

tpbpc

寄件者: Andrew Chan (WWF-HK) [REDACTED]  
寄件日期: 29日03月2017年星期三 15:43  
收件者: tpbpd@pland.gov.hk  
主旨: S\_NE-TPK\_1\_Tai Po Kau\_WWF\_Mar2017  
附件: S\_NE-TPK\_1\_Tai Po Kau\_WWF\_Mar2017.pdf

TPB/R/S/NE-TPK/1-1

Dear Sir/Madam,

Please find attached our submission on the captioned.

Thank you for your attention.

Yours faithfully,

Andrew Chan  
Conservation Officer, Local Biodiversity  
WWF-Hong Kong 世界自然基金會香港分會  
Tel: [REDACTED]  
E-mail: [cmchan@wwf.org.hk](mailto:cmchan@wwf.org.hk)

**together possible** 

Find out more and get involved at [wwf.org.hk](http://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)



世界自然基金會  
香港分會

WWF-Hong Kong

香港新界葵涌葵昌路 8 號  
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29 March 2017

**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](mailto:tpbpd@pland.gov.hk))

**By E-mail ONLY**

Dear Sir/Madam,

**Re: Draft Tai Po Kau Outline Zoning Plan No. S/NE-TPK/1**

WWF **support the general planning intention** of the Draft Tai Po Kau Outline Zoning Plan (No. S/NE-TPK/1) which is “...to protect its high ecological and landscape value which complement the overall naturalness and the landscape beauty of the surrounding Special Area.” Also, **we welcome the designation of “Conservation Area” zone** for the captioned “country park enclaves” as it helps the preservation of the natural and landscape character of the enclaves themselves and the surrounding Tai Po Kau Nature Reserve.

**1. Site near Ngau Wu Tok**

Both sites near Ngau Wu Tok and Tai Po Mei are of high conservation value. As per our site visit on 15 May 2014, the site near Ngau Wu Tok contains well-established woodlands with the native *Machilus* sp. as dominant canopy species (Fig. 1a). There is also rich shrub and understory with native species such as *Blechnum orientale*, *Ilex pubescens* and *Schefflera heptaphylla* and etc. The presence of *Machilus* sp. in small tree form proves that natural regeneration of this canopy species is undergoing in this enclave. Two protected plant species namely *Cibotium barometz* and *Pavatta hongkongensis* are also recorded by

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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  
行政總裁：江偉智先生

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：孖士打律師行  
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  
CEO: Mr Peter Cornthwaite

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)

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

Planning Department<sup>1</sup>.” Besides, the natural stream running across the enclave from northwest to southeast is unpolluted and of good condition (Fig. 1c). Hong Kong Paradise Fish and Hong Kong Newt which are both species of conservation concern are recorded by the Planning Department.<sup>2</sup> **Due to its high ecological and landscape integrity with the nearby Tai Po Kau Nature Reserve (Fig. 1b), we opine that “CA” zone is appropriate to the site near Ngau Wu Tok.**

It should be noted that the only access to this enclave is the Tai Po Kau Forest Track which is a restricted access and requires permission from AFCD. Also, there are no recognized village in this enclave and thus no “Village Environ”<sup>3</sup>. **Given these development constraints and the high conservation value of the area, we consider that zoning the whole site as “Conservation Area” (“CA”) is the most pragmatic measure to protect its ecology and natural environment.**

## **2.Site near Tai Po Mei**

The site is surrounded by dense woodlands and these woodlands are ecologically linked to the surrounding Tai Po Kau Nature Reserve (Fig. 2a), especially at the western part of the enclave. Also, there is an unpolluted natural stream running across the enclave and should be preserved (Fig. 2b). As such, **we consider that “CA” zone is appropriate to protection the woodlands, the stream and its riparian zone which are all of high conservation value.**

## **3. Incorporating both enclaves into Tai Po Kau Nature Reserve**

In October 2010, the Chief Executive stated in the Policy Address 2010-11 that “*To meeting conservation and social development needs, the Government will either include them (country park enclaves) into country parks, or determine their proper uses through statutory planning...as soon as possible*”.<sup>4</sup> In Sept 2011, the Ombudsman recommended that (a) *DevB and EnB should urge their executive departments to, as directed by the Chief*

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<sup>1</sup> Refer to Section 9.2 of TPB paper No. 10237

<sup>2</sup> *Ibid*

<sup>3</sup> Refer to Section 6.3 of TPB paper No. 10237

*Executive, expeditiously prepare statutory plans for those enclaves that are still unprotected or to incorporate them into country parks, **in order to ensure that all enclaves are properly protected**; and (b) AFCD should consider incorporating private lands that have conservation value into country parks in accordance with the revised CMPB criteria.* We view that AFCD should use the revised Criteria for Designation Country Parks<sup>5</sup> to assess the suitability of incorporating these two enclaves into Tai Po Kau Nature Reserve with consideration on conservation value, landscape value and recreation potential. We urge that these two enclaves should be incorporated into Tai Po Kau Nature Reserve as soon as feasible to protect valuable species and important habitats.

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

Thank you for your attention.

Yours faithfully,



Andrew Chan

Conservation Officer, Local Biodiversity

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<sup>4</sup> The Policy Address 2010-11 <http://www.policyaddress.gov.hk/10-11/eng/p122.html>

<sup>5</sup> Country and Marine Parks Board Working Paper No. WP/CMPB/6/2011  
[http://www.afcd.gov.hk/english/aboutus/abt\\_adv/files/common/WP\\_CMPB\\_6\\_2011eng.pdf](http://www.afcd.gov.hk/english/aboutus/abt_adv/files/common/WP_CMPB_6_2011eng.pdf)

**Figure 1a. Well-established woodland at the Site near Ngau Wu Tok (Photo taken on 15<sup>th</sup> May 2014)**



**Figure 1b. The Site near Ngau Wu Tok (Right side) is compatible to the Tai Po Kau Nature Reserve (Left side) (Photo taken on 15<sup>th</sup> May 2014)**



**Figure 1c. The natural stream inside the Site near Ngau Wu Tok (Photo taken on 15<sup>th</sup> May 2014)**



**Figure 2a. Dense woodland at the Site near Tai Po Mei (View from the enclave to Tai Po Kai Nature Reserve) (Photo taken on 15<sup>th</sup> May 2014)**



**Figure 2b. The natural stream at the Site near Tai Po Mei (Photo taken on 15<sup>th</sup> May 2014)**



寄件者: Kitty Tang  
寄 期: 10日04月2017年星期一 11:23  
收件者: tpbpd@pland.gov.hk  
主旨: DHK's comment on Draft Tai Po Kau Outline Zoning Plan  
附件: 20170410 Comment on Draft Tai Po Kau Outline Zoning Plan No. S\_NE-TPK\_1.pdf

TPB/R/S/NE-TPK/1-2

Dear Sir/Madam,

Our comment on Draft Tai Po Kau Outline Zoning Plan is attached in this email. Thank you for your attention.

Yours faithfully,

For and on behalf of Designing Hong Kong Limited

Kitty Tang

# 創建 Designing Hong Kong 香港 .com

Hong Kong, 10<sup>th</sup> April, 2017  
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](mailto:tpbpd@pland.gov.hk)

## Comment on Draft Tai Po Kau Outline Zoning Plan No. S/NE-TPK/1

Dear Chairman and Members,

Designing Hong Kong supports the general planning intention of the Tai Po Kau Outline Zoning Plan, which aims to protect the high conservation and landscape value that complements the overall naturalness and the landscape beauty of the Tai Po Kau Nature Reserve. We also welcome the designation of "Conservation Area (CA)" for the two Country Park (CP) enclaves to reflect the ecological importance of natural habitats including the mature woodland and natural streams.

We hereby would like to give a few recommendations on the proposed land uses in hope of providing better protection for the valuable wildlife species and important habitats:

### 1. Prompt Enforcement Action among departments

Experience tells us that ecological destruction is serious on both government and private land even when an area is zoned "CA". Close liaison between departments is necessary and important to ensure prompt enforcement to address the problem at an early stage. It is important for the Town Planning Board to verify that the Planning Department has adequate resources and legal powers to monitor and enforce the zoning it has agreed.

### 2. Incorporating both enclaves into Tai Po Kau Nature Reserve

In the report from Audit Commission published in 2013, the Agriculture, Fisheries and Conservation Department (AFCD) should continue assess and identify suitable CP enclaves for incorporation into CP under the change of policy on designating CP. <sup>1</sup>Moreover, as stated in the territorial development strategy HK2030+ in 2016, proposed extensions of country parks and incorporation of CP enclaves into CP should be taken forward in hopes of enhancing the biodiversity of Hong Kong. <sup>2</sup>

The two CP enclaves are encircled by the Tai Po Kau Nature Reserve. Apart from zoning the areas as "CA", we urge for the two enclaves to be incorporated into the Tai Po Kau Nature Reserve as soon as possible to ensure the areas are patrolled, managed and maintained under the Country Park Regulations, and their ecological and landscape values are conserved

Here we submit our concerns for your consideration.

Yours,

Designing Hong Kong Limited

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<sup>1</sup>2013 Audit Report Chapter 5: Protection of Country Parks and Special Areas

[http://www.aud.gov.hk/pdf\\_e/e61ch05.pdf](http://www.aud.gov.hk/pdf_e/e61ch05.pdf)

<sup>2</sup>HK2030+ Chapter 13: Environmental Protection and Nature Conservation for Sustainable Development

[http://www.hk2030plus.hk/document/Environmental%20Protection%20and%20Nature%20Conservation\\_Eng.pdf](http://www.hk2030plus.hk/document/Environmental%20Protection%20and%20Nature%20Conservation_Eng.pdf)

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寄件者: WOO Ming Chuan  
寄 期: 07日04月2017年星期五 18:03  
收件者: Town Planning Board  
副本: HKBWS  
主旨: HKBWS's comments on the draft Tai Po Kau Outline Zoning Plan No. S/NE-TPK/1  
附件: 20170407\_TaiPoKau\_OZP\_HKBWS.pdf

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

Dear Sir/Madam,

Our submission is attached. Thank you.

Best Regards,  
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

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



By email only

7 April 2017

香港觀鳥會  
THE  
HONG  
KONG  
BIRD  
WATCHING  
SOCIETY

Since 1957 成立

Dear Sir/Madam,

**Comments on the draft Tai Po Kau Outline Zoning Plan No. S/NE-TPK/1**

During the exhibition period of the draft Development Permission Area (DPA) Plan back in 2014, the Hong Kong Bird Watching Society (HKBWS) already expressed our concerns on the adverse impacts of development and consider that the Plan Area should be designated as CA zone to protect the conservation value of the area. We appreciate that the Planning Department and the Town Planning Board (the Board) have taken our comments into consideration and we welcome the draft Tai Po Kau Outline Zoning Plan (OZP) No. S/NE-TPK/1 in which the whole Area is proposed to be designated as CA zone.



國際鳥盟成員

**1. The Plan Area is of high ecological value and conservation importance**

1.1. The Plan Area is completely encircled by the Tai Po Kau Nature Reserve (TPKNR), which was declared as a Special Area back in 1977 and is well-known for its mature secondary woodland. Currently, the HKBWS has recorded over 200 bird species in TPKNR which accounts for more than one-third of the total bird species in Hong Kong. It is an important foraging and roosting ground for woodland-dependent species. Records of the uncommon resident Great Barbet *Psilopogon virens*, scarce resident Brown Wood Owl *Strix leptogrammica*, rare residents Speckled Piculet *Picumnus innominatus* and Bay Woodpecker *Blythipicus pyrrhotis* are mainly concentrated in TPK<sup>1</sup>. Besides, as the woodland gradually matures, more and more forest birds in the sub-tropical region settle down in Tai Po Kau as residents. At an international level, the Plan Area and the TPKNR forms part of the greater "Tai Po Kau, Shing Mun and Tai Mo Shan Important Bird Area (IBA)" which is recognized by BirdLife International, the global authority in bird conservation (Figure 1). This IBA supports many characteristic species of the Sino-Himalayan subtropical forest biome<sup>2</sup> and is a representative site of the South China Mountains, which is important for scientific research and long-term monitoring of the whole region<sup>3</sup>.

<sup>1</sup> HKBWS Hong Kong Bird Reports 2012, 2013 and 2014. Records of Great Barbet, Brown Wood Owl, Speckled Piculet and Bay Woodpecker concentrated at Tai Po Kau at least since 2012.

<sup>2</sup> Important Bird Areas in Asia: key sites for conservation. Hong Kong. Birdlife Conservation Series No.13

<sup>3</sup> <http://www.birdlife.org/datazone/sitefactsheet.php?id=16077>

1.2. HKBWS internal records reveal that the composition of bird species within the Plan Area are similar to the surrounding habitats of the TPKNR. Woodland bird species recorded within the Plan Area include Mountain Tailorbird *Phyllergates cucullatus*, Streak-breasted Scimitar Babbler *Pomatorhinus ruficollis*, Chestnut Bulbul *Hemixos castanonotus*, Grey-chinned Minivet *Pericrocotus solaris*, Blue-winged Minla *Minla cyanouroptera* and Large Hawk Cuckoo *Hierococcyx sparverioides*. Bay woodpecker *Blythipicus pyrrhotis*, which is a rare resident of mature broadleaf secondary forest, was recently recorded<sup>4</sup> in the woodland at the boundary of the Plan Area. All the above demonstrates the strong ecological connectivity between the Plan Area and the TPKNR as well as the intact conditions of the wooded areas within the Plan Area. The natural habitats within the Plan Area are also very similar to that within the TPKNR (Figures 2 and 3). Therefore, we consider that it is appropriate to designate the whole Plan Area as CA zone.

## **2. The provision of a “Village Type Development” (V) zone is not necessary**

As stated in the Town Planning Board (TPB) Paper No. 10173, there are no recognized village and “village environs” (VE) in the Area. Since the gazette of the DPA plan, no planning application in the Area was received by the TPB. Moreover, it is not served by any public roads and there is no existing or planned public sewerage. The site near Ngau Wu Tok is also within the upper indirect water gathering ground. Any development in the Plan Area (i.e. expansion of current temporary houses and small houses development) would not only introduce human disturbances, potential water pollution to the natural streams and habitat loss, it also facilitates the demand for access roads to the development sites which further degrades the natural environment and adversely affect the ecological integrity of the TPKNR. The current temporary structures or squatters in the site near Tai Po Mei are of small scale and do not affect the overall conservation value and importance of the Plan Area. Therefore, there is no evidence that indicate the need for a village/residential development in the Plan Area, and we consider that it is appropriate to designate the whole Plan Area as CA zone.

## **3. Our recommendations**

The HKBWS considers that an “Ecosystem Approach”, which is the primary framework for action under the Convention on Biological Diversity<sup>5</sup>, should be adopted to protect the various sensitive habitats in the Plan Area. The Plan Area is encircled by the TPKNR and we consider that the whole area should be designated as CA zoning. However, the introduction of planning control alone could not fully protect the sites

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<sup>4</sup> HKBWS internal record made in February 2017

<sup>5</sup> <https://www.cbd.int/ecosystem/>

from activities such as unauthorized tree felling and vegetation removal, and does not include regular patrol of the Plan Area by staff from Government department. In order to fully protect the ecological and landscape values of the site, as well as the overall value of the surrounding TPKNR, the PlanD and TPB should consider including the Plan Area into the TPKNR or as an extension of the Tai Mo Shan/Shing Mun Country Park following detailed assessments and public consultation. HKBWS believes that the Plan Area and its surrounding areas are qualified for such purpose given its value in terms of ecology and landscape.

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

Yours faithfully,

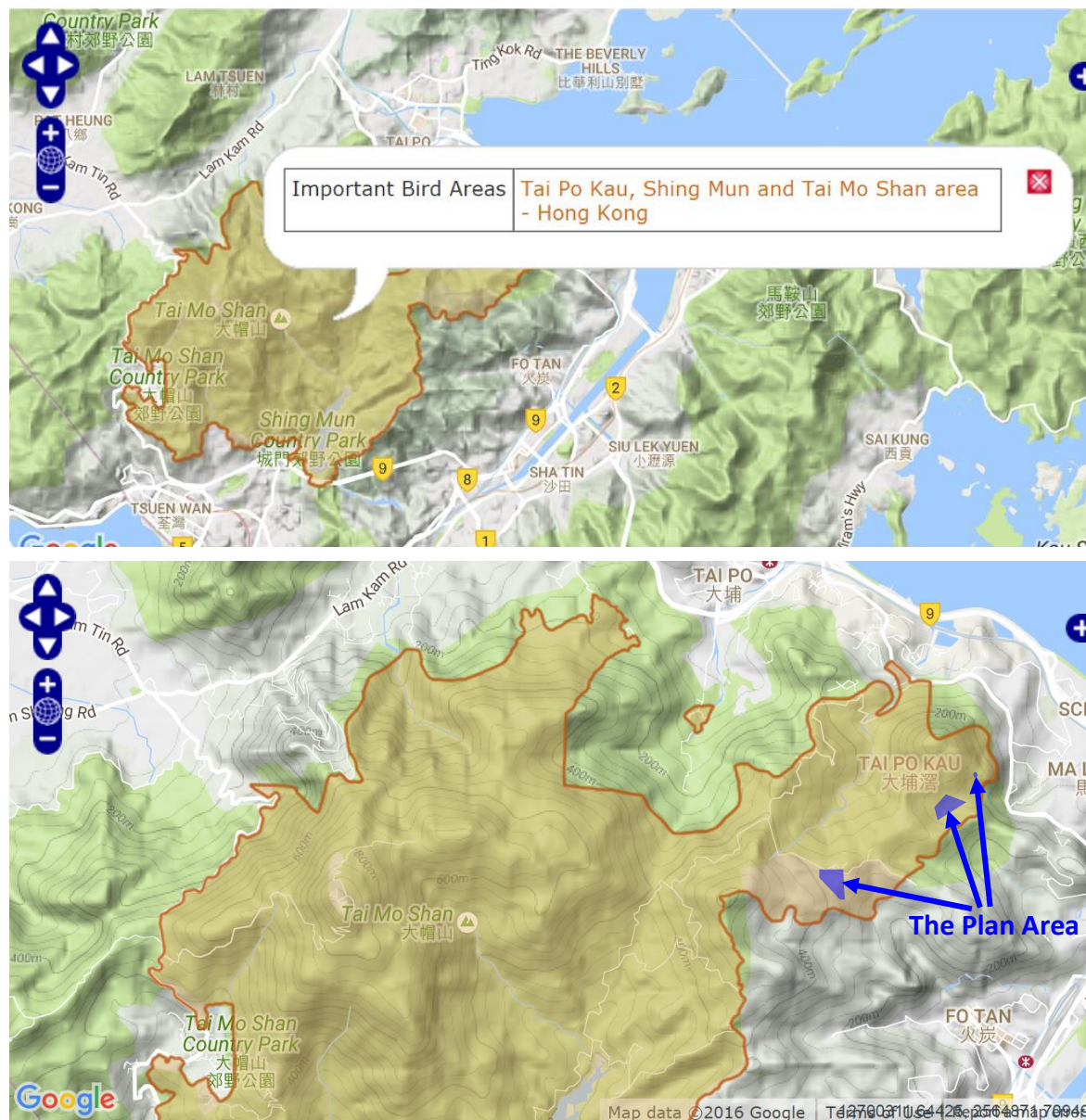
A handwritten signature in black ink, appearing to read 'Woo Ming Chuan', with a stylized flourish at the end.

Woo Ming Chuan  
Conservation Officer  
The Hong Kong Bird Watching Society

cc.

Designing Hong Kong  
Kadoorie Farm and Botanic Garden  
WWF – Hong Kong

**Figure 1.** Location of the Plan Area within the “Tai Po Kau, Shing Mun and Tai Mo Shan Important Bird Area (IBA)” as coloured in blue and indicated by the blue arrows (maps extracted from <http://www.birdlife.org/datazone/sitefactsheet.php?id=16077>).



**Figure 2.** The woodland at the site near Tai Po Mei in the Plan Area



**Figure 3.** The watercourse and surrounding wooded areas at the site near Ngau Wu Tok in the Plan Area



寄件人:  
寄 期:  
收件者:  
主旨:

KFBG EAP [REDACTED]  
07日04月2017年星期五 15:43  
tpbpd  
KFBG's comments on Draft OZPs: S/NE-CS/1 & S/NE-TPK/1

TPB/R/S/NE-TPK/1-4

Dear Sir/ Madam,

We have the following comments regarding the captioned:

Draft Cheung Sheung OZP (S/NE-CS/1)

- We do not understand the logic to set up a V zone there. This enclave is so remote and completely surrounded by Country Park (CP).
- It is a Priority Site for Enhanced Conservation under the New Nature Conservation Policy and is located within the upper indirect water gathering ground (WGG).
- It would be difficult to build infrastructures to connect this enclave with the outside world, and in view of its conservation importance and the importance to keep this area clean (e.g., WGG), we query the need to have a V zone inside, even it is small.
- We recommend the whole site should be covered with CA zone.
- Furthermore, we recommend this enclave should eventually be incorporated into the CP system.

Draft Tai Po Kau OZP (S/NE-TPK/1)

- We would like to reiterate that these three enclaves are within the Tai Po Kau Nature Reserve which is very important to birds and many other wild animals and plants.
- We urge that these three sites should finally be incorporated into the Nature Reserve.
- We also urge the Board to review the necessity of putting House (Redevelopment only) in Column 2 of the CA zone.

Best Regards,

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

就草圖作出申述

Representation Relating to Draft Plan

TPB/R/S/NE-TPK/1-5

參考編號

Reference Number:

170409-204732-40377

提交限期

Deadline for submission:

10/04/2017

提交日期及時間

Date and time of submission:

09/04/2017 20:47:32

提出此宗申述的人士

Person Making This Representation:

小姐 Miss Alliance for a Beautiful Hong Kong

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-TPK/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
We support this Conservation Area.	支持 Support	<p>We recommend that both the Ngau Wu Tok and Tai Po Mei country park enclaves be incorporated into Tai Po Kau Nature Reserve to ensure better protection for valuable wildlife species and important habitats. The woodland in the Area is mature and linked with those in the Tai Po Kau Nature Reserve. There is also a natural stream where some protected animal species are recorded. No recognized villages in those 2 enclaves.</p> <p>We urge the government to incorporate both enclaves into Tai Po Kau Nature Reserve in our comment for better protection on those valuable species and important habitats.</p>

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

就草圖作出申述

Representation Relating to Draft Plan

TPB/R/S/NE-TPK/1-6

參考編號

Reference Number:

170409-204350-00483

提交限期

Deadline for submission:

10/04/2017

提交日期及時間

Date and time of submission:

09/04/2017 20:43:50

提出此宗申述的人士

Person Making This Representation:

小姐 Miss Evelyn Moore

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-TPK/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
I support this Conservation Area.	支持 Support	<p>I recommend that both the Ngau Wu Tok and Tai Po Mei country park enclaves be incorporated into Tai Po Kau Nature Reserve to ensure better protection for valuable wildlife species and important habitats. The woodland in the Area is mature and linked with those in the Tai Po Kau Nature Reserve. There is also a natural stream where some protected animal species are recorded. No recognized villages in those 2 enclaves.</p> <p>I urge the government to incorporate both enclaves into Tai Po Kau Nature Reserve in our comment for better protection on those valuable species and important habitats.</p>

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

就草圖作出申述

Representation Relating to Draft Plan

TPB/R/S/NE-TPK/1-7

參考編號

Reference Number:

170409-204135-61332

提交限期

Deadline for submission:

10/04/2017

提交日期及時間

Date and time of submission:

09/04/2017 20:41:35

提出此宗申述的人士

Person Making This Representation: 先生 Mr. John Moore

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-TPK/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
I support this Conservation Area..	支持 Support	<p>I recommend that both the Ngau Wu Tok and Tai Po Mei country park enclaves be incorporated into Tai Po Kau Nature Reserve to ensure better protection for valuable wildlife species and important habitats. The woodland in the Area is mature and linked with those in the Tai Po Kau Nature Reserve. There is also a natural stream where some protected animal species are recorded. No recognized villages in those 2 enclaves.</p> <p>I urge the government to incorporate both enclaves into Tai Po Kau Nature Reserve in our comment for better protection on those valuable species and important habitats.</p>

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

就草圖作出申述

Representation Relating to Draft Plan

TPB/R/S/NE-TPK/1-8

參考編號

Reference Number:

170409-204544-64126

提交限期

Deadline for submission:

10/04/2017

提交日期及時間

Date and time of submission:

09/04/2017 20:45:44

提出此宗申述的人士

Person Making This Representation:

小姐 Miss Genevieve Moore

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-TPK/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
I support this Conservation Area.	支持 Support	<p>I recommend that both the Ngau Wu Tok and Tai Po Mei country park enclaves be incorporated into Tai Po Kau Nature Reserve to ensure better protection for valuable wildlife species and important habitats. The woodland in the Area is mature and linked with those in the Tai Po Kau Nature Reserve. There is also a natural stream where some protected animal species are recorded. No recognized villages in those 2 enclaves.</p> <p>I urge the government to incorporate both enclaves into Tai Po Kau Nature Reserve in our comment for better protection on those valuable species and important habitats.</p>

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

tpbpd

寄件者:  
寄 期:  
收件者:  
主旨:

moorem [REDACTED]  
09日04月2017年星期日 20:19  
tpbpd@pland.gov.hk  
S/NE-TPK/1: Tai Po Kau OZP

TPB/R/S/NE-TPK/1-9

Town Planning Board,

I am writing to support this Conservation Area and recommend that both the Ngau Wu Tok and Tai Po Mei country park enclaves be incorporated into Tai Po Kau Nature Reserve to ensure better protection for valuable wildlife species and important habitats. The woodland in the Area is mature and linked with those in the Tai Po Kau Nature Reserve. There is also a natural stream where some protected animal species are recorded. No recognized villages in those 2 enclaves.

I urge the government to incorporate both enclaves into Tai Po Kau Nature Reserve in our comment for better protection on those valuable species and important habitats.

Sincerely,  
Melanie Moore

[REDACTED]

tpbpd

寄件者: [REDACTED]  
寄 期: 08日04月2017年星期六 2:23  
收件者: tpbpd  
主旨: S/NE-TPK/1 Tai Po Kau OZP

TPB/R/S/NE-TPK/1-10

S/NE-TPK/1 Tai Po Kau OZP

Dear TPB Members,

I fully support zoning Conservation Area(CA).

This is an mature and wooded area with high ecological value. It hosts a number of wildlife species.

I recommend that the enclave be incorporated into Tai Po Kau Nature Reserve to ensure better protection for valuable wildlife species and important habitats.

Mary Mulvihill

Town Planning Board  
15<sup>th</sup> Floor, North Point Government Offices  
333 Java Road, North Point  
Hong Kong



7<sup>th</sup> April 2017

Dear Sir,

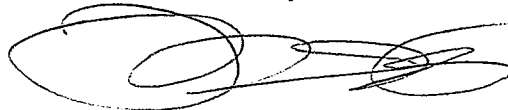
Re: Draft Tai Po Kau Outline Zoning Plan No. S/NE-TPK/1 with comments on  
TPB Paper No. 10237 for TPB on 20<sup>th</sup> January 2017

1. I repeat the matters in my letter of 17<sup>th</sup> March 2016 which is in the TPB Paper No. 10237. These are additional points only.
2. **There is no or minimal need for conventional agriculture or housing in these remote enclaves.** There is very little agricultural activity. The enclaves are far from Tai Po Mei and the access is extremely steep and long. Only about two houses appear to be in use. The population is less than 10 and declining. Most structures are derelict or overgrown. Those structures which are derelict, overgrown or no longer used and **hence are not an existing use at the time of the DPA should be recorded and noted on the Plan.** This is to reduce abuse by claims to develop or rebuild later.
3. **The most suitable use and general planning intention** is that of Conservation and passive recreation i.e. walking, hiking, photography etc.
4. **Valuable mixed habitat.** The bird species in these Enclaves justify CA Zoning. A short survey has revealed numerous interesting species including Pygmy Wren Babblers, Lesser Short Wings, Mountain Tailor Birds and Mountain Bush Warblers also known as Brownish Flanked Bush Warblers. These interesting species indicate a valuable mixed forest and open habitats, wet areas, clean water and streams, lack of disturbance and thus justify conservation by enhanced protection and management.
5. **It is particularly important that agriculture be controlled** by the Town Planning Board so that agriculture such as nursery is not used as a pretence for house site formation and drainage works in due course after the filling and dumping and the making of platforms for houses. This tactic is well known. Any form of filling eg for Nursery, needs to be controlled by the Board. **The wet or intermittently wet abandoned fields or remnants of such should be protected.**
6. **Fire precautions.** The main threats are from hill fires and the remarkable increase in the numbers of graves on the very steep slope above Tai Po Mei bus stop. The number and speed of increase of such graves merits further checks and stricter control. In the meantime, precautions need to be planned against the increased risk of

fire which is caused. Hence the need for management such as can be provided by AFCD Country Park management.

7. **Conditions for enhanced conservation management are needed.** Enhanced management should take place by AFCD as part of the Tai Po Kau Nature Reserve so that conservation and scenic values are enhanced. This requires conditions so AFCD expertise as part of the surrounding Country Park management is deployed. At present the Enclaves are vulnerable because the Country Park Regulations do not apply to these vulnerable but valuable core areas. **The Board needs to impose Planning Conditions to fill the loopholes.**
8. **Holistic planning and countryside management needed.** Although the PlanD repeatedly says that Country Parks are outside their purview, it is within the purview of the Board and the PlanD to better protect and enhance the Conservation Areas so that eventually they can be incorporated into the Tai Po Kau Nature Reserve and Special Area and in the mean time be better managed as if part of the Special Area. This would enhance Hong Kong's contributions under the Convention on Biological Diversity and our new Biological Strategy and Action Plan of 2016.
9. **The General Planning Intention should be amended** to include contributing to the implementing of the BSAP under the CBD as part of the objectives and planning intention of this area. The Intention should include that conservation values, water quality, ecological connectivity, ecosystem resilience and landscape and recreational values are to be enhanced by Conservation Area zoning and conservation management, so that there be provided **in the meantime special Planning conditions to protect the CA Enclaves.**
10. Please keep me informed as to the progress of this zoning which is generally supported subject to improvements as in my submissions.

Yours sincerely,

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Ruy Barretto S.C.

[9106.rb]



# 大埔鄉事委員會 TAI PO RURAL COMMITTEE

TPB/R/S/NE-TPK/1-12

本會檔號：21-170

敬啟者：

## 反對大埔滘分區計劃大綱草圖編號 S/NE-TPK/1

貴署曾就標題事宜於 2017 年 2 月 10 日諮詢本會意見，會上各委員對其中兩幅郊野公園「不包括土地」的規劃設計，表示強烈不滿，認為會嚴重影響當地民生，並對私有土地業權人構成龐大的損失。就大埔尾村附近約 5.47 公頃土地的規劃，會上各委員提出多項意見，要求貴署盡量反映在設計上。

本會認為該私有土地既有農作物及寮屋，政府理應保護市民私有財產權益，將該處規劃為農地(AGR)，實現耕作用途；而不應借公眾利益為名，將市民私有財產改劃為自然保育區(CA)，令業權人及在當地耕作人士蒙受損失，形同搶掠市民財產的行為，並無分別。

為此，本會強烈反對大埔滘分區計劃大綱草圖編號 S/NE-TPK/1，除非政府合理補償有關土地業權人。隨函附上大埔尾村原居民代表李永強、李少文先生來信副本，以供查閱。敬祈重新考慮。

此致

城市規劃委員會秘書

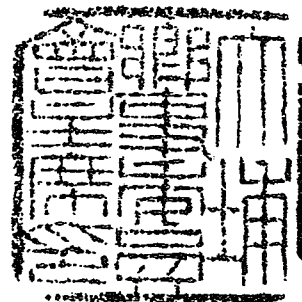


大埔鄉事委員會

主席：張學明

副主席：陳笑權

張國棟



二零一七年四月五日

\*

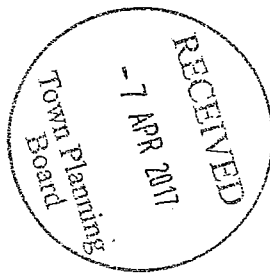
Ref: TPB/D/NE-TPK200

大埔滘分區計劃大綱草圖編號 S/NE-TPK/1  
反對理由

- (一) 擬規劃地區土名「鹿湖」屬本村範圍，立村數百年來，村民在該區耕作，百多年前還有村民在該區建屋居住，其後因地處偏僻，出入不便而相繼遷離。村民認為政府不應將本村範圍內土地規劃為「自然保育區」。
- (二) 本村村民擁有該區大片農地，約佔該區總面積三份一，雖則大綱草圖註釋列明農業用途為「自然保育區」經常准許用途，但村民相信有關規劃會帶來嚴格規管，農耕活動受打擊，嚴重損害土地權益。村民認為政府應尊重土地擁有人權益，不應強行將私人土地納入「自然保育區」而不作適當補償。
- (三) 規劃文件指出該區有多片成齡林地，而林地內只發現一種受保護植物「常綠臭椿」，由於私人土地長期耕作，不可能存在林地及聲稱受保護植物。文件沒有說明河溪中有任何具保育價值魚類或動物，明顯地該區保育價值不高，欠缺足夠理據作出「自然保育區」的規劃。
- (四) 現時有關地區存在若干村民多年前建造先人風水墓穴，若被納入「自然保育區」內，墓穴維修等工程必受嚴格管制，為村民帶來極大困擾。
- (五) 現時該區存在若干臨時構築物/寮屋，有人居住，若該區被規劃為「自然保育區」，屋宇維修、道路建設等工程必受嚴格規管，影響民生。



5/4/2017



大埔滘分區計劃

**COPY**

大綱草圖編號 S/NE-TPK/1

敬啟者：

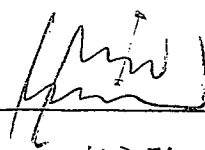
就上述事宜，本村強烈不滿，村民一致認為政府漠視民意，強行就有關規劃進行刊憲，本村現正擬備申述表格(S6 號)向城規會提出反對，隨函附上有關文件副本供查閱。

謹請 貴會支持本村的反對立場並向城規會反映。

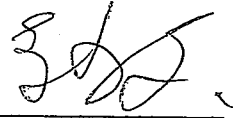
此致

大埔鄉事委員會  
張學明主席  
陳笑權首副主席  
張國棟副主席

大埔尾村  
原居民代表



李永強



李少文

二零一七年三月 4 日

城市規劃委員會

香港北角渣華道三百三十三號  
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices  
333 Java Road, North Point,  
Hong Kong.

傳真 Fax: 2877 0245 / 2522 8426

電話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/D/NE-TPK 200

郵遞函件

新界大埔寶鄉街 1 號  
寶鄉邨 P101 室  
大埔鄉事委員會

1468	
7-2-13	
已寄出	6-13/2
交	

大埔鄉事委員會委員：

大埔滘分區計劃大綱草圖編號 S/NE-TPK/1

請參閱隨函夾附由城市規劃委員會(下稱「城規會」)發出的法定通知。一如通知所述，城規會現邀請公眾就標題所述的分區計劃大綱草圖作出申述，你可於前述法定通知內開列的地點或到 <http://www.ozp.tpb.gov.hk> 查閱該份圖則。如欲作出申述，你可以在夾附的表格上填寫，並必須於二零一七年四月十日或之前以書面方式直接向城規會提出。根據《城市規劃條例》，任何逾時提出的申述將不獲接納。

城市規劃委員會秘書

(簡志陶



代行)

二零一七年二月十日

RK/cl

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.  
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及公布申述、對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓 - 電話：2231 4810 或 2231 4835）及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓）索取，亦可從委員會的網頁下載（網址：<http://www.info.gov.hk/tpb/>）。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.  
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關申述視為不曾提出論。

**1. Person Making This Representation (known as "Representer" hereafter)**  
提出此宗申述的人士（下稱「申述人」）

Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization\* 先生/夫人/小姐/女士/公司/機構\*)

**2. Authorized Agent (if applicable) 獲授權代理人 (如適用)**

Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization\* 先生/夫人/小姐/女士/公司/機構\*)

**3. Details of the Representation**  
申述詳情

Draft plan to which the representation relates  
與申述相關的草圖

S/NE - TPK/1

\* Delete as appropriate

\* 請刪去不適用者

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

3. Details of the Representation (Continued) (use separate sheet if necessary)  
申述詳情(續)(如有需要,請另頁說明)

Nature of and reasons for the representation 申述的性質及理由

Subject matters 有關事項	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
大埔尾村 附近兩幅 土地擬規 劃為「自然 保育區」(CA)	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	請參閱附頁*
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

Any proposed amendments to the draft plan? If yes, please specify the details.  
對草圖是否有任何擬議修訂? 如有的話, 請註明詳情。

@ Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Amendments.  
請形容圖則內與申述相關的指定事項。如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」  
「✓」 at the appropriate box 請在適當的方格內加上「✓」號

## 反對理由

- (一) 擬規劃地區土名「鹿湖」屬本村範圍，立村數百年來，村民在該區耕作，百多年前還有村民在該區建屋居住，其後因地處偏僻，出入不便而相繼遷離。村民認為政府不應將本村範圍內土地規劃為「自然保育區」。
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## 4. Plans, Drawings and Documents 圖則、繪圖及文件

Please list location plans, sites plans, other relevant plans, drawings and other documents submitted with the representation. For coloured drawings/plans or plans/drawings larger than A3 size, 90 copies each should be provided. For other supplementary documents, e.g. reports on impact assessment, 90 copies each should be submitted.

請列明連同申述一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。倘有圖則繪圖為彩圖或超過A3大小，須一式90份。至於其他補充文件（例如：影響評估報告），則須一式90份。

## 5. Signature 簽署

Signature

簽署

"Representer" / Authorized Agent\*

「申述人」/ 獲授權代理人\*

Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional

Qualification(s) 專業資格

Member 會員 / Fellow 資深會員\* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他

on behalf of

代表

Company/Organization Name and Chop (if applicable)

公司/機構名稱及蓋章（如適用）

Date

日期

## Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this representation will be used by the Secretary of the Board and Government departments for the following purposes:

- (a) the processing of this representation which includes making available the name of the "representer" for public inspection when making available this representation for public inspection; and
- (b) facilitating communication between the "representer" and the Secretary of the Board/Government departments in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

委員會就這宗申述所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) 處理這宗申述，包括公布這宗申述供公眾查閱，同時公布「申述人」的姓名供公眾查閱；以及
- (b) 方便「申述人」與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the "representer" in this representation may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

「申述人」就這宗申述提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。

3. A "representer" has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料（私隱）條例》（第486章）的規定，「申述人」有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣打道333號北角政府合署15樓。

\* Delete as appropriate

\* 請刪去不適用者

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

「X」at the appropriate box 請在適當的方格內加上「X」號

Particulars of "Representer" and Authorized Agent  
「申述人」及獲授權代理人的詳細資料

1. "Representer" 「申述人」	
Identity Document/Business Registration Certificate*/Certificate of Incorporation* No. 身分證明文件/商業登記證*/公司註冊證* 號碼	
Postal Address 通訊地址	
Tel. No. 電話號碼	Fax No. 圖文傳真號碼
E-mail Address 電郵地址	
Contact Person 聯絡人 (only for company 只適用於公司)	
Name 姓名 (Mr./Mrs./Miss/Ms.* 先生/夫人/小姐/女士*) .....	
Position in company 公司職位 .....	

2. Authorized Agent (if applicable) 獲授權代理人 (如適用)	
Identity Document/Business Registration Certificate*/Certificate of Incorporation* No. 身分證明文件/商業登記證*/公司註冊證* 號碼	
Postal Address 通訊地址	
Tel. No. 電話號碼	Fax No. 圖文傳真號碼
E-mail Address 電郵地址	
Contact Person 聯絡人 (only for company 只適用於公司)	
Name 姓名 (Mr./Mrs./Miss/Ms.* 先生/夫人/小姐/女士*) .....	
Position in company 公司職位 .....	

Statement on Personal Data 個人資料的聲明

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  - the processing of this representation which includes making available the name of the "representer" for public inspection when making available this representation for public inspection; and
  - facilitating communication between the "representer" and the Secretary of the Board/Government departments in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.委員會就這宗申述所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
  - 處理這宗申述，包括公布這宗申述供公眾查閱，同時公布「申述人」的姓名供公眾查閱；以及
  - 方便「申述人」與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the "representer" in this representation may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.  
「申述人」就這宗申述提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。
- A "representer" has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
根據《個人資料(私隱)條例》(第486章)的規定，「申述人」有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道333號北角政府合署15樓。

# Please provide "Certificate of Incorporation No." instead of "Business Registration Certificate No." if the subject is a "limited company".  
如單位屬「有限公司」，請提供「公司註冊證號碼」，而不是「商業登記證號碼」。

\* Delete as appropriate

\* 請刪去不適用者

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	TPB/R/S/NE-TPK/1-13
	Date Received 收到日期	

1. The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.

申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。

2. Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.

填寫此表格之前，請先細閱有關「根據城市規劃條例提交及公布申述、對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓 - 電話：2231 4810 或 2231 4835）及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓）索取，亦可從委員會的網頁下載（網址：<http://www.info.gov.hk/tpb/>）。

3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.

此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關申述視為不會提出論。

**1. Person Making This Representation (known as "Representer" hereafter)**  
**提出此宗申述的人士（下稱「申述人」）**

Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization\* 先生/夫人/小姐/女士/公司/機構\*)

LEUNG KOON WAH

**Authorized Agent (if applicable) 獲授權代理人 (如適用)**

Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization\* 先生/夫人/小姐/女士/公司/機構\*)

**3. Details of the Representation**  
**申述詳情**

Draft plan to which the representation relates  
與申述相關的草圖

S/NE - TPK/1

\* Delete as appropriate      \* 請刪去不適用者  
Please fill "NA" for inapplicable item      請在不適用的項目填寫「不適用」

2

2

3. Details of the Representation (Continued) (use separate sheet if necessary)  
申述詳情 (續) (如有需要, 請另頁說明)

Nature of and reasons for the representation 申述的性質及理由

Subject matters* 有關事項*	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
大埔尾村 附近兩幅 土地擬規 劃為「自然 保育區」(CA)	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	請參閱附頁*
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

Any proposed amendments to the draft plan? If yes, please specify the details.  
對草圖是否有任何擬議修訂? 如有的話, 請註明詳情。

@ Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Amendments.  
請形容圖則內與申述相關的指定事項。如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」  
「✓」 at the appropriate box 請在適當的方格內加上「✓」號

## 反對理由

- (一) 擬規劃地區土名「鹿湖」屬本村範圍，立村數百年來，村民在該區耕作，百多年前還有村民在該區建屋居住，其後因地處偏僻，出入不便而相繼遷離。村民認為政府不應將本村範圍內土地規劃為「自然保育區」。
- (二) 本村村民擁有該區大片農地，約佔該區總面積三份一，雖則大綱草圖註釋列明農業用途為「自然保育區」經常准許用途，但村民相信有關規劃會帶來嚴格規管，農耕活動受打擊，嚴重損害土地權益。村民認為政府應尊重土地擁有人權益，不應強行將私人土地納入「自然保育區」而不作適當補償。
- (三) 規劃文件指出該區有多片成齡林地，而林地內只發現一種受保護植物「常綠臭椿」，由於私人土地長期耕作，不可能存在林地及聲稱受保護植物。文件沒有說明河溪中有任何具保育價值魚類或動物，明顯地該區保育價值不高，欠缺足夠理據作出「自然保育區」的規劃。
- (四) 現時有關地區存在若干村民多年前建造先人風水墓穴，若被納入「自然保育區」內，墓穴維修等工程必受嚴格管制，為村民帶來極大困擾。
- (五) 現時該區存在若干臨時構築物/寮屋，有人居住，若該區被規劃為「自然保育區」，屋宇維修、道路建設等工程必受嚴格規管，影響民生。



## 4. Plans, Drawings and Documents 圖則、繪圖及文件

Please list location plans, sites plans, other relevant plans, drawings and other documents submitted with the representation. For coloured drawings/plans or plans/drawings larger than A3 size, 90 copies each should be provided. For other supplementary documents, e.g. reports on impact assessment, 90 copies each should be submitted.

請列明連同申述一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。倘有圖則繪圖為彩圖或超過A3大小，須一式90份。至於其他補充文件（例如：影響評估報告），則須一式90份。

## 5. Signature 簽署

Signature  
簽署

*LEUNG*

LEUNG KOON WAH

Name in Block Letters 姓名（以正楷填寫）

"Representer" / Authorized Agent

「申述人」/ 獲授權代理人\*

大埔七約鄉公所主席

Position (if applicable) 職位（如適用）

Professional  
Qualification(s) 專業資格

Member 會員 / Fellow 資深會員\* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他

on behalf of  
代表

Company/Organization Name and Chop (if applicable)

公司/機構名稱及蓋章（如適用）

Date

日期

3/3/2017

## Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this representation will be used by the Secretary of the Board and Government departments for the following purposes:

- (a) the processing of this representation which includes making available the name of the "representer" for public inspection when making available this representation for public inspection; and
- (b) facilitating communication between the "representer" and the Secretary of the Board/Government departments in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

委員會就這宗申述所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城規會規例指引的規定作以下用途：

- (a) 處理這宗申述，包括公布這宗申述供公眾查閱，同時公布「申述人」的姓名供公眾查閱；以及
- (b) 方便「申述人」與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the "representer" in this representation may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

「申述人」就這宗申述提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。

3. A "representer" has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料（私隱）條例》（第486章）的規定，「申述人」有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道333號北角政府合署15樓。

\* Delete as appropriate

\* 請刪去不適用者

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

「X」at the appropriate box

請在適當的方格內加上「✓」號

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	TPB/R/S/NE-TPK/1-14
	Date Received 收到日期	

1. The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.

申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。

2. Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.

填寫此表格之前，請先細閱有關「根據城市規劃條例提交及公布申述、對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓 - 電話：2231 4810 或 2231 4835）及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓）索取，亦可從委員會的網頁下載（網址：<http://www.info.gov.hk/tpb/>）。

3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.

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**1. Person Making This Representation (known as "Representer" hereafter)**  
提出此宗申述的人士（下稱「申述人」）

Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization\* 先生/夫人/小姐/女士/公司/機構\*)

Man Chen Fai

**2. Authorized Agent (if applicable) 獲授權代理人 (如適用)**

Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization\* 先生/夫人/小姐/女士/公司/機構\*)

**3. Details of the Representation**  
申述詳情

Draft plan to which the representation relates  
與申述相關的草圖

S/NE - TPK/1

\* Delete as appropriate      \* 請刪去不適用者  
Please fill "NA" for inapplicable item      請在不適用的項目填寫「不適用」

### 3. Details of the Representation (Continued) (use separate sheet if necessary) 申述詳情(續)(如有需要,請另頁說明)

Nature of and reasons for the representation 申述的性質及理由

Subject matters 有關事項	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
文埔尾村 附近兩幅 土地擬規 劃為「自然 保育區」(CA)	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	請參閱附頁*
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

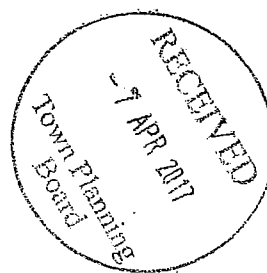
Any proposed amendments to the draft plan? If yes, please specify the details.  
對草圖是否有任何擬議修訂? 如有的話, 請註明詳情。

@ Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Amendments.  
請形容圖則內與申述相關的指定事項。如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」  
「✓」 at the appropriate box 請在適當的方格內加上「✓」號

## 反對理由

- (一) 擬規劃地區土名「鹿湖」屬本村範圍，立村數百年來，村民在該區耕作，百多年前還有村民在該區建屋居住，其後因地處偏僻，出入不便而相繼遷離。村民認為政府不應將本村範圍內土地規劃為「自然保育區」。
- (二) 本村村民擁有該區大片農地，約佔該區總面積三份一，雖則大綱草圖註釋列明農業用途為「自然保育區」經常准許用途，但村民相信有關規劃會帶來嚴格規管，農耕活動受打擊，嚴重損害土地權益。村民認為政府應尊重土地擁有人權益，不應強行將私人土地納入「自然保育區」而不作適當補償。
- (三) 規劃文件指出該區有多片成齡林地，而林地內只發現一種受保護植物「常綠臭椿」，由於私人土地長期耕作，不可能存在林地及聲稱受保護植物。文件沒有說明河溪中有任何具保育價值魚類或動物，明顯地該區保育價值不高，欠缺足夠理據作出「自然保育區」的規劃。
- (四) 現時有關地區存在若干村民多年前建造先人風水墓穴，若被納入「自然保育區」內，墓穴維修等工程必受嚴格管制，為村民帶來極大困擾。
- (五) 現時該區存在若干臨時構築物/寮屋，有人居住，若該區被規劃為「自然保育區」，屋宇維修、道路建設等工程必受嚴格規管，影響民生。



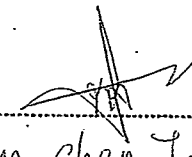
## 4. Plans, Drawings and Documents 圖則、繪圖及文件

Please list location plans, sites plans, other relevant plans, drawings and other documents submitted with the representation. For coloured drawings/plans or plans/drawings larger than A3 size, 90 copies each should be provided. For other supplementary documents, e.g. reports on impact assessment, 90 copies each should be submitted.

請列明連同申述一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。倘有圖則繪圖為彩圖或超過A3大小，須一式90份。至於其他補充文件（例如：影響評估報告），則須一式90份。

## 5. Signature 簽署

Signature  
簽署

  
Name in Block Letters 姓名（以正楷填寫）

"Representer" / Authorized Agent\*

「申述人」/ 獲授權代理人\*

大埔七約鄉公所前副主席  
Position (if applicable) 職位（如適用）

Professional

Qualification(s) 專業資格

Member 會員 / Fellow 資深會員\* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他

on behalf of  
代表

Company/Organization Name and Chop (if applicable)

公司/機構名稱及蓋章（如適用）

Date

日期

3/3/2017

## Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this representation will be used by the Secretary of the Board and Government departments for the following purposes:

- (a) the processing of this representation which includes making available the name of the "representer" for public inspection when making available this representation for public inspection; and
- (b) facilitating communication between the "representer" and the Secretary of the Board/Government departments in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

委員會就這宗申述所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規例指引的規定作以下用途：

- (a) 處理這宗申述，包括公布這宗申述供公眾查閱，同時公布「申述人」的姓名供公眾查閱；以及
- (b) 方便「申述人」與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the "representer" in this representation may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

「申述人」就這宗申述提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。

3. A "representer" has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料（私隱）條例》（第486章）的規定，「申述人」有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道333號北角政府合署15樓。

\* Delete as appropriate

\* 請刪去不適用者

Please fill "NA" for inapplicable item

請在不適用的項目填寫「不適用」

「✓」 at the appropriate box

請在適當的方格內加上「✓」號

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	TPB/R/S/NE-TPK/1-15
	Date Received 收到日期	

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書處。
- Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.  
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及公布申述、對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓 - 電話：2231 4810 或 2231 4835）及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓）索取，亦可從委員會的網頁下載（網址：<http://www.info.gov.hk/tpb/>）。
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**1. Person Making This Representation (known as "Representer" hereafter)**  
提出此宗申述的人士（下稱「申述人」）

Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization\* 先生/夫人/小姐/女士/公司/機構\*)

李永強

**2. Authorized Agent (if applicable) 獲授權代理人 (如適用)**

Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization\* 先生/夫人/小姐/女士/公司/機構\*)

**3. Details of the Representation**  
申述詳情

Draft plan to which the representation relates  
與申述相關的草圖

S/NE - TPK/1

\* Delete as appropriate      \* 請刪去不適用者  
Please fill "NA" for inapplicable item    請在不適用的項目填寫「不適用」

3. Details of the Representation (Continued) (use separate sheet if necessary)  
 申述詳情(續)(如有需要,請另頁說明)

Nature of and reasons for the representation 申述的性質及理由

Subject matters* 有關事項*	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
大埔尾村 附近兩幅 土地擬規 劃為「自然 保育區」(CA)	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	請參閱附頁*
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

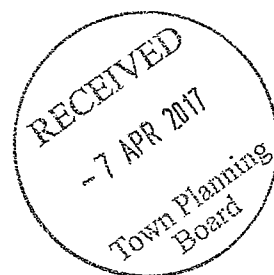
Any proposed amendments to the draft plan? If yes, please specify the details.  
 對草圖是否有任何擬議修訂? 如有的話,請註明詳情。

@ Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Amendments.  
 請形容圖則內與申述相關的指定事項。如申述與圖則的修訂有關,請註明在修訂項目附表內的修訂項目編號。

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」  
 「✓」 at the appropriate box 請在適當的方格內加上「✓」號

## 反對理由

- (一) 擬規劃地區土名「鹿湖」屬本村範圍，立村數百年來，村民在該區耕作，百多年前還有村民在該區建屋居住，其後因地處偏僻，出入不便而相繼遷離。村民認為政府不應將本村範圍內土地規劃為「自然保育區」。
- (二) 本村村民擁有該區大片農地，約佔該區總面積三份一，雖則大綱草圖註釋列明農業用途為「自然保育區」經常准許用途，但村民相信有關規劃會帶來嚴格規管，農耕活動受打擊，嚴重損害土地權益。村民認為政府應尊重土地擁有人權益，不應強行將私人土地納入「自然保育區」而不作適當補償。
- (三) 規劃文件指出該區有多片成齡林地，而林地內只發現一種受保護植物「常綠臭椿」，由於私人土地長期耕作，不可能存在林地及聲稱受保護植物。文件沒有說明河溪中有任何具保育價值魚類或動物，明顯地該區保育價值不高，欠缺足夠理據作出「自然保育區」的規劃。
- (四) 現時有關地區存在若干村民多年前建造先人風水墓穴，若被納入「自然保育區」內，墓穴維修等工程必受嚴格管制，為村民帶來極大困擾。
- (五) 現時該區存在若干臨時構築物/寮屋，有人居住，若該區被規劃為「自然保育區」，屋宇維修、道路建設等工程必受嚴格規管，影響民生。



## 4. Plans, Drawings and Documents 圖則、繪圖及文件

Please list location plans, sites plans, other relevant plans, drawings and other documents submitted with the representation. For coloured drawings/plans or plans/drawings larger than A3 size, 90 copies each should be provided. For other supplementary documents, e.g. reports on impact assessment, 90 copies each should be submitted.

請列明連同申述一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。倘有圖則繪圖為彩圖或超過A3大小，須一式90份。至於其他補充文件（例如：影響評估報告），則須一式90份。

## 5. Signature 簽署

Signature  
簽署



Name in Block Letters 姓名（以正楷填寫）

李永強

"Representer"/Authorized Agent\*

「申述人」/獲授權代理人\*

大埔大埔屋村原居民代表

Position (if applicable) 職位（如適用）

Professional

Qualification(s) 專業資格

Member 會員 / Fellow 資深會員 \* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他

on behalf of  
代表

Company/Organization Name and Chop (if applicable)

公司/機構名稱及蓋章（如適用）

Date

日期

3-3-2017

## Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this representation will be used by the Secretary of the Board and Government departments for the following purposes:
  - the processing of this representation which includes making available the name of the "representer" for public inspection when making available this representation for public inspection; and
  - facilitating communication between the "representer" and the Secretary of the Board/Government departments in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

委員會就這宗申述所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

  - 處理這宗申述，包括公布這宗申述供公眾查閱，同時公布「申述人」的姓名供公眾查閱；以及
  - 方便「申述人」與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the "representer" in this representation may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
 

「申述人」就這宗申述提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。
- A "representer" has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.
 

根據《個人資料（私隱）條例》（第486章）的規定，「申述人」有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道333號北角政府合署15樓。

\* Delete as appropriate

\* 請刪去不適用者

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

「✓」 at the appropriate box

請在適當的方格內加上「✓」號

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	Date Received 收到日期	

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**1. Person Making This Representation (known as "Representer" hereafter)**  
提出此宗申述的人士（下稱「申述人」）

Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization\* 先生/夫人/小姐/女士/公司/機構\*)

LEE SIU MAN

**2. Authorized Agent (if applicable) 獲授權代理人 (如適用)**

Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization\* 先生/夫人/小姐/女士/公司/機構\*)

**3. Details of the Representation**  
申述詳情

Draft plan to which the representation relates  
與申述相關的草圖

S/NE-TPK/1

\* Delete as appropriate  
Please fill "NA" for inapplicable item

\* 請刪去不適用者

請在不適用的項目填寫「不適用」

3. Details of the Representation (Continued) (use separate sheet if necessary)  
 申述詳情(續)(如有需要,請另頁說明)

Nature of and reasons for the representation 申述的性質及理由

Subject matters 有關事項	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
大士南尾村附近兩幅土地擬劃為「自然保育區」(A)	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	*請參閱附頁*
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

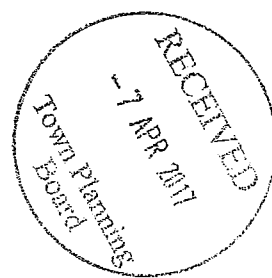
Any proposed amendments to the draft plan? If yes, please specify the details.  
 對草圖是否有任何擬議修訂? 如有的話, 請註明詳情。

@ Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Amendments.  
 請形容圖則內與申述相關的指定事項。如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」  
 「✓」 at the appropriate box 請在適當的方格內加上「✓」號

## 反對理由

- (一) 擬規劃地區土名「鹿湖」屬本村範圍，立村數百年來，村民在該區耕作，百多年前還有村民在該區建屋居住，其後因地處偏僻，出入不便而相繼遷離。村民認為政府不應將本村範圍內土地規劃為「自然保育區」。
- (二) 本村村民擁有該區大片農地，約佔該區總面積三份一，雖則大綱草圖註釋列明農業用途為「自然保育區」經常准許用途，但村民相信有關規劃會帶來嚴格規管，農耕活動受打擊，嚴重損害土地權益。村民認為政府應尊重土地擁有人權益，不應強行將私人土地納入「自然保育區」而不作適當補償。
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## 5. Signature 簽署

Signature  
簽署



"Representer" / Authorized Agent\*  
「申述人」/ 獲授權代理人\*

LEE SIU MAN

Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional

Qualification(s) 專業資格

Member 會員 / Fellow 資深會員\* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他

on behalf of  
代表

Company/Organization Name and Chop (if applicable)

公司/機構名稱及蓋章（如適用）

Date

日期

3/3/2017

## Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this representation will be used by the Secretary of the Board and Government departments for the following purposes:

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- (b) facilitating communication between the "representer" and the Secretary of the Board/Government departments in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

委員會就這宗申述所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規程指引的規定作以下用途：

- (a) 處理這宗申述，包括公布這宗申述供公眾查閱，同時公布「申述人」的姓名供公眾查閱；以及
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\* Delete as appropriate

\* 請刪去不適用者

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

「✓」 at the appropriate box 請在適當的方格內加上「✓」號



中華人民共和國香港特別行政區  
Hong Kong Special Administrative Region of the  
People's Republic of China



大埔區議會 Tai Po District Council

陳笑權 議員 CHAN Siu-kuen, MH, DC Member

香港北角渣華道333號

本處檔案：CSK/2017/053

北角政府合署15樓

城市規劃委員會

發展局常任秘書長

黃偉綸先生 太平紳士

黃先生：

有關：大埔滘分區計劃大綱草圖編號 S/NE-TPL/1

就上述標題，收到大埔尾村村民強烈反對，村民指該範圍屬於大埔尾村村民私人土地，政府不應強行將私人土地納入「自然保育區」而不作賠償。

村民要求政府撤回大綱草圖，又強調保育前提亦要保護私人財產，政府要保育亦應該與村民商討賠償方案。由於土地被列作「自然保育區」後，不能隨意翻土，若需要墓穴維修、維路道路等工程將受到嚴格限制，並非如政府聲稱可以繼續耕作。

本人強烈反對上述分區計劃大綱草圖，懇請貴會能尊重及接納本區持份者的意見，接納及考慮他們的實際需要。

此致



大埔區議員 陳笑權MH 謹啟

2017年6月6日

tpbpd

寄件者: [REDACTED]  
寄件日期: 23日06月2017年星期五 1:37  
收件者: tpbpd  
主旨: Re: S/NE-TPK/1 Tai Po Kau OZP Comments

Dear TPB Members,

As there is no recognized village in the enclave there is no justification for VTD.

A 'recognized village' is one, which is shown on the list of recognized villages approved by the Director of Lands.

With regard to the proposal to rezone sites near Tai Po Mei to Agriculture, there is no overriding need for such land as there is an abundance of Agriculture zoned land in NTs currently left fallow or being used for inappropriate commercial activities. Supply therefore far exceeds demand.

If the villagers feel that their rights are indeed being infringed then they can seek redress. However it appears that the 'rights' they are referring to are in fact the opportunity to redevelop the sites rather than infringement of any existing uses.

Therefore members must regard these claims are being merely speculative in nature and outside the scope of the current OZP consultation.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** "tpbpd" <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Sent:** Saturday, April 8, 2017 2:23:18 AM  
**Subject:** S/NE-TPK/1 Tai Po Kau OZP

S/NE-TPK/1 Tai Po Kau OZP

Dear TPB Members,

I fully support zoning Conservation Area(CA).

This is an mature and wooded area with high ecological value. It hosts a number of wildlife species.

I recommend that the enclave be incorporated into Tai Po Kau Nature Reserve to ensure better protection for valuable wildlife species and important habitats.

Mary Mulvihill

有關《大埔滘分區計劃大綱草圖編號 S/NE-TPK/1》  
的申述和意見及規劃署回應的摘要

申述編號 (TPB/R/S/NE-TPK/1)	申述的理由 [申述的建議] (見下文註)	規劃署的回應 (城規會文件段落編號)
<b>R1</b>	A B1、B2 C1、C2 D1、D2 [P4]	5.10 5.11至5.13 5.10、5.14及5.15 5.16 5.26
<b>R2</b>	A B1、B2 C1、C3 [P2b] [P4]	5.10 5.11至5.13 5.10、5.14及5.15 5.23 5.26
<b>R3</b>	B1、B2、B3 C1、C2、 D1、D2、D3、D4 [P4]	5.11至5.13 5.10、5.14及5.15 5.16 5.26
<b>R4</b>	B1 [P1a] [P4]	5.11至5.13 5.17及5.18 5.26
<b>R5至R9</b>	B1、B2 C1 D1 [P4]	5.11至5.13 5.10 5.16 5.26
<b>R10</b>	B1、B2 C1 [P4]	5.11至5.13 5.10 5.26
<b>R11</b>	B1、B4 C1、C4 D1、D3 [P1b] [P2a] [P3] [P4] [P5]	5.11至5.13 5.10、5.14及5.15 5.16 5.17及5.18 5.22至5.23 5.24 5.26 5.27

申述編號 (TPB/R/S/NE-TPK/1)	申述的理由 [申述的建議] (見下文註)	規劃署的回應 (城規會文件段落編號)
<b>R12</b>	E F G H I [P6]	5.14、5.19至5.21 5.20 5.19 5.11至5.13 5.25 5.20及5.21
<b>R13至R43</b>	E F G H	5.14、5.19至5.21 5.20 5.19 5.11至5.13

註：關於申述書提出的主要理由和建議的詳情，請參閱城規會文件以下的相關段落。

申述書 R1 至 R11 提出的主要理由和建議的摘要

主要理由和建議		城規會文件 段落編號
<b>主要理由</b>		
<b>A 該分區計劃大綱草圖(下稱「草圖」)的整體規劃意向(R1 和 R2)</b>		
R1 和 R2 表示支持該草圖的整體規劃意向		2.2(a)
<b>B 該區具重要生態價值(R1 至 R11)</b>		
B1	該區完全被大埔滘自然護理區包圍，生態價值高，具重要的保育價值，在生態上和景觀上與大埔滘自然護理區融為一體(R1 至 R11)。	2.2(b)
B2	區內主要是茂密的林地和未受污染的天然河溪(R1 至 R3 和 R5 至 R10)。	2.2(b)
B3	根據 R3 提交的申述書，大埔滘自然護理區錄得逾 200 種雀鳥。大埔滘自然護理區與該區構成鳥類保育的全球權威組織認定的「大埔滘、城門、大帽山重點鳥區」的一部分，有很多東喜馬拉雅山系亞熱帶樹林特有的雀鳥品種，也是南中國山脈具代表性的鳥區。R3 的內部記錄顯示，該區雀鳥品種的組成與大埔滘自然護理區周邊生境所見的相似，證明兩區之間的生態緊密相連，而且區內林區的狀況完好。	2.2(c)
B4	R11 亦表示在一項短期調查中錄得有趣的雀鳥品種。	2.2(c)
<b>C 劃設「自然保育區」地帶做法恰當(R1 至 R3 和 R5 至 R11)</b>		
C1	R1 至 R3 和 R5 至 R11 支持劃設「自然保育區」地帶。	2.2(a)及(d)
C2	R1 和 R3 認為，劃設「自然保育區」地帶以保護該區的天然環境，做法恰當。	2.2(d)
C3	R2 認為劃設「自然保育區」地帶可反映該處天然生境具重要的生態價值。	2.2(d)
C4	R11 表示，最適合該區的用途和規劃意向就是作保育和靜態康樂用途。	2.2(d)
<b>D 沒有理據支持發展(R1、R3、R5 至 R9 和 R11)</b>		
D1	該區沒有認可鄉村，也沒有「鄉村範圍」，在發展傳統農業或房屋方面，根本沒有或只有極輕微的需要(R1、R3、R5 至 R9 和 R11)。	2.2(e)

主要理由和建議	城規會文件 段落編號
D2 牛湖托附近的土地只有一條限制使用通道可達，而且位於上段間接集水區內( <b>R1</b> 和 <b>R3</b> )。	2.2(e)
D3 通往大埔尾附近土地的通道長而陡斜，該處大部分構築物已經荒廢，不再使用( <b>R3</b> 和 <b>R11</b> )。	2.2(e)
D4 該區現時並無公共污水收集系統，亦沒有計劃鋪設公共污水系統。任何發展都會帶來人為滋擾，對大埔滘自然護理區的完整性造成不良影響。因此，沒有必要劃設「鄉村式發展」地帶( <b>R3</b> )。	2.2(e)
<b>主要建議(圖 H-2)</b>	
<b>P1 對「自然保育區」地帶實施更嚴格的規劃管制(R4 和 R11)</b>	
P1a <b>R4</b> 建議檢討是否有必要把「屋宇(只限重建)」用途納入為此地帶的第二欄用途。	2.2(f)
P1b <b>R11</b> 建議管制農業活動(例如闢設植物苗圃及進行其他形式的填土)，避免有人借此進行與房屋發展有關的工程，以保護潮濕或間歇性潮濕的荒廢農地。	2.2(f)
<b>P2 有關整體規劃意向和執管行動的建議(R2 和 R11)</b>	
P2a <b>R11</b> 建議修訂草圖的整體規劃意向，納入： (i) 協助推行《生物多樣性公約》下的「生物多樣性策略及行動計劃 2016」； (ii) 劃設「自然保育區」地帶，從而加強水質、生態系統、景觀和康樂價值方面的自然保育；以及 (iii) 施加規劃條件，讓漁農自然護理署(下稱「漁護署」)把「不包括的土地」視為受《郊野公園條例》保護的大埔滘自然護理區的一部分，對「不包括的土地」進行保育管理，促成「不包括的土地」最終納入特別地區。	2.2(g)
P2b <b>R2</b> 認為政府部門之間必須緊密聯繫，而政府應給予規劃署足夠資源和法律權力對「自然保育區」地帶進行監察和採取執管行動。	2.2(h)
<b>P3 有關在圖則上記錄構築物的建議(R11)</b>	
該區受到通道的限制，沒有或只有極輕微的發展需要，因此， <b>R11</b> 建議不再使用的荒廢構築物不屬於現有用途，並應在圖則上記錄和註明，以減少日後被濫用作發展或翻建的申索。	2.2(i)

主要理由和建議	城規會文件 段落編號
<b>P 4 把該區納入郊野公園範圍(R 1 至 R 11)</b>	
<b>R 1 至 R 11</b> 建議把該區納入大埔滘自然護理區／特別地區範圍，或作為大帽山／城門郊野公園的擴建部分，以全面保護這些「不包括的土地」和周邊的大埔滘自然護理區的生態和景觀價值，以及／或確保當局會根據《郊野公園條例》管理該區。	2.2(j)
<b>P 5 其他意見(R 11)</b>	
<b>R 11</b> 建議漁護署預防及管理增加的山火風險，尤其是在大埔尾巴士站上面陡峭斜坡上的墳墓的山火風險。	2.2(k)

申述書 R12 至 R43 提出的主要理由和建議的摘要

主要理由和建議		城規會文件 段落編號
<b>主要理由</b>		
<b>E 反對把大埔尾附近的土地劃為「自然保育區」地帶(R12 至 R43)</b>		
<b>R12 至 R43</b> 反對把大埔尾附近的土地劃為「自然保育區」地帶。		2.3(a)
<b>F 土地權利／權益(R12 至 R43)</b>		
<b>R12 至 R43</b> 表示，大埔尾附近的土地屬大埔尾村所有，其中約三分之一範圍是村民所擁有的農地，村民在過去數百年一直於該處耕種，並自上世紀起建屋居住。 <b>R12 至 R43</b> 反對在沒有給予土地擁有人／農戶賠償的情況下，把大埔尾附近的土地(尤其是私人土地)劃為「自然保育區」地帶，認為此舉侵犯了他們的土地權利／權益。		2.3(b)
<b>G 「自然保育區」地帶的限制(R12 至 R43)</b>		
<b>R12 至 R43</b> 亦關注劃設「自然保育區」地帶會限制農業活動、墳墓和臨時構築物／寮屋的保養或維修，以及道路的建造。		2.3(c)
<b>H 大埔尾附近的土地生態價值不高(R12 至 R43)</b>		
<b>R12 至 R43</b> 認為大埔尾附近的土地生態價值不高，故無充分理據支持將之劃為「自然保育區」地帶。有關私人土地長久以來已用作農業用途，其內應沒有林地及受保護的植物品種，亦無人提及河溪內有任何具保育價值的動物品種。		2.3(d)
<b>I 區內人士的意見(R12)</b>		
<b>R12</b> 認為當局漠視村民先前對草圖提出的意見。		2.3(f)
<b>主要建議(圖 H-3)</b>		
<b>P6 建議將大埔尾附近的土地內的私人土地改劃為「農業」地帶(R12)</b>		
由於大埔尾附近土地內的私人土地上有農作物和寮屋， <b>R12</b> 建議把有關私人土地改劃為「農業」地帶，以保護私人財產權利／權益，並落實農業用途。		2.3(e)

## 意見 C1 和 C2

意見 C1 和 C2 (圖 H-2 及 H-3)	規劃署的回應 (城規會文件 段落編號)
<b>C1</b> 表示反對草圖，並重申大埔尾村村民反對在沒有給予村民賠償的情況下，把大埔尾附近土地內的私人土地劃為「自然保育區」地帶，以及反對「自然保育區」地帶限制農業活動及墳墓和道路的保養或維修。 <b>C1</b> 認為政府應撤回草圖[建議 P7]，保護私人財產，與村民商討賠償事宜，以及尊重區內人士的意見及需要。	5.28 及 5.29
<b>C2</b> 表示，並無理據支持在該區劃設「鄉村式發展」地帶，而且沒有凌駕性的需要把大埔尾附近的土地改劃為「農業」地帶。另亦認為，一些申述人聲稱的村民權利被侵犯，所指的似乎是重建的機會而並非指現有用途。	5.30

二零一七年三月二日沙田區議會發展及房屋委員會的會議記錄摘錄

會議記錄 DH 2/2017

**沙田區議會**  
**發展及房屋委員會**  
二零一七年度第二次會議記錄

**會議日期：**二零一七年三月二日(星期四)**時間：**下午二時三十分**地點：**沙田政府合署四樓  
沙田區議會會議室

<u>出席者</u>	<u>職銜</u>	<u>出席時間</u>	<u>離席時間</u>
龐愛蘭女士,BBS,JP (主席)	區議會議員	下午二時三十分	下午六時零七分
蕭顯航先生(副主席)	”	下午二時三十分	下午六時零七分
何厚祥先生,BBS,MH	區議會主席	下午二時三十分	下午五時二十四分
陳兆陽先生	區議會議員	下午二時三十分	下午四時零八分
陳國強先生	”	下午二時四十三分	下午四時四十三分
陳敏娟女士	”	下午二時三十八分	下午五時十四分
陳諾恒先生	”	下午二時五十四分	下午四時零九分
鄭則文先生	”	下午二時三十分	下午五時四十四分
趙柱幫先生	”	下午二時三十分	下午四時零八分
招文亮先生	”	下午二時三十分	下午六時零七分
黎梓恩先生	”	下午二時五十一分	下午六時零七分
梁家輝先生	”	下午二時三十分	下午三時三十分
李世鴻先生	”	下午二時三十分	下午四時五十八分
李世榮先生	”	下午二時四十五分	下午六時零七分
李永成先生	”	下午二時三十分	下午五時二十七分
莫錦貴先生,BBS	”	下午二時三十分	下午三時十分
吳錦雄先生	”	下午二時三十八分	下午四時零九分
潘國山先生,MH	”	下午二時三十分	下午五時二十五分
唐學良先生	”	下午二時三十分	下午六時零七分
董健莉女士	”	下午二時三十分	下午五時五十九分
衛慶祥先生	”	下午二時三十分	下午六時零七分
王虎生先生	”	下午二時三十八分	下午六時零七分
黃學禮先生	”	下午二時五十一分	下午六時零七分

<u>出席者</u>	<u>職 銜</u>	<u>出席時間</u>	<u>離席時間</u>
黃嘉榮先生,MH	區議會議員	下午二時三十分	下午五時五十九分
黃冰芬女士	”	下午二時三十分	下午六時零七分
黃宇翰先生	”	下午二時三十分	下午六時零七分
丘文俊先生	”	下午二時三十分	下午四時零九分
葉 榮先生	”	下午二時三十分	下午六時零七分
姚嘉俊先生	”	下午二時三十分	下午六時零七分
余倩雯女士	”	下午二時三十分	下午六時零七分
容溟舟先生	”	下午二時三十分	下午六時零七分
呂滙思女士(秘書)	沙田民政事務處行政主任(區議會)3		

<u>列席者</u>	<u>職 銜</u>
黃添培先生	沙田民政事務助理專員
袁俊傑先生	沙田民政事務處 高級行政主任(區議會)
蔡雨聖先生	食物環境衛生署 沙田區環境衛生總監
鄧馮淑妍女士	房屋署 高級房屋事務經理(大埔、北區及沙田)一
劉振謙先生	規劃署 高級城市規劃師／沙田
潘玉婷女士	地政總署 高級產業測量師／西北(沙田地政處)

<u>應邀出席者</u>	<u>職 銜</u>
朱霞芬女士	規劃署 沙田、大埔及北區規劃專員
楊 倩女士	規劃署 高級城市規劃師／新圖規劃
何文瑛女士	規劃署 城市規劃師／新圖規劃
詹秀儀女士	房屋署 高級建築師(2)
陳銚倫先生	房屋署 建築師(8)

### 應邀出席者

譚潔儀女士

袁建業先生

### 職 銜

房屋署

規劃師(8)

房屋署

土木工程師(7)

### 未克出席者

彭長緯先生,SBS,JP

程張迎先生,MH

林松茵女士

麥潤培先生

丁仕元先生

許銳宇先生

李子榮先生

曾素麗女士

### 職 銜

區議會副主席(已請假)

區議會議員 ( ” )

” ( ” )

” ( ” )

” ( ” )

” (未有請假)

” ( ” )

” ( ” )

負責人

主席歡迎委員和政府部門代表出席發展及房屋委員會(發房會)本年度第二次會議。

2. 主席告知與會者，有旁聽會議的市民在現場攝影、錄影及錄音。

### 委員請假事宜

3. 主席表示，秘書處收到下述委員的書面請假申請：

彭長緯先生 出席中國政府轄下機構的會議／活動

程張迎先生 工作原因

麥潤培先生 ”

林松茵女士 身體不適

丁仕元先生 不在香港

4. 委員一致通過上述委員的請假申請。

以及

- (e) 她重申部門會就委員對各個社區需要提出的意見向相關部門如食衛局、教育局、運輸署、食環署和康文署等反映及商討。

41. 主席表示各委員對其選區以至整個沙田區的發展非常熟悉，希望不久將來可以有機會讓各位集中討論議題，交流意見。

42. 委員備悉上述文件。

### **討論事項**

二零一七／二零一八年度開支科 2 建議預算  
(文件 DH 8/2017)

~~43. 委員一致通過上述文件。~~

《大埔滘分區計劃大綱草圖編號 S/NE-TPK/1》  
(文件 DH 9/2017)

44. 主席歡迎規劃署高級城市規劃師／新圖規劃楊倩女士和城市規劃師／新圖規劃何文瑛女士出席會議。

45. 楊倩女士簡介文件內容。

46. 容溟舟先生的意見綜合如下：

- (a) 從剛才的匯報知悉規劃署沒有收到反對意見，現時是按《城市規劃條例》(《條例》)展示草圖，並再收集意見。他詢問如果草圖沒有收到任何反對意見，預期何時正式生效；

- (b) 詢問草圖所示“自然保育區”範圍內，是否真的沒

有人居住；以及

- (c) 詢問規劃署會連同哪些部門密切監察草圖所示“自然保育區”範圍，免受人為破壞，以及會根據哪些條例檢控違例者和追究責任。

47. 楊倩女士的回應綜合如下：

- (a) 澄清《大埔滘分區計劃大綱草圖編號S/NE-TPK/B》除了涵蓋牛湖托附近的土地外，還包括大埔尾附近的土地，後者屬於大埔區議會的範圍。規劃署就該圖除了收到沙田區議會以及環保／關注組織及個別人士的意見外；亦在早前向大埔區議會和大埔鄉事委員會(大埔鄉委會)諮詢時收到反對意見，署方徵詢相關部門的專業意見後，一併提交予城市規劃委員會(城規會)作進一步考慮。城規會於二零一七年一月二十日決定不就該圖的土地用途地帶作出修訂；並通過根據《條例》將該圖(重新編號為《大埔滘分區計劃大綱草圖編號S/NE-TPK/1》)刊憲。《大埔滘分區計劃大綱草圖編號S/NE-TPK/1》已於二零一七年二月十日正式生效為法定圖則，並於當日起供公眾查閱，為期兩個月。任何人士如對草圖有意見，可於草圖展示期間直接以書面向城規會作出申述。城規會會舉行聆訊，以考慮所收到就草圖提出的申述和意見。作出申述的人及提出意見的人，均可出席聆訊；城規會會在舉行聆訊後，決定是否順應有關申述而建議對草圖作出修訂。
- (b) 在草圖涵蓋的範圍內並沒有劃設任何“鄉村式發展”地帶。規劃署已獲地政總署核實，確定草圖涵蓋的範圍沒有認可鄉村，亦沒有坐落於任何“鄉村範圍”內；以及
- (c) 由於該區具高保育和景觀價值，所以部門在三年前根據《條例》擬備法定圖則，對該區作出規管。該

區如出現任何違例發展，部門可以根據《條例》採取執行管制行動。她補充指，其他保育措施亦可根據相關法例，如漁農自然護理署的《林區及郊區條例》，採取執行管制行動。

48. 主席宣布結束討論是項議題，並提醒有意申述的人士，該圖則展示至本年四月十日止。

### 資料文件

馬鞍山路資助出售房屋發展計劃及恆泰路公共租住房屋發展計劃(欣安邨擴建)  
(文件 DH 10/2017)

49. 房屋署高級建築師(2)詹秀儀女士簡介文件內容。

50. 容溟舟先生的意見綜合如下：

- (a) 認為所述文件應為討論文件，詢問為何當作資料文件。據他所知，部門就撥入新增土地應先徵得區議會同意，然後才可以向城規會申請。就此，他要求秘書處解釋；
- (b) 指原本負責計劃的總建築師及其團隊已換人。在二零一三年十一月二十三日恆安邨舉行的工作坊上，居民進行了四組諮詢，並就欣安邨二期擴建及新居屋項目發表要求，但部門對此視而不見；
- (c) 他展示了觀塘區議會交運會文件第9/2015號，指該區就土地發展諮詢時，記錄了部門就公眾對工程項目意見的回應。他詢問為何這次文件欠缺這些回應；
- (d) 他引述在二零一六年三月發房會會議，有意見要求行人天橋接駁到擬建的兩個巴士站，便利兩邊居民。此外，他認為道路設計需便利殘疾人士。他展

二零一七年三月八日大埔區議會環境、房屋及工程委員會的會議記錄摘錄

(修訂版)

大埔區議會

環境、房屋及工程委員會

2017 年第二次會議記錄

日期：2017 年 3 月 8 日(星期三)

時間：下午 3 時至下午 6 時 18 分

地點：大埔區議會會議室

出席者出席時間離席時間主席

陳笑權議員,MH

會議開始

會議完畢

副主席

李華光議員

會議開始

會議完畢

委員

區鎮樺議員

會議開始

會議完畢

陳灶良議員,MH

會議開始

下午 3 時 30 分

周炫瑋議員

會議開始

下午 6 時 02 分

關永業議員

會議開始

下午 6 時 02 分

劉志成博士

會議開始

會議完畢

劉勇威議員

會議開始

會議完畢

羅曉楓議員

會議開始

會議完畢

李國英議員,BBS,MH,JP

會議開始

會議完畢

李耀斌議員,BBS,MH,JP

會議開始

下午 6 時 01 分

譚榮勳議員

會議開始

下午 4 時 30 分

鄧銘泰議員

會議開始

會議完畢

黃碧嬌議員,BBS,MH,JP

會議開始

下午 5 時 05 分

胡健民議員

會議開始

會議完畢

任啟邦議員

會議開始

下午 6 時 01 分

任萬全議員

會議開始

下午 6 時 04 分

余智榮議員

會議開始

會議完畢

增選委員

郭永健委員

會議開始

下午 6 時 02 分

李錦松委員

會議開始

下午 5 時 40 分

陳梓華委員

會議開始

會議完畢

秘書

梁仲華先生

會議開始

會議完畢

行政主任(區議會)1／

大埔民政事務處／民政事務總署

列席者

呂少珠女士,JP

蔡明暉先生

李佳盈女士

黃展和先生

趙謝淑燕女士

劉志庭先生

楊倩女士

何文瑛女士

蘇美玲女士

湛淑媛女士

羅偉基先生

馮子勁先生

陳耀華先生

劉素梅女士

鄒健強先生

鄭惠儀女士

王偉興先生

李裕修先生

陳樂謙先生

大埔民政事務專員／大埔民政事務處／民政事務總署

地政專員／大埔地政處／地政總署

大埔民政事務助理專員／大埔民政事務處／民政事務總署

高級環境保護主任(區域北)1／環保法規管理科／環境保護署

高級房屋事務經理(大埔及北區)／屋邨管理處／房屋署

高級城市規劃師(大埔)／新界區規劃部／規劃署

高級城市規劃師／新圖規劃／新界區規劃部／規劃署

城市規劃師／新圖規劃 2／新界區規劃部／規劃署

城市規劃師／新圖規劃 1／新界區規劃部／規劃署

工程師／49(新界東)／新界東拓展處／土木工程拓展署

工程師／顧問工程管理 14／水務署

駐地盤工程師／博威工程顧問有限公司

衛生總督察 1／大埔區環境衛生辦事處／食物環境衛生署

署理行政助理／大埔地政處／地政總署

署理高級地政主任(管制)／大埔地政處／地政總署

大埔區助理康樂事務經理 2／康樂及文化事務署

行動支援組主管(大埔分區)／香港警務處

高級行政主任(區議會)／大埔民政事務處／民政事務總署

行政主任(發展)／大埔民政事務處／民政事務總署

請假者

邱榮光博士,JP

李少文委員

鄧佩詩委員

## 開會詞

主席宣布以下事項：

- (i) 由於社會服務委員會會議超時，本委員會會議順延至下午 3 時開始。
- (ii) 大埔民政事務處大埔民政事務專員呂少珠女士列席會議。
- (iii) 康樂及文化事務署黃耀明先生因事未能出席會議，由鄭惠儀女士代為出席。
- (iv) 警務處何耀民先生因事未能出席會議，由王偉興先生代為出席。
- (v) 邱榮光博士、李少文委員及鄧佩詩委員已提交缺席通知。根據《大埔區議會常規》第 51(1)條，委員會只會同意委員因身體不適(包括因懷孕而引起的身體不適)、擔任陪審員、代表區議會出席會議／活動、出席立法會會議、出席行政會議、分娩或侍產而提出的缺席申請。按照上述規定，他們的申請不獲批准。

### **I. 通過環境、房屋及工程委員會 2017 年 1 月 11 日第一次會議記錄**

(大埔區議會文件 EHW 12/2017 號)

- 2. 主席表示，秘書處收到房屋署就上次會議記錄提出的修訂建議(見大埔區議會文件 EHW 12/2017 號)。席上沒有其他委員提出修訂，上次會議記錄按照房屋署的建議修訂後獲通過作實。

### **II. 《大埔滘分區計劃大綱草圖編號 S/NE-TPK/1》**

(大埔區議會文件 EHW 13/2017 號)

- 3. 主席歡迎規劃署高級城市規劃師楊倩女士及城市規劃師何文瑛女士就是項議程出席會議。
- 4. 楊倩女士介紹上述文件。她表示，如委員欲對上述草圖作出申述，可於圖則展示期間直接以書面方式向城市規劃委員會(“城規會”)提出。
- 5. 鄧銘泰議員詢問規劃署有沒有採納大埔鄉事委員會(“大埔鄉委會”)的意見，修改上述草圖。
- 6. 主席表示，規劃署並沒有聽取大埔鄉委會的意見及修訂草圖。另外，大埔尾村的村代表曾就《大埔滘分區計劃大綱草圖編號 S/NE-TPK/1》向他本人、大埔鄉委會及新界鄉議局(“鄉議局”)提出反對意見。他重申，規劃署及城規會

不應一意孤行，必須尊重當區居民、業權人、區議會及大埔鄉委會的意見，因此，委員會反對該草圖。

~~III. 《嶂上分區計劃大綱草圖編號 S/NE-CS/1》~~

~~(大埔區議會文件 EHW 14/2017 號)~~

7. 主席歡迎規劃署高級城市規劃師楊倩女士及城市規劃師蘇美玲女士就是項議程出席會議。

8. 楊倩女士介紹上述文件。

9. 對於楊女士介紹文件時指西貢北約鄉事委員會(“西貢北鄉委會”)拒絕接受規劃署就上述大綱草圖所作的諮詢，李耀斌議員強調，嶂上村代表及村民認為規劃署代表多次與他們接觸後，仍然沒有接納他們的意見，亦沒有修訂大綱草圖，因此才拒絕接受署方的諮詢。他表示，鄉議局最近邀請規劃署助理署長出席會議，討論平洲分區計劃大綱草圖及其他大綱草圖，與會者及居民代表普遍認為有關規劃對他們不公平兼有打壓他們的意圖，因此他本人建議鄉議局去信城規會及規劃署，要求凍結這些大綱草圖，讓來屆政府重新審視有關規劃是否合乎政府施政原則。他建議委員會亦去信政府，要求凍結這些大綱草圖。

10. 李華光副主席表示，《嶂上分區計劃大綱草圖編號 S/NE-CS/1》內的“鄉村式發展”地帶範圍小，即使居民有地契亦未能建屋，因此他反對該草圖。

11. 郭永健委員留意到大綱草圖有“B”版及“1”版。他詢問哪個版本為目前及日後生效的圖則。

12. 陳灶良議員認為該份大綱草圖限制了原居民的發展，無異於強搶民產，做法有欠公允。他不滿城規會一直無視委員會就不同大綱草圖提出的反對意見。他詢問如委員會去信城規會及規劃署要求凍結有關圖則，有關方面會否重視及聽取委員會的意見。

13. 劉志成博士指嶂上村是認可鄉村，該處亦有原居民的村屋及私人土地，規劃署提供的“鄉村式發展”地帶並不足夠。他續指本委員會、西貢北鄉委會及村民代表已多次反對嶂上分區計劃大綱草圖。他不理解為何規劃署仍然不願意修訂該草圖。

14. 羅曉楓議員詢問，既然各方已提出反對，而嶂上村村民亦對規劃署的諮詢感到厭倦而拒絕與署方會面，規劃署為何仍要再次諮詢本委員會。他續問規劃署如何看待本委員會或西貢北鄉委會的反對意見，兩者意見的份量是否與一般

S/NE-TPK/1

自然保育區

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(植物苗圃除外) 自然保護區 自然教育徑 農地住用構築物 野生動物保護區	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(只限重建) 公廁設施 公用事業設施裝置 雷達、電訊微波轉發站、電視及／或 廣播電台發射塔裝置

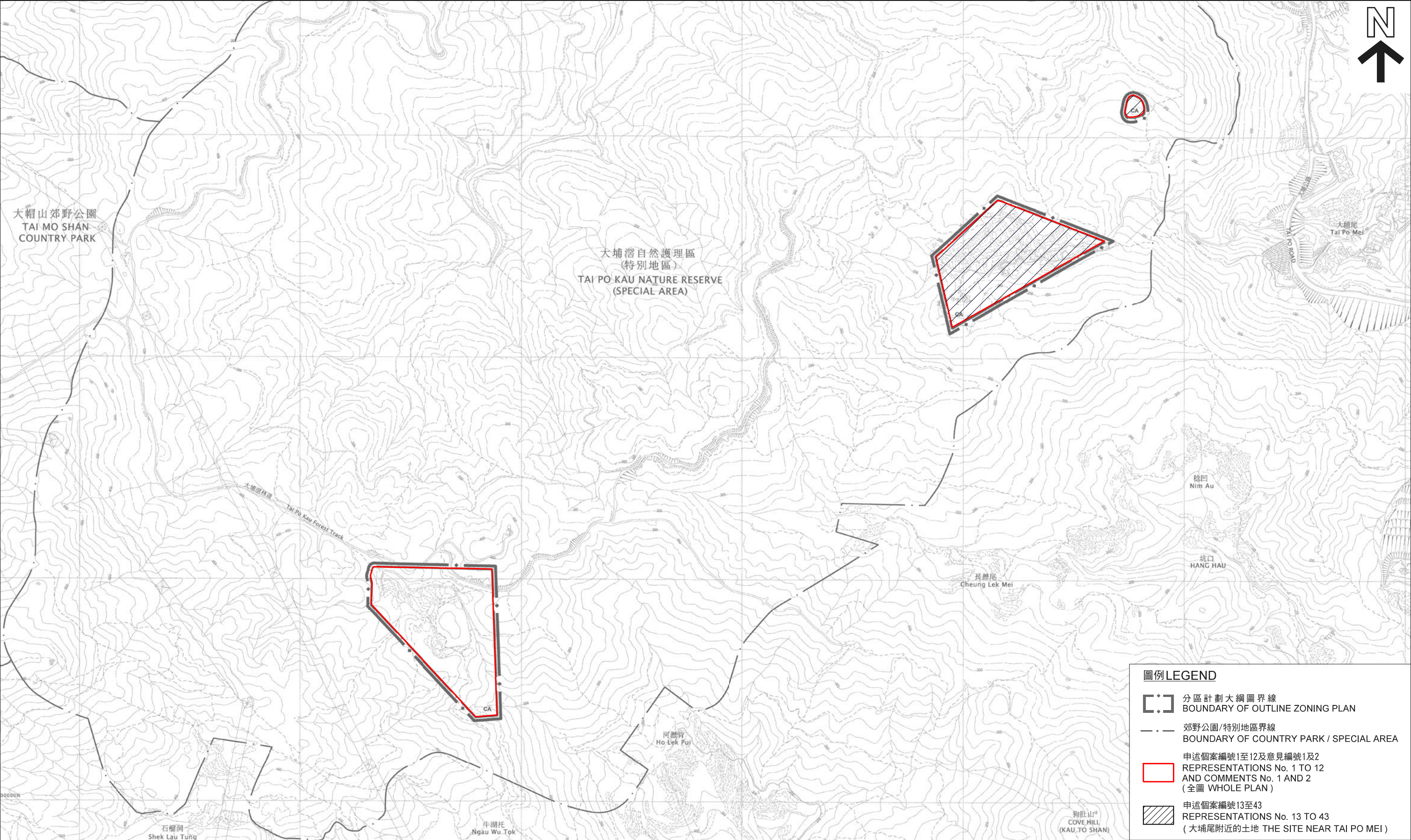
規劃意向

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。

備註

- (a) 任何現有屋宇的重建，包括改動及／或修改，不得引致整個重建計劃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屋宇的地積比率、上蓋面積和建築物高度。
- (b) 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而進行或繼續進行者。

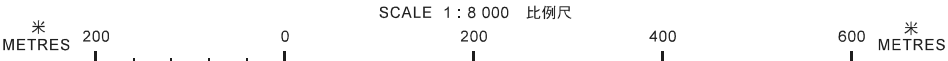


- 圖例 LEGEND**
- 分區計劃大綱圖界線  
BOUNDARY OF OUTLINE ZONING PLAN
  - 郊野公園/特別地區界線  
BOUNDARY OF COUNTRY PARK / SPECIAL AREA
  - 申述個案編號1至12及意見編號1及2  
REPRESENTATIONS No. 1 TO 12  
AND COMMENTS No. 1 AND 2  
(全圖 WHOLE PLAN)
  - 申述個案編號13至43  
REPRESENTATIONS No. 13 TO 43  
(大埔尾附近的土地 THE SITE NEAR TAI PO MEI)

本摘要圖於2017年7月11日擬備，  
所根據的資料為於2017年2月10日展示  
的分區計劃大綱草圖編號S/NE-TPK/1  
EXTRACT PLAN PREPARED ON 11.7.2017  
BASED ON DRAFT OUTLINE ZONING PLAN  
No. S/NE-TPK/1 EXHIBITED ON 10.2.2017

**位置圖 LOCATION PLAN**

就大埔滬分區計劃大綱草圖編號 S/NE-TPK/1  
提出的申述個案編號1至43及意見編號1及2作出考慮  
CONSIDERATION OF REPRESENTATIONS No. 1 TO 43 AND COMMENTS No. 1 AND 2  
TO THE DRAFT TAI PO KAU OUTLINE ZONING PLAN No. S/NE-TPK/1

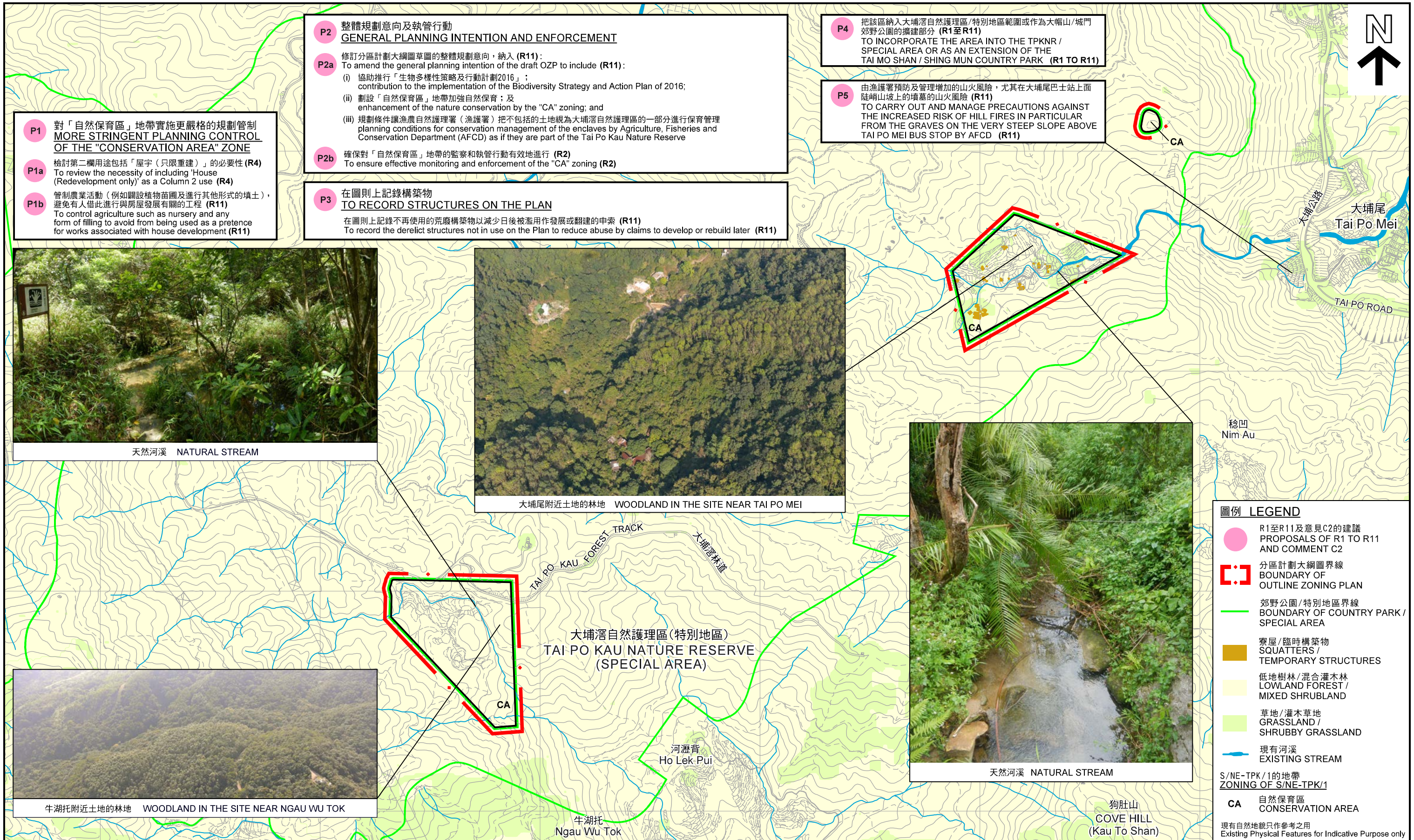


規劃署  
PLANNING DEPARTMENT



參考編號 REFERENCE No.  
R/S/NE-TPK/1

圖 PLAN  
H-1



本圖於2017年8月22日擬備，  
所根據的資料為測量圖編號  
7-SW-4B, 5A/B, 7-SE-1A, 7-NW-19B/D, 20A/B/C/D,  
24B/D, 25A/B/C/D, 7-NE-16A/B/C/D 及 21A/B/C/D  
PLAN PREPARED ON 22.8.2017  
BASED ON SURVEY SHEETS No.  
7-SW-4B, 5A/B, 7-SE-1A, 7-NW-19B/D,  
20A/B/C/D, 24B/D, 25A/B/C/D,  
7-NE-16A/B/C/D AND 21A/B/C/D

申述R1至R11及意見C2的建議  
**PROPOSALS OF REPRESENTATIONS R1 TO R11 AND COMMENT C2**

就大埔滢分區計劃大綱草圖編號 S/NE-TPK/1  
提出的申述個案編號1至43及意見編號1及2作出考慮  
CONSIDERATION OF REPRESENTATIONS No. 1 TO 43 AND COMMENTS No. 1 AND 2  
TO THE DRAFT TAI PO KAU OUTLINE ZONING PLAN No. S/NE-TPK/1

SCALE 1: 8 000 比例尺  
200 0 200 400 600  
METRES METRES

規劃署  
**PLANNING DEPARTMENT**



參考編號 REFERENCE No.  
**R/S/NE-TPK/1**

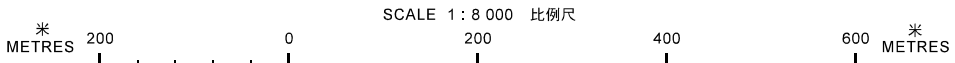
圖 PLAN  
**H-2**



本圖於2017年8月22日擬備，  
所根據的資料為測量圖編號  
7-SW-4B, 5A/B, 7-SE-1A, 7-NW-19B/D, 20A/B/C/D,  
24B/D, 25A/B/C/D, 7-NE-16A/B/C/D 及 21A/B/C/D  
PLAN PREPARED ON 22.8.2017  
BASED ON SURVEY SHEETS No.  
7-SW-4B, 5A/B, 7-SE-1A, 7-NW-19B/D,  
20A/B/C/D, 24B/D, 25A/B/C/D,  
7-NE-16A/B/C/D AND 21A/B/C/D

申述R12至R43及意見C1的建議  
PROPOSALS OF REPRESENTATIONS R12 TO R43 AND COMMENT C1

就大埔滘分區計劃大綱草圖編號 S/NE-TPK/1  
提出的申述個案編號1至43及意見編號1及2作出考慮  
CONSIDERATION OF REPRESENTATIONS No. 1 TO 43 AND COMMENTS No. 1 AND 2  
TO THE DRAFT TAI PO KAU OUTLINE ZONING PLAN No. S/NE-TPK/1

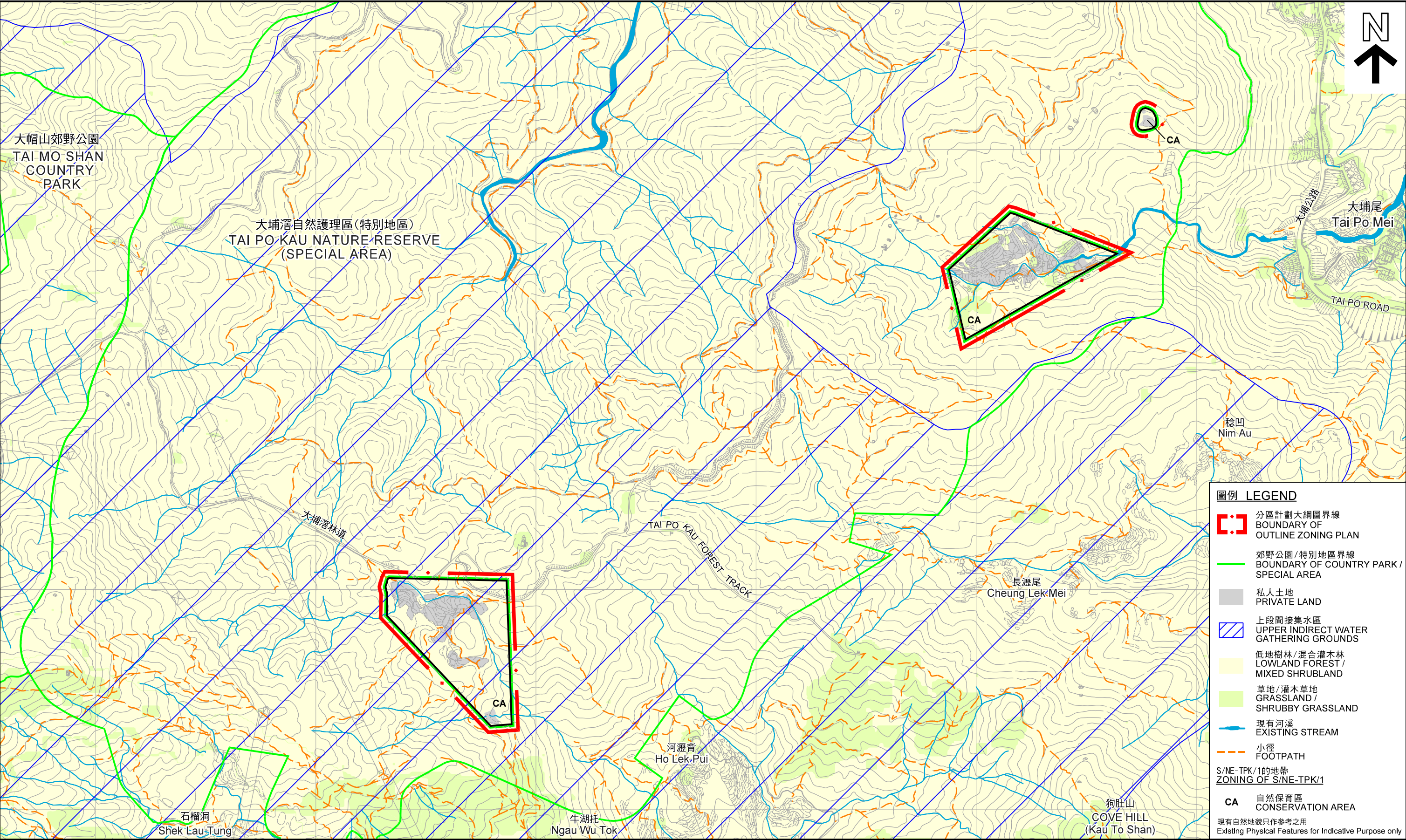


規劃署  
PLANNING DEPARTMENT



參考編號 REFERENCE No.  
R/S/NE-TPK/1

圖 PLAN  
H-3



圖例

LEGEND

分區計劃大綱圖界線

BOUNDARY OF OUTLINE ZONING PLAN

郊野公園/特別地區界線

BOUNDARY OF COUNTRY PARK / SPECIAL AREA

私人土地

PRIVATE LAND

上段間接集水區

UPPER INDIRECT WATER GATHERING GROUNDS

低地樹林/混合灌木林

LOWLAND FOREST / MIXED SHRUBLAND

草地/灌木草地

GRASSLAND / SHRUBBY GRASSLAND

現有河溪

EXISTING STREAM

小徑

FOOTPATH

S/NE-TPK/1的地帶

ZONING OF S/NE-TPK/1

CA

自然保育區

CONSERVATION AREA

現有自然地貌只作參考之用

Existing Physical Features for Indicative Purpose only

本圖於2017年8月18日擬備，  
所根據的資料為測量圖編號  
7-SW-4B, 5A/B, 7-SE-1A, 7-NW-19B/D, 20A/B/C/D,  
24B/D, 25A/B/C/D, 7-NE-16A/B/C/D 及 21A/B/C/D  
PLAN PREPARED ON 18.8.2017  
BASED ON SURVEY SHEETS No.  
7-SW-4B, 5A/B, 7-SE-1A, 7-NW-19B/D,  
20A/B/C/D, 24B/D, 25A/B/C/D,  
7-NE-16A/B/C/D AND 21A/B/C/D

發展限制

DEVELOPMENT CONSTRAINTS

就大埔滘分區計劃大綱草圖編號 S/NE-TPK/1

提出的申述個案編號1至43及意見編號1及2作出考慮

CONSIDERATION OF REPRESENTATIONS No. 1 TO 43 AND COMMENTS No. 1 AND 2

TO THE DRAFT TAI PO KAU OUTLINE ZONING PLAN No. S/NE-TPK/1

SCALE 1 : 8 000 比例尺

米

200

0

200

400

600

米

METRES

200

0

200

400

600

METRES

規劃署

PLANNING DEPARTMENT

參考編號

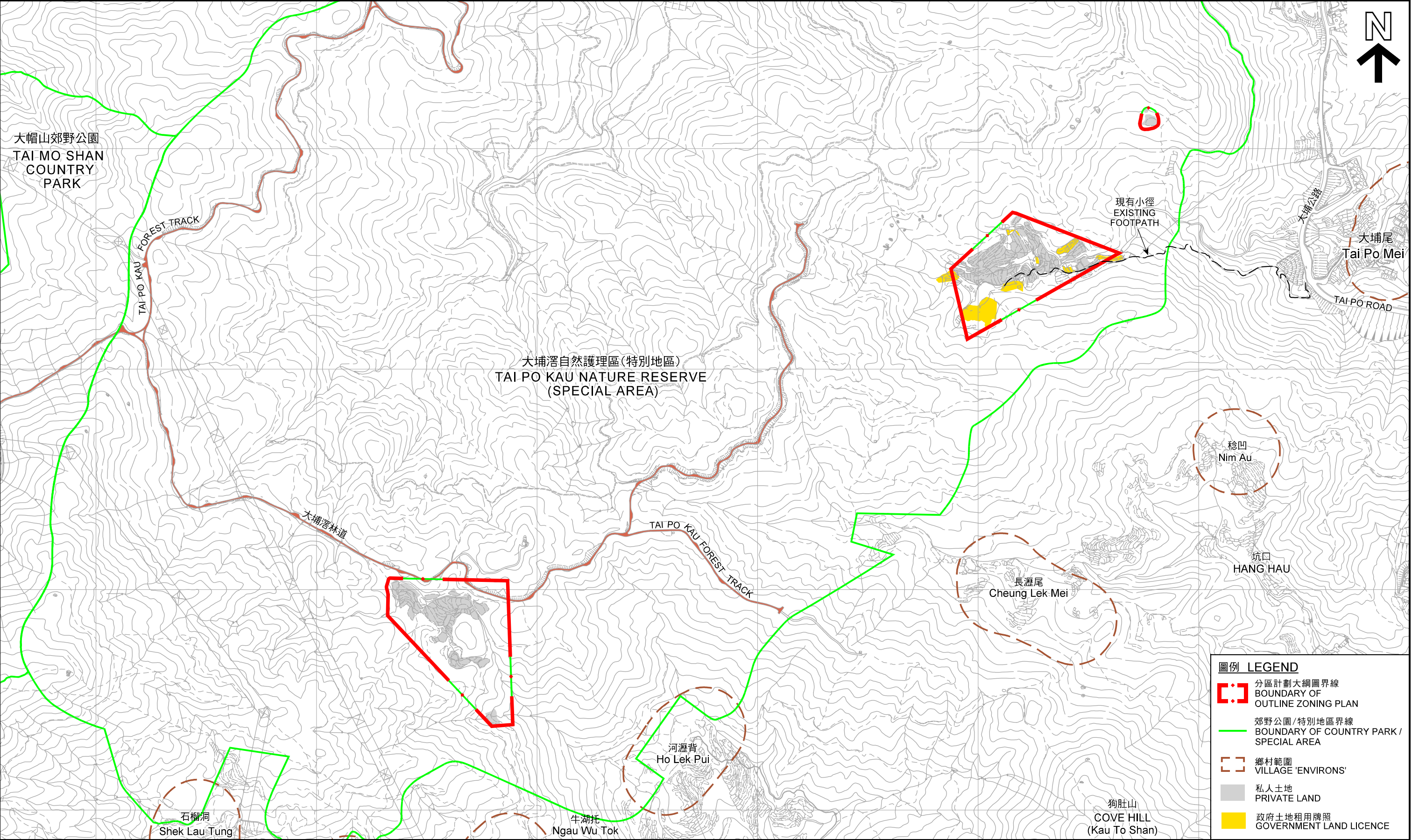
REFERENCE No.

R/S/NE-TPK/1

圖

PLAN

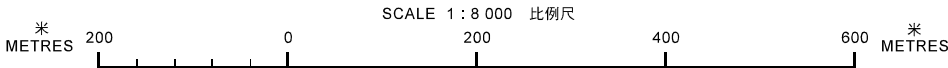
H-4



本圖於2017年6月27日擬備，  
所根據的資料為測量圖編號  
7-SW-4B, 5A/B, 7-SE-1A, 7-NW-19B/D, 20A/B/C/D,  
24B/D, 25A/B/C/D, 7-NE-16A/B/C/D 及 21A/B/C/D  
PLAN PREPARED ON 27.6.2017  
BASED ON SURVEY SHEETS No.  
7-SW-4B, 5A/B, 7-SE-1A, 7-NW-19B/D,  
20A/B/C/D, 24B/D, 25A/B/C/D,  
7-NE-16A/B/C/D AND 21A/B/C/D

土地擁有權及「鄉村範圍」  
LAND OWNERSHIP AND VILLAGE 'ENVIRONS'

就大埔滘分區計劃大綱草圖編號 S/NE-TPK/1  
提出的申述個案編號1至43及意見編號1及2作出考慮  
CONSIDERATION OF REPRESENTATIONS No. 1 TO 43 AND COMMENTS No. 1 AND 2  
TO THE DRAFT TAI PO KAU OUTLINE ZONING PLAN No. S/NE-TPK/1

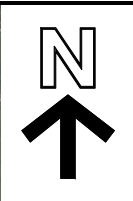
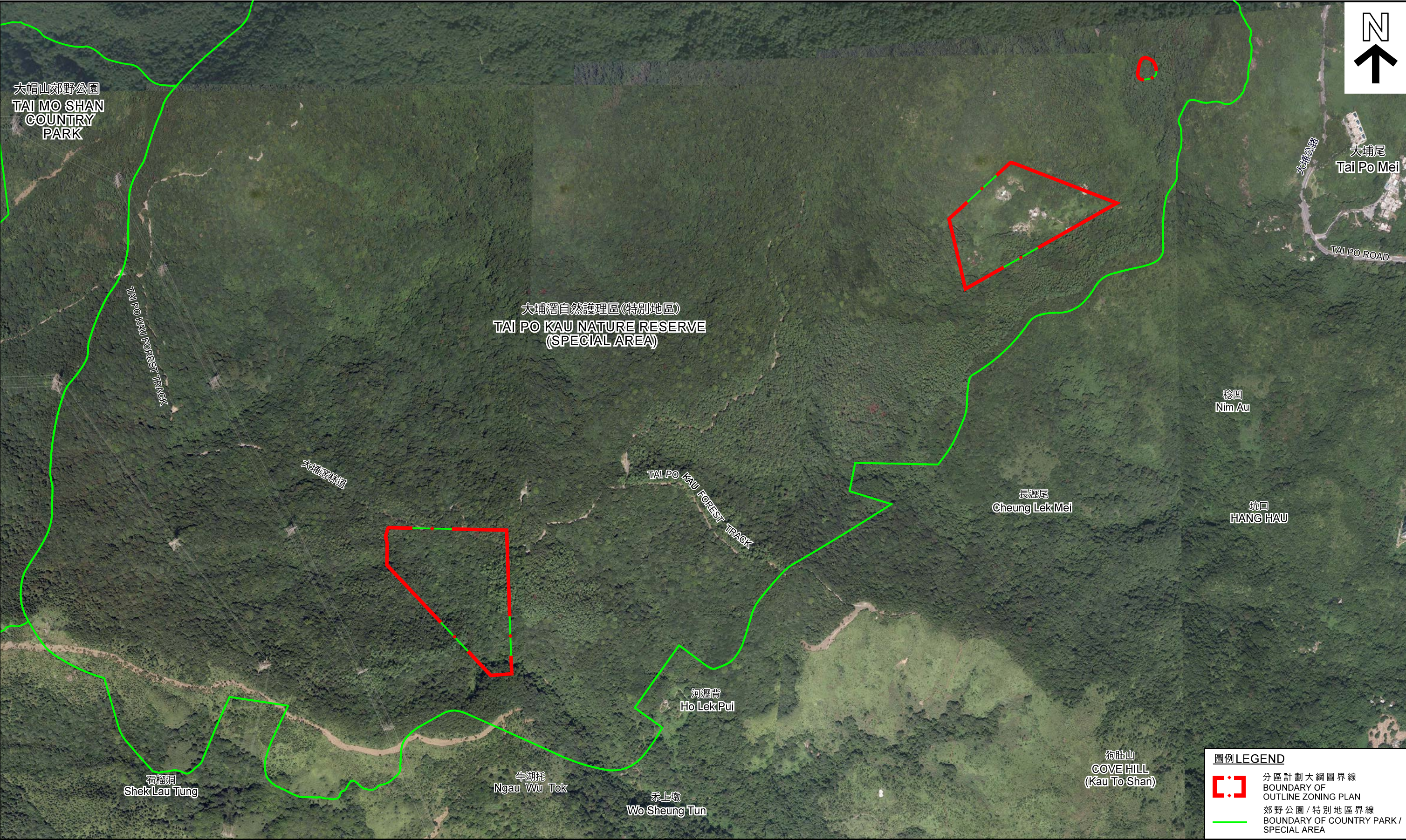


規 劃 署  
PLANNING DEPARTMENT



參考編號 REFERENCE No.  
R/S/NE-TPK/1

圖 PLAN  
H-5



**圖例 LEGEND**

 分區計劃大綱圖界線  
BOUNDARY OF  
OUTLINE ZONING PLAN

 郊野公園 / 特別地區界線  
BOUNDARY OF COUNTRY PARK /  
SPECIAL AREA

<p>本圖於2017年7月3日擬備，所根據的資料為地政總署於2016年10月6日拍得的航攝照片編號E003990C、E003993C、E003997C及E0040000C</p> <p>PLAN PREPARED ON 3.7.2017 BASED ON AERIAL PHOTOS No. E003990C, E003993C, E003997C &amp; E0040000C TAKEN ON 6.10.2016 BY LANDS DEPARTMENT</p>	<p><u>航攝照片 AERIAL PHOTOS</u></p> <p>就大埔滬分區計劃大綱草圖編號 S/NE-TPK/1 提出的申述個案編號1至43及意見編號1及2作出考慮 CONSIDERATION OF REPRESENTATIONS No. 1 TO 43 AND COMMENTS No. 1 AND 2 TO THE DRAFT TAI PO KAU OUTLINE ZONING PLAN No. S/NE-TPK/1</p>	<p>規 劃 署 PLANNING DEPARTMENT</p>	
		<p>參考編號 REFERENCE No. R/S/NE-TPK/1</p>	<p>圖 PLAN H-6</p>