and relocate the proposed “V” zone to the south of Pak Sha O Village

- (iv) the intention of the “V(1)” zone was to preserve the existing setting of the vernacular Hakka village and the graded historic buildings in the village. The surrounding areas, including the greenery to the south of the existing village cluster and the adjoining woodland served as a green buffer connecting the village cluster of Pak Sha O (“V(1)”) with the mature woodland (“CA”) and the Sai Kung West Country Park; and
- (v) there was provision for application for Small House development in the “GB” zone under the planning permission system. In general the building entitlements as specified in the relevant lease condition would be respected and each case would be considered by the Board based on its individual merits;

To designate “V” zone at Pak Sha O Ha Yeung

- (vi) the areas in Pak Sha O Ha Yeung proposed to be zoned “V” comprised abandoned farmland and isolated building lots overgrown with woodland on the hillside which was contiguous with the Sai Kung West Country Park. AFCD considered the “GB” zonings for those areas more appropriate; and
- (vii) the Civil Engineering and Development Department (CEDD) did not support the proposal as those areas were overlooked by steep natural terrains and might be affected by potential natural terrain landslide hazards;

Unjustified Small House demand forecast

- (viii) the Small House demand forecast was only one of the many references in considering the proposed “V” zone; and
- (ix) the District Lands Officer/Tai Po (DLO/TP) would verify the status of the Small House applicant at the stage of Small House grant

application. It would be against the law to obtain government approval by deception through false representation or fraud;

Adverse environmental impacts from Small House development

- (x) with the Area falling within the WGG, the use of STS systems for sewage treatment and disposal was considered unacceptable for new village developments. The Environmental Protection Department (EPD) and Water Supplies Department (WSD) did not normally support new development proposals within WGG unless effective means was demonstrated to ensure that the proposed development would not cause irreversible damage, unacceptable risks or negative impacts on water environment and water quality; and
- (xi) AFCD considered that the EIS and the “V” zone was separated by “GB”, which could serve as a buffer to future Small House development;

Insufficient protection to the historic Hakka settlement

- (xii) a “V” zone was proposed to the north of the existing cluster of Pak Sha O village to preserve the historic setting of the existing village;
- (xiii) the “V” and “V(1)” zones were separated by a woodland and a 20m buffer; and
- (xiv) a balance was struck between preservation of historic settlements and housing need of villagers;

Concern on ‘Destroy First, Build Later’

- (xv) agricultural activities were widely undertaken in the area in the 1960s and 1970s but diminished since the 1980s;

- (xvi) excavation works for agricultural rehabilitation to the north of the Pak Sha O was found in 2012 before publication of the draft Pak Sha O DPA Plan; and
- (xvii) there were no complaint record on adverse environmental impact from the agricultural activities in the area;

Designation of “AGR” zone not justified

- (xviii) AFCD advised that the “AGR” zone shared similar characteristics with the adjacent farmland and possessed potential for agricultural rehabilitation; and
- (xix) “AGR” zoning was considered appropriate to facilitate agricultural activities;

Designation of environmentally sensitive areas from “GB” to “GB(1)”/”CA”

- (xx) more than 90% of the land were under conservation zones, including “GB” and “CA” in which there was a general presumption against development;

To amend the Notes of the Plan

To impose more stringent control on agricultural use

- (xxi) planning permission would be required for any works relating to excavation of land, diversion of streams or filling of land/pond;
- (xxii) transferring agricultural use to Column 2 use would impose restrictions on agriculture and discourage agricultural development; and

- (xxiii) the Waterworks Ordinance provided enforcement power on the control of pollution within WGG. The use of pesticide within WGG was not allowed. The use of other chemicals including fertilizers required prior approval from WSD;

To delete 'House'/'Small House' use from the Notes of the "AGR" and/or "GB" zones

- (xxiv) each planning application would be considered on its individual merits taking into account the prevailing planning circumstances and relevant guidelines;

To restrict the built form of new development within "V(1)" zone

- (xxv) within the "V(1)" zone, proposed house and any demolition, or addition, alteration and/or modification to or redevelopment of an existing building would require planning permission;

- (xxvi) each case would be considered on its own merits and the Antiquities and Monuments Office (AMO) would be consulted; and

- (xxvii) the current planning control was considered sufficient to protect the setting of vernacular Hakka village;

To control public works implemented or co-ordinated by Government

- (xxviii) those works were generally necessary for local facilities for the benefits of the public and/or environmental improvement. It would not be in the public interest to impose requirement of planning approval which might cause unnecessary delay;

- (xxix) concerned departments were required to carefully consider the environmental implications of each work in accordance with the relevant legislations and guidelines; and
- (xxx) any development within “CA” zone, including public works, works involving any diversion of streams, filling of land/pond or excavation of land, would require planning permission;

Designation of the Area as Country Park

- (xxxi) designation of Country Park was under the jurisdiction of the Country and Marine Parks Authority governed by the Country Parks Ordinance (CPO) which was outside the purview of the Board. Moreover, preparation of the statutory plan would not preclude any future designation of Country Park;

Other Views

- (xxxii) other views including designation of Pak Sha O and Pak Sha O Ha Yeung as historical monuments; conducting a full EIA of the proposed land use zonings on Pak Sha O River Valley and Hoi Ha Wan Marine Park; release of all relevant information and documents; and preparation of layout plan would be considered where appropriate. Other views and requests outside the purview of the Board would be relayed to relevant departments for consideration;

Responses to Grounds of Comments

- (o) all the 36 comments (C1 to C36) mainly raised objection to Group A’s proposal regarding designation for “V” zone and the responses to those views were similar to those to the representations in Group B;

PlanD's Views

- (p) the supportive view of R516 was noted; and
- (q) PlanD did not support the representations in both Group A and Group B and considered that no amendment should be made to the OZP to meet those representations.

21. The Chairman then invited the representer and the representers' representative to elaborate on their representations.

R1 – Sai Kung North Rural Committee

R4 – 翁盛亨堂司理 翁煌發

22. Mr Li Yiu Ban made the following main points:

- (a) he was the Chairman of SKNRC;
- (b) he and other representatives of SKNRC visited Pak Sha O two months ago, and were warmly received by Mr Ho Chi Chiu, IIR of Pak Sha O. The Ho Residence, which was a Grade 1 historic building, was the family house of Mr Ho. Despite Pak Sha O was remote, the ancestors of the Ho family chose to spend a huge amount of money to build the spectacular Ho Residence in Pak Sha O as their family house many years ago. The house was currently occupied by Mr Ho's brother and a person who was very keen on conserving the house. The Ho family respected the will of their ancestors and had put great efforts to maintain their family house throughout the years. The villagers were no different from the green groups in recognising the historical value of the Ho Residence and Ho Ancestral Hall and the need to preserve the historic buildings;
- (c) as Pak Sha O was very remote and not served by road, the villagers were forced to move out to the urban areas for work and school. With fewer and fewer people living in the village, the Government did not spend

resources to improve the infrastructure of the village and let the village dilapidate. It was a common phenomenon as in most of the villages of the Country Park Enclaves. In anticipation of a small demand for Small Houses, the Government only designated small “V” zones for villages in those newly prepared OZPs for the Country Park Enclaves. It would deprive the villages of their opportunity to survive and further develop. Indeed, many of the old villagers who had emigrated to make a living at their young age would like to return to their villages to live in retirement, but they were very often disappointed by the dilapidated conditions of their villages when they came back;

- (d) the Government’s village policy in the colonial era was much better than today as it used to adopt different standards in the planning of infrastructure for villages and urban areas in the past. Most of the existing infrastructure in the villages was provided during the 1950s to 1970s. Whether existing villages in Hong Kong could continue to survive would depend on the investment on infrastructure provision by the Government. If the Government did not improve the living conditions of villages, many of the beautiful village landscapes in the rural area of Hong Kong would become dilapidated and vanish;
- (e) the Government had the responsibility to improve road access, electricity, water supply, and drainage and sewage services for villages. The villagers expected the Government to construct a communal sewage system for each village for the protection of the environment, hence allowing the villages to further develop; and
- (f) he supported the World Wide Fund for Nature Hong Kong’s advocate for the Government to develop and adopt a holistic conservation policy and set up a conservation fund, which was similar to the proposal of Heung Yee Kuk. With the conservation fund, the Government could exchange with, purchase or lease the villagers’ land if it considered that the private land owned by villagers was worthy for conservation. If the villagers could retain ownership of the land inherited from their ancestors, they

would be willing to lease their land to the Government for conservation. However, the Government should not use planning as a tool to restrict the land owners' right by designating their private land as conservation zones.

R2 – Ho Chi Chiu, Indigenous Inhabitant Representative of Pak Sha O

23. Mr Ho Chi Chiu made the following main points:

- (a) he was the IIR of Pak Sha O;
- (b) most of the villagers of Pak Sha O moved out in the 1960s to 1970s due to the lack of road and infrastructure provision in the village. Many of the villagers emigrated to the United Kingdom (UK) as labour since Hong Kong was under British rule at that time. The villagers engaged in manual work of the lower class in the UK, such as working in restaurants and food shops, and had a very hard life. The villagers were reluctant to leave their homeland but they were forced to do so in order to improve their living conditions;
- (c) he had lived in the UK for some years and had contacts with many emigrant villagers of the New Territories. He had also been a teacher of Chinese school in the UK to teach the younger generations of the Chinese emigrants. The emigrant villagers sent their children to the Chinese schools to learn Chinese language as they wished their children to return to Hong Kong to work one day and live in their own village;
- (d) the elder emigrant villagers only had a limited social network in the UK as they did not speak English well and could not integrate with the community. Many of them spent their lives in casinos which provided them with food and air-conditioning, and ended up losing their money in the casinos. Although the old villagers wanted to come back to Hong Kong, many of them could not afford the high living cost. The old villagers' wish to return to their village was like the life cycle of salmon in which the adult salmon would strive to return to their natal streams to

spawn; and

- (e) he hoped that the Board could understand the wish of the Pak Sha O villagers and let them have the opportunity to build their houses in their homeland for living.

24. As the presentations from the representer and the representers' representative were completed, the Chairman invited questions from Members.

25. A Member asked Mr Ho Chi Chiu (R2) the estimated number of emigrant villagers who would like to return to live in Pak Sha O. In response, Mr Ho said that while he did not have an exact figure in hand, he roughly estimated that there should be more than 200 male villagers of Pak Sha O who were over the age of 18 and most of them were residing in the UK at the moment. Due to the high living cost in Hong Kong and the dilapidated conditions of the village houses in Pak Sha O, only a small number of emigrant villagers had returned to Hong Kong. However, he would not preclude the need and wish of the future generations to return to Hong Kong, and hoped that the OZP would cater for the housing need of the villagers and their future generations.

26. Noting that it might mainly be the elder emigrant villagers who would like to return to Pak Sha O to live in retirement, the same Member asked Mr Ho Chi Chiu how many villagers of Pak Sha O, out of the roughly 200 male villagers he estimated, were of the age of over 50 at the moment. In response, Mr Ho said that although he did not have the enquired information in hand, he believed that the younger adult villagers (those at the age of 18 to 50) were willing to come back to Pak Sha O to build new houses or rebuild their old houses if they had the financial ability and the relevant policy permitted them to do so. The younger villagers who were more educated would treasure the history of their village and be keen on preserving the old village. The villagers' willingness to return would depend on whether the Government would provide more infrastructural support to the village. In the past, Hoi Ha was the most barren village in the area due to its remoteness from the Tai Po township. However, after road access was provided to Hoi Ha, the village developed progressively and many emigrant villagers returned to live in the village. If the infrastructure in Pak Sha O could be improved, the emigrant villagers would return too.

27. In response to the Chairman, Mr Li Yiu Ban (representative of R1 and R4) said that it might be difficult for the IIR to provide the Board with an accurate figure on the number of adult villagers of his village since the villagers had already scattered in different places. However, it should be noted that if the villagers did not return and apply for development of Small Houses, the mere designation of “V” zone on the OZP would not alter the physical environment of the village. Indeed, the villagers only wished their right for Small House development be reflected on the OZP to comfort their mind. While other people might worry about the abuse of the Small House application system, the issue could be dealt with separately through liaison between the Government and Heung Yee Kuk.

28. As the representer and representers’ representative had finished their presentations and Members had no further question to raise, the Chairman said that the hearing procedures for Group A had been completed. The Board would deliberate on the representations upon completion of the Group B hearing in the absence of all representers/commenters or their representatives and would inform them of the Board’s decision in due course. The Chairman thanked the representer and representers’ representative of Group A for attending the hearing. They left the meeting at this point.

Group B

(R516 to R1807 and C1 to C36)

Presentation and Question Sessions

29. The following representers, commenters and their representatives were invited to the meeting at this point:

Representers, Commenters and Their Representatives

R516 – Green Power

R517 – World Wide Fund for Nature Hong Kong

Mr Lau Shiu Keung, Tobi] Representers’ representatives

Mr Andrew Chan]

R518/C3 – Kadoorie Farm and Botanic Garden Corporation

R530 – Gary WJ Ades

R531 – Tony Nip

R536 – Mark Isaac Williams

R538/C4 – Chiu Sein Tuck

- | | | |
|----------------------|---|--|
| Mr Nip Hin Ming Tony | - | Representer and Representers/Commenters' representative |
| Mr Chiu Sein Tuck | - | Representer, Commenter and Representers/Commenter's representative |

R519 – The Conservancy Association

R872 – Vicky Yung

R1487 – Winnie Ching Heung Kwan

- | | | |
|-------------------|---|-------------------------------|
| Mr Ng Hei Man |] | Representers' representatives |
| Mr Leung Tak Ming |] | |

R520 – The Hong Kong Bird Watching Society

R1328 – Lo Wai Yan

- | | | |
|-------------------|---|------------------------------|
| Ms Woo Ming Chuan | - | Representers' representative |
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R521/C2 – Designing Hong Kong Limited

R559 – Debby Chan

R1331 – Ng Chun Wing, Miffy

- | | | |
|------------------------|---|--|
| Mr Paul Zimmerman | - | Representers/Commenter's representative |
| Ms Ng Chun Wing, Miffy | - | Representer and Representers'/Commenter's representative |

R523 – Friends of Hoi Ha

- | | | |
|------------------|---|------------------------------|
| Mr David Newbery | - | Representer's representative |
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R524 – The Professional Commons

- | | | |
|------------------|---|-------------------------------|
| Mr Stanley Ng |] | Representer's representatives |
| Mr Chau Chun Kit |] | |

R526 – Kaitak, Centre for Research and Development, Academy of Visual Arts,
Hong Kong Baptist University

Ms Wong Suk Ki - Representer's representative

R528 – Christophe Barthelemy

R546 – Tim Collard

Mr Christophe Barthelemy - Representer and Representer's representative

R529 – Ruy Barretto

Mr Ruy Barretto - Representer

R533 – Kwan Long Hei Matthew

Mr Kwan Long Hei Matthew - Representer

R769 – Leung Tak Ming

Mr Leung Tak Ming - Representer

R844 – Wilfred Siu

Mr Paul W.K. Li - Representer's representative

R1243 – Christine Giles

Ms Christine Giles - Representer

R1390 – Nicola Newbery

Mr Thomas Edwin Goetz] Representer's representatives

Mrs Loralynn Goetz]

R1802 – Hsu Wai Lun

Mr Hsu Wai Lun - Representer

C32 – Ho Wai Kin

Mr Carey Geoffrey - Commenter's representative

30. The Chairman extended a welcome and briefly explained the procedures of the hearing as follows:

- (a) DPO/STN would first brief Members on the background;
- (b) the representers or their representatives would then be invited to make oral submissions in turn according to their representation number, followed by the oral submissions by the commenters or their representatives. To ensure the efficient operation of the meeting, each representer/commenter or his representative would be allotted 10 minutes for making oral submission. There was a timer device to alert the representers/commenters or their representatives 2 minutes before the allotted time was to expire, and when the allotted time limit was up;
- (c) a Q&A session would be held after all attending representers/commenters of Group B or their representatives had completed their oral submissions. Members could direct their questions to government representatives, representers/commenters or their representatives; and
- (d) after the Q&A session, the representers/commenters of Group B or their representatives and the government representatives would be invited to leave the meeting. The Board would then deliberate on the representations in the absence of the representers/commenters, their representatives and the government representatives, and would inform the representers/commenters of the Board's decision in due course.

31. R528, R529 and the representatives of R517, R518, R519, R520, R521, R523 and C32 requested to make their oral submissions in their proposed order after other representers and commenters had made their presentations. As no objection to the proposed arrangement was raised by other attendees, Members agreed to accede to the request.

32. The Chairman then invited DPO/STN to brief Members on the representations and comments.

33. With the aid of a PowerPoint presentation, Mr C.K. Soh, DPO/STN, repeated the presentation as recorded in paragraph 20 above.

[Dr Frankie W.C. Yeung arrived to join the meeting and Professor S.C. Wong left the meeting temporarily at this point.]

34. The Chairman then invited the representers, commenters and their representatives to elaborate on their submissions.

R524 – The Professional Commons

35. With the aid of a PowerPoint presentation, Mr Stanley Ng made the following main points:

- (a) he was the Chair of The Professional Commons and a town planner;
- (b) although DPO/STN mentioned in his presentation that no reports on adverse environmental impacts had been received in the area after the commencement of agricultural rehabilitation activities in Pak Sha O, it was not the case;
- (c) the Pak Sha O area was a valley. Water flowing in the streams of the area would eventually flow into Hoi Ha Wan. From the reefcheck coral cover data of the past 12 years from 2004 to 2016, it was revealed that there had been a significant decline of coral cover in Hoi Ha Wan last year;
- (d) The Professional Commons recommended in 2013 that the Country Park Enclaves of Hoi Ha and Pak Sha O should be designated as Country Park, otherwise there would be environmental disaster. However, the Government insisted in gazetting the Hoi Ha OZP which only benefited the developers but put the environment at risk;

- (e) in December 2015, some developers cleared vegetations in the Pak Sha O valley for surveying. It was also noted that the restored farmland in Pak Sha O had regularly applied doses of fertilizer which polluted the nearby streams. Some houses along the beach front at Hoi Ha village also pumped sewage into Hoi Ha Wan Marine Park continuously. All such activities contributed to the increase in algae and sea urchin levels, decline of coral cover and dying of fish at Hoi Ha Wan. Half a square kilometre of the coral cover in Moon Island was eaten by urchins in less than two months' time, and the coral cover in Moon Island had dropped from 31.9% to 2%. The coral cover in Coral Beach was also in decline. The Board should be responsible for the death of Hoi Ha Wan Marine Park;
- (f) environmental scientists at the University of Hong Kong had predicted that the significant decline of coral cover in Hoi Ha would happen. AFCD said that the decline of coral cover in Hoi Ha was the consequence of climate change, but there was no evidence of any coral cover change in other surrounding coral areas at Tung Ping Chau and Sai Kung. As such, the cause of the problem was due to local circumstances;
- (g) the wetlands in Pak Sha O provided constant collection and delivery of fresh water to Hoi Ha Wan Marine Park. However, the recent agricultural activities on the wetlands of Pak Sha O had increased the amount of nutrient pollution flowing down the stream. Some critically endangered species, such as Chinese pangolin, were also affected;
- (h) to resolve the environmental problems, Pak Sha O should be designated as Country Park as soon as possible and no "AGR" zone should be designated at all. Only minimal extension of the existing village to the less environmentally sensitive areas could be considered. The architectural and historical assets of Pak Sha O village should also be protected;
- (i) if the Government wanted to allow development in Pak Sha O, the development area should be zoned as "Comprehensive Development

Area” such that a full EIA, taking into account the effect of the proposal on the endangered species and Hoi Ha Wan Marine Park, should be carried out before the commencement of any development; and

- (j) the Board should direct the Government to implement a recovery plan for the coral reef in Hoi Ha as soon as possible.

R526 – Kaitak, Centre for Research and Development, Academy of Visual Arts, Hong Kong Baptist University

36. Ms Wong Suk Ki made the following main points:

- (a) a book entitled “A Living Space: The Homes of Pak Sha O” was published in October 2015 by the Kaitak, Centre for Research and Development. The idea of publishing the book originated from what happened about 10 years ago when she learned that there was a place like paradise in Hong Kong, which was Pak Sha O. When she first visited the place, she was amazed by the spectacular landscape of the vernacular Hakka village cluster which she had never seen in Hong Kong;
- (b) unlike other single historic buildings preserved in Hong Kong, which might not be compatible with their neighbouring buildings, the village cluster of Pak Sha O was a living heritage. The group of buildings manifested the genuine Chinese culture;
- (c) when she went to the village, she discovered that the interiors of some houses were decorated in western style. She was interested to know what had happened to the village. Therefore, she and her colleagues spent two years studying the village and interviewing the indigenous villagers and the tenants who were living there. Her team had also interviewed some indigenous villagers who were residing abroad. When the book was published, she held a book launch event to let the young people of Hong Kong know that Hong Kong was an interesting place to live in. It would be a pity if the ambience of the village disappeared; and

- (d) from her contacts with the indigenous villagers, she noted that although some elder emigrant villagers might wish to return to the village, they might not actually do so as they did not have the financial resources or they were already too old. The younger generation generally had no passion for the place. They might only be interested in selling their land and property and reaping the profit. She queried the validity of the figure of roughly 200 male villagers in relation to Small House demand estimated by the IIR of Pak Sha O in the Group A hearing session.

R533 – Kwan Long Hei Matthew

37. Mr Kwan Long Hei Matthew made the following main points:

- (a) he was one of the researchers of the book “A Living Space: The Homes of Pak Sha O”;
- (b) although the OZP stated that it recognised the ecological importance of the area and the historical and cultural values of Pak Sha O village, it failed to recognise that any development could generate potential impacts on the surrounding areas of conservation concern, such as the lower sections of Hoi Ha Stream and Hoi Ha Wan Marine Park;
- (c) although a buffer zone was created between the “V” zone and the streams, any new development in the “V” zone might result in the deterioration of the habitats along the streams which were high in ecological value;
- (d) as the area was susceptible to flooding in wet season, the use of STS systems for sewage treatment and disposal in the “V” zone was impractical;
- (e) as Pak Sha O was located within WGG, the catchment areas should be carefully protected to avoid contamination of the water sources;

- (f) the streams in the area possessed high ecological value with many species of conservation concern being found, including the rare Three-lined Bagrid fish. They could be a resource for nature education;
- (g) the current farming activities in Pak Sha O should be more closely monitored and controlled as they had already caused damage to Hoi Ha Wan Marine Park;
- (h) the overall structure of the existing Hakka village should be preserved;
- (i) the “V” zone should be maintained as agricultural land so that no new houses would be erected in the area to block the view to the existing village; and
- (j) a developer had already bought large areas of agricultural land in the “V” zone. He was highly suspicious of the Small House applications in the “V” zone which were submitted in a coordinated manner.

R1243 – Christine Giles

38. Ms Christine Giles made the following main points:

- (a) she was an indigenous villager of another village and had been living in Pak Sha O and Nam Shan Tung since 1986;
- (b) Pak Sha O had no flooding problem in the past. However, when the wetland to the north of the village was turned to farmland, flooding occurred in the recent two years. The farmers also applied fertilizers and insecticides to the farmland, which polluted the environment and generated bad odour; and
- (c) she hoped that the Government could help preserve the existing Hakka village of Pak Sha O as it was a beautiful place with architectural merit, and every person praised for the beauty in the area.

R1390 – Nicola Newbery

39. Mr Thomas Edwin Goetz made the following main points:

- (a) he was a resident of Pak Sha O. He and his wife rented a house in 1995 from their landlord who was an indigenous villager of Pak Sha O currently residing in Liverpool. Their landlord loved the pride of maintaining his ancestral house;
- (b) the villagers found Pak Sha O deep in a hidden valley over 150 years ago, which was a time when pirates were prevalent;
- (c) there was a 135 years old Catholic church in the village which was well preserved;
- (d) the Discovery Magazine of Cathay Pacific and the Sai Kung Magazine published two feature articles on Pak Sha O recently, introducing to people the history and beauty of the place; and
- (e) the preservation of Pak Sha O as a beautiful architectural heritage of the Hakka community was important to Hong Kong.

R1802 – Hsu Wai Lun

40. Mr Hsu Wai Lun made the following main points:

- (a) he had visited Pak Sha O village many times and had contacted many residents and indigenous villagers of Pak Sha O when he was involved in the publication of the book “A Living Space: The Homes of Pak Sha O”;
- (b) he knew two female indigenous villagers of Pak Sha O who did not want to sell their ancestral properties. However, as the ownership of the properties was not in their hands, their ancestral houses were sold by their family members. Every year when they returned to their home village for

worshipping, they could only stay outside their ancestral houses;

- (c) he wondered if the demand of the indigenous villagers for returning to live in the village was genuine, and if the demand should only be related to the male villagers but not the female villagers;
- (d) from his observation, there were about 10 households and less than 50 people living in Pak Sha O currently, and none of the residents was indigenous villager;
- (e) the farmer who was working on the rehabilitated farmland was not an indigenous villager. He only rented the farmland from a landlord;
- (f) although there was an IIR in Pak Sha O, he was not living in the village. There should be a village representative from the residents who were not indigenous villagers; and
- (g) if the Board allowed the conversion of agricultural land for house development, it would give a false message to the public.

R520 – The Hong Kong Bird Watching Society

R1328 – Lo Wai Yan

41. With the aid of a PowerPoint presentation, Ms Woo Ming Chuan made the following main points:

- (a) she appreciated that the Board/PlanD had taken into consideration some of points submitted by the Hong Kong Bird Watching Society (HKBWS) in the preparation of the Pak Sha O OZP. According to the Explanatory Statement (ES) of the OZP, Pak Sha O was encircled by Sai Kung West Country Park and comprised mainly woodland, scrubland, active agricultural land, low-lying freshwater marshes, streams and village settlements. The woodland was ecologically-linked to the natural habitats in the Country Park and supported protected plant species;

- (b) from 1999 to 2014, the HKBWS had recorded 175 species of birds in Pak Sha O which was one-third of the species recorded in Hong Kong. Amongst them, 57 species were of conservation concern such as Yellow-breasted Bunting, Japanese Paradise Flycatcher, and Speckled Piculet. There were waterbirds and wetland dependent birds, woodland birds, open country birds, and 16 species of raptors in the area. Such diversity implied that Pak Sha O was an area of very high ecological value. For example, the Brown Fish Owl, which was scarce in Hong Kong, was of Regional Concern and listed under Class II protection in China, and the woodlands in Pak Sha O were their breeding and roosting grounds. Also, the natural streams and vegetation were suitable foraging grounds and perches for them. In addition, over 1000 species of flora and fauna in the area were recorded. As the area was of high biological diversity and conservation value, it should be adequately protected;
- (c) according to Chapter 10 of Hong Kong Planning Standards and Guidelines (HKPSG) on conservation, significant landscapes, ecological and geological attributes and heritage features should be retained as conservation zones, and adjoining uses should be controlled to minimise adverse impacts and optimise conservation value. The planning intention of the draft OZP was to conserve the high natural landscape and ecological significance in order to safeguard the natural habitat and natural system of the wider area. Conservation zonings should therefore be provided to reflect the planning intention and conservation principles;
- (d) she then provided the Board with some information on land transaction/Small House grant application in Pak Sha O between the period of 2007 and 2015 as follows:
- 2007 to 2012 - some land within the new “V” zone was acquired by a developer;
 - 2009 to 2011 - 14 Small House grant applications were received by LandsD;

- 23.5.2012 - the developer sold the land of the 14 Small House sites to villager;
 - September 2012 - a farmer was hired to farm the land within the “V” which was freshwater marshes of high ecological value;
 - December 2012 - the Pak Sha O DPA Plan was exhibited for public inspection;
 - 24.7.2015 - preliminary consideration of the draft OZP with a large area of 1.49 ha was proposed for “AGR” zone;
 - 13.11.2015 - further consideration of the draft OZP, such area was proposed for a new “V” zone; and
 - 4.12.2015 - the OZP was exhibited for public inspection;
- (e) during further consideration of the OZP by the Board, AFCD had reservation on the proposed “V” zone from agricultural point of view, but had no strong view from nature conservation perspective as the area had been disturbed by farming activities. A Member of the Board also said that the stream abutting the village access path was disturbed and the ecological value of its riparian zone should not be significant. According to the press release issued by the Board in 2011 on the adoption of approaches to deter ‘destroy first, build later’ activities, the Board was determined to conserve the rural and natural environment and would not tolerate any deliberate action to destroy the area hoping that the Board would give sympathetic consideration to subsequent development. However, Pak Sha O was clearly a case of ‘destroy first, build later’, and the area was degraded by the agricultural activities. Making use of agriculture rehabilitation to degrade ecological value for development was not uncommon in the rural area, but Pak Sha O might be the first area in which Small House grant applications could be approved; and
- (f) the HKBWS requested the Board to note that Pak Sha O area was of high ecological and conservation values, not to tolerate and facilitate any “destroy first, build later” activities, and to delete the new “V” zone on the OZP.

[The meeting was adjourned for a short break of 5 minutes.]

[Dr Frankie W.C. Yeung left the meeting at this point.]

R516 – Green Power

R517 – World Wide Fund for Nature Hong Kong

42. With the aid of a PowerPoint presentation, Mr Lau Shiu Keung, Tobi made the following main points:

- (a) WWF-HK objected to the proposed amendment of the new “V” zone from nature conservation and ecological perspectives. Pak Sha O was a site of ecological importance containing 10 habitats that supported over 1,000 floral and fauna species. The habitat mosaic of Pak Sha O showed various habitats including cultural village area, ruderal species, dry agricultural land, *fung shui* wood, grassland, marsh, seasonal wet grassland, etc. There were 1148 species recorded including various species of fungi, plants, gasteropods, insects, non-insect arthropods, fish, amphibians, reptiles, birds and mammals;
- (b) many wildlife would require a mix of habitats and the existence of diverse habitats in a small place like Pak Sha O contributed to its high biodiversity which enhanced the balance of the ecology system, sustainable development, as well as human existence;
- (c) the ecological importance of Pak Sha O rested on its high biodiversity. According to the International Union for Conservation of Nature, Chinese Red Data Book, and Fellowes, there were 24 species of conservation concern in global/regional scale in Pak Sha O, of which three were critically endangered, seven were endangered, and one was of global concern. Besides, there were 72 species of conservation concern in local scale, of which 17 were mammals, 35 were birds, seven turtles/frogs/snakes, 13 were dragonflies and butterflies, and one new species. In view of such high biodiversity, Pak Sha O was of

conservation importance;

- (d) an example of species of global concern was *Pseudobagrus trilineatus*. Vulnerable species included *Naja atra* and *Prionailurus bengalensis*. There were 115 species of butterfly, 8 of them were rare species such as *Dichorragia nesimachus formosanus*, which accounted for 45% of all the butterfly species found in Hong Kong;
- (e) the proposed zonings were self-contradictory as the ecological importance of Pak Sha O was recognised by the OZP. While paragraph 8.1 of the ES stated that "... to conserve the high natural landscape and ecological significance of the Area in safeguarding the natural habitat and natural system of the wider area", the proposed zonings imposed development threat which would degrade the habitat quality and would result in agriculture habitat loss that the wildlife species depended on. The "V" zone would cause indirect impacts such as disturbance, and water and light pollution to the adjoining areas including water course, woodland, marsh and grassland, resulting in the loss of biodiversity;
- (f) the proposed zonings were not in line with Chapter 10 of HKPSG. Instead of 'to retain significant landscapes, ecological and geological attributes and heritage features as conservation zones' (Section 2.1(i)) and 'to control adjoining uses to minimise adverse impacts on conservation zones and optimize their conservation value' (Section 2.1 (iii)), the OZP was completely running in the opposite 'to release adjoining uses to optimize adverse impacts on conservation zones and minimise their conservation value'; and
- (g) using Sha Tau Kok as an example, he showed how the "V" zone with the provision of vehicular access would adversely affect the natural habitats and the wildlife inhabiting the area. He therefore requested that the "V" zone should be deleted from the OZP.

R523 – Friends of Hoi Ha

43. With the aid of a PowerPoint presentation, Mr David Newbery made the following main points on water quality issue:

- (a) water quality issue was very important in the planning of Pak Sha O because the area was within WGG and the water from the stream downstream was for public consumption, the stream flowing through Pak Sha O was designated as an EIS, and it flowed down into Hoi Ha Wan Marine Park/Site of Special Scientific Interest (SSSI);
- (b) the village of Pak Sha O was the only source of pollution for the whole stream complex due to domestic waste, agricultural chemicals, and silt from agricultural and building activities. If those waste products were improperly treated, the residue might pollute the drinking water, the EIS, Hoi Ha Wan, and the surrounding Country Park. Threats to drinking water supply would be resulted when there was an increase in nutrient levels in the reservoirs which would lead to a reduction of oxygen levels, and a subsequent increase in algae and other harmful/poisonous organisms. The polluted water would spread disease and introduce poisonous chemicals and medical drugs into the drinking water. There would be similar threats to the environment which would destroy the delicate ecological balance;
- (c) the water problems were recognised as it was stated in paragraph 4.1(h) of the ES of the OZP that “In general, the use of STS systems for sewage treatment and disposal was considered as an unacceptable means for new village developments in WGG” and paragraph 4.1(j) that “.... the use of pesticide within WGG was not allowed. As for the use of other chemicals including fertilizers, prior approval should be sought from WSD”;
- (d) the area in the “V” zone was not appropriate for STS systems as it consisted former paddy fields ‘rehabilitated to farming’ that had a high

water table and was waterlogged, which meant that sewage would not be treated properly. WSD had stipulated that STS systems were not suitable for WGG. However, the OZP stated that '*In general*, the use of STS systems ... was considered ... unacceptable'. That gave leeway for LandsD to approve STS systems on an individual basis. ProPECC 5/93 issued by EPD gave specifications for STS systems and required a "percolation test" to ensure that the ground was not waterlogged. Under a secret agreement between EPD and LandsD in 2009, LandsD adopted the "Drainage and Health Requirement for Village Type Houses" which specified that ProPECC 5/93 was only to be used when the STS systems were within 15m to 30m of a stream, spring, well or beach. Outside of 30m, less restrictive specifications were used and percolation test was not required;

- (e) under the OZP, STS systems might be allowed on an 'individual basis' in WGG, and poorly treated sewage would enter the public water supply, EIS and Hoi Ha Wan Marine Park/SSSI. The Board should insist to specify that STS systems were not allowed within the OZP and alternative methods were to be employed;
- (f) the introduction of agricultural fertilizers had affected the oxygen balance of the water ecosystems. Agricultural activities could introduce large quantities of silt into watercourses. Many pesticides were extremely toxic to water-based organisms and were harmful to the environment. For example, Chlorpyrifos and Chlorothalonil, which were frequently used by local farmers, were very highly toxic to aquatic organisms. The ban on the use of agricultural pesticides and the use of fertilizers with permission was mentioned in the ES of the OZP but not in the Schedules of Uses. 'Agricultural Use' should be a Column 2 use and a remark should be added to specify the ban on the use of pesticides and fertilizers. No agricultural activities should be allowed within 30m of any watercourse to prevent silt from entering the water;

- (g) farming in Pak Sha O ceased 30 years ago. The present agricultural activities only started after developers had bought most of the land. The farming activities were mainly on land now zoned “V”, which was obviously a “Trash First, Develop Later” tactic. As such, agriculture should not be allowed in Pak Sha O; and
- (h) water quality was an important issue for the Pak Sha O, the Board should therefore ban the use of STS systems for sewage disposal, restrict agricultural activities to genuine farming without the use of pesticides and with minimal use of fertilizers. Those restrictions should be specified in the OZP clearly and unambiguously, with no potential loopholes.

44. R528/R546 requested to let C32 make his oral submission first. Noting that there was no objection from other representers, C32 was invited to make his oral submission.

C32 – Ho Wai Kin

45. With the aid of a PowerPoint presentation, Mr Carey Geoffrey made the following main points:

- (a) he was speaking for C32, his landlord, who was an indigenous villager of Pak Sha O. The focus of his presentation was on landscape and visual impacts of developments in Pak Sha O valley, especially in relation to the unique built heritage embodied in the existing village. Pak Sha O was a unique place and the Hakka heritage was worthy of protection;
- (b) the area, surrounded by Country Parks, was characterised by natural woodland, seclusive, peace and with a low level of existing developments. The proposed village houses in the new “V” zone would be incompatible with the existing landscape and buildings, causing serious adverse landscape impact to users of the Country Parks. Future generations would lose sight of their indigenous ancestors living in harmony with the environment which was an important history of Hong Kong. As such, the “V” zone should be deleted;

- (c) according to the AMO, the two villages of Pak Sha O and Pak Sha O Ha Yeung were outstanding vernacular Hakka villages, well preserved with historical and cultural heritage buildings including the Ho Residence and Ho Ancestral Hall (Grade 1), the Immaculate Heart of Mary Chapel (Grade 3), the King Siu Sai Kui and Hau Fuk Mun (proposed Grade 1). AMO's assessment was insufficient in that it did not explicitly recognise the group value of the village as a whole. The two villages were unique and untouched by modern buildings. A permanent display in the Hong Kong Heritage Museum identified Pak Sha O as an archetypal Hakka village in Hong Kong's history and a valuable public resource;
- (d) the planning intention of the OZP, amongst other, emphasised preserving the existing Hakka village setting and avoiding possible adverse impact on the heritage value of historic buildings arising from changes. The setting there referred to both the natural condition of the valley as a whole and the current setting of the village itself. The visually intrusive and out of context Small House development would result in permanent damage to the built heritage value of Pak Sha O. He doubted to what extent the draft OZP could provide sufficient protection to the village setting as a whole;
- (e) the current control that any proposed house and building works would require planning permission was insufficient to guarantee the preservation of the existing village setting as it allowed demolition of structurally-sound buildings and/or construction of inappropriate buildings that did not reflect the vernacular architecture. The OZP restrictions did not reflect the group value of the buildings or cultural heritage importance of the village as a whole. It would not be able to deter the activities by private developers who would unlikely be respecting the existing architectural style;
- (f) one of the key concerns for development in Pak Sha O was building height as the existing buildings were either of 1 storey or 2 storeys. The OZP allowed 3-storey buildings, which would pose a significant potential

adverse impact on the heritage value of the village and thus more stringent height restriction would be required;

- (g) Small House development would not be compatible with the building style and façades of the existing village house. Typical Small House development would ruin the sense of place and blending of village into the natural environment. The “V” zone was also too close to the existing village with only 20m in between, and should thus be deleted;
- (h) he had no intention to restrict the right for development, but attempted to protect the heritage from being harmed for the sheer benefit of private developers. Revitalisation should be done in a way that would protect the built heritage and architectural guidelines should be stipulated in the OZP, which included no unnecessary demolition but renovation; the proportion and scale of new development should replicate the surrounding houses; building height should not exceed the existing houses; building layout should replicate the existing structures/ruins; the main façades should be the same as the existing houses; imported architectonic elements should not be permitted; to respect the existing design, and external appearance of new development should remain the same; and
- (i) he concluded that the “V(1)” zone was not for no development at all, but should be for appropriate development.

R528 – Christophe Barthelemy

R526 – Tim Collard

46. With the aid of a PowerPoint presentation, Mr Christophe Barthelemy made the following main points:

- (a) his presentation would focus on the ownership pattern in the Pak Sha O valley. Since mid 2000, the developer(s) started purchasing land in the area, and by the end of 2011, large parts of the valley had been sold to a developer particularly areas within the “V” zone. On 23.5.2012, the

developer sub-divided the agricultural lots and assigned/sold most of them to the indigenous villagers, but still controlled small plots of the land;

- (b) from 2009 to 2011, the villagers submitted 14 Small House grant applications, and in 2012, they applied to LandsD for transferring their application sites to those sub-divided lots in the “V” zone. The developer was coordinating a large development scheme which was clearly a fraud in respect of the Small House policy. In view of the latest court case on the illegal ‘Transfer of Small House’ in Sha Tin, the Board should be very careful and should delete the “V” zone. According to his observation, it was only the developer’s Phase 1 development and the related works would cause massive adverse impacts on the heritage, landscape and ecological qualities of the valley. Phase 2 development would probably follow, and the Small Houses developments would have overwhelming negative impacts on the unique qualities of Pak Sha O which the OZP had intended to preserve;
- (c) the “V” zone would destroy the landscape and historical qualities of Pak Sha O as the village access path leading to the village cluster was very close to the “V” zone boundary. Besides, the cumulative effect of development could not be ignored. With around 140 houses which could be developed within the “V” zone, the total population would increase from the existing 150 people to about 1,000. The pressure on infrastructural provision would be tremendous and the adverse impacts would be un-manageable particularly on traffic, sewage and environmental pollution. It was not acceptable to use public money to provide services and infrastructure for the benefit of private developers; and
- (d) he proposed to delete the “V” and “AGR” zones, and expand the “CA” zone with the remaining land zoned for “GB”.

[Mr Thomas O.S. Ho left the meeting at this point.]

R521/C2 – Designing Hong Kong (DHK)

R559 – Debby Chan

R1331 – Ng Chun Wing, Miffy

47. With the aid of a PowerPoint presentation, Ms Ng Chun Wing, Miffy made the following main points:

- (a) her presentation would focus on the ownership and money issues not yet covered by the other representers/commenters. The environmental disaster of development brought by the Small House policy should not be allowed to spread into the Country Parks. It was a choice between incremental development and conservation of Country Parks. Pak Sha O was located within Sai Kung West Country Parks with outstanding landscape quality. It was one of the Country Park Enclaves with high ecological, landscape, and recreation values for public benefits and should not be given up for private development;
- (b) they objected to any extension of the “V” zone outside from existing village cluster of the “V(1)” zone. Their major proposals on the OZP included: (i) to delete the “V” zone from the north of the existing village cluster; and (ii) to delete ‘House (NTEH only)’ from Column 2 of the “AGR” and “GB” zones, or to replace “AGR” or “GB” zone by “AGR(2)”, “GB(1)” or “CA”;
- (c) they noted that the approval rates for planning application for Small House during the period from 2003 to 2012 were as high as over 60% and 56% in “AGR” and “GB” zones respectively, and hence ‘House (NTEH only)’ should be deleted from Column 2 of those two zones to ensure land use certainty as the planning intention of the two zones were not for accommodating Small House. The “AGR(2)” and “GB(1)” zones where ‘House (NTEH only)’ was not a Column 2 use did not take away the rights of the land owners of agricultural lots and also respected the farming efforts as well as need for conservation. The “AGR(2)” zone was the best approach for Country Pak Enclaves as it would support the existing

agricultural activities and would avoid competition from other higher return uses such as Small House developments. Enforcement action against eco-vandalism had been very difficult under the Ordinance, the Government should remove the incentives for development through the zoning mechanism;

- (d) as regards the evolution of the current “V” zone on the Pak Sha O OZP, the previous proposed “V” zone for Pak Sha O Village on the DPA Plan was reduced to cover mainly the core village clusters during the preliminary consideration of the draft OZP (No. S/NE-OZP/B). Upon further consideration of the OZP (No. S/NE-OZP/C), the “V” zone was amended to “V(1)” to incorporate more restrictions, and a large area which was first designated for “AGR” on the draft OZP No. S/NE-OZP/B to the north of the “V(1)” zone, was zoned “V” to meet the Small House demand after a series of liaison with SKNRC and the IIR rather than with the villagers themselves. As a result, there was an increase in area to accommodate an increase of 28 Small Houses in the area. Noting the numerous press headlines on the selling of the Small House right and that the land involved in outstanding Small House applications in Pak Sha O were in fact owned by a private developer, she queried if there was a genuine Small House demand in the area;
- (e) her organisation had written to the Board on the suspected selling of Small House rights in Tai Tan, and the Secretary of the Board on 7.7.2016 replied that the boundary of the “V” zone, amongst other, would be drawn up having regard to the ‘VE’, existing village cluster, local topography, site characteristics, Small House demand forecast as well as concerned departmental comments. Whilst the 10-year Small House demand forecast was provided by the IIRs to LandsD without any justification, the figures would affect the size of the proposed “V” zone. In the TPB Paper No. 10019 prepared for further consideration of the Pak Sha O OZP on 13.11.2015, PlanD stated that the area mainly comprised private land falling within the ‘VE’ where about 14 Small House applications had been received by LandsD before the gazetting of the DPA Plan in December

2012. She wondered to what extent those applications reflected the genuine Small House demand;

- (f) from 2009 to 2011, 14 Small House grant applications were received by LandsD. She doubted how those indigenous villagers could apply for Small House on the land which was not owned by them. According to LandsD, the 14 applicants had transferred their application sites to the proposed new “V” zone between May and December 2012 in which the land was previously owned by a developer. The developer sub-divided the land and sold them to the 14 applicants on 23.5.2012. The “V” zone was designated on the draft OZP and published on 4.12.2015. The Board should take into account those transfers of land ownership in considering representations/comments to the OZP as the planning intention of the “V” zone was for development of Small House by ‘indigenous villagers’ and not others;
- (g) referring to the latest verdict of the Sha Tin ‘Front Men Scheme’ court case (No.DCCC25/2015), ‘Front Men Scheme’ meant that the male inhabitants with right to build Small House but with no land agreed with the real estate developer, who had the land but without right, that they would sell the right to the developer, who would then transfer the land to them. However, the male inhabitants did not need to pay for the land or would pay below the market price. They would then apply for Small House on behalf of the developer. LandsD, when responding to whether selling indigenous villagers’ rights to build Small Houses involved criminal offences, stated that there was a warranty clause stipulated in the Small House grant, to warrant that the applicant would not make any arrangements to transfer his right and that that commitment would be based on trust between the applicants and LandsD. The selling of Small House right was widely known for more than 20 years and the trust was gone;
- (h) with regards to the transfer of land ownership in Pak Sha O, an area of about 35,418.96m² within the OZP boundary was bought by Xinhua

Bookstore Xian Jiang Group Ltd. (Xinhua Bookstore) from 2007 to 2012 with an amount of HK\$16,697,827. In 2012, the developer divided the 18 land lots into 47 land lots and transferred them to the villagers. The land was mostly owned by Xinhua Bookstore and other villagers who were not the Small House applicants. On 17.5.2012, the land lots were still owned by Xinhua Bookstore, but on 23.5.2012, it sub-divided them and sold the 14 Small Houses land lots to the applicants on the same date. All those arrangements were completed before publication of the DPA Plan. She wondered if the sites of the remaining 38 outstanding Small House demand were all located on land owned by the developer within the “V” zone;

- (i) in the case of Pak Sha O Ha Yeung, the extension of the “V” zone proposed by the IIR was not close to the village cluster, but mostly on land owned by Xinhua Bookstore as well;
- (j) the general land sale price for building a Small House was around \$300,000 in 2014 according to the Land Justice League, it was about \$1.4 million in Tai Po in 2011 according to Ming Pao, and about \$250,000 to \$1,150,000 in 2009-2015 based on their own research in Uk Tau, Tai Tan, Ko Tong area. However, the Small House land sale price in Pak Sha O were as low as \$40,000 to \$115,000 in 2012; and
- (k) the applicants were ordinarily residing overseas. According to the author of the book “A Living Space: The Homes of Pak Sha O”, the overseas villagers had no intention to return to live in Pak Sha O, and they just wanted to get as much as they could in selling their land. All the existing residents in Pak Sha O were tenants instead of villagers. According to their estimates, the future population of the Sai Kung Country Park Enclaves would grow from the present 1,183 to about 5,000.

48. With the aid of a PowerPoint presentation, Mr Paul Zimmerman made the following main points:

- (a) he supplemented that the above researches presented to the Board were carried out by DHK or other concern groups and such researches should have been done by the Board or PlanD. Indeed, LandsD should have all the land transfer records and it was ridiculous that they were not included in the TPB papers for consideration of the Pak Sha O OZP. He doubted whether it was a coincidence that the proposed “V” zone overlapped with the land of a private developer. According to the latest information he obtained on the deals related to transferring Small House rights, it was noted that the land sale price would cost about \$1,800 per ft², the ‘ding’ right was about \$1 million, construction was about \$1.8 million, village representative involving in the deal would get half a million dollar, and the premium for the developer was \$2.5 million. That involved a huge amount of money;
- (b) Pak Sha O was a beautiful place completely surrounded by Country Parks and was not included into any Country Park only for the historical reason that there were still people farming in the 1960s and 1970s. It was since 1991 that the Government realised the need to protect the Country Park Enclaves. The Ombudsman 2011 Report stated that Government had started internal discussions on protection of the Country Park Enclaves in 1991. The policy bureau for environmental protection was responsible for protecting the Country Park Enclaves, but between 2000 and 2010, it failed to put the protection of the Country Park Enclaves on the priority list for action. Until the Tai Long Sai Wan incident, PlanD had only prepared two statutory plans for the priority sites, which was far from satisfactory;
- (c) according to paragraph 8.2 (f) of the Paper, PlanD stated that there was sufficient control in the current administrative system to ensure that Small House development within the “V” zone would not entail unacceptable impacts on the surrounding environment. However, it was a known fact that there would be no control on Small House within the “V” zone. Besides, according to AFCD’s criteria of 2011, the mere existence of private land would not be automatically taken as a determining factor for

its exclusion from the boundary of a Country Park. The effectiveness of the Ordinance in achieving the nature conservation objective was not as strong as under the CPO as it could not curb eco-vandalism. In addition, in a paper previously submitted to the Legislative Council (LegCo) by EPD, it stated that developments in the Country Park Enclaves might not be compatible with the natural environment of the Country Parks, or might degrade the integrity and landscape quality of the Country Parks as a whole. After the Tai Long Sai Wan incident, there were public aspirations to better protect the Country Park Enclaves and safeguard them against any development that would undermine public enjoyment of the natural environment; and

- (d) in the 2010/11 Policy Address, the Government had pledged that statutory plans should be used for countryside protection to meet conservation and social development needs. In another LegCo brief submitted by EPD in 2013, it stated that PlanD/the Board would not allocate the resources for habitat/amenity improvement. It was under the CPO that the Government would manage, improve, enforce. There were a lot of incidents where PlanD could not carry out enforcement action, thus land filling and authorised parking were found in “V” zones adjacent to conservation areas. He wondered how PlanD could claim that there was sufficient control in the current administrative system to ensure that permitted Small House development would not entail unacceptable impacts on the surrounding environment.

[The meeting was adjourned for lunch break at 12:45 p.m.]

[Mr Jeff Y.T. Lam and Mr Andy S.H. Lam left the meeting at this point.]

49. The meeting was resumed at 2:05 p.m.

50. The following Members and the Secretary were present at the resumed meeting:

Mr Michael W.L. Wong Chairman

Professor S.C. Wong Vice-chairman

Mr Lincoln L.H. Huang

Mr H.W. Cheung

Mr Dominic K.K. Lam

Mr Patrick H.T. Lau

Mr Stephen H.B. Yau

Mr H.F. Leung

Dr F.C. Chan

Mr David Y.T. Lui

Mr Peter K.T. Yuen

Mr Philip S.L. Kan

Dr Lawrence W.C. Poon

Mr K.K. Cheung

Mr Wilson Y.W. Fung

Dr C.H. Hau

Mr Alex T.H. Lai

Dr Lawrence K.C. Li

Miss Winnie W.M. Ng

Ms Sandy H.Y. Wong

Mr Franklin Yu

Deputy Director of Environmental Protection (1)
Mr C.W. Tse

Chief Engineer (Works), Home Affairs Department
Mr Martin W.C. Kwan

Assistant Director (Regional 3), Lands Department
Mr Edwin W.K. Chan

Director of Planning
Mr K.K. Ling

[Profession S.C. Wong returned to join the meeting at this point.]

Sha Tin, Tai Po and North District

Agenda Item 3 (Continued)

[Open Meeting (Presentation and Question Sessions only)]

Consideration of Representations and Comments
in respect of Draft Pak Sha O Outline Zoning Plan No. S/NE-PSO/1
(TPB Paper No. 10141)

[The item was conducted in Cantonese and English.]

Group B (Continued)

Presentation and Question Sessions

51. The following government representatives, the representers, commenters and their representatives were invited to the meeting at this point:

Government Representatives

Mr C.K. Soh - DPO/STN, PlanD

Mr David Y.M. Ng - STP/CPE1, PlanD

Mr K.S. Cheung - SNCO(S), AFCD

Representers, Commenters and Their Representatives

R516 – Green Power

R517 – World Wide Fund for Nature Hong Kong

Mr Lau Shiu Keung, Tobi] Representers' representatives
Mr Andrew Chan]

R518/C3 – Kadoorie Farm and Botanic Garden Corporation

R530 – Gary WJ Ades

R531 – Tony Nip

R536 – Mark Isaac Williams

R538/C4 – Chiu Sein Tuck

Mr Nip Hin Ming Tony - Representer and Representers/ Commenters'
representative
Mr Chiu Sein Tuck - Representer, Commenter and Representers/
Commenter's representative

R519 – The Conservancy Association

R872 – Vicky Yung

R1487 – Winnie Ching Heung Kwan

Mr Ng Hei Man - Representers' representative

R520 – The Hong Kong Bird Watching Society

R1328 – Lo Wai Yan

Ms Woo Ming Chuan - Representers' representative

R521/C2 – Designing Hong Kong Limited

R559 – Debby Chan

R1331 – Ng Chun Wing, Miffy

Ms Ng Chun Wing, Miffy - Representer and Representers/Commenter's
representative

R523 - Friends of Hoi Ha

Mr David Newbery - Representer's representative

R526 – Kaitak, Centre for Research and Development, Academy of Visual Arts,
Hong Kong Baptist University

Ms Wong Suk Ki - Representer's representative

R528 – Christophe Barthelemy

R546 – Tim Collard

Mr Christophe Barthelemy - Representer and Representer's representative

R529 – Ruy Barretto

Mr Ruy Barretto - Representer

R533 – Kwan Long Hei Matthew

Mr Kwan Long Hei Matthew - Representer

R1243 – Christine Giles

Ms Christine Giles - Representer

R1802 – Hsu Wai Lun

Mr Hsu Wai Lun - Representer

C32 – Ho Wai Kin

Mr Carey Geoffrey - Commenter's Representative

52. The Chairman extended a welcome and invited the representers, commenters and their representatives to elaborate on their submissions.

R519 – The Conservancy Association

R872 – Vicky Yung

R1487 – Winnie Ching Heung Kwan

53. With the aid of a PowerPoint presentation, Mr Ng Hei Man made the following main points:

Genuine Demand of Small House

- (a) he had concerns on whether the proposed “V” zone of 0.7 ha on the draft Pak Sha O OZP was designated to satisfy the genuine need of Small House. The existing land within the proposed “V” zone was mostly for agricultural uses. According to information on land ownership, various land lots within the “V” zone were owned or partially owned by a private developer in December 2015. It was also noted that the private developer had already acquired nearly 60% of the land within the proposed new “V” zone in mid-2012;

[Dr Lawrence K.C. Li arrived to join the meeting at this point.]

- (b) in the paper prepared by PlanD (TPB Paper No. 10019) for further consideration of the Pak Sha O OZP by the Board on 13.11.2015, it was disclosed that 14 Small House (Small House) applications within the proposed “V” zone were received by LandsD between 2009 and 2011. However, 10 of the lots were already owned by the developer before mid-2012 and were subdivided in May 2012 and then transferred to various individuals. He doubted why those indigenous villagers could apply for Small House where the land was owned/partially owned by a developer. It would probably end up for profit-making purpose and he had much concern on whether there were alternatives to secure genuine Small House demand;

Alternative to Secure Genuine Demand

- (c) the supply and demand for Small House in Pak Sha O and Pak Sha O Ha Yeung were shown in Table 1 of TPB Paper No. 10141. According to the table, land for Small House within the “V” zones (including “V(1)”) of the two villages was not sufficient to meet the overall demand. Taking the case of Tai Long Wan OZP for reference, addressing Small House demand outside the village was used as a means to preserve the heritage and environment of an area. It was stated in paragraph 8.1.3 of the ES of

the Tai Long Wan OZP No. S/SK-TLW/5 that to safeguard the natural and heritage features and to minimize human disturbance, only the existing village areas were zoned “V” and future demand for Small House would be addressed outside the area;

- (d) in the papers (TPB papers No. 9965 and 10019) submitted to the Board for preliminary and further considerations of the Pak Sha O OZP, PlanD stated that additional land had been reserved in Pak Tam Au to cater for the Small House demand in Pak Sha O. In the Board’s meeting held on 14.4.2015 for consideration of further representations in respect of To Kwa Ping and Pak Tam Au OZP No. S/NE-TKP/1, the IIR of Pak Tam Au agreed to allow cross-village Small House applications from Pak Sha O and said he had already accepted at least five applications. Although the “V” zone of Pak Tam Au was reduced, it could still accommodate 46 Small Houses and Members considered that it had already taken into consideration the need to accommodate cross-village applications from villages falling within other WGGs including those in Pak Sha O where the “V” zone was insufficient to accommodate the outstanding Small House applications. In the meeting for consideration of representations and comments on OZP No. S/NE-TKP/1 on 6.10.2014, Members considered that the reduced “V” zone in Pak Tam Au was reasonable. The designation of the “V” zone for Pak Tam Au was based on the presumption that it would accommodate some of the cross-village demands and thus the “V” zones designated for Pak Sha O area were comparatively small. After satisfying Small House demands of 35 (10 for outstanding demand and 25 for 10 year forecast) from Pak Tam Au, there was still surplus land for cross-village applications. Although the “V” zone in Pak Tam Au could not cater the total Small House demands of 93 from Pak Sha O, it was in line with the incremental approach adopted by PlanD;

Environmental Aspects

- (e) a large “V” zone would generate potential environmental damage as

additional transport supporting facilities would be induced due to the increased demand for car parking spaces. It was common in rural areas that village and visitor cars were simply parked on the footpath along the roads, or parked in spaces created as a result of vegetation clearance and land filling. Village expansion would also trigger additional road widening works or new road. The road works along the existing footpath to Pak Sha O Village would inevitably encroach onto the adjacent woodland (and even the EIS). Such secondary impacts should not be neglected when planning the “V” zone in Pak Sha O;

- (f) in considering a planning application at To Kwa Peng (No. A/DPA/NE-TKP/4) for 16 Small Houses on 22.7.2011, the Board had acted as a gatekeeper for the environment and rejected the application even though PlanD had no objection to the application. The rejection reasons, among others, included that the sites were remote and the applicant had failed to demonstrate that proper access arrangement could be provided, and the proposed development would affect the natural environment and ecology of the area which was surrounded by Country Park. The situation of Pak Sha O was similar to To Kwa Peng as both villages could be accessible by merely a narrow footpath with no proper vehicular access. Any upgrading or widening works of the existing footpath would unavoidably pose adverse ecological and landscape impacts on the adjacent Country Parks; and
- (g) he concluded that there was no justification provided to support genuine Small House demand; land had been reserved in Pak Tam Au for cross-village applications to meet the genuine need; village expansion would lead to additional transport supporting facilities which would cause great disturbance to the adjacent environment and Country Park. As such, he requested the Board to delete the proposed “V” zone in order to prevent undesirable impact to the existing natural environment.

R529 – Ruy Barretto

54. A written submission summarizing Mr Ruy Barretto's presentation was circulated for Members' reference on request of Mr Barretto. He also deposited a copy of the District Court's Verdict (DCCC 25/2015) on a case regarding the 'Transfer of Small House' in Sha Tin, a copy of TPB Paper 9965 attaching a Planning Report on Pak Sha O, and a copy of his previous submission in 2013 in respect of the Pak Sha O DPA to supplement his presentation for Members' reference.

55. With the aid of a visualizer, Mr Barretto made the following main points:

- (a) he had been involved in nature and heritage conservation for more than 40 years. He noted that the rural landscape in the beautiful countryside of Hong Kong had been degrading due to the ineffective planning and enforcement work. It was time for the Board to rectify the problems;
- (b) PlanD had incorrectly treated the excavation works in Pak Sha O in 2012 as agricultural rehabilitation instead of 'Destroy First, Build Later' activities. With the aid of three photographs taken in September 2012, he showed the continued destruction process through bulldozing, the so-called rehabilitation work, and drainage works. According to the Planning Report on Pak Sha O, excavation works with vegetation clearance (not farming) to the north of the Pak Sha O Village cluster was detected in 2012. On 31.10.2012, the Board was directed to prepare a DPA Plan for the area. It was clear that the 'destroy first' activities had triggered the preparation of the DPA Plan.

Abuse of the planning process

- (c) the new "V" zone, which covered a beautiful landscape, was incorporated in the OZP suddenly without adequate justifications. There was no further study to assess if the new "V" zone was suitable or technically feasible for development. It had also by-passed the formal consultation process. Besides, PlanD failed to inform the Board on the transfer

activities of the lots within the new “V” zone;

- (d) the “V” zone facilitated fraud on the Small House Policy as most of the land within the zone had been sold to developers. Records showed that many lots within the “V” zone were purchased by a developer between 2007 to 2012 and the land was then sub-divided into 47 lots and transferred or partially transferred to some villagers. Some portions of the land in strategic location were retained by the developer for the purpose of controlling the whole piece of land. A farmer was employed to farm on the land, which PlanD called it agricultural rehabilitation. Agricultural activities were intended to path the way for future Small House development. The transfer of Small House activities were considered by the Court in DCCC 25/2015 as frauds, which were usually concealed as the applicants for Small House did not genuinely own the lots for the application. The government could not brush aside such transfer of ownerships or development schemes as not relevant to designation of the proposed “V”. In addition, the Court had held that the entirety of actions done for the fraud should be considered. So far, there were 14 Small House grant application within the “V” zone, which could end up in 47 applications for the 47 sub-divided lots. The future Small Houses were not intended for the indigenous villagers and the proposed “V” zone would facilitate the abuse of the Small House Policy instead of meeting the genuine need for Small House demand. The Board had the duty to protect public interests and needed to ensure the genuine need but not applications driven by concealed fraud. As such, a cautious approach should be adopted and the “V” zone should be reduced;

Environment and Ecological Aspects

- (e) as commented by WSD in 2013 relating to the DPA Plan, though they had no objection to the “V” zone, they agreed with the views of EPD that as the area was within the WGG and there was no plan for providing public sewer, the “V” zone should be kept to the absolute minimum. Those comments were now watered out and the government had made

compromise to maximize the “V” zone;

- (f) Hong Kong was subject to the Convention on Biological Diversity and thus had the obligation to follow the international articles and principles where applicable. Pak Sha O was a major ecological area which should be protected. Zoning an area of high ecological diversity to “V” was a breach of the Convention; and
- (g) to sum up, the land within the “V” zone was not suitable for development. It was an abuse of the planning process as the “V” zone had not been assessed adequately, and the OZP failed to protect the valuable ecology of the area. He therefore proposed to delete the “V”.

R518/C3 – Kadoorie Farm and Botanic Garden Corporation

R530 – Gary WJ Ades

R531 – Tony Nip

R536 – Mark Isaac Williams

R538/C4 – Chiu Sein Tuck

56. With the aid of a PowerPoint presentation, Mr Nip Hin Ming Tony made the following main points:

- (a) Pak Sha O was a Country Park Enclave. Taking the OZPs of some Enclaves as examples, he showed what the Board had done to protect the rural village settings and natural environment in Enclaves. A large “V” zone was proposed for the Pak Lap OZP at the beginning. After noting that many lots were already owned by developers, the size of the “V” zone was largely reduced to include mainly the existing village cluster, the approved Small Houses and outstanding Small House applications. Similarly, the southern portion of the “V” zone of the To Kwa Peng and Pak Tam Au OZP was finally excluded from the zone on similar considerations;

[Mr H.F. Leung left the meeting at this point.]

The case of Tai Long Wan

- (b) the Tai Long Wan OZP was another good example to illustrate the Board's intention to protect the rural environment. The Tai Long Wan OZP was prepared in 2000/2001 when there were 133 Small House applications and seven of them were already approved. Almost the same as Pak Sha O Village, numerous lots had already been owned by a development company. During consideration of the objections of the Tai Long Wan OZP No. S/SK-TLW/1, PlanD thus recommended to reduce the "V" zones from 7.9 ha to 1.9 ha and to cover only the existing village settlements and approved Small House applications, which excluded most lots owned by the developer. Planning permission would be required for demolition, addition, alteration and/or modification works to an existing building;
- (c) PlanD's proposal on the "V" zone above was based on the following consideration: (i) demand for new Small House should be met outside by cross-village applications; (ii) the building rights and approved applications would be respected; (iii) the scale and character of the villages would be retained and potential threats to the existing landscape quality and heritage would be minimised; (iv) given the inadequate infrastructural provision and difficulties in additional provision, the reduction of "V" zones would be more pragmatic and help avoid unnecessary development expectations;
- (d) the Board, in considering the representations and comments to the Tai Long Wan OZP, decided to propose amendments to the Tai Long Wan OZP by reducing the size of the "V" zone, moving NTEH from Column 1 to Column 2 of the Notes for the "V" zone, deleting 'House (other than NTEH)' under Column 2 of Notes for the "V" zone, and adding a remark to the Notes for the "V" zone to require planning permission for any demolition, addition, alteration and/or modification to an existing building. The Board also agreed to revise the ES of the OZP to spell out clearly that the design of any new Small Houses would need to be in harmony with the

surrounding historical houses and should not affect the integrity of the historical village and their high group value. The stringent control under the “V” zone did not have significant adverse impact on the living of the residents there and the public could continue to enjoy the spectacular natural features;

Issues and Problems of the Pak Sha O OZP

- (e) the proposed “V” zone for Pak Sha O Village on the DPA Plan was reduced to cover mainly the core village clusters during the preliminary consideration of the draft OZP. Upon further consideration, the “V” zone was amended to “V(1)” to incorporate more restrictions, and an additional area to the north of the “V(1)” zone was designated as “V” to meet the Small House demand;
- (f) though there was consensus that the environment and village setting of Pak Sha O should be protected, the proposed “V” zone would destroy the environment and the landscape of the area. The potential environmental problems of the “V” zone included more vegetation clearance and tree felling, water pollution during the construction and operation phases, and disturbance to rare species and their habitats. Those problems had been found in Ko Tong and Tai Tan and would probably occur in Pak Sha O. Another example was the Lam Tsuen Valley which was also within the WGG with an EIS. To protect the water resources from being contaminated, developments would be strictly controlled. However, the construction of STS systems and discharge of sewerage were easily observed in the Lam Tsuen area. He doubted if government departments could actually control wastewater discharging into WGG and EIS. The Water Pollution Control Ordinance was hardly enforceable, as it was very difficult to catch the culprits red-handed and collect evidence on the spot. He wondered how the government could effectively control potential wastewater discharge in Pak Sha O;

- (g) Small House of 3 storeys and site area of 65m² each was always permitted in the “V” zone. There would be potential visual and landscape impacts. Without the imposition of other restrictions, it would be difficult to request landscape submission nor low-profile buildings, and there would also be potential land filling activities. The construction of Small Houses had generated serious environmental pollution to the rural areas and land filling within riparian zone close to “V” in WGG was observed. For the case of Pak Sha O, the access path being the main passage into the area would probably be surrounded by Small Houses if the “V” zone was retained;
- (h) having noted that the approval rate of Small House applications in the “AGR” zone was more than 60%, he raised doubts on the intention of zoning a small piece of land as “AGR” on the OZP, which was within the ‘VE’;
- (i) in the further consideration of the draft Pak Sha O OZP, whilst the Board had intended to protect Pak Sha O and had suggested to protect the old buildings by planting more trees and requiring future Small Houses to follow the existing deposition of houses, it was noted that the government departments could only liaise with the owner for planting trees on a good will basis. He wondered how such liaison could work. Even the SKNRC, when consulting the draft OZP after its gazettal, opined that it would be difficult to follow through the Board’s advice on planting trees in between the south-western corner of the “V” zone and the existing village since most of the land concerned were under private ownership;
- (j) given the outstanding applications and acute shortage of land, PlanD argued that a new “V” zone was proposed to balance the needs between development and conservation. He doubted whether there was actually an acute shortage of land and the Small House was for meeting the genuine need of the indigenous villagers. He noted that there were a number of ruins in Pak Sha O having building lot status and there were many luxury residential developments in the market which were in fact

from Small Houses. The proposed “V” zone would encourage the selling of the Small House rights;

- (k) he further said that the example of Tai Long Wan could shed light on providing a statutory framework for control on Small House development. On the Tai Long Wan OZP, the Board had decided to protect the area by imposing restrictions on the “V” zone so as to ensure any new Small Houses would be in harmony with the surrounding historical houses and should not affect the integrity of the historical villages. So far, no planning application for Small Houses within the said “V” zone had been approved by the Board. Whereas, in other “V” zones where planning application was not required for Small Houses, the Board was not able to ensure the visual harmony, disposition of houses, nor planting of more trees for the development; and
- (l) to sum up, while the Board and PlanD intended to protect the environment and village setting of Pak Sha O, it might not be achievable through the current “V” zoning in view of the damages being observed in the existing “V” zones on other OZPs. The situation would be worsened as planning permission for Small House was not required. Besides, it would not be more receptive to the local villagers as many lots were owned by a developer. There was no shortage of land for meeting Small House demand as land had been reserved in Pak Tam Au for cross-village application and there were still land available in the village. He requested the Board to adopt a pragmatic approach in planning for a better environment in Pak Sha O.

57. As the presentations from the representers, commenters and their representatives were completed, the Chairman invited questions from Members.

58. A Member asked the following questions: (i) whether the land transaction, ownership transfer and lot subdivision cases in Pak Sha O, as quoted by some representers, had been taken into account when drawing up the “V” zone on the OZP; (ii) whether the implications of the recent court case, in which some indigenous villagers in Sha Tin were

convicted for transfer of Small House right, would be considered by the Government in the preparation of the OZP; and (iii) whether the stringent control on Small House development set by the Board for Tai Long Wan could be applied to controlling Small House development in Pak Sha O.

59. In response, Mr C.K. Soh, DPO/STN, referred to a plan on the PowerPoint which showed the land status and the locations of the sites that were subject to outstanding applications for Small House grant in Pak Sha O, and said that the change in land ownership was all along not a planning consideration in the designation of land use zonings on the OZP. While the information presented by some representers might lead people to think that there were cases of illegal transfer of Small House right, LandsD had advised that the Small House applicants would be required to expressly warrant that they had never made any arrangements to transfer their rights to develop Small House or their eligibility to apply for Small House grant. If the applicants obtained government approval by deception through false representation or fraud, criminal prosecution action could be instigated against them. Referring to another plan which showed the distribution of private land owned by companies and individuals in Pak Sha O, Mr Soh said that the sites which were subject to outstanding Small House applications were located not only within the area currently zoned as “V” and many of such sites were not owned by companies. Although people might base on their observation of changes in land ownership to suspect that there were deceptive activities relating to Small House development in the village, PlanD was not in the position to ascertain any such allegations and it was more appropriate for the relevant enforcement authorities to initiate the necessary investigation.

60. Mr Soh continued to say that as the primary objective of the OZP was to conserve the natural landscape of Pak Sha O, over 90% of the area had been designated with conservation zonings. Meanwhile, suitable areas were delineated on the OZP to meet the Small House demand of the villagers and there were already measures to preserve the existing vernacular Hakka village setting of the area. As regards the planning in Tai Long Wan, the general planning intention of the Tai Long Wan OZP was to conserve the scenic natural environment and the historic value of the old village houses with traditional architecture and layout in that area, which was similar to the planning intention of the Pak Sha O OZP to preserve the existing village setting. However, as Tai Long Wan was also a site of high archaeological interest, the need to conserve the high archaeological value of the area was an

additional planning consideration. The “V” zone currently designated on the Pak Sha O OZP could accommodate about 28 Small Houses, which could meet only part of the outstanding Small House demand of the villagers. Even though the “V” zone in Pak Tam Au could accommodate some of Pak Sha O’s Small House demand, the number of surplus sites available in Pak Tam Au was only about 10.

61. The Chairman asked if there were any reasons why the requirement for planning permission for Small House development in the “V” zone of Tai Long Wan (i.e. requiring the new village houses to be in harmony with the historical houses and not to affect the integrity of the existing village setting) was not similarly imposed in the “V” zone of Pak Sha O. In response, Mr C.K. Soh said that PlanD had thoroughly considered how the “V” zone for Pak Sha O should be delineated. On the first DPA Plan No. DPA/NE-PSO/1, a larger “V” zone covering the current “V(1)” zone of the OZP and its immediate outer area had been delineated. The Board, after considering the representations to the draft DPA Plan, considered that there should be more protection to the existing village setting, and therefore proposed amendments to the DPA Plan requiring planning permission for new NTEH and any demolition, modification or redevelopment of an existing building within the “V” zone.

62. Mr Soh continued to explain that when preparing the draft OZP, PlanD considered that if the original boundary of the “V” zone on the DPA Plan was maintained, it might convey a wrong message to the villagers that new Small House developments, which were incongruous with the historic village setting, could be allowed adjacent to the existing village. Notwithstanding that the Board could impose design and landscaping requirements through the planning application mechanism, the outcome would still be the construction of a number of 3-storey Small Houses with 65m² built-over-area in juxtaposition with the old village. This was not the best way of preserving the vernacular Hakka village setting. As such, in the draft OZP No. S/NE-PSO/B presented to the Board for preliminary consideration, only the existing village area was zoned “V”, within which any demolition, modification or redevelopment of an existing building would require planning permission, and the agricultural land to the north of the village was zoned “AGR”. It was expected that if the villagers intended to build new Small House, they would propose their new houses in the “AGR” zone and apply for planning permission. However, the “AGR” zoning could not give a clear indication to the villagers on what areas would be suitable for new Small House development and what areas should be avoided. Therefore, in the revised draft OZP No.

S/NE-PSO/C presented to the Board for further consideration, a “V” zone was delineated (and the original “V” zone covering the existing village area was renamed as “V(1)”). The “V” zone, with a 20m buffer from the existing streams and some distance from the old village, could provide certainty to the villagers on where the new Small Houses should suitably be built.

63. Mr Soh supplemented that although the IIR of Pak Sha O had also requested that some vacant building lots to the immediate south of the current “V(1)” zone be included within the “V(1)” zone, his request was not acceded to in the preparation of the OZP as most of those building lots did not have the entitlement to achieve the intensity of a typical modern Small House. If the villagers wanted to build new houses on those building lots which fell within the “GB” zone, they could apply to the Board for planning permission but had to demonstrate to the Board how their proposed houses would be compatible with the old village.

64. In response to the enquiry from a Member on the demand and supply situations of Small House in Pak Sha O, Pak Sha O Ha Yeung and Pak Tam Au, Mr C.K. Soh said that the total outstanding Small House demand in Pak Sha O and Pak Sha O Ha Yeung was 44 and there were about 33 sites available for Small House development. In Pak Tam Au, the outstanding Small House demand was 10 while the total number of sites available for Small House development was about 46. Although the IIR of Pak Tam Au had indicated that he would not object to villagers from other villages within the WGG in Sai Kung North to apply for Small House development in Pak Tam Au through cross-village application, he also advised that the Small House demand forecast of Pak Tam Au was about 25. As such, there might only be about 10 surplus Small House sites available in Pak Tam Au to cater for the cross-village applications from other villages, and the figure was similar to the number of Small House sites in deficit in Pak Sha O and Pak Sha O Ha Yeung to meet their total outstanding demand.

65. In response to the same Member’s question on whether appraisals on the historic and cultural values of Pak Sha O had been conducted, Mr C.K. Soh said that AMO had conducted an appraisal on the historic value of the Ho’s Residence and Ancestral Hall, including assessment on the ambience of the existing Hakka village and the surrounding environment, and the appraisal was available on AMO’s website for public inspection.

66. By referring to the land status plan previously shown by Mr C.K. Soh, the same Member asked why the footprint of some ruined structures to the immediate south of the “V(1)” zone did not tally with the private lot boundaries and whether the villagers owning those private lots needed to purchase the government land covered by the ruins if they were allowed to build Small House in that area. In response, Mr C.K. Soh said that the discrepancy between the lot boundaries and the physical footprints might be due to the inaccurate land survey in the past. As regards the development of new Small Houses on those lots, since the area was currently zoned “GB”, the villagers had to apply for planning permission from the Board. However, as there was a general presumption against development in the “GB” zone, the land owners should provide strong justifications to the Board to support their applications, which might include their claims for building entitlement. In general, the Board would only permit development on such lot up to its building entitlement, which normally would not be as large as the parameters of a typical 3-storey modern Small House with 65m² built-over-area.

67. Noting that surrounding areas of Pak Sha O village were relatively natural except the rehabilitation of some land to the north for agricultural use and that the currently designated “V” zone on the OZP would not be able to meet all the outstanding Small House demand for Pak Sha O and Pak Sha O Ha Yeung, a Member asked if it was possible to accommodate more Small House demand of Pak Sha O and Pak Sha O Ha Yeung in Pak Tam Au, with a view to better conserving the natural landscape of Pak Sha O. In response, Mr C.K. Soh said that among the outstanding Small House applications in Pak Sha O, Pak Sha O Ha Yeung and Pak Tam Au, certain numbers were cross-village applications from other remote villages such as Nam Shan Tung and Cheung Sheung. The area and boundary of the “V” zone in Pak Tam Au had been thoroughly discussed by the Board previously and the current “V” zone was considered appropriate. It might not be possible therefore to expand the “V” zone in Pak Tam Au at the moment. During the preparation of the Pak Sha O OZP, PlanD had explained to the villagers that land suitable for “V” zone had already been designated on the OZP as far as possible even though the area of the “V” could not accommodate all their outstanding Small House demand. The villagers might need to find sites in other villages for building their Small Houses or apply to the Board for planning permission if they intended to build their Small Houses outside the “V” zone on the OZP.

68. Noting that the transfer of land ownership was not a planning consideration in the designation of “V” zone, the same Member asked if any government departments would be responsible for investigating the suspected cases of deceptive transfer of Small House right and if the convicted offence in relation to deceptive transfer of Small House right should be taken into consideration in the preparation of the OZP. In response, the Chairman said that in the recent court case quoted by the representers, it was the Independent Commission Against Corruption which instigated investigation and charged some indigenous villagers for defrauding the Government. While some representers had raised that some land transaction cases in Pak Sha O were suspicious, it might not be appropriate to ask DPO to comment on the legitimacy of those transactions and to take them into account in the planning process.

[Mr David Y.T. Lui left the meeting at this point.]

69. In response to a Member’s questions on whether there were agricultural activities in the area currently zoned “AGR” and why the area was zoned “AGR”, Mr C.K. Soh said that the current “AGR” zone on the OZP was part of a larger “AGR” zone proposed on the draft OZP No. S/NE-PSO/B. Subsequently on the revised draft OZP No. S/NE-PSO/C, land considered suitable for Small House development in that large “AGR” zone was rezoned to “V” with its peripheral areas designated as “GB”, leaving the subject area as “AGR”. Before the designation of the subject area as “AGR”, PlanD had conducted site inspections which revealed that the soil in the area had been ploughed. AFCD also advised that the potential of the subject area for agricultural rehabilitation was similar to that of the cultivated land to its west, though no agricultural activities were currently being undertaken in the subject area.

70. In response to the same Member’s question on why the western part of the current “V” zone was not zoned “AGR” and the subject “AGR” zone be zoned “V”, Mr C.K. Soh said that such a proposal had been considered. Taking into account the need to provide a 20m buffer from the existing streams, only some small area within the current “AGR” would be considered suitable to be rezoned to “V”. The designation of “AGR” zone on the OZP was not only to reflect current agricultural activities, but also to include those areas which were considered to have good potential for agricultural rehabilitation by AFCD.

71. Noting from the presentation of a representer that a government document entitled “Drainage and Health Requirement for Village Type Houses” might have stated that percolation test was not necessary for construction of STS systems, the same Member asked if such information was correct. In response, Mr C.K. Soh said that as Pak Sha O was located within the upper indirect WGG, WSD and EPD considered that the use of STS systems as a means for sewage treatment and disposal was not acceptable. While it was queried by a representer why the ES of the OZP stated that the use of STS systems in the area was only ‘in general’ unacceptable, it should be noted that the crux of the matter was not on whether STS systems could be used, but on whether there was demonstrably effective means, such as proper wastewater treatment plant, to ensure that the effluent water quality was acceptable to the concerned government departments. If STS systems for Small House were proposed in an area where the ground conditions might not allow effective treatment of sewage, EPD might request a percolation test to be carried out by the project proponent to demonstrate that the site was capable of effective sewage treatment. The requirement for percolation test for the proposed STS systems would be considered by LandsD and EPD on an individual case basis when processing Small House applications.

72. The Chairman asked Mr Nip Hin Ming Tony (R531) whether he considered the STS system an effective means for treatment of sewage in Pak Sha O or not. In response, Mr Nip said that his major concern was the water pollution impact of Small House development. STS system was all along regarded by EPD and the Drainage Services Department (DSD) as a source of water pollution when they justified the need for provision of public sewers in rural areas. The ground condition of Pak Sha O was generally wet as the area used to be paddy fields in the 1960s and was largely covered by freshwater marsh and the riparian zones of the natural streams. As such, the use of STS systems in Pak Sha O was not suitable technically. Although it was stated in the ES of the OZP that the use of STS systems for sewage treatment in Pak Sha O was generally unacceptable as the area was located within the upper indirect WGG, he could still observe the use of STS systems by villagers in Lam Tsuen which was also located within the upper indirect WGG. He wished to point out that the relevant government departments were loose in the control of sewage treatment in areas within the WGGs.

73. In response to the Chairman, Mr David Newbery (representative of R523) supplemented that the main document that was used by the Government for regulating the

construction of STS systems in Hong Kong was EPD's ProPECC 5/93 on "Drainage Plans subject to Comment by EPD" which set out the design criteria for STS systems. In a STS system, the sewage was discharged into a soakaway pit which was a pit of rubble. The purification of the soakaway pit took place as the liquid sewage percolated through the soil and the aerobic bacteria in the soil ate up the dirt of the sewage. The further the sewage could percolate in the soil, the cleaner the sewage would become. ProPECC 5/93 had specified minimum setback distances from the STS systems for various environmentally sensitive water bodies to ensure that the seepage from the STS systems would not pollute the water sources. For instance, the minimum setback distance for a stream supplying drinking water was 30m, that for a well was 50m, and that for a beach was 30m to 100m depending on circumstances. However, those setback distances were set based on perfect soil conditions. If the soil conditions were not perfect, EPD would require the carrying out of percolation test. The percolation test involved the digging of a hole in the soil and filling up the hole with water to see how fast the water would flow away from the hole completely. In order for sewage to get proper purification, the sewage had to be soaked into the soil and flow for a certain rate in the soil. If the percolation test was conducted in a water-logged ground, the water filled in the hole would not percolate or flow away at all. Therefore, if a STS system was used in a water-logged ground, the sewage would stay in the pit and only flow away very slowly. As there was no air in the water-logged soil, there was no aerobic bacteria to purify the sewage but the breeding of anaerobic bacteria which could lead to serious pollution and infectious diseases. Unfortunately, it was noted that EPD and LandsD had reached an internal agreement in 2009, under which LandsD would only refer to ProPECC 5/93 when the proposed STS system was within 15m to 30m of a stream, and if the proposed STS system was beyond 30m from a stream, percolation test would not be required and the less restrictive specifications would be followed.

74. A Member asked if there were any measures to address the potential sewage impacts arising from the Small House development in the "V" zone on the surrounding natural environment. In response, Mr C.K. Soh said that the existence of villages in WGGs was not uncommon in the rural areas. For protection of the quality of water sources, WSD and DSD had endeavoured to provide public sewers for all the villages that fell within WGGs by phases in recent years. However, it was possible that some older village houses within WGGs might still use their original STS systems, which were constructed before the availability of public sewers, for sewage treatment. For the new Small House to be built

within villages that were provided with public sewers, they needed to be connected to the public sewers and could not use STS systems for sewage treatment. There was clear guidelines adopted by LandsD for such an arrangement. For the current “V” zone in Pak Sha O which was located within WGG, EPD and WSD had indicated clearly that the use of STS systems for sewage treatment was not acceptable and other effective means should be used.

75. Noting that Mr Carey Geoffrey (C32) had mentioned that a previously well-preserved house in Pak Sha O village had deteriorated after it was acquired by a new owner, the same Member enquired the current condition of the house. In response, Mr C.K. Soh said that the house mentioned by Mr Geoffrey within the “V(1)” zone was on private land. According to the Notes of the OZP, planning permission was required for any demolition, modification or redevelopment of an existing building within the “V(1)” zone. However, if the house owner just left the house idle and did not provide proper maintenance to the house, the current control of the OZP could not help.

76. In response to the same Member’s question on whether the Convention on Biological Diversity had been addressed in the OZP, Mr C.K. Soh said that AFCD had developed action plans for Hong Kong under the Convention on Biological Diversity. AFCD had previously advised that the designation of suitable areas as development zones and conservation zones in the OZPs prepared for the Country Park Enclaves was not against the Convention.

77. In response to a Member’s questions on whether the existing access to Pak Sha O would be upgraded when new Small Houses were allowed in the “V” zone, Mr C.K. Soh said that there was currently no direct vehicular access serving Pak Sha O village. People could arrive by vehicles to Hoi Ha Road only and had to walk along a village path branching off from Hoi Ha Road to Pak Sha O village. The “V” zone in Pak Sha O would accommodate about 28 new houses. There was no plan to provide a vehicular access to the “V” zone. The future residents in the “V” zone had to follow the current mode of access.

78. Noting that some representers had mentioned that ‘destroy first, build later’ activities had occurred in Pak Sha O before, leading to the preparation of the DPA Plan, a Member asked if the said allegation could be established and whether the rehabilitation of

land in Pak Sha O for agricultural use was regarded as ‘destroy first, build later’ activities. In response, Mr C.K. Soh said that vegetation clearance in an area north of Pak Sha O village was detected a few years ago. PlanD had accelerated the preparation of the Pak Sha O DPA Plan as a stopgap measure to prevent any unauthorised activities. However, after the vegetation clearance, the area was found being used for agricultural activities until now and no other typical destroy activities were detected. The rehabilitation of land for agricultural use in Pak Sha O would not be interpreted as a ‘destroy’ action. While some people might suggest that the intention behind the agricultural rehabilitation was to lead the Government to zone the area as “V”, it should be noted that the drawing up of the “V” zone was based on a number of planning considerations including the actual site conditions and the suitability of the area for development. Land ownership was not a major planning consideration. Indeed, the sites of the 37 outstanding Small House applications in Pak Sha O all scattered around and only some of them were covered by the current “V” zone.

79. A Member asked if the rezoning of the current “V” zone to “V(1)” a viable option for imposing more stringent control on the future developments on the current “V” zone. In response, Mr C.K. Soh said that if the “V” zone was rezoned to “V(1)”, any future Small House development within the zone would require planning permission. Such a requirement would inevitably increase the cost of the villagers in making the planning applications.

80. In response to the Chairman, Mr Ruy Barretto (R529) said that the court had held that the entirety of the actions should be considered for the fraud. In the subject case, the landlord first subdivided his land and transferred the ownership of the land to 14 applicants to submit Small House grant applications to LandsD. The land was then cleared, excavated, formed and drained off without government permission, and under the guise of farming. The works being done were typical development-type works, which were done slowly with the hope that no one would be aware of the intention behind. After the destruction, the DPA Plan was prepared immediately. It was obvious that the landowner had done a series of actions to pave the way for the Government to zone his land for development but PlanD denied and did not regard such actions as ‘destroy first, build later’ actions.

81. In response to the Chairman, Mr Nip Hin Ming Tony (R531) supplemented that water pollution in village areas was mainly from two sources, namely the seepage from STS systems and the discharge of wastewater from illegally connected drainage pipes. Village

houses built after 1984 were generally required to use STS systems for discharge of wastewater and sewage treatment. However, as the capacity of STS systems might not be able to treat all the domestic wastewater, many villagers resorted to using their self-connected drain pipes to discharge domestic wastewater. Such kind of illegal drainage connection was common in rural villages, including those within WGGs, but it was hard to prosecute people for illegal drainage connection as the proof of evidence was difficult. It was also useless to file complaints to the Government on illegal discharge of wastewater. While STS systems would unlikely be allowed for use in Pak Sha O, he wondered if the provision of a sewage treatment plant for the area, which necessitated regular desludging and maintenance, was a viable solution and whether the future residents would still make similar illegal drainage connection and discharge their domestic wastewater to the nearby streams.

82. In response to the Chairman, Mr Christophe Barthelemy (R528) said that he drew Member's attention that the land where there was outstanding Small House applications in Pak Sha O were controlled by developers. The Small House demand forecast figure of 49 houses was unreliable and had not been verified. When the IIR of Pak Sha O was asked by a Member in the Group A hearing session on the number of emigrant villagers who would return to Pak Sha O, he was unable to provide a figure. DPO/STN was also incorrect in saying that there were farming activities by villagers in Pak Sha O as the farming was not done by villagers. It was the people employed by Xinhua Bookstore, which was the major landowner of Pak Sha O, who destroyed the land and farmed in the area. Moreover, there were no farming activities in the land zoned "AGR". The land had just been destroyed and left idle since August 2015. DPO/STN was misleading in saying that the future residents in the "V" zone would use the existing village path for access. With the planning of more than nine Small Houses in the "V" zone, it was a government requirement for provision of emergency vehicular access.

83. In response to the Chairman, Ms Ng Chun Wing, Miffy (R1331) said that the public had never seen the land status plan marked with the sites of the outstanding Small House applications as shown by DPO/STN earlier at the meeting, but such information was important to the public. According to her initial vetting, she found that apart from the 14 outstanding Small House applications which were supposed to be manipulated by a developer, another eight applications also fell within the land once owned by the developer. She reminded Members that the 14 applicants for Small Houses originally filed their applications

on other sites outside Pak Sha O in 2009 to 2011. Then in 2012, they purchased those sites in Pak Sha O from the developer and transferred their Small House applications to Pak Sha O. From the plan, the majority of the land in the north-eastern part of the “V” zone outside the ‘VE’ was owned by the developer. The developer might follow the previous practice by transferring the land ownership to the villagers and arranging villagers to apply for Small Houses in that part of the “V” zone. It should also be noted that the 14 said outstanding Small House applications were still being processed and not yet been approved by LandsD. She wondered why PlanD would take those 14 outstanding Small House applications into account and designate the “V” zoning for the sites. While only the rough locations of the outstanding Small House applications were presented by DPO/STN on the plan, she noted that the boundaries of the sites subject to outstanding Small House applications were clearly shown in the TPB Papers for consideration of planning applications in the Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung DPA Plan.

84. In response to the enquiry from a Member, Mr C.K. Soh showed Members the location of the lots (i.e. Lots 825 S.A and 825 S.B in D.D. 290) owned by Xinhua Bookstore Xian Jiang Group Ltd. (R3) at Pak Sha O Ha Yeung, and said that as the lots were covered by woodland on the slope, PlanD did not support R3’s proposal of rezoning the lots from “GB” to “V”. If the land owner wished to develop the lots, he could apply for planning permission from the Board.

85. A Member asked if it was possible to shift the “V” zone eastwards from the current location to the area near the “Government, Institution or Community” zone covering the public toilet. In response, Mr C.K. Soh said that such a proposal was also raised by the IIR of Pak Sha O as that area was nearer Hoi Ha Road. However, as the area was outside ‘VE’, the proposal was not considered feasible from the land administration point of view.

86. A Member asked if the current residents in Pak Sha O village were all not indigenous villagers, as mentioned by some representers, and hence the applicants of the aforesaid 14 Small House applications were not currently residing in Pak Sha O. In response, Mr C.K. Soh said that there had not been a formal survey on whether the current residents in Pak Sha O village were indigenous villagers or not. From his observation, the current residents were not indigenous villagers although the IIR of Pak Sha O would return to the village occasionally. For the 37 outstanding Small House applications in Pak Sha O, 35

were applications submitted by indigenous villagers of Pak Sha O.

87. In response to the same Member's question on whether the area south of the existing village and north of Immaculate Heart of Mary Chapel was suitable for village type development, Mr C.K. Soh said that such a proposal had also been made by some representers. As the area south of the village was on a higher terrain, building of Small Houses in that area would affect the landscape and existing village setting, and was considered not appropriate.

88. As the representers/commenters or their representatives had finished their presentations and Members had no further question to raise, the Chairman said that the hearing procedures for Group B had been completed. The Board would deliberate on the representations in the absence of all representers/commenters or their representatives and would inform them of the Board's decision in due course. The Chairman thanked them and the government representatives for attending the hearing. They all left the meeting at this point.

[The meeting was adjourned for a short break of 5 minutes.]

Deliberation Session

89. As the hearing had been conducted in two groups and the views presented by the representers in Group A were largely different from those presented by the green groups and others in Group B, Members agreed that Dr Lawrence K.C. Li and Mr Edwin W.K. Chan, who only attended the part of the Group B hearing in the afternoon, and Professor S.C. Wong, who had left the meeting temporarily for some time in the morning, should be allowed to stay in the meeting but should refrain from participating in the discussion.

Group A Representations

90. The Chairman recapitulated that the Group A representers mainly considered that the "V" zone in Pak Sha O was inadequate and there was no "V" zone in Pak Sha O Ha Yeung. The representers mainly proposed to rezone land from "GB" to "V".

91. A Member considered that the current boundary of the “V(1)” zone in Pak Sha O should be maintained in order to preserve the existing vernacular Hakka village setting. The current arrangement of zoning vegetated areas surrounding the village cluster as “GB” to screen off new developments was also appropriate.

92. A Member considered that the current “V” zone in Pak Sha O should not be enlarged to meet the villagers’ request as the size of the “V” zone was decided taking into account the Small House demand and supply situation and the incremental approach all along adopted by the Board. The Member also noted that most of the Small House demand in Pak Sha O was from villagers residing overseas, who might have already settled down in their current place and hence the actual demand for residing in Pak Sha O should not be keen.

93. The Chairman summarised Members’ views on the Group A representations that the boundary of the “V(1)” zone in Pak Sha O should not be altered and the “V” zone should not be enlarged to meet the representations. Members agreed.

Group B Representations

94. The Chairman recapitulated that in respect of the “V” zone in Pak Sha O, the Group B representers had raised different proposals including the deletion of the entire “V” zone, reduction of the size of the “V” zone, rezoning the “V” zone to “V(1)”, or adopting the current control mechanism of the Tai Long Wan OZP which required planning permission for all Small House developments in the “V” zone and that the design of the proposed Small Houses should meet certain criteria to ensure compatibility with the existing village houses. Some Members had also enquired if the location of the “V” zone could be shifted.

95. A Member considered that the existing Hakka village in Pak Sha O should be preserved for its high historical and cultural values. The Member noted that the area had no direct vehicular access and there was no sewage and drainage systems in the area. For any large-scale development in the area, the provision of electricity, water supply and drainage services was necessary. Without the provision of road access and basic infrastructure, the designation of a “V” zone in the area for development appeared impractical. The Member also considered that further development of the village should follow its central axis which extended from the lowland in the north towards the chapel in the south at a higher level. As

such, it was reasonable to expand the “V(1)” zone to the area to its south to allow further development of the village as that area was previously erected with buildings but had become ruins. However, the new village houses in that area should not be of the scale of the typical 3-storey Small Houses which were incompatible with the existing old village houses. With the extension of the “V(1)” zone, the size of current “V” zone could be reduced accordingly. Besides, the new Small Houses in the “V” zone should be compatible in architectural style as the old village houses in the “V(1)” zone. Noting that the outstanding Small House demand in Pak Sha O could not be met even with the size of the current “V” zone unchanged, the Member suggested to allow villagers of Pak Sha O to apply for cross-village Small House applications in other “V” zones which were located closer to the new town area, which had better infrastructure support.

96. At the request of the Chairman, the Secretary said that the Tai Long Wan OZP and the subject Pak Sha O OZP were the only two OZPs which required planning permission for Small House development in the “V” zone. More stringent control on Small House development was required by the Board in Tai Long Wan as the area possessed high historical and archeological values. Since the imposition of such control, no planning application for Small House development had been approved in Tai Long Wan as the criteria requiring the new village houses to be in harmony with the historical houses and not affecting the integrity of the existing village setting could not be met in the applications. Compared with Tai Long Wan, the existing village setting in Pak Sha O was even more intact. Therefore, planning permission was required for all new Small Houses in the “V” zone of Pak Sha O when the DPA Plan was prepared. Since the exhibition of the DPA Plan, no planning application for Small House development in Pak Sha O had been approved. When the OZP was prepared to replace the DPA Plan, the Board agreed that a smaller “V” zone (i.e. the current “V(1)” zone) covering only all the existing village houses should be designated to preserve the village setting, and that any demolition, modification or rebuilding of the existing village house should require planning permission. Separately, an area considered suitable for new Small House development near the existing village was identified to cater for the villagers’ Small House demand. The Chairman supplemented that the requirement for planning permission for Small House development in the “V” zone should only be considered in exceptional circumstances that warranted more stringent control, as it was impractical for the Board to consider all applications for Small House development in Hong Kong.

97. A Member said that while the designation of the “V(1)” zone in Pak Sha O was to protect the existing buildings with historical and architectural merits in the village, the designation of the “V” zone was to allow new Small House developments meeting the needs of the villagers. As the built form of the new Small Houses would not be compatible with that of the old village houses, it was a pragmatic and balanced approach to designate the “V” at another location to accommodate the new Small Houses. The developments on the new “V” zone should not create adverse impacts on the ambience and setting of the existing village covered by the “V(1)” zone, otherwise an alternative location for the “V” zone should be considered.

98. Another Member concurred with the Member’s views and said that the current arrangement of having a “V(1)” zone and a separate “V” zone nearby was a good balance for preserving the existing village and catering for the Small House demand of the villagers. Besides, the “V” zone was reasonably buffered from the “V(1)” zone by the woodland in-between and the 20m setback distance. The Member considered that the demand for Small House in Pak Sha O did exist as there was a considerable number of outstanding Small House applications submitted by the local villagers. While some representers had pointed out that the Small House demand in Pak Sha O was fake, the Board was not in a position to judge the validity of such allegation. Any fraud cases should be dealt with by the law enforcement agent. As regards the proposal of shifting the “V” zone eastwards, the Member said that, if pursued, the proposal might become a precedent case for a “V” zone not overlapping with the ‘VE’. The Chairman supplemented that the designation of a “V” zone totally outside a ‘VE’ was not in line with the current policy.

99. A Member agreed that without sufficient evidence, it was difficult for the Board to judge if the transfer of Small House right in Pak Sha O alleged by some representers was valid, and considered that the Board should base on relevant planning considerations in designating the “V” zone. While the need for preserving the existing vernacular Hakka village setting in Pak Sha O was indisputable, the indigenous villagers’ right and demand for Small House development should be respected. The Member believed that those indigenous villagers of Pak Sha O who would return to the village to build new Small Houses would equally recognise the need to preserve the setting of their old village and would not mind to have the design and style of their new Small Houses be compatible with the existing Hakka village setting. Noting that the “V” zone was actually not far away from the “V(1)” zone,

consideration might be given to rezoning the current “V” zone to “V(1)” so that planning permission would be required for new Small House development and the Board could have control on new Small House developments. If the Board agreed that new Small House development in Pak Sha O should require planning permission, the criteria for approving the applications should be set out in the OZP as in the case of Tai Long Wan, but what would be the appropriate criteria could be further considered. The Member also considered that there was no need to adjust the boundary of the current “V” zone as it was drawn up based on a number of planning considerations and its area could only meet part of the outstanding Small House demand of Pak Sha O.

[Mr Stephen H.B. Yau and Mr K.K. Cheung left the meeting at this point.]

100. Noting a Member’s concern that there might not be strong justifications to require planning permission for the “V” zone, a Member suggested that the “V” zone could merge with the current “V(1)” zone so that the whole area would become more integral.

101. A Member remarked that the boundary of the current “V” zone was drawn based mainly on the alignment of two existing streams and the provision of buffer areas from the streams. As such, the north-eastern part of the “V” zone did not accord with the ‘VE’ boundary. If the primary objective of the OZP was to conserve the ambience of the Hakka village of Pak Sha O, the Board might consider how the appearance of the future developments in the eastern part of the “V” zone could be better controlled, noting that it was the entry point to Pak Sha O. The Member suggested rezoning only the eastern part of the current “V” zone to “V(1)” for better controlling the visual appearance of the new developments in that area and retaining other parts of the current “V” zone.

102. A Member considered that the current “V(1)” and “V” zones should not be merged as the two zones were to delineate the old and new village areas respectively. If the two zones were merged, new Small Houses might be built close to the existing village and affect the village setting. There could be several options in controlling the new Small House developments, including maintaining the status quo where new Small Houses would be permitted as of right in the “V” zone; or rezoning the current “V” zone to “V(1)” so that new Small Houses could be controlled to make sure that they would be visually compatible with the old Hakka village houses; or applying the Tai Long Wan approach such that the new

Small Houses would require planning permission and they had to be in harmony with the existing village setting according to the principles set out in the OZP. As regards the boundary of the current “V” zone, the Member opined that the “V” zone should not include areas outside the ‘VE’.

103. In response to the Member’s views on the boundary of the “V” zone, Mr K.K. Ling, Director of Planning, said that the boundary of the ‘VE’ was drawn up based on a distance of 300 feet measured from the last village house. For the boundary of the “V” zone, it was determined after thorough consideration of various planning considerations including actual site conditions. As some areas within a ‘VE’ might not be suitable for Small House development, such as woodland and slope, and they would not be included in the “V” zone. On the other hand, some areas adjoining the ‘VE’ might be considered suitable for Small House development, such as the north-eastern part of the current “V” zone, and they might be included in the “V” zone. There had been previous cases where the “V” zones had included areas outside the ‘VE’.

104. A Member considered that for conserving the ambience of the existing village, the eastern part of the current “V” zone should not be zoned “V” as it was the entry point to the old village area. As the “V(1)” zone covering the old village and the “V” zone covering the new village area were basically taken as two entities, it was not necessary to require the new Small Houses in the “V” zone to be of the same architectural style as the old village houses. New Small Houses following the typical built-form of 3 storeys and 65m² built-over-area could be allowed in the “V” zone, provided that the basic infrastructure would be in place and the new houses would be in harmony with the existing village setting. The Member also reiterated the previous proposal of expanding the “V(1)” zone southwards to cover the ruins so as to create a ‘living village’ for the revitalisation and further growth of the old village. For the new houses in the expanded “V(1)” zone to be compatible with the existing village houses, the Member opined that they should be subject to more restrictive control on building height and architectural design.

105. In response to the Member’s proposal of expanding the “V(1)” zone southwards, Mr K.K. Ling said that the area concerned was a gentle slope currently covered with mature trees with large tree crowns. Those mature trees surrounding the existing village cluster had contributed greatly to the preservation of the integrity of the village. The ruins in the area

were mainly pigsty. If the authenticity of the old village cluster was to be preserved, it might not be appropriate to fell those trees to allow for new buildings in the village. A Member concurred with Mr Ling's views and considered that the boundary of the current "V(1)" zone should not be changed. If the land owners of the ruins wanted to develop their lots which fell within the "GB" zone, they could apply for planning permission from the Board.

106. In response to a Member's question on whether planning application for construction of road access to the "V" zone would be considered by the Board, the Chairman said that the submission of any planning application should follow the provisions of the OZP. However, as DPO/STN had mentioned that there was no plan to provide direct vehicular access to the area, the possibility of approving any such proposal should be slim.

[Mr Alex T.H. Lai left the meeting at this point.]

107. At this point, the Chairman noted that Members generally considered that the boundary of the current "V(1)" zone in Pak Sha O needed not be revised. Members agreed. The meeting then focused on discussing whether changes to the boundary of the "V" zone and the development control under the "V" zone would be necessary.

108. A Member considered that the northern and eastern boundaries of the "V" zone, which followed the alignment of the exiting streams, were rational. As the current "V" zone was unable to meet even the outstanding Small House demand, it should not be reduced. Besides, as the proposed new village area had already been segregated from the old village area, requiring the design of the new Small Houses in the "V" zone to be congruent with the old village houses in the "V(1)" zone was not necessary. Two other Members shared the same views.

109. A Member considered that some conditions might be imposed for the new Small House developments in the "V" zone to control their architectural style and ensure that they would not generate adverse environmental impacts. Two other Members opined that if conditions could be imposed to better control the new Small House developments in the "V" zone, the boundary of the current "V" zone could be retained.

110. On the Member's concern on the potential environmental impacts, Mr K.K. Ling said that the ES of the OZP had already stated that the use of STS systems for sewage treatment and disposal would not be accepted for new village developments located within WGGs, including those in the subject "V" zone. It might therefore not be necessary to specify any requirements in the ES to address the potential environmental concern. Mr C.W. Tse, Deputy Director of Environmental Protection (1), supplemented that for the subject "V" zone located within WGG, EPD and WSD would not accept the use of STS systems.

111. In response to the Chairman's enquiry, Mr Edwin W.K. Chan, Assistant Director (Regional 3), LandsD, said that within the 'VE' and "V" zone, if the land owned by a villager was an agricultural lot, the villager needed to apply to LandsD for Small House grant. LandsD would consult EPD on the proposed sewage disposal and treatment arrangements if the site was located within WGG. However, if the land was a building lot, there might not be any lease condition governing sewage disposal, but the development would still be subject to control of the relevant Ordinances on environmental protection.

112. A Member did not support excluding the north-eastern part of the "V" zone that fell outside the 'VE' from the "V" zone as it would significantly reduce the supply of land to the villagers, which was already inadequate in meeting the outstanding Small House applications. The Member also considered it difficult to assess whether the new Small House in the "V" zone was compatible with the old village houses in practice.

113. A Member said that if the indigenous villagers had the genuine need for Small House development, their right should be respected and adequate land should be reserved for them in the "V" zone. Nevertheless, the information provided by some representers revealed that some private dealings between a developer and some villagers might exist in relation to some Small House developments in the "V" zone. The Member had some reservations on whether the Small House demand in Pak Sha O was genuine, and considered that if the incremental approach was to be adopted, the north-eastern part of the "V" zone which fell outside the 'VE' could be excluded from the "V" zone for the time being. The exclusion of the said area from new Small House development would have the merit of retaining the view from the entry point to the existing old village cluster.

114. As the size of the current “V” zone would not be able to meet the outstanding Small House demand, a Member suggested to exclude the entire eastern part of the “V” zone for better preserving the view towards the existing old village cluster. The Member considered that the Small House demand of Pak Sha O could be met by land in other “V” zones located nearer the new town areas.

115. In summing up, the Chairman noted that while a few Members considered that the “V” zone could be reduced and the Small House demand of Pak Sha O could be met by cross-village Small House applications, the majority number of Members were of the view that the boundary of the current “V” zone could be retained to provide land to meet the Small House demand. Members also generally considered that planning permission should be required for new Small House developments in the “V” zone. Members agreed.

116. At the request of the Chairman, the Secretary briefed Members that in the Notes of the Tai Long Wan OZP, ‘House (NTEH only)’ use was put under Column 2 of the “V” zone requiring planning permission; and in the ES of the OZP, it was stated that planning permission was required to ensure that the new village houses would be in harmony with the historical houses and would not affect the integrity of the existing village setting. Similarly, in the ES of the subject Pak Sha O OZP, it was stated that planning permission was required for new house development and demolition, modification or redevelopment of an existing building in the “V(1)” zone to avoid any change to the existing vernacular Hakka village setting with possible adverse impact on the heritage value of historic buildings and integrity and ambience of the existing village setting.

117. In response to a Member’s question on whether there had been any planning application for Small House development in Tai Long Wan processed by the Board before, the Chairman said five applications were rejected by the Rural and New Town Planning Committee last year, mainly because the applicants failed to demonstrate that the new village houses would be in harmony with the existing historic houses, and would not affect the integrity of the village setting and result in adverse visual impact on the historic village.

118. In response to a Member’s question on whether the new Small Houses in the “V” zone should be required to be in harmony with Hakka style or with the historical houses, the Chairman said that the specific amendments to the ES of the OZP could be worked out by the

Secretariat by making reference to the intent of the Tai Long Wan OZP and submitted to the Board for consideration in a subsequent meeting.

119. A Member said that it was worthwhile to consider the objective of requiring planning permission for Small House development in the “V” zone and the criteria for assessing the Small House applications in the “V” zone. The Chairman remarked that in the case of Tai Long Wan, the intent for planning permission had been set out in the ES of the OZP. Mr K.K. Ling said that it would be left to the applicant to demonstrate that the proposed development met with the planning intention when they made the planning applications.

120. A Member considered that some environmental objectives could also be added to the ES of the OZP requiring that no adverse environmental impacts, in particular the possible impact associated with the use of STS systems, should be created by the new Small House developments in the “V” zone. In response, Mr K.K. Ling said that the ES of the OZP had already indicated that the use of STS systems for sewage treatment and disposal was unacceptable in the area.

121. As regards the “AGR” zoning, a Member queried why an area zoned “GB” along a stream and to the north of the “AGR” zone, which had been under cultivation, was not zoned as “AGR”. In response, the Secretary said that the “GB” zone had a presumption against development. As explained by DPO/STN, the concerned area served as a 20m buffer between the “V” zone and the stream, and was zoned “GB” to give a clear signal that the area was not suitable for development.

122. In response to a Member’s question on why the “AGR” zone was not zoned as “GB” to avoid possible future developments, the Chairman said that the “AGR” zone was to facilitate agricultural rehabilitations. The Board would examine planning applications for Small House development in the “AGR” zone prudently.

123. The Chairman noted that Members generally had no objection to the designation of the “AGR” zone in Pak Sha O. Members agreed.

124. The Chairman concluded that the boundaries of the “V”, “V(1)” and “AGR” zones in Pak Sha O would be retained, the Notes of the “V” zone would be amended to the effect that any new NTEH within the “V” zone would require planning permission from the Board, and the ES of the OZP would also be suitably amended to explain the planning intention. The specific amendments to the draft OZP should be submitted to the Board for consideration before gazetting.

125. Members noted and agreed that the grounds and proposals of the representations and comments had adequately been responded to in paragraphs 6.14 to 6.48 of the Paper.

126. After deliberation, the Board noted the supportive view of Representation No. R516(part). The Board also decided to partially uphold Representations No. R516(part) and R517 to R1807 and considered that the Notes of the Plan should be amended to the effect that any new New Territories Exemption House (NTEH) within the “Village Type Development” (“V”) zone would require planning permission from the Board.

127. The Board also decided not to uphold Representations No. R1 to R349 and R351 to R515 and the remaining part of Representations No. R516 to R1807, and considered that the Plan should not be amended to meet the representations. The reasons were:

“Designation of “V” Zone

- (a) the boundaries of the “V” zone have been drawn up having regard to the village ‘environs’, Small House demand forecast, outstanding Small House application, local topography and site constraints and the high conservation value of the existing village clusters. Only land suitable for Small House development has been included in the “V” zone whilst environmentally/ecologically sensitive areas and steep topography have been excluded;
- (b) the purpose of the planning control within “V(1)” zone is to enable the Town Planning Board (the Board) to consider the potential impacts of individual NTEH development on the existing vernacular Hakka village setting. Each application will be considered on its individual merits;

- (c) the current “Green Belt” (“GB”) zoning surrounding and to the immediate south of the existing village core of Pak Sha O village is considered appropriate with the intention to provide a green buffer, thereby preserving the outstanding vernacular Hakka village and the natural settings and landscape value of the area;
- (d) the “GB” zone at Pak Sha O Ha Yeung provides planning control against undesirable encroachment of village expansion upon the natural environment thereby preserving the distinctive natural settings and landscape value of the Area;

Unjustified Small House Demand Forecast

- (e) the Small House demand forecast is only one of the factors in drawing up the “V” zones and the forecast is subject to variations over time;

Adverse Environmental Impacts from Small House Development

- (f) there is sufficient control in the current administrative system to ensure that individual Small House development within the “V” zone would not entail unacceptable impacts on the surrounding environment;

Insufficient Protection to the Historic Hakka Settlements at Pak Sha O Village and Concern on ‘Destroy First, Build Later’

- (g) the “V” zone is proposed to balance the needs between Small House development and preservation of historic settlements at Pak Sha O;

Designation of “Agriculture” (“AGR”) Zone not Justified

- (h) the “AGR” zone is considered appropriate to facilitate agricultural rehabilitations;

To Rezone Environmentally Sensitive Areas from “GB” to “GB(1)” or “Conservation Area”(“CA”)

- (i) the woodland developed from abandoned agricultural land and native woodland on the surrounding hillside, natural streams and their riparian zones have been zoned “GB” which is a conservation zoning with a general presumption against development and it is considered appropriate in providing planning protection to the natural environment of the Area;

To Impose More Stringent Control on ‘Agricultural Use’

- (j) permission from the Board is required for any works relating to excavation of land (within the “GB” and “CA” zones), and diversion of streams or filling of land/pond (within the “V”, “AGR”, “GB” and “CA” zones). There is no strong justification for imposing more stringent control on ‘Agricultural Use’ and irrigation ditches for farming activities in the relevant zones;
- (k) prior approval for the use of chemicals including fertilizers must be sought from the Water Supplies Department. There should be sufficient safeguards for the protection of the Ecologically Important Stream;

To Delete ‘House’ or ‘Small House’ Use from Column 1 or Column 2 of the Notes of the “AGR”and/or “GB” Zones

- (l) ‘House’ use requires planning permission from the Board and each application will be considered by the Board based on its individual merits taking into account the prevailing planning circumstances, relevant guidelines and relevant departments’ comments. There is no strong justification to impose further restrictions on these zones;

To Restrict the Built Form of New Development within “V(1)” Zone

- (m) according to the Notes of the “V(1)” zone, proposed house and any

demolition, or addition, alteration and/or modification to or replacement/redevelopment of an existing building requires planning permission from the Board. Each application would be considered by the Board based on its individual merits. There is no strong justification to impose further restrictions on the “V(1)” zone;

To Control Public Works Implemented or Co-ordinated by Government

- (n) flexibility has been provided in the covering Notes of the Plan for public works coordinated and implemented by Government generally necessary for the benefits of the public, emergency repairs and/or environmental improvement. It would not be in the public interest to require government departments to obtain prior planning approval before undertaking these works as this might cause unnecessary delay to such essential works and adversely affect the public. There are administrative mechanisms to ensure that the environmental impacts of such works would be properly addressed;

To Designate the Area as Country Park

- (o) incorporation of the Area into Country Park is under the jurisdiction of the Country and Marine Parks Authority governed by the Country Parks Ordinance (Cap. 208) which is outside the purview of the Board. Preparation of the statutory plan would not preclude any future designation of Country Park;

Other Views

- (p) the “Ho Residence and Ho Ancestral Hall” in Pak Sha O has been accorded with Grade 1 status and become one of the candidates of the pool of highly valuable heritage buildings for consideration of monument declaration in future. Preparation of the draft OZP is not a designated project and not subject to the Environmental Impact Assessment Ordinance;

- (q) the preparation of new village layout plan for village will depend on a number of factors such as implementation prospect of the layout plan, manpower and priority of works within the Planning Department. The need for preparation of new village layout for the “V” zone to be covered by the OZP will be reviewed as appropriate in due course;
- (r) relevant information on the preparation of the draft OZP and documents on Small House application including Town Planning Board Guidelines No. 10 on “Application for Development within Green Belt Zone under Section 16 of the Ordinance” and the “Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories” are available at the Board’s website;
- (s) each application would be considered by the Board on its individual merits, taking into account relevant guidelines which can be found at the Board’s website; and
- (t) other views and requests are outside the purview of the Board. They would be relayed to relevant government departments for consideration as appropriate.”

128. As the Chairman had to leave the meeting, the Vice-chairman took up chairmanship of the meeting at this point.

[Mr Michael W.L. Wong and Dr Lawrence K.C. Li left the meeting at this point, and Dr Lawrence W.C. Poon and Dr C.H. Hau arrived to join the meeting at this point.]

TOWN PLANNING BOARD

**TPB Paper No. 10156
For Consideration by the
Town Planning Board
on 19.8.2016**

**PROPOSED AMENDMENTS TO
THE DRAFT PAK SHA O OUTLINE ZONING PLAN NO. S/NE-PSO/1
ARISING FROM THE CONSIDERATION OF
REPRESENTATIONS AND COMMENTS ON
THE DRAFT PAK SHA O OUTLINE ZONING PLAN NO. S/NE-PSO/1**

**PROPOSED AMENDMENTS TO
THE DRAFT PAK SHA O OUTLINE ZONING PLAN NO. S/NE-PSO/1
ARISING FROM THE CONSIDERATION OF
REPRESENTATIONS AND COMMENTS ON
THE DRAFT PAK SHA O OUTLINE ZONING PLAN NO. S/NE-PSO/1**

1. Purpose

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the Notes of the draft Pak Sha O Outline Zoning Plan No. S/NE-PSO/1 (the draft OZP) set out at **Annex I** are suitable for publication for public inspection under section 6C(2) of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the draft OZP (**Annex II**) is suitable for publication together with the proposed amendments.

2. Background

- 2.1 On 4.12.2015, the draft OZP was exhibited for public inspection under section 5 of the Ordinance. During the plan exhibition period, a total of 1,806 valid representations and 36 comments on the representations were received.
- 2.2 After considering the representations and comments on 22.7.2016, the Town Planning Board (the Board) decided to partially uphold Representations No. R516 (part) and R517 to R1807 by amending the Notes of the draft OZP to the effect that any new New Territories Exempted House (NTEH) in the "Village Type Development" ("V") zone (**Plan 1**) would require planning permission from the Board (**Annex I**). The Board also considered that the ES of the draft OZP should be suitably amended to explain the planning intention of "V" zone, and the proposed amendments to the draft OZP should be submitted to the Board for agreement prior to gazetting under section 6C(2) of the Ordinance.

3. Proposed Amendments to the Draft OZP

- 3.1 Noting that Pak Sha O and Pak Sha O Ha Yeung are outstanding vernacular Hakka villages in the Area and are well-preserved, and that the heritage value of historic buildings partly lies in their original physical environment, any change to the vernacular Hakka village setting with possible adverse impact on the heritage value of historic buildings and integrity and ambience of the existing village setting should be avoided. To this end, a "V" zone separated from the old villages is designated for village expansion, whilst the existing

village clusters are zoned “V(1)” where new house development (New Territories Exempted House only) and any demolition of or any addition, alteration and/or modification to or replacement/redevelopment of an existing building requires planning permission from the Board. To avoid possible adverse visual impact to the vernacular Hakka village setting, house development (New Territories Exempted House only) in the separated “V” zone also requires planning permission from the Board.

3.2 Proposed Amendments to the Notes of the Draft OZP (Annex I)

Under Column 1 of “V” zone, it is proposed to delete ‘House (NTEH only) (other than on land designated “V(1)”’, and ‘Eating Place’, ‘Library’, ‘School’ and ‘Shop and Services’ on the ground floor of a NTEH (other than on land designated “V(1)”’, and for Column 2 to replace ‘House (not elsewhere specified)’ by ‘House (NTEH only)’. Accordingly, the planning intention of “V” zone has been revised to reflect these changes. In addition, to ensure that new houses including rebuilding of NTEH and replacement of existing domestic building by NTEH in other zones would not adversely affect the vernacular Hakka village setting, planning permission from the Board also should be required. The Covering Notes and the Notes for “G/IC”, “AGR” and “GB” zones have been updated accordingly. The proposed amendments are highlighted (additions in ***bold and italics*** and deletion ~~crossed-out~~) at **Annex I** for Members’ consideration.

3.3 Proposed Revision to the ES of the Draft OZP (Annex II)

The ES (paragraphs 9.1.1 and 9.1.3) of the draft OZP has been revised to explain the planning intention and planning control for “V” zones aiming to preserve the vernacular Hakka village setting of Pak Sha O and Pak Sha O Ha Yeung. The proposed revisions are highlighted (additions in ***bold and italics*** and deletion ~~crossed-out~~) at **Annex II** for Members’ consideration.

4. Decision Sought

Members are invited to agree that the proposed amendments to the Notes of the draft Pak Sha O OZP No. S/NE-PSO/1 as shown at **Annex I** are suitable for publication for public inspection in accordance with section 6C(2) of the Ordinance; and the revised ES at **Annex II** is suitable for publication together with the proposed amendments.

Attachments

- | | |
|-----------------|--|
| Annex I | Proposed Amendments to the Notes of the Draft Pak Sha O Outline Zoning Plan No. S/NE- PSO/1 |
| Annex II | Proposed Revisions to the Explanatory Statement of the Draft Pak Sha O Outline Zoning Plan No. S/NE-PSO/1 |
| Plan 1 | Site Plan – “V” and “V(1)” Zones at Pak Sha O Village on the Draft Pak Sha O Outline Zoning Plan No. S/NE- PSO/1 |

PLANNING DEPARTMENT
AUGUST 2016

**Proposed Amendments to the Covering Notes of
the Draft Pak Sha O Outline Zoning Plan No. S/NE- PSO/1**

- (7) Alignment of roads and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (8) The following uses or developments are always permitted on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) in the Remarks in the Notes of the zone or (c) as provided in paragraph (9) in relation to areas zoned “Conservation Area”:
- (a) maintenance, repair or demolition of a building;
 - (b) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, footpath, bus/public light bus stop or lay-by, cycle track, taxi rank, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (c) maintenance or repair of road, watercourse, nullah, sewer and drain;
 - (d) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities and waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; *and*
 - ~~(e) rebuilding of New Territories Exempted House;~~
 - ~~(f) 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 development permission area plan, by a New Territories Exempted House; and~~
 - ~~(g)~~*(e)* provision, maintenance or repair of a grave of an indigenous New Territories villager or a locally based fisherman and his family members for which permission has been obtained from Government.
- (9) In areas zoned “Conservation Area”,
- (a) the following uses or developments are always permitted:
 - (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave;
 - (ii) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
 - (iii) provision of amenity planting by Government; and

**Proposed Amendments to the Schedule of Uses and Planning Intention of the Notes of
the “Village Type Development” Zone on
the Draft Pak Sha O Outline Zoning Plan No. S/NE- PSO/1**

VILLAGE TYPE DEVELOPMENT

<p style="text-align: center;">Column 1</p> <p style="text-align: center;">Uses always permitted</p>	<p style="text-align: center;">Column 2</p> <p style="text-align: center;">Uses that may be permitted with or without conditions on application to the Town Planning Board</p>
<p>Agricultural Use</p> <p>Government Use (Police Reporting Centre, Post Office only)</p> <p>House (New Territories Exempted House only) (other than on land designated “Village Type Development(1)”)</p> <p>On-Farm Domestic Structure</p> <p>Religious Institution (Ancestral Hall only)</p> <p>Rural Committee/Village Office</p>	<p>Eating Place</p> <p>Flat</p> <p>Government Refuse Collection Point</p> <p>Government Use (not elsewhere specified) #</p> <p>Hotel (Holiday House only)</p> <p>House (not elsewhere specified) <i>House (New Territories Exempted House only)</i></p> <p>Institutional Use (not elsewhere specified) #</p> <p>Place of Recreation, Sports or Culture</p> <p>Public Clinic</p> <p>Public Convenience</p> <p>Public Utility Installation #</p> <p>Religious Institution (not elsewhere specified) #</p> <p>Residential Institution #</p> <p>School #</p> <p>Shop and Services</p> <p>Social Welfare Facility #</p> <p>Utility Installation for Private Project</p>

~~In addition, the following uses are always
permitted on the ground floor of a New
Territories Exempted House (other than on
land designated “Village Type
Development(1)”):~~

~~Eating Place~~
~~Library~~
~~School~~
~~Shop and Services~~

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)

Planning Intention

The planning intention of this zone is to ***preserve the vernacular Hakka village setting of the existing Pak Sha O and Pak Sha O Ha Yeung villages and*** designate both existing recognized villages and areas of land considered suitable for village expansion ***in harmony with the surroundings***. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. ~~The planning intention of the “Village Type Development(1)” sub-area is to preserve the existing village setting.~~ Selected commercial and community uses serving the needs of the villagers and ~~in support of the village development~~ ***not adversely affecting character of the villages*** are always permitted ~~on the ground floor of a New Territories Exempted House (other than on land designated “Village Type Development(1)”).~~ Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.
- (b) On land designated “Village Type Development(1)”, any demolition of or addition, alteration and/or modification to or replacement/redevelopment of an existing building, i.e. a building which was in existence on the date of first publication in the Gazette of the notice of the draft development permission area plan, requires planning permission from the Town Planning Board.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (d) Any diversion of streams or filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

**Proposed Amendments to the Schedule of Uses of the Notes of
the “Government, Institution or Community” Zone on the
Draft Pak Sha O Outline Zoning Plan No. S/NE- PSO/1**

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Animal Quarantine Centre (in Government building only) Broadcasting, Television and/or Film Studio Eating Place (Canteen, Cooked Food Centre only) Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Institutional Use (not elsewhere specified) Library Market Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre Rural Committee/Village Office School Service Reservoir Social Welfare Facility Training Centre Wholesale Trade	Animal Boarding Establishment Animal Quarantine Centre (not elsewhere specified) Columbarium Correctional Institution Crematorium Driving School Eating Place (not elsewhere specified) Funeral Facility Holiday Camp House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Residential Institution Sewage Treatment/Screening Plant Shop and Services Utility Installation for Private Project Zoo

**Proposed Amendments to the Schedule of Uses of the Notes of
the “Agriculture” Zone on the Draft Pak Sha O Outline Zoning Plan No. S/NE- PSO/1**

AGRICULTURE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre only) On-Farm Domestic Structure Public Convenience Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Animal Boarding Establishment Barbecue Spot Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (New Territories Exempted House only); other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Picnic Area Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only) Public Utility Installation Religious Institution (not elsewhere specified) School Utility Installation for Private Project

Planning Intention

This zone is intended 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.

**Proposed Amendments to the Schedule of Uses of the Notes of
the “Green Belt” Zone on the Draft Pak Sha O Outline Zoning Plan No. S/NE- PSO/1**

GREEN BELT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Burial Ground Columbarium (within a Religious Institution or extension of existing Columbarium only) Crematorium (within a Religious Institution or extension of existing Crematorium only) Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Holiday Camp House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Petrol Filling Station Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution Rural Committee/Village Office School Service Reservoir Social Welfare Facility Utility Installation for Private Project

Proposed Revisions to the Explanatory Statement of the “Village Type Development” Zone of the Draft Pak Sha O Outline Zoning Plan No. S/NE-PSO/1

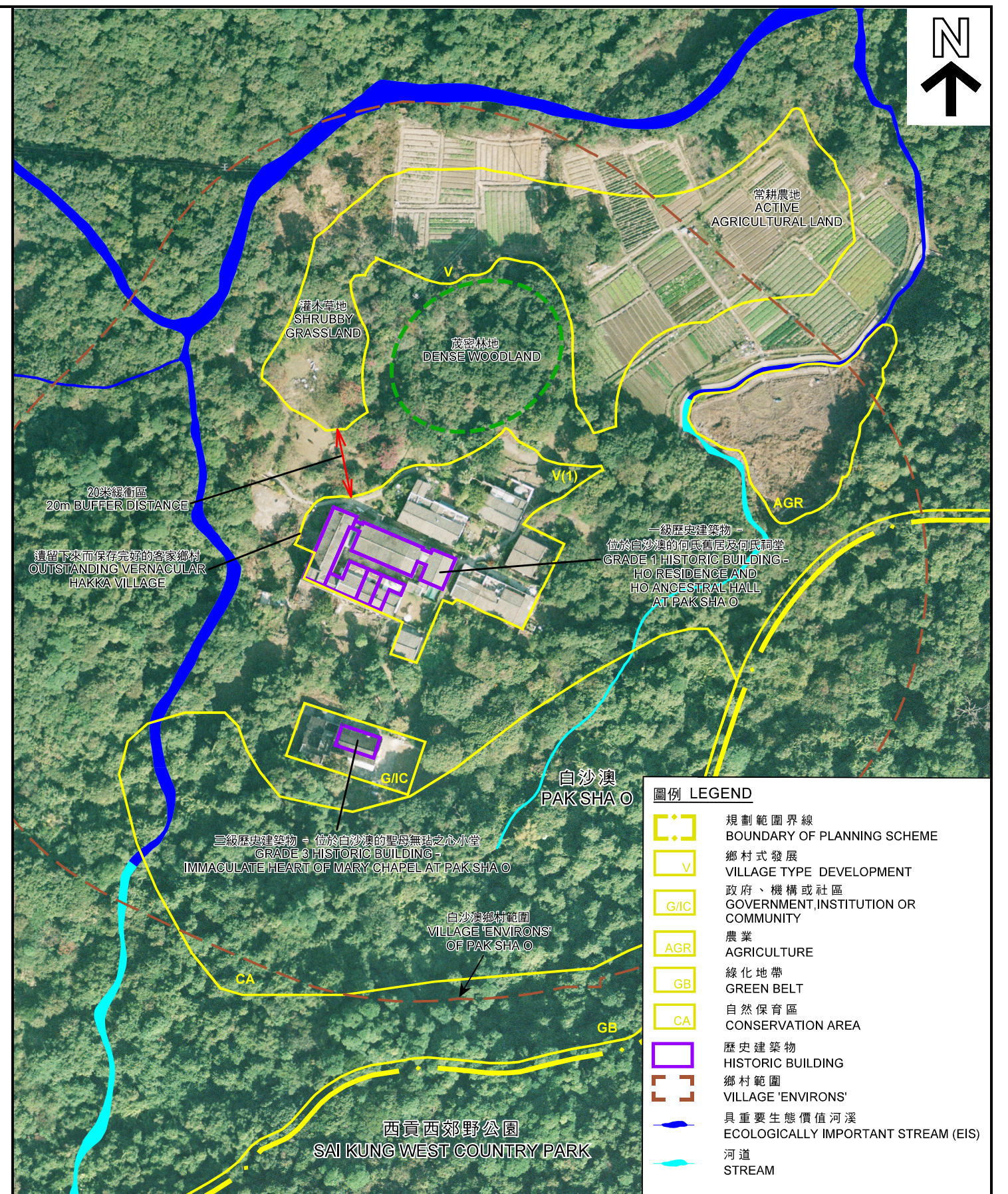
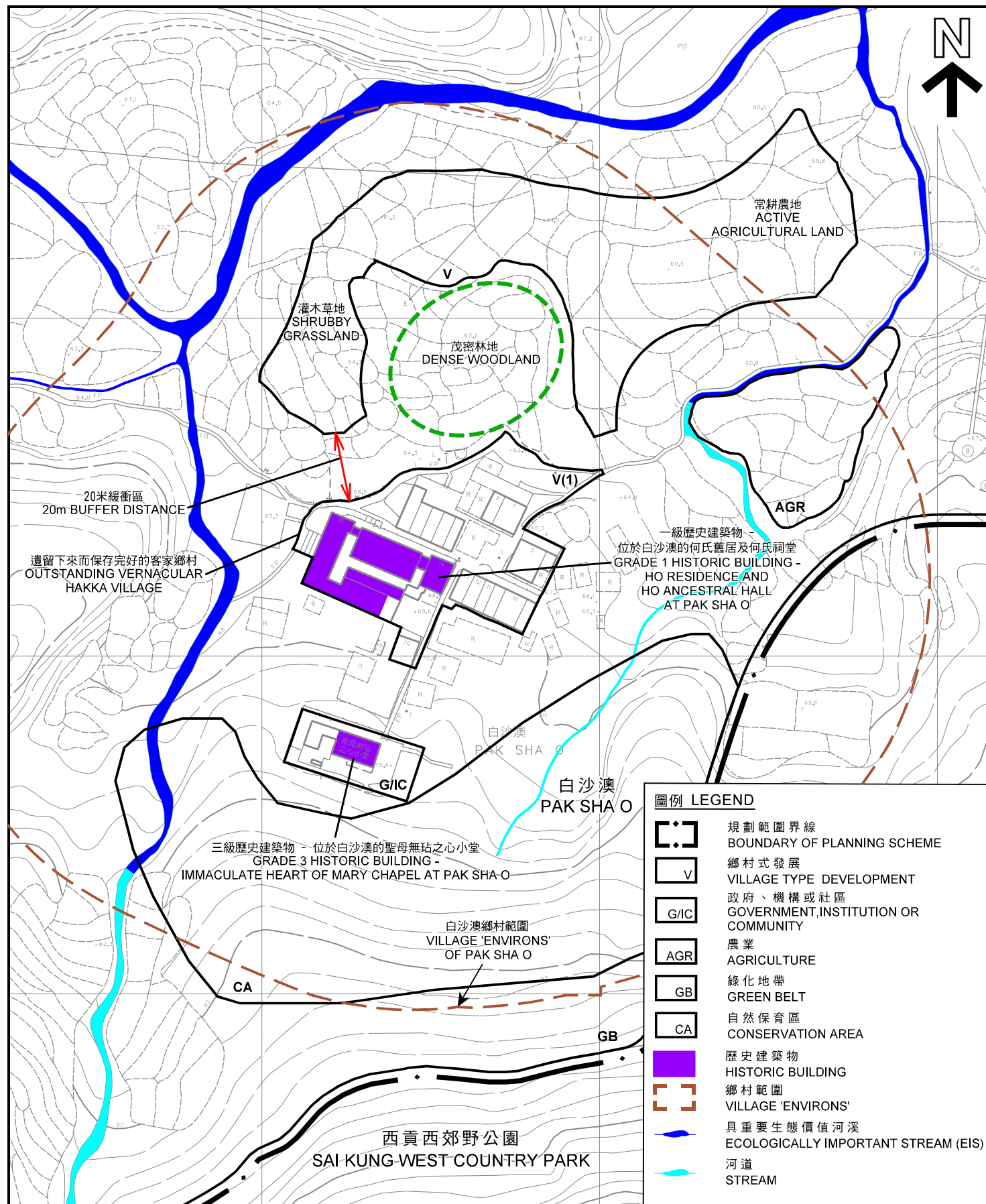
(This does not form part of the proposed amendments to the draft Pak Sha O Outline Zoning Plan No. S/NE-PSO/1)

Paragraphs 9.1.1 and 9.1.3 of the Explanatory Statement are proposed to be amended :

9.1 “Village Type Development” (“V”) : Total Area 1.20 ha

- 9.1.1 The planning intention of this zone is to ***preserve the vernacular Hakka village setting of the existing Pak Sha O and Pak Sha O Ha Yeung villages*** and designate ~~both existing recognized villages and~~ areas of land considered suitable for village expansion ***in harmony with the surroundings***. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. ~~The planning intention of the “Village Type Development(1)” sub-area is to preserve the existing village setting. Selected commercial and community uses serving the needs of the villagers and in support of the village development~~ ***not adversely affecting character of the villages*** are always permitted ~~on the ground floor of a New Territories Exempted House (other than on land designated “Village Type Development(1)”).~~ Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.
- 9.1.2 Pak Sha O and Pak Sha O Ha Yeung are two recognized villages in the Area. The boundaries of this zone are drawn up having regard to the village ‘environs’, the number of outstanding Small House applications, Small House demand forecast, local topography and site constraints and the high conservation value of the existing village clusters, including Ho Residence and Ho Ancestral Hall (Grade 1) at Pak Sha O and King Siu Sai Kui and Hau Fuk Mun (proposed Grade 1) at Pak Sha O Ha Yeung, of the two villages. Areas of difficult terrain, dense vegetation, stream courses and burial grounds have been avoided as far as possible.
- 9.1.3 Noting that Pak Sha O and Pak Sha O Ha Yeung are outstanding vernacular Hakka villages in the Area and are well-preserved, and that the heritage value of historic buildings partly lies in their original physical environment, any change to the ~~existing~~ vernacular Hakka village setting with possible adverse impact on the heritage value of historic buildings and integrity and ambience of the existing village setting should be avoided. ~~Within the “V(1)” sub-area,~~ ***To this end, a “V” zone separated from the old villages is designated for village expansion, whilst the existing village clusters are zoned “V(1)” where new proposed house development (New Territories Exempted House only)*** and any demolition of or any addition, alteration and/or modification to or replacement/redevelopment of an existing building requires planning permission from the Board. Prior consultation with AMO of LCSD should be made if any development, redevelopment or rezoning proposals might affect the above historic buildings, new items pending grading assessment and their immediate environs. ***To avoid possible adverse visual impact to the vernacular Hakka village setting, house development (New Territories Exempted House only) in the separated “V” zone also requires planning permission from the Board.***

- 9.1.4 Except for those specified, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23 m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft DPA plan, whichever is the greater.
- 9.1.5 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 9.1.6 Some areas are overlooked by steep natural hillsides and may be affected by potential natural terrain landslide hazards. For future development in these areas, the developer(s) may be required to carry out natural terrain hazard study and provide suitable hazard mitigation measures, if found necessary, as part of the development.
- 9.1.7 In accordance with the Environment, Transport and Works Bureau's Technical Circular (Works) No. 5/2005, under the current administrative practice, for development proposals/submissions that may affect natural streams/rivers, the approving/processing authorities at various stages of the development should consult and collate comments from the Agriculture, Fisheries and Conservation Department (AFCD) and relevant authorities and incorporate relevant comments/advice as conditions of approval wherever possible. Accordingly, the Lands Department (LandsD) when processing Small House grant applications in close proximity to existing stream courses, should consult concerned departments including AFCD and the Planning Department to ensure that all relevant departments would have adequate opportunity to review and comment on the applications.
- 9.1.8 As diversion of streams or filling of pond may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.
- 9.1.9 There is neither existing nor proposed public sewer in the Area. In addition, the Area falls entirely within the upper indirect WGG. For any village type development, it should be demonstrated that the water quality within WGG will not be affected by the proposals. In general, the use of septic tank and soakaway systems for sewage treatment and disposal is considered as an unacceptable means for new village developments located in WGGs. There should be demonstrably effective means (such as proper waste water treatment plant) to ensure that the effluent water quality is acceptable to concerned government departments.



平面圖 SITE PLAN

在白沙澳分區計劃大綱草圖編號 S/NE-PSO/1 內
位於白沙澳村的「鄉村式發展」及「鄉村式發展（1）」地帶
"V" AND "V(1)" ZONES AT PAK SHA O VILLAGE
ON THE DRAFT PAK SHA O OUTLINE ZONING PLAN No. S/NE-PSO/1

本圖於2016年7月28日擬備，所根據的資料為
測量圖編號 8-NW-9B/D, 10A/C
及地政總署於2015年1月3日拍得的航攝照片編號CS56327
PLAN PREPARED ON 28.7.2016
BASE ON SURVEY SHEETS No. 8-NW-9B/D, 10A/C
AND AERIAL PHOTO No. CS56327
TAKEN ON 3.1.2015 BY LANDS DEPARTMENT

規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
M/CPE/PSO/16/2

圖 PLAN
1

Agenda Item 5

[Open Meeting (Presentation and Question Sessions only)]

Proposed Amendments to the Draft Pak Sha O Outline Zoning Plan No. S/NE-PSO/1 Arising from the Consideration of Representations and Comments on the Draft Pak Sha O Outline Zoning Plan No. S/NE-PSO/1

(TPB Paper No. 10156)

[The meeting was conducted in Cantonese]

40. The Secretary reported that since The Conservancy Association (CA) and Kaitak, Centre for Research and Development, Academy of Visual Arts of Hong Kong Baptist University (HKBU) had submitted representations No. R519 and R526 respectively on the draft Pak Sha O Outline Zoning Plan No. S/NE-PSO/1 (the draft OZP), the following Members had declared interests in the item:

- | | |
|---------------------|--|
| Dr C.H. Hau | - being the Vice-chairman of CA which had submitted representation R519 and comment C1 |
| Mr Stephen H.B. Yau | - being the Chairman of the Social Work Advisory Committee of the Department of Social Work in HKBU, and Kaitak, Centre for Research and Development, Academy of Visual Arts of HKBU had submitted representation R526 |
| Ms Christina M. Lee | - being a part-time student of HKBU |
| Mr Philip S.L. Kan | - being a former member of the Court of HKBU |

41. The proposed amendment to the draft OZP was proposed after the consideration of R519 and R526, amongst others. Members agreed that Dr C.H. Hau's interest of being the Vice-chairman of CA (R519 and C1) was direct and he should be invited to leave the meeting temporarily for the item. Members noted that Dr C.H. Hau had already left the meeting temporarily. Members also noted that Mr Stephen H.B. Yau and Ms Christina M. Lee had already left the meeting. As Mr Philip S.L. Kan had no involvement in the subject matter, Members agreed that his interest was remote and Mr Kan should be allowed to stay at the meeting.

42. Mr C.K. Soh, District Planning Officer/Shia Tin, Tai Po and North, Planning Department (DPO/STN, PlanD) and Ms Channy C. Yang, Senior Town Planner/Country Park Enclave (STP/CPE), PlanD were invited to the meeting at this point.

43. The Chairman extended a welcome and invited DPO/STN to brief Members on the Paper. With the aid of a PowerPoint presentation, Mr. C.K. Soh made a presentation and covered the following main points as detailed in the Paper:

Background

- (a) on 4.12.2015, the draft OZP was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). A total of 1,806 valid representations and 36 comments were received;

[Mr Ivan C.S. Fu left the meeting at this point.]

- (b) after considering the representations and comments on 22.7.2016, the Town Planning Board (the Board) decided to partially uphold Representations No. R516 (part) and R517 to R1807 by amending the Notes of the draft OZP to the effect that any new New Territories Exempted House (NTEH) in the "Village Type Development" ("V") zone would require planning permission from the Board. The Board also considered that the Explanatory Statement (ES) of the draft OZP should be suitably amended to explain the planning intention of the "V" zone, and the proposed amendments to the draft OZP

should be submitted to the Board for agreement prior to gazetting under section 6C(2) of the Ordinance;

- (c) Pak Sha O and Pak Sha O Ha Yeung were outstanding and well-preserved vernacular Hakka villages in the area. The heritage value of the historic buildings partly laid in their original physical environment, any change to the vernacular Hakka village setting with possible adverse impact on the heritage value of historic buildings and integrity and ambience of the existing village setting should be avoided. The existing conditions of the Hakka villages and their surrounding areas were shown on a video clip;

Proposed Amendments to the OZP

- (d) a “V” zone separated from the old villages was designated for village expansion, while the existing village clusters were zoned “V(1)” where new house development (NTEH only) and any demolition of or any addition, alteration and/or modification to or replacement/redevelopment of an existing building required planning permission from the Board;
- (e) to avoid possible adverse visual impact on the Hakka village setting, house development (NTEH only) in the separated “V” zone also required planning permission from the Board;

Proposed Amendments to the Notes of the draft OZP

- (f) under Column 1 of the “V” zone, to delete ‘House (NTEH only) (other than on land designated “V(1)”’, and ‘Eating Place’, ‘Library’, ‘School’ and ‘Shop and Services’ on the ground floor of an NTEH (other than on land designated “V(1))’. For Column 2, to replace ‘House (not elsewhere specified)’ by ‘House (NTEH only)’. Accordingly, the planning intention of the “V” zone would be revised to reflect those changes;
- (g) to ensure that new houses including rebuilding of NTEH and replacement of

existing domestic building by NTEH in other zones would not adversely affect the Hakka village setting, planning permission from the Board should also be required. In that regard, the Covering Notes and the Notes for the “Government, Institution or Community” (“G/IC”), “Agriculture” and “Green Belt” zones would be revised accordingly;

Proposed Revision to the ES of the draft OZP

- (h) the ES (paragraphs 9.1.1 and 9.1.3) of the draft OZP would be revised to explain the planning intention and planning control for the “V” zones aiming to preserve the vernacular Hakka village setting of Pak Sha O and Pak Sha O Ha Yeung;
- (i) upon Members’ agreement to the proposed amendments to the draft OZP, the proposed amendments would be published under section 6C(2) of the Ordinance for public inspection.

44. The Chairman then invited questions and comments from Members.

45. The Secretary reminded Members that those Members who had not taken part in the deliberation part of the hearing should refrain from discussing the subject matter.

46. In response to three Members’ questions on the different requirement of the “V” and “V(1)” zones with respect to village type house development, the rationale for planning control of the “V” and “V(1)” zones, planning control on developments in the “G/IC” zone and sewage treatment of the area, Mr C.K. Soh, DPO/STN, said that in the “V(1)” zone designated for the vernacular Hakka villages, any new development, demolition of or addition, alteration and/or modification to or replacement/redevelopment of an existing building required planning permission from the Board while in the “V” zone, new and redevelopment of house (NTEH only) required planning permission. The “V(1)” zone was to preserve the Hakka villages which were of heritage value. Prior consultation with the Antiquities and Monument Office (AMO) of the Leisure and Cultural Services Department (LCSD) should be made if any development or redevelopment might affect the historic buildings. To avoid the

possible adverse visual impact on the vernacular Hakka village setting, house development/redevelopment in the separated “V” zone and other zones including the “G/IC” zone required planning permission from the Board. The requirements for development in the “V” and “V(1)” zones had been detailed in paragraph 9.1.3 of the revised ES. Since the area fell entirely within the upper indirect water gathering ground, it should be demonstrated in a planning application that any village type development would not affect the water quality of the area. The use of septic tank and soakaway systems for sewage treatment and disposal was generally not acceptable. The project proponent should demonstrate to the satisfaction of relevant government departments that the proposed sewage treatment facilities would meet the relevant standards and requirements. The requirements on sewage treatment had been stipulated in paragraph 9.1.9 of the revised ES. With respect to the pollution issue of the Hoi Ha Wan Marine Park raised by some representers, the Director of Agriculture, Fisheries and Conservation had already engaged a consultant to look into the matter.

[Mr K.K. Cheung left the meeting at this point.]

47. In response to two Member’s respective questions on the possible impacts of the “V” zone on the trees of the area and how the development and redevelopment of the existing buildings, which were neither historic nor graded buildings, in the “V(1)” zone would be handled, Mr C.K. Soh said that as the existing tree groups would serve as a buffer between the “V” and “V(1)” zones, the delineation of the “V” zone had avoided encroaching upon the area covered by trees. For development and redevelopment of the historic and graded buildings within the “V(1)” zone, prior consultation with AMO of LCSD was required and such work should be carried out in accordance with the requirements laid down by the relevant departments. As for those buildings which were neither historic nor graded buildings, planning permission from the Board was still required for any development, redevelopment, addition, alteration or demolition works.

48. Due to the low-lying nature of the area zoned “V”, a Member expressed concern on the risk of flooding and enquired if site formation would be required for village type development. In response, Mr C.K. Soh said that some form of site formation would not be unusual but such works which formed part of the house development thereon would be subject to planning permission of the Board. The Member cautioned that if landfilling in the

form of the site formation works was carried out within the “V” and “V(1)” zones, it would not be subject to planning control under the OZP, and might increase the risk of flooding. Mr K.K. Ling said that in some low-lying “V” zones in north-west New Territories, landfilling activities within the zones required planning permission from the Board. As a precautionary measure, it would be advisable to add in Remarks (d) of the “V” zone that planning permission would be required for any filling of land so as to allow the Planning Authority to take enforcement action against unauthorized landfilling activities within the “V” zone, which also covered the “V(1)” zone. Members agreed to the proposed amendment and noted that the Secretariat of the Board would make necessary refinement to the Notes and ES of the draft OZP as appropriate.

49. After deliberation, Members agreed that subject to the addition of the requirement for planning permission for landfill activities in Remarks (d) of the Notes and ES of the “V” zone which also covered the “V(1)” zone:

- (a) the proposed amendments to the draft Pak Sha O OZP No. S/NE-PSO/1 as shown at Annex I of the Paper were suitable for publication for public inspection in accordance with section 6C(2) of the Ordinance; and
- (b) the proposed revisions to the Explanatory Statement of the draft Pak Sha O OZP No. S/NE-PSO/1 at Annex II of the Paper was suitable for publication together with the draft OZP.

50. The Chairman thanked the representatives of PlanD for attending the meeting. They left the meeting at this point.

[Dr C.H. Hau returned to join the meeting while Mr Andy S.H. Lam and Ms Bernadette H.H. Linn left the meeting at this point.]

城市規劃委員會根據《城市規劃條例》(第 131 章)
建議對白沙澳分區計劃大綱草圖編號 S/NE-PSO/1
所作修訂項目附表

I. 就圖則《註釋》作出的修訂項目

- (a) 修改「鄉村式發展」地帶的土地用途表，刪去第一欄內的「屋宇(只限新界豁免管制屋宇)(在指定為「鄉村式發展(1)」地帶的土地範圍除外)」，及在新界豁免管制屋宇的地面一層(在指定為「鄉村式發展(1)」地帶的土地範圍除外)的「食肆」、「圖書館」、「學校」及「商店及服務行業」；以及在第二欄內以「屋宇(只限新界豁免管制屋宇)」取代「屋宇(未另有列明者)」。
- (b) 修改「鄉村式發展」地帶的規劃意向，註明此地帶的規劃意向，是要保存現有白沙澳及白沙澳下洋這兩條客家鄉村的鄉土格局，並就適宜作與四周環境協調的鄉村擴展的土地劃定界線。只有數項配合村民需要，而且不會對鄉村特色有不良影響的社區用途列為經常准許的用途。
- (c) 修改「鄉村式發展」地帶的備註，限制在地帶內進行填土工程，以及刪去就限制進行河道改道或填土／填塘工程時對翻建工程的豁免。
- (d) 相應修改：(i)《註釋》說明頁第 8 段，刪去「新界豁免管制屋宇的翻建」及「以新界豁免管制屋宇取代現有住用建築物(即在有關發展審批地區草圖的公告在憲報首次刊登該日已經存在的住用建築物)」；(ii)「政府、機構或社區」地帶的土地用途表，刪去第二欄內的「屋宇」用途內「(根據《註釋》說明頁准許翻建新界豁免管制屋宇或以新界豁免管制屋宇取代現有住用建築物者除外)」；(iii)「農業」地帶的土地用途表及備註，分別刪去第二欄內的「屋宇(只限新界豁免管制屋宇)」用途內「(根據《註釋》說明頁准

許翻建新界豁免管制屋宇或以新界豁免管制屋宇取代現有住用建築物者除外)」，及刪去就限制進行河道改道或填土／填塘工程時對翻建工程的豁免；以及 (iv)「綠化地帶」的土地用途表及備註，分別刪去第二欄內的「屋宇」用途內「根據《註釋》說明頁准許翻建新界豁免管制屋宇或以新界豁免管制屋宇取代現有住用建築物者除外」，及刪去就限制進行河道改道、填土／填塘工程或挖土工程時對翻建工程的豁免。

城市規劃委員會

2016 年 9 月 9 日

**建議對《白沙澳分區計劃大綱草圖編號S/NE-PSO/1》的
《註釋》作出的修訂**

建議對《註釋》說明頁第(8)及(10)段作出以下修訂：

- (7) 進行詳細規劃時，道路的路線，以及各個地帶的界線，可能需要略為調整
- (8) 以下是圖則涵蓋範圍內的土地上經常准許的用途或發展，但(a)在個別地帶《註釋》第二欄或(b)在有關地帶《註釋》中的「備註」所載的用途或發展；或(c)下文第(9)段有關「自然保育區」地帶的條文另有規定者則除外：
- (a) 建築物的保養、修葺或拆卸工程；
 - (b) 植物苗圃、美化種植、休憩用地、避雨處、小食亭、行人徑、巴士／公共小型巴士車站或路旁停車處、單車徑、的士站、公用事業設施管道、電線杆、電燈柱、電話亭、電訊無線電發射站、自動櫃員機和神龕的提供、保養或修葺工程；
 - (c) 道路、水道、大溝渠、污水渠和排水渠的保養或修葺工程；
 - (d) 由政府統籌或落實的土力工程、地區小工程、道路工程、排污工程、渠務工程、環境改善工程、與海事有關的設施和水務工程(配水庫工程除外)及其他公共工程；以及
 - ~~(e) 新界豁免管制屋宇的翻建；~~
 - ~~(f) 以新界豁免管制屋宇取代現有住用建築物(即在有關發展審批地區草圖的公告在憲報首次刊登該日已經存在的住用建築物)；以及~~
 - ~~(g) (e)~~ 已獲得政府給予許可的新界原居村民或本地漁民及其家人等的墳墓的建造、保養或修葺工程。
- (9) 在劃作「自然保育區」地帶的土地上，
- (a) 以下是經常准許的用途或發展：
 - (i) 植物苗圃、美化種植、休憩處、避雨處、小食亭、道路、水道、大溝渠、公用事業設施管道、電線杆、電燈柱、電話亭、神龕和墳墓的保養或修葺工程；
 - (ii) 由政府統籌或落實的土力工程、地區小工程、道路工程、排污工程、渠務工程、環境改善工程、與海事有關的設施、水務工程(配水庫工程除外)及其他公共工程；以及
 - (iii) 由政府提供的美化種植；以及

(b) 以下是必須向城市規劃委員會申請許可的用途或發展：

植物苗圃、美化種植(由政府提供的除外)、休憩處、避雨處、小食亭、行人徑、公用事業設施管道、電線杆、電燈柱、電話亭和神龕的提供。

(10) 圖上顯示為「道路」的地方，除上文第(8)(a)至(8)(e) ~~(8)(d)~~和(8)(g)段所載的用途或發展及下列用途外，所有其他用途或發展必須向城市規劃委員會申請許可：

道路和路旁車位。

(11) (a) 在「自然保育區」地帶以外的任何土地或建築物，為期不超過兩個月的臨時用途或發展，如果無須進行地盤平整工程(填土或挖掘)，而且是下列用途或發展之一，即屬經常准許的用途或發展：

為嘉年華會、展會集市、外景拍攝、節日慶典、宗教活動或體育節目搭建的構築物。

(b) 除第(11)(a)段另有規定外，任何土地或建築物的臨時用途或發展，如為期不超過三年，須向城市規劃委員會申請規劃許可。對於有關用途或發展，即使圖則沒有作出規定，城市規劃委員會仍可批給或拒絕批給許可，規劃許可的有效期最長為三年；若城市規劃委員會批給許可，可能附加或不附加條件。然而，劃為「自然保育區」地帶的土地，不得作臨時的露天貯物及港口後勤用途。

(c) 土地或建築物的臨時用途或發展，如為期超過三年，須根據圖則的規定向城市規劃委員會申請許可。

(12) 除非另有訂明，准許的用途和發展在同一地帶內的所有附帶建築、工程和其他作業，以及所有直接有關並附屬於准許用途和發展的用途，均是經常准許的，無須另行申請規劃許可。

(13) 除文意另有所指，或下述的明文規定外，這份《註釋》所使用的詞彙，具有《城市規劃條例》第1A條所給予該等詞彙的涵義。

「現有建築物」指一間實際存在，並符合任何有關法例及有關政府土地契約條款的建築物(包括構築物)。

「新界豁免管制屋宇」指獲得根據《建築物條例(新界適用)條例》(第121章)第III部的規定發出豁免證明書以豁免其建築工程的住用建築物(賓館及酒店除外)，或主要用作居住(賓館及酒店除外)但建築物的地面一層可能闢作「商店及服務行業」或「食肆」的建築物。

建議把「鄉村式發展」地帶《註釋》的「土地用途表」、「規劃意向」及「備註」修訂為：

鄉村式發展

第一欄	第二欄
經常准許的用途	須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途
農業用途	食肆
政府用途(只限報案中心、郵政局)	分層住宅
屋宇(只限新界豁免管制屋宇)	政府垃圾收集站
(在指定為「鄉村式發展(1)」地帶的土地範圍除外)	政府用途(未另有列明者)#
農地住用構築物	酒店(只限度假屋)
宗教機構(只限宗祠)	屋宇(未另有列明者)
鄉事委員會會所／鄉公所	屋宇(只限新界豁免管制屋宇)
	機構用途(未另有列明者)#
	康體文娛場所
	政府診所
	公廁設施
	公用事業設施裝置#
	宗教機構(未另有列明者)#
	住宿機構#
	學校#
	商店及服務行業
	社會福利設施#
	私人發展計劃的公用設施裝置

除以上所列，在新界豁免管制屋宇的地面一層(在指定為「鄉村式發展(1)」地帶的土地範圍除外)，經常准許的用途亦包括：

~~食肆~~
~~圖書館~~
~~學校~~
~~商店及服務行業~~

(請看下頁)

鄉村式發展(續)

規劃意向

此地帶的規劃意向，是**要保存現有白沙澳及白沙澳下洋這兩條客家鄉村的鄉土格局**，並就現有的認可鄉村和適宜作**與四周環境協調的**鄉村擴展的土地劃定界線。地帶內的土地，主要預算供原居村民興建小型屋宇之用。設立此地帶的目的，亦是要把鄉村式發展集中在地帶內，使發展模式較具條理，而在土地運用及基礎設施和服務的提供方面，較具經濟效益。「鄉村式發展(1)」地帶**這支區的規劃意向，是保存現有的鄉村環境。在新界豁免管制屋宇的地面一層(在指定為「鄉村式發展(1)」地帶的土地範圍除外)，有多數項配合村民需要，而且不會對鄉村特色有不良影響**和鄉村發展的商業和社區用途列為經常准許的用途。其他商業、社區和康樂用途，如向城市規劃委員會申請許可，或會獲得批准。

備註

- (a) 任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建(發展或重建作註有#的用途除外)，不得引致整個發展及／或重建計劃的最高建築物高度超過三層(8.23 米)，或超過在有關發展審批地區草圖的公告在憲報首次刊登該日已經存在的建築物的高度，兩者中以數目較大者為準。
- (b) 在指定為「鄉村式發展(1)」地帶的土地範圍內，任何現有建築物(即在有關發展審批地區草圖的公告在憲報首次刊登該日已經存在的建築物)的拆卸或加建、改動及／或修改，或現有建築物的取代／重建，都須取得城市規劃委員會的規劃許可。
- (c) 城市規劃委員會如接獲根據《城市規劃條例》第 16 條提出的申請，可按個別發展或重建計劃的情況，考慮略為放寬上文(a)段所述的建築物高度限制。
- (d) 在有關發展審批地區草圖的公告在憲報首次刊登該日或以後，如未取得城市規劃委員會根據《城市規劃條例》第 16 條批給的許可，不得進行或繼續進行任何河道改道或填土／填塘工程，包括為改作上文第一欄和第二欄所列的任何用途，或《註釋》說明頁所載的經常准許的用途或發展(由政府統籌或落實的公共工程，以及保養或修葺或翻建工程除外)而進行或繼續進行者。

建議把「政府、機構或社區」地帶《註釋》的「土地用途表」修訂為：

政府、機構或社區

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請，可能在有附帶 條件或無附帶條件下獲准的用途
救護站 動物檢疫中心(只限設於政府建築物) 播音室、電視製作室及／或電影製作室 食肆(只限食堂、熟食中心) 教育機構 展覽或會議廳 郊野學習／教育／遊客中心 政府垃圾收集站 政府用途(未另有列明者) 醫院 機構用途(未另有列明者) 圖書館 街市 康體文娛場所 政府診所 公廁設施 公共車輛總站或車站 公用事業設施裝置 公眾停車場(貨櫃車除外) 可循環再造物料回收中心 宗教機構 研究所、設計及發展中心 鄉事委員會會所／鄉公所 學校 配水庫 社會福利設施 訓練中心 批發行業	動物寄養所 動物檢疫中心(未另有列明者) 靈灰安置所 懲教機構 火葬場 駕駛學校 食肆(未另有列明者) 殯儀設施 度假營 屋宇(根據《註釋》說明頁准許翻建新 界豁免管制屋宇或以新界豁免管 制屋宇取代現有住用建築物者除 外) 場外投注站 辦公室 加油站 娛樂場所 私人會所 雷達、電訊微波轉發站、電視及／或 廣播電台發射塔裝置 住宿機構 污水處理／隔篩廠 商店及服務行業 私人發展計劃的公用設施裝置 動物園

建議把「農業」地帶《註釋》的「土地用途表」及「備註」修訂為：

農業

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途
農業用途 政府用途(只限報案中心) 農地住用構築物 公廁設施 宗教機構(只限宗祠) 鄉事委員會會所／鄉公所	動物寄養所 燒烤地點 郊野學習／教育／遊客中心 政府垃圾收集站 政府用途(未另有列明者) 屋宇(只限新界豁免管制屋宇)——根據 《註釋》說明頁准許建翻新界豁免 管制屋宇或以新界豁免管制屋 宇取代現有住用建築物者除外) 野餐地點 康體文娛場所(只限騎術學校、休閒 農場、釣魚場) 公用事業設施裝置 宗教機構(未另有列明者) 學校 私人發展計劃的公用設施裝置

規劃意向

此地帶的規劃意向，主要是保存和保護良好的農地／農場／魚塘，以便作農業用途。設立此地帶的目的，亦是要保存在復耕及作其他農業用途方面具有良好潛力的休耕農地。

備註

在有關發展審批地區草圖的公告在憲報首次刊登該日或以後，如未取得城市規劃委員會根據《城市規劃條例》第 16 條批給的許可，不得進行或繼續進行任何河道改道或填土／填塘工程，包括為改作上文第一欄和第二欄所列的任何用途，或《註釋》說明頁所載的經常准許的用途或發展(由政府統籌或落實的公共工程，以及保養——或修葺或翻建工程除外)而進行或繼續進行者。這限制並不適用於政府部門事先以書面指示特別要求進行，或為下面所列目的而進行的填土工程：

- (i) 為耕種而鋪上厚度不超過 1.2 米的泥土；或
- (ii) 建造已事先獲地政總署發給批准書的任何農用構築物。

建議把「綠化地帶」《註釋》的「土地用途表」及「備註」修訂為：

綠化地帶

第一欄	第二欄
經常准許的用途	須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途
農業用途	動物寄養所
燒烤地點	播音室、電視製作室及／或電影製作室
政府用途(只限報案中心)	墓地
自然保護區	靈灰安置所(只限設於宗教機構內或現有靈灰安置所的擴建部分)
自然教育徑	火葬場(只限設於宗教機構內或現有火葬場的擴建部分)
農地住用構築物	郊野學習／教育／遊客中心
野餐地點	政府垃圾收集站
公廁設施	政府用途(未另有列明者)
帳幕營地	直升機升降坪
野生動物保護區	度假營
	屋宇(根據《註釋》說明頁准許翻建新界豁免管制屋宇或以新界豁免管制屋宇取代現有住用建築物者除外)
	加油站
	康體文娛場所
	公共車輛總站或車站
	公用事業設施裝置
	公眾停車場(貨櫃車除外)
	雷達、電訊微波轉發站、電視及／或廣播電台發射塔裝置
	宗教機構
	住宿機構
	鄉事委員會會所／鄉公所
	學校
	配水庫
	社會福利設施
	私人發展計劃的公用設施裝置

(請看下頁)

綠化地帶(續)

規劃意向

此地帶的規劃意向，主要是利用天然地理環境作為市區和近郊的發展區的界限，以抑制市區範圍的擴展，並提供土地作靜態康樂場地。根據一般推定，此地帶不宜進行發展。

備註

在有關發展審批地區草圖的公告在憲報首次刊登該日或以後，如未取得城市規劃委員會根據《城市規劃條例》第 16 條批給的許可，不得進行或繼續進行任何河道改道、填土／填塘或挖土工程，包括為改作上文第一欄和第二欄所列的任何用途，或《註釋》說明頁所載的經常准許的用途或發展(由政府統籌或落實的公共工程，以及保養—或修葺或翻建工程除外)而進行或繼續進行者。

建議對《白沙澳分區計劃大綱草圖編號 S/NE-PSO/1》的
《說明書》作出的修訂
(有關修訂不構成建議對《白沙澳分區計劃大綱草圖編號 S/NE-PSO/1》
所作修訂的一部分)

建議對《說明書》第 9.1.1、9.1.3、9.1.8 及 9.4.7 段作出以下修訂：

9.1 「鄉村式發展」：總面積 1.20 公頃

9.1.1 此地帶的規劃意向，是要保存現有白沙澳及白沙澳下洋這兩條客家鄉村的鄉土格局，並就現有的認可鄉村和適宜作與四周環境協調的鄉村擴展的土地劃定界線。地帶內的土地，主要預算供原居村民興建小型屋宇之用。設立此地帶的目的，亦是要把鄉村式發展集中在地帶內，使發展模式較具條理，而在土地運用及基礎設施和服務的提供方面，較具經濟效益。~~「鄉村式發展(1)」地帶這支區的規劃意向，是保存現有的鄉村環境。在新界豁免管制屋宇的地面一層(在指定為「鄉村式發展(1)」地帶的土地範圍除外)，有多數項配合村民需要，而且不會對鄉村特色有不良影響和鄉村發展的商業和社區用途列為經常准許的用途。其他商業、社區和康樂用途，如向城規會申請許可，或會獲得批准。~~

9.1.3 白沙澳及白沙澳下洋是該區遺留下來的兩條保存完好的客家鄉村，極富鄉土特色。由於歷史建築物的文物價值有部分在於其原本所在的自然環境，所以應避免改變該兩條客家鄉村現有的鄉土格局而令其歷史建築物的文物價值及其現有鄉村格局的完整和氛圍受到負面影響。在「鄉村式發展(1)」地帶這支區內，為此，供鄉村擴展之用的「鄉村式發展」地帶與古舊鄉村分隔，現有村落則劃為「鄉村式發展(1)」地帶。在「鄉村式發展(1)」地帶內，若擬興建新屋宇(只限新界豁免管制屋宇)及拆卸或加建、改動及／或修改，或取代／重建現有建築物，必須取得城規會的規劃許可。如有任何發展、重建或改劃土地用途地帶的建議可能會影響上述歷史建築物、有待評級的新項目和兩者四周的環境，必須先徵詢康文署轄下古蹟辦的意見。為避免對客家鄉村的鄉村格局造成不良的視覺影響，在分隔開的「鄉村式發展」地帶興建屋宇(只限新界豁免管制屋宇)亦須取得城規會的規劃許可。

9.1.8 由於河道改道或填土／填塘工程可能會對鄰近地方的排水情況及自然環境造成不良影響，因此必須向城規會取得許可，才可進行該等工程。

9.4 「綠化地帶」：總面積 29.46 公頃

9.4.7 由於河道改道、填土／填塘或挖土工程可能會對鄰近地方的排水情況及自然環境造成不良影響，因此必須向城規會取得許可，才可進行該等工程，但由政府統籌或落實的公共工程，以及保養或修葺或翻建工程除外。

寄件者: WOO Ming Chuan [REDACTED]
寄件日期: 30日09月2016年星期五 17:02
收件者: Town Planning Board
副本: HKBWS HKBWS
主旨: Further representation in respect of proposed amendments to draft Pak Sha O Outline Zoning Plan (S/NE-PSO/1)

Dear Sir/Madam,

I noticed that there were no changes in the boundary of the zoning and only the Notes of the draft Plan related to the "Village Type Development" (V) zone were amended. I consider that the new V zone, which is separated from the old village and is designated for village expansion, is inappropriate. My concerns are as follows:

1. Increase flooding risk

The new V zone is located at a farmland which was previously a marsh and is surrounded by the Ecologically Important Stream (EIS). This area acts like a "sponge" in rainstorm events, which offers permeable land for natural retention and percolation of water. As such, allowing village development in this area means paving land with concrete and asphalt which reduces its ability in absorption of water and increases flooding risks. This will become even more severe as extreme weather incidents will be more frequent under the effect of global warming. Even with the current set back distance from the streams, it would not help alleviate the problem. I consider that it is irresponsible to locate village development in an area which is prone to flooding, putting the safety of existing villagers and future residents at risk.

2. Do not respect farming

The new V zone is proposed in an active farmland. This does not respect and protect "farmland" itself by limiting its use to cultivation only, does not respect and conserve the multiple values of farmland (i.e. its cultural value, landscape value, ecological value, and acting as an open space, a buffer zone and a wildlife corridor), and does not respect and appreciate the farmers who are farming the area. Therefore, I consider that the active farmland should be retained and the village expansion should be rejected.

3. Destroy first build later

The area where the new V zone is currently located, was once a long abandoned paddy field which became a freshwater marsh through natural succession. In 2012 (the same year as the division of land plots by deed poll, the transfer of landownership from developer to villager), a farmer from outside the village came to cultivate the area and started to drain the wetland. In the process of drafting an OZP for Pak Sha O in 2015, the farmed area was zoned as "Agriculture" (AGR) in draft Plan B (S/NE-PSO/B) due to its current status. Later, amendments were made to draft Plan B and a new V zone was proposed in draft Plan C (S/NE-PSO/C). This series of events gives the public an impression that farming in a wetland can degrade its ecological value and would eventually lead to an approved village development. I am concerned that the recognition and approval of the new V zone by the Town Planning Board may set an undesirable precedent for future similar cases, such that more freshwater wetlands will be destroyed and drained by dry agricultural practices in hope of small house developments in the future. Therefore, the new V zone should be removed.

Thank you for your attention and I hope the Town Planning Board would kindly take my comments into consideration

Yours faithfully,

Woo Ming Chuan

寄件者: Kam Yi Lam [REDACTED]
 寄件日期: 30日09月2016年星期五 12:15
 收件者: tpbd
 主旨: Further Representation in Respect of Proposed Amendments to the Draft Pak Sha O Outline Zoning Plan No. S/NE-PSO/1

Dear Sir/ Madam,

Please kindly ignore the previous email. Below please find the latest one.

We are grateful that the Board has upheld some of the representations and agreed to amend the draft plan.

However, we are still concerned that the V zone is too large in area and part of its area is not confined within the VE. We consider that Small House development should not exceed the VE.

We still consider that it is not appropriate to have any additional development in this pristine area.

Thank you for your attention.

Karen Lam

就《白沙澳分區計劃大綱草圖編號 S/NE-PSO/1》的建議修訂
作出的有效進一步申述及規劃署的回應摘要

文件 VII

進一步申述的編號 (TPB/R/S/NE- PSO/1-) 及進一步申述人	進一步申述的理由／建議	規劃署的回應
F1： 胡明川	<p>(a) 在與舊村分隔的地方劃設「鄉村式發展」地帶作鄉村擴展之用，做法不當，因為在該處發展鄉村將令水浸的風險增加；此外，把常耕農地劃為「鄉村式發展」地帶，沒有尊重和保護農地。</p> <p>(b) 劃為「鄉村式發展」地帶的地方以前是濕地，後來遭農業活動破壞，把之劃為「鄉村式發展」地帶或會立下不良先例。</p> <p>(c) 保留常耕農地，刪除「鄉村式發展」地帶。</p>	<p>(a) 見文件第 3.5 至 3.7 和 3.9 至 3.13 段。</p> <p>(b) 見文件第 3.5、3.8 和 3.13 段。</p> <p>(c) 見文件第 3.5 至 3.7 和 3.9 和 3.13 段。</p>

進一步申述的編號 (TPB/R/S/NE- PSO/1-) 及進一步申述人	進一步申述的理由／建議	規劃署的回應
F2： Karen Kam	(a) 歡迎建議對草圖作出的修訂。 (b) 「鄉村式發展」地帶的面積仍然過大，有部分地方並不在「鄉村範圍」內。不應在「鄉村範圍」外興建小型屋宇，亦不宜在這片淨土進行任何新增的發展。	(a) 備悉。 (b) 見文件第 3.5 至 3.7、3.9 和 3.13 段。