

Form No. S16-III
表格第 S16-III 號

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)

2023年 8月 7日

此文件在_____收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 7 AUG 2023
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

根據《城市規劃條例》(第131章)

第16條遞交的許可申請

Applicable to Proposal Only Involving Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Renewal of Permission for such Temporary Use or Development*

適用於祇涉及位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議*

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.

*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.info.gov.hk/tpb/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2301934 13/7 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/I-SW/1
	Date Received 收到日期	7 AUG 2023

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件(倘有), 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(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 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).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處(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。
- 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. The processing of the application may be refused if the required information or the required copies are incomplete.
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。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Asia International Develop Limited (亞洲國際拓展有限公司)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Top Bright Consultants Ltd. (才鴻顧問有限公司)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lot 327 (Part) in DD308, San Shek Wan, Lantau Island, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 4,759 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 642 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	Nil sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Sham Wat and San Shek Wan Outline Zoning Plan No. S/I-SW/2
(e) Land use zone(s) involved 涉及的土地用途地帶	Green Belt ("GB")
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☒ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料。

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development
擬議用途/發展

Proposed Temporary Holiday Camp for a period of 3 Years and Associated Excavation of Land

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 3☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 4,117 sq.m ☐ About 約

Proposed covered land area 擬議有上蓋土地面積 642 sq.m ☐ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 29

Proposed domestic floor area 擬議住用樓面面積 N/A sq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積 642 sq.m ☐ About 約

Proposed gross floor area 擬議總樓面面積 642 sq.m ☐ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

Please refer to the Figure 5 of the Supplementary Planning Statement

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位 N/A

Motorcycle Parking Spaces 電單車車位 N/A

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 N/A

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 N/A

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 N/A

Others (Please Specify) 其他 (請列明) N/A

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位 N/A

Coach Spaces 旅遊巴車位 N/A

Light Goods Vehicle Spaces 輕型貨車車位 N/A

Medium Goods Vehicle Spaces 中型貨車車位 N/A

Heavy Goods Vehicle Spaces 重型貨車車位 N/A

Others (Please Specify) 其他 (請列明) N/A

Proposed operating hours 擬議營運時間 ...operate 24 hours from Mondays to Sundays, including public holidays.....																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input checked="" type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是 No 否	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 113.98 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 ..0.2 to 2.25.....m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas	
位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Please refer to Chapter 6 of the Supplementary Planning Statement

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Adam Chow

Assistant Town Planner

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

Top Bright Consultants Limited

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及印章（如適用）



Date 日期

7/7/2023

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

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

委員會就這宗申請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) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請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 applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant 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，申請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。

Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot 327 (Part) in DD308, San Shek Wan, Lantau Island, New Territories
Site area 地盤面積	4,759 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Sham Wat and San Shek Wan Outline Zoning Plan No. S/I-SW/2
Zoning 地帶	Green Belt ("GB")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/development 申請用途/發展	Proposed Temporary Holiday Camp for a period of 3 Years and Associated Excavation of Land

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	642 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.135 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	29	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	2 - 7	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	13.5 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		0
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		N/A N/A N/A N/A N/A N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		N/A N/A N/A N/A N/A N/A

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Site Plan, Plan Showing General Area, Extract from Approved Sham Wat and San Shek Wan Outline Zoning Plan No. S/I-SW/2, Excavation Plan		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ecological Survey		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

**Application for Permission under Section 16 of
the Town Planning Ordinance (Cap. 131)**

**Proposed Temporary Holiday Camp for a Period of
3 Years and Associated Excavation of Land
in “Green Belt” (“GB”) zone at Lot 327 (Part) in DD308,
San Shek Wan, Lantau Island, New Territories**

SUPPLEMENTARY PLANNING STATEMENT

Applicant:

Asia International
Develop Limited

July, 2023

Planning Consultant:



Top Bright Consultants Ltd.

Executive Summary

This planning application is prepared by Top Bright Consultants Ltd. on behalf of the Applicant to the Town Planning Board (the “Board”) to seek planning permission for the proposed temporary holiday camp (the “Proposed Development”) for a period of three years and associated excavation of land at Lot 327 (Part) in DD308, San Shek Wan, Lantau Island, New Territories (the “Application Site”).

The proposed temporary holiday camp is a response to the Government's policy and Sustainable Blueprint conducted by the Development Bureau on the provision of passive recreational activities in South Lantau to meet the ever-increasing needs for leisure, recreation and entertainment. In areas of lower environmental sensitivity, some low-impact leisure and recreation activities could be considered. Lantau possesses rich assets for recreation and tourism purposes. Diversified recreation and tourism facilities should be developed to shape Lantau as a kaleidoscopic leisure and recreation destination.

The Application Site is located at San Shek Wan on the northern coast of Lantau Island and along the Tung O Ancient Trail. The Application Site, covering a total of 4,759 square metres, is mostly vacant and covered by trees, shrubs and herbs. In order to avoid any unnecessary human disturbance to the existing natural environment, the layout and construction of the Proposed Development will respect the original terrain. All the trees will be retained to ensure that the ecological environment will not be affected. 50m clearance setbacks from the eastern and western boundaries of the Application Site to the existing seasonal water channels are proposed to serve as a physical ‘no trespassing buffer area’.

The Proposed Development comprises 29 temporary structures amounting to a total GFA of about 642 square metres, including static camping tents atop raised wooden platforms, an office/visitor center, an activity room, toilets and other supporting facilities. There will be no parking and loading/unloading space provided within the Application Site. The Proposed Development is proposed to operate 24 hours from Mondays to Sundays, including public holidays.

The Application Site falls within the “Green Belt” (“GB”) zone on the Approved Sham Wat and San Shek Wan Outline Zoning Plan (“OZP”) No. S/I-SW/2. According to the Notes of the OZP, ‘Holiday Camp’ is a Column 2 use in the “GB” zone. In accordance with the OZP, uses under Column 2 may be permitted with or without conditions on application to the Board.

The justifications of this application are: In Line with the 2022 Policy Address; Policy Support from the Government; Meeting Soaring Demand for Outdoor Relieving Areas; Would Not Contravene the Planning Intention; Compliance with TPB PG-No. 10; Minimal Effect to Existing Site Character/Environment, Promoting Local Tourism; Compatible with Surrounding Land Uses; Approval of Similar Applications; Site Suitability for Proposed Use; and Planning Gains. The Applicant therefore respectfully requests the Board to approve this application for a period of 3 years.

行政摘要

這宗規劃申請乃代表申請人向城市規劃委員會(“城規會”)呈交，擬議在新界大嶼山礮石灣丈量約份第 308 約地段第 327 號(部份) (“申請地點”)，用作擬議臨時度假營(為期 3 年)及相關挖土工程的規劃申請(“擬議發展”)。

擬議臨時度假營是響應政府政策及發展局制定的可持續發展藍圖，在大嶼山提供康樂活動場地，以滿足日益增加的休閒、康樂及娛樂需求。在生態敏感度較低的地區，可以開發一些低污染的休閒康樂活動。大嶼山擁有豐富的康樂及旅遊資源，適合發展為多元化的休閒及康樂勝地。

申請地點位於大嶼山北岸礮石灣及東澳古道。申請場地總面積為 4,759 平方米，大部分為空地，並有樹木、灌木和植被覆蓋。為避免對現有自然環境造成不必要的影響，擬建發展的佈局及工程將尊重原有地形，所有樹木都將會保留。擬建發展會從申請地點的東西邊界到兩邊的水道設置 50 米緩衝區，確保生態環境不受影響。

申請地點將包括 29 個臨時構築物，總樓面面積約 642 平方米，用作設在木平台上的固定露營帳篷、辦公室/遊客中心、活動室、洗手間和其他配套設施。申請地點將不提供停車位和上落貨位。擬議發展的營運時間為星期一至日 24 小時營業，包括公共假期。

申請地點座落於深屈及礮石灣分區計劃大綱圖編號 S/I-SW/2 中的“綠化地帶”。擬議發展屬該地帶第二欄的用途，須先向城規會提出規劃申請。

這宗規劃申請的理由為：符合 2022 施政報告方針；政府政策支持；滿足對戶外活動的需求；不會違背規劃意向；符合城市規劃指引編號第 10；不會對周邊環境構成不良影響；促進本土旅遊業；與附近土地用途配合；相似用途之前已獲規劃許可；場地適合作度假營；及會帶來規劃增益。因此，申請人希望城規會批准為期三年的臨時用途。

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APPENDICES

Appendix A	Project Scheme
Appendix B	Ecological Survey

SUMMARY OF APPLICATION

Applicant:	Asia International Develop Limited
Applied Use:	Proposed Temporary Holiday Camp for a period of 3 Years and Associated Excavation of Land
Existing Use:	Vacant
Location	Lot 327 (Part) in DD308, San Shek Wan, Lantau Island, New Territories
Site Area:	Private land: about 4,759 square metres Government Land: Nil Total: about 4,759 square metres
Lease	Block Government Lease demised as agricultural use
Statutory Plan:	Approved Sham Wat and San Shek Wan Outline Zoning Plan No. S/I-SW/2 gazetted on 16.12.2022
Zoning:	Green Belt ("GB")
TPB Guidelines:	Application for Development within "Green Belt" Zone under Section 16 of the Town Planning Ordinance' (TPB PG-No.10)

1. INTRODUCTION

- 1.01 This application is prepared by Top Bright Consultants Ltd. on behalf of Asia International Develop Limited (the "Applicant") to the Town Planning Board (the "Board") to seek planning permission for a proposed temporary holiday camp (the "Proposed Development") for a period of three years and associated excavation of land at Lot 327 (Part) in DD308, San Shek Wan, Lantau Island, New Territories (the "Application Site").
- 1.02 The proposed temporary holiday camp is a response to the Government's policy and Sustainable Blueprint conducted by the Development Bureau on the provision of passive recreational activities in South Lantau to meet the ever-increasing needs for leisure, recreation and entertainment. The Blueprint embraces the overarching principle of "Development in the North; Conservation for the South". In areas of lower environmental sensitivity, some low-impact leisure and recreation activities could be considered. Lantau possesses rich assets for recreation and tourism purposes. Diversified recreation and tourism facilities should be developed to shape Lantau as a kaleidoscopic leisure and recreation destination.
- 1.03 Given the strike of the Pandemic in the last three years, Hong Kong residents faced several rounds of lockdowns and many public recreational venues, such as beach, stadium, park, tent camping ground, etc. have closed. Lack of leisure and entertainment would bring adverse effects on the quality of life. The Proposed Development, can provide a leisure spot in conjunction with existing tourist and heritage attractions to allow more people to explore the beauty of nature, and increase educational opportunities and interactions between parents and children.
- 1.04 The Application Site has a total area of about 4,759 square metres and is mostly vacant. The Proposed Development comprises 29 temporary structures amounting to a total GFA of about 642 square metres, including static camping tents atop raised wooden platforms, an office/visitor center, an activity room, toilets and other supporting facilities. Most of these temporary structures will adopt pre-fabricated structures for easy assembly and disassembly purposes.
- 1.05 The Application Site falls within the "Green Belt" ("GB") zone on the Approved Sham Wat and San Shek Wan Outline Zoning Plan ("OZP") No. S/I-SW/2. According to the Notes of the OZP, 'Holiday Camp' is a Column 2 use in the "GB" zone. In accordance with the OZP, uses under Column 2 may be permitted with or without conditions on application to the Board.
- 1.06 In accordance with the 'Town Planning Board Guidelines for Application for Development within "Green Belt" Zone under Section 16 of the Town Planning Ordinance (TPB PG-No.10), the scale, intensity and uses of the Proposed Development are compatible with its surrounding environment; the existing natural features are respected; and no adverse impacts on existing infrastructure and environmental quality due to the Proposed Development are anticipated.

-
- 1.07 The Applicant is committed to undertaking a reinstatement of the Application Site to the satisfaction of relevant Government departments or the TPB after the validity of this planning permission. The commitment forms part and parcel of this planning application.
- 1.08 The following sections are intended to help facilitate the Board's decision, and will briefly describe the Application Site and its surroundings, give details of the Proposed Development and provide justifications in support of the application.

2. SITE CONTEXT

Location

- 2.01 The Application Site is located at San Shek Wan (礮石灣) on the northern coast of Lantau Island and along the Tung O Ancient Trail (東澳古道). It is about 8.6km to the west of Tung Chung Town Center and 6.7km to the east of Tai O. **Figure 1** shows the Application Site in its regional context.

Existing Site Conditions

- 2.02 The Application Site covers an area of approximately 4,759 square metres and is rectangular in shape. It is a terraced fruit orchard descending northward from Tung O Ancient Trail to the coast about 11.94 mPD to 4.34 mPD. It is mostly vacant, and covered by trees, shrubs and herbs. There is an existing temporary structure located at the north of the Application Site next to the beach, which will be used as a guard house in this proposal. The southern part of the Application Site facing Tung O Ancient Trail is fenced by 1.5 meters-high chain link fencing.





Surrounding Land Uses

- 2.03 The Application Site is situated within the village boundary of Sham Shek Tsuen (深石村) and located to the immediate south of Sham Shen Tsuen village cluster. It is sandwiched by San Shek Wan and Tung O Ancient Trail. It is surrounded by vegetation with rural settlements, beach, tourist attractions, and public facilities. To the north are the beach and Hong Kong-Zhuhai-Macau Bridge. To the northeast are Sham Shek Tsuen Sam Shan Kwok Wong Temple (深石村三山國王廟) and a number of one to three-storey rural residential or temporary settlements. To the further northeast is San Shek Wan Pier. To the south is a private land covered by vegetation. There is a public toilet 30 meters to the southwest of the Application Site. Two restaurants/open-air cafes are located further southwest. To the west is an area providing recreational activities. A plan showing the Application Site in the context of its local surroundings is in **Figure 3**.



Sham Shek Tsuen Village Cluster



Sam Shan Kwok Wong Temple



Open-air Cafe



San Shek Wan
Hong Kong-Zhuhai-Macau Bridge



Public Toilet



Recreational Site

Access

- 2.04 The Application Site can be accessed from a village road (Tung O Ancient Trail) which connects to Sham Wat Road. Within a 500m radius catchment from the Application Site, San Shek Wan Pier is available. Sha Lo Wan Pier (沙螺灣渡輪碼頭) located 2.2km to the west of the Application Site. The entrance to the Application Site is about 6m wide. A plan showing the access to the Application Site is in **Figure 3**.



Access road to the Application Site



Sha Lo Wan Pier

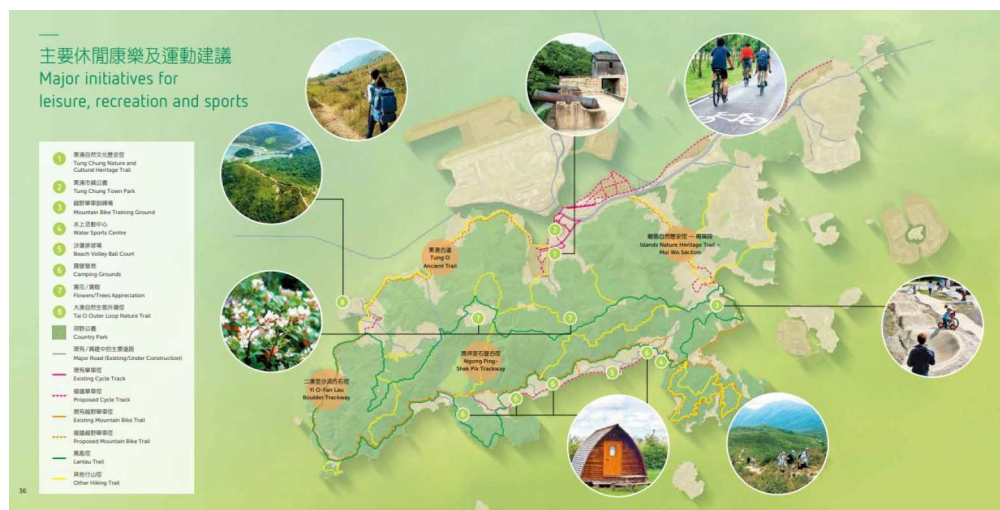
3. LAND STATUS

- 3.01 According to the Land Registry, the Application Site comprises Lot 327 (Part) in DD308, San Shek Wan, Lantau Island which is demised as agricultural land. A plan showing the configuration of this lot is in **Figure 2**.
- 3.02 The subject lot is all held under Block Government Lease and demised as agricultural land with a lease term expiring on 30.6.2047. There are no user restrictions in the leases apart from the standard non-offensive trade clause. Should this application be approved, the Applicant will apply for Short Term Waiver from the Lands Department.

4. PLANNING CONTEXT

The Sustainable Lantau Blueprint

- 4.01 The Sustainable Lantau Blueprint was conducted by the Development Bureau in 2017. It aims to tap the opportunities to provide land for housing and economic uses as well as offer development opportunities to achieve a more balanced spatial development pattern for the territory. With a view to developing Lantau into a smart and low-carbon community for living, work, business, leisure and study. The Blueprint embraces the overarching principle of “Development in the North; Conservation for the South”. North Lantau will be the new economic platform of Hong Kong attracting local, regional and international business and visitors, and at the same time providing local residents with diversified opportunities for living, work, business, leisure and study. While the predominant part of Lantau, in particular the South Lantau, would be conserved for its natural and cultural resources, unique rural settlements would also be preserved and enhanced. Where appropriate, low-impact leisure and recreational uses would be developed for public enjoyment.
- 4.02 Lantau has a rich array of flora and fauna. About 70% of Lantau has been designated as country parks and well conserved. The vast natural assets could also be, where appropriate, better harnessed for public enjoyment. The villages in Lantau with monuments and religious traditions are important cultural elements. These natural and cultural assets, together with other diverse recreation and tourism facilities, will create synergy in providing visitors with a wide range of leisure, recreation and entertainment experience. The conservation resources, where appropriate, should be utilised for releasing their potential for education, eco-recreation and eco-tourism. Suitable sites should be linked with improved accessibility to facilitate visits and enjoyment of the locals and visitors.
- 4.03 In the areas of high conservation value, e.g. country parks and Site of Special Scientific Interests (SSSIs), major developments should be avoided. In areas of lower environmental sensitivity, some low-impact leisure and recreation activities could be considered. The leisure and recreation proposals should be environmentally sustainable and be compatible with the local context.
- 4.04 There is a strong demand for high-quality camping grounds in recent years. Themed camping grounds or accommodations in the form of tents with regular beds and air conditioning are found along the southern shore of Lantau. The Government is exploring the feasibility to facilitate the setting up of themed camping grounds at South Lantau, such as in Shui Hau, Tong Fuk, Pui O and Shek Pik. In parallel, traditional camping grounds would also be explored at appropriate locations for visitors and the public to enjoy the natural resources of Lantau.



Statutory Plan

- 4.05 The Application Site falls within an area zoned “GB” on the Approved Sham Wat and San Shek Wan OZP No. S/I-SW/2 gazetted on 16.12.2022. According to the Explanatory Statement accompanying the OZP, the planning intention of this zone is to define the limits of development areas by natural features and to preserve the existing natural landscape as well as to provide passive recreational outlets. An extract of the OZP is in **Figure 4**.
- 4.06 Under the provisions of the OZP, “Holiday Camp” is one of the uses listed under Column 2 of the “GB” zone that may be permitted with or without conditions on application to the Board. In order not to jeopardize the planning intention of the “GB” zone, the Applicant intends to use the Application Site on a temporary basis.
- 4.07 Any excavation of land, 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.

Town Planning Board Guidelines for Application for Development within “GB” Zone under Section 16 of the Town Planning Ordinance – TPB PG-No. 10

- 4.08 The TPB PG-No. 10 is relevant to this Application. This Guideline provides the main planning criteria for application in the “GB” zone to be considered by the Board. An application for new development in a “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas. With the exception of New Territories Exempted Houses, a plot ratio up to 0.4 for residential development may be permitted.

-
- 4.09 Passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration. The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment.
- 4.10 The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area.
- 4.11 The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.

Similar Applications approved within “GB” Zone/Lantau Island

- 4.12 Over the last year, there are four similar applications for temporary holiday camps within the “GB” zone/Lantau Island, which were approved by the Board mainly on the consideration that the developments were considered not incompatible with the surrounding land uses, proposed uses would not jeopardize the long-term planning intention of the “GB” zone, and the proposed use was generally in line with the TPB PG-No. 10.

Table 1 – Similar Applications

Application No.	Proposed Use	Date of Approval
A/I-CC/28	Proposed Temporary Holiday Camp (Private Tent Camping Ground) for a Period of 6 Years	20.5.2022
A/YL-KTN/826	Temporary Place of Recreation, Sports or Culture (Hobby Farm), Holiday Camp, Barbecue Site and Ancillary Supporting Facilities for a Period of 3 Years	9.9.2022
A/SK-TMT/75	Proposed Temporary Holiday Camp and Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Associated Filling and Excavation of Land	9.9.2022
A/SLC/173	Proposed Temporary Holiday Camp (Caravan Holiday Camp) for a Period of 3 Years and Excavation of Land (Sewage Facilities)	13.1.2023

5. DEVELOPMENT PROPOSAL

Proposed Use

- 5.01 The Applicant seeks the Board's permission to use the Application Site for a proposed temporary holiday camp for a period of 3 years and associated excavation of land.
- 5.02 The type of the proposed temporary holiday camp is generally known as "Frontcountry campsites" i.e. located in well-established full service "frontcountry" campgrounds with electricity, running water, restrooms, showers and Wi-Fi. However, all campers / visitors need to carry everything they need on their backpacks and venturing to the proposed campsite on foot. The Proposed Development allows people to step away from the crowds, stress, and hustle and to enjoy the pleasures of the outdoors. It can be an enlivening experience and a chance to become more in tune with the natural environment.

Site Layout and Design

- 5.03 The Layout Plan in **Figure 5** illustrates the site configuration. The Proposed Development comprises three function areas, namely, the 'Public Service Area', 'Activity Area' and 'Camping Area'. To facilitate the operation of the proposed use, a group of on-site ancillary facilities, such as an office, storage room, toilets, activity room, guard room, etc. are also proposed (see illustrative images in **Appendix A-Project Scheme**).



- 5.04 In order to avoid any unnecessary human disturbance to the existing seasonal water channels running outside the western and eastern boundary, 50m clearance setbacks from the eastern and western boundaries of the Application Site with 1.5m tall wooden fence are proposed to serve as a physical 'no trespassing buffer area'. This, together with a proposed 2m tall peripheral chain link fence for the rest of the site boundary, aims not only to confine all human activities within the Application Site for easy management and maintenance purposes but also to remind all users to treasure our

natural resources in a most respectful manner. No activities and construction will be involved in this buffer area.



- 5.05 The 'Public Service Area' is placed along the Tung O Ancient Trail and near the entrance. It acts as a gateway to welcome and provide essential services to visitors. The 'Activity Area' is placed at the centre of the Application Site, which is surrounded by the 'Public Service Area' and 'Camping Area'. It is well connected by the footpaths and convenient for visitors coming from different locations. The 'Camping Area' is placed at the east and west of the Application Site.

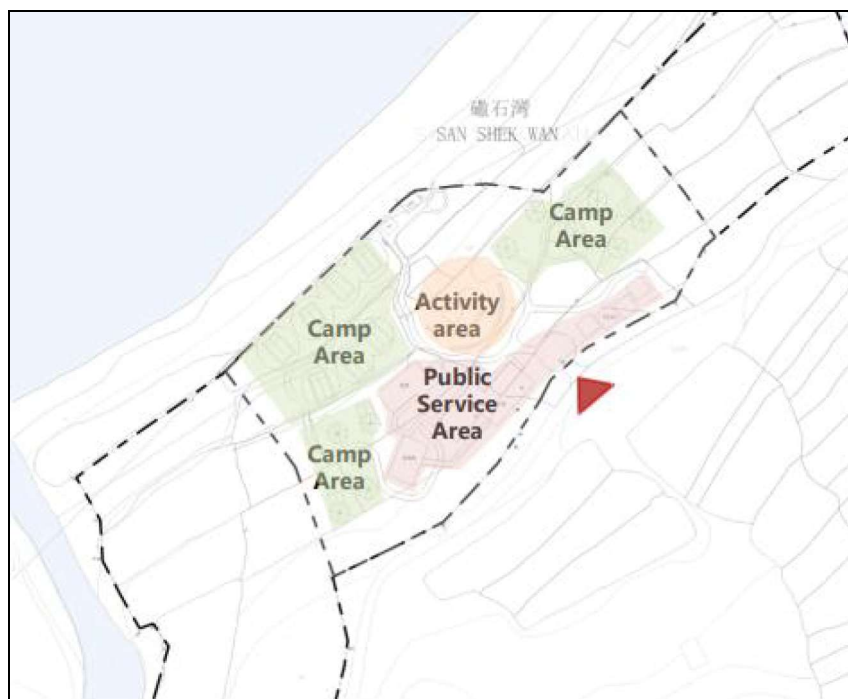


Table 2 – Key Development Parameters of the Proposed Development

1. Site Area	About 4,759m ²
2. Gross Floor Area (GFA)	About 642m ²
3. Covered Area	About 642m ²
4. Uncovered Area	About 4,117m ²
5. Plot Ratio	About 0.135
6. Site Coverage	About 13.5%
7. No. of Structures	29 <ul style="list-style-type: none"> - 1 Office/Visitor Centre - 1 Activity Room - 1 Guard Room - 1 Storage Room - 3 Canopies - 3 Toilet Facilities - 19 Tents
8. Building Height / No. of Storeys	About 2m -7m/ 1 storey

- 5.06 A total of 29 temporary structures are proposed within the Application Site amounting to a total GFA of about 642m². These 29 proposed structures are 19 static camping tents atop raised wooden platforms (see illustrative images in **Appendix A-Project Scheme**), 1 one-storey office/visitor centre, 1 one-storey activity room, 1 one-storey guard room, 1 one-storey storage room, 3 one-storey canopies and 3 one-storey toilet facilities. Most of these temporary structures will adopt pre-fabricated structures for easy assembly and disassembly purposes. **Table 3** provides the indicative dimensions of these structures in turn.

Table 3 – Details of the Proposed Development

Function	Use/Structure	Number	Covered Area (about)	GFA (about)	Building Height (about)/ No. of Storeys
Public Service Area	Office/Visitor Centre	1	45m ²	45m ²	3m/ 1 storey
	Activity Room	1	54m ²	54m ²	3m/ 1 storey
	Storage Room	1	54m ²	54m ²	3m/ 1 storey
	Guard Room	1	12m ²	12m ²	4m/ 1 storey
	Toilet Facility	3	48m ²	48m ²	3m/ 1 storey
Activity Area	Square	1	/	/	/
	Canopy	3	75m ²	75m ²	7m/ 1 storey
Camping Area	Luxury Camp (6.5m x 5m wooden platform)	6	195m ²	195m ²	4m/ 1 storey
	Advanced Camp (4m x 4m wooden platform)	6	96m ²	96m ²	3m/ 1 storey
	Ordinary Camp (3m x 3m wooden platform)	7	63m ²	63m ²	2m/ 1 storey

-
- The raised wooden platform is about 0.5m and a static tent of about 1.5m - 3.5m would be affixed on top.
 - Septic tanks are not considered GFA accountable.

- 5.07 In order to avoid any unnecessary human disturbance to the existing natural environment, the layout and construction of the Proposed Development will respect the original terrain. All the trees will be retained to ensure that the ecological environment will not be affected. Due to the terrace landform and uneven ground level, raised wooden platforms will be used to provide the flat foundation for the tents and structures. The structures will be constructed with lightweight materials to minimize the impact on the existing topography. The height difference between the terrace and the trees can provide a screening effect for each level and protect privacy.
- 5.08 Part of the Application Site (about 109.8 square metres) will be excavated by not more than 0.2m in depth to provide the drainage gutter to help discharging the rainwater to the seaside. And about 4.2 square metres will be excavated by not more than 2.25m in depth to provide septic tank and soakage pit. An excavation plan is shown in **Figure 6**.
- 5.09 There will be three zones in the 'Camping Area', which can accommodate a total of 19 tents (i.e. around 50 visitors, say an average of 2-3 persons per tent). 7 tents placed along the coast are classified as 'Ordinary Camp'. This zone is a nice spot to enjoy the sunset. 6 tents placed at the eastern and western boundaries of the Application Site are classified as 'Advanced Camp'. The last zone called "Luxury Camp" located at the upper level of the Application Site, which has a broad view facing the whole Application Site from the top. 6 tents will be placed in this zone. No caravan or car camping will be allowed on-site. The activity area will be flexibly used for passive recreational activities, such as star-glazing purposes. No campfire is allowed.
- 5.10 To promote sustainability and be compatible with the surrounding environment, natural materials will be selected for the facilities, i.e. wood panels will be used for the façades of the structures.

Traffic Arrangement

- 5.11 The Application Site can be accessed from Tung O Ancient Trail, which connects to Sham Wat Road. The visitors can access the Application Site on foot or by public transportation. They can walk for an hour from Tung Chung West to the Application Site, or take the ferry from Tung Chung Development Pier to Sha Lo Wan Pier and walk for 30 minutes to the Application Site.
- 5.12 There will be no parking and loading/unloading space provided within the Application Site and no traffic will be generated. The Proposed Development will not induce any adverse traffic impact.

Site Operations

- 5.13 The Proposed Development is proposed to operate 24 hours from Mondays to Sundays, including public holidays with a mandatory 'visit-by-appointment' system on a 'first-come-first-served' basis. The proposed maximum visitor holding capacity for weekdays and weekends/public holidays are 40 to 50. During weekdays, it will also be served as a day camp for team building and group activities, whereas at weekends, visitors in the form of individuals would stay overnight. A total of three staff is expected to run the whole operation.

Drainage and Sewage Facilities

- 5.14 Sewage will be collected by septic tank and soakaway pit system similar to the normal one used by village houses for treatment. Septic tank and soakaway system will be installed according to Professional Persons Environmental Consultative Committee Practice Notes ("ProPECC PN") No. 5/93 for sewage treatment and disposal.
- 5.15 The site is drained according to the open ditch and drainage gutter of the slope, and is centrally discharged to the seaside (see illustrative image in **Appendix A-Project Scheme**).

Landscape Proposal

- 5.16 The Proposed Development layout has been strategically designed to avoid disturbance to existing trees. The construction of the Proposed Development will not change the original terrain. All trees will be retained to ensure that the ecological environment will not be affected.

Environmental Considerations

- 5.17 Best site practices would be adopted to minimize any environmental pollution or nuisance to nearby residents, which include no heavy vehicles would be allowed to and from the Application Site during the construction and operation phases; no public announcement system, portable loudspeaker or any form of audio amplification system would be allowed within the Application Site at any time; and discharge of on-site sewage from the Application Site would be properly managed. The "Code of Practice on handling the Environmental Aspects of Temporary Uses and Open Storage Sites" would be closely observed.
- 5.18 Water Quality: 50m buffer areas to the east and west of the Application Site are proposed in order to confine all the activities within Application Site, so as to minimize disturbance to the existing stream course and ecosystem therein.
- 5.19 Noise: Due to the small-scale and pre-fabricated structures, construction noise due to the Proposed Development would be expected to be insignificant. No adverse road traffic and fixed plant noise impacts are anticipated. Notices will be posted on Application Site to remind the visitors/users about Noise Control. No activities are allowed after 11 pm.

-
- 5.20 Waste Management: The Applicant will follow the waste management-related legislation and guidelines during the construction and operation of the Proposed Development. To promote sustainability, visitors are encouraged to be waste-free, by bringing reusable materials or recyclable materials. Visitors are required to bring their waste and rubbish when they leave the Application Site.
- 5.21 In view of the above, the Proposed Development is not expected to cause any significant adverse environmental impacts to the surrounding areas during the construction phase and operation phase.

Ecological Concerns

- 5.22 The Proposed Development is situated at a terraced fruit orchard where the original tree diversity is not high. Provided that suitable measures were taken, the potential impact to the wildlife is considered to be low. Please refer to the **Ecological Survey at Appendix B**.

Fire Services Installations

- 5.23 Should this application be approved, the Applicant commits to submit and implement a FSIs proposal to the satisfaction of the Director of Fire Services if and when required as compliance with approval condition(s) to ensure that the proposed holiday camp will be operated in a safe manner.

6. JUSTIFICATIONS

In Line with the 2022 Policy Address

- 6.01 According to the 2022 Policy Address, the government will continue to promote characteristic local tourism by allocating \$600 million for a three-year Cultural and Heritage Sites Local Tour Incentive Scheme to encourage the tourism industry to develop products with cultural and heritage elements.
- 6.02 The government is actively studying the development of about 1,000 hectares of the “Green Belt” sites in the southern part of Lantau for eco-tourism or recreation uses. The Proposed Development, together with other diverse recreation facilities, natural and cultural assets, will create synergy in providing visitors with a wide range of leisure, recreation and entertainment.

Policy Support from the Government

- 6.03 The Sustainable Lantau Blueprint embraces the overarching principle of “Development in the North; Conservation for the South”. It emphasises the fine balance between development and conservation. North Lantau and the East Lantau Metropolis will focus on housing and economic developments while Northeast Lantau is poised to be a leisure, entertainment and tourism node. The predominant part of

Lantau, particularly in the South, will be for conservation and cultural and eco-tourism purposes.

- 6.04 Diversified recreation and tourism facilities should be developed to shape Lantau as a kaleidoscopic leisure and recreation destination. The government is exploring the feasibility to facilitate the setting up of themed camping grounds at South Lantau. Traditional camping grounds would also be explored at appropriate locations for visitors and the public to enjoy the natural resources of Lantau.

Meeting Soaring Demand for Outdoor Relieving Areas

- 6.05 In the past three years, most of the global population, including the general public of Hong Kong, have been 'locked up' by restricted travelling and the lengthy quarantine period for inbound and/or outbound travellers due to the severity of changes in Covid-19 epidemiology globally. Noting the fact that the longer the 'locked up' period, the greater the pressure on social and family anxiety/stress in the community that may be resulted. To release the soaring anxiety pressure, more and more people have been exploring new outdoor 'breathing; or 'healing' areas within the territory. Hiking, biking and camping have become the most attractive outdoor activities nowadays.
- 6.06 The Proposed Development is purposely planned to be a self-contained, well-managed and green holiday camp site to provide an alternative type of outdoor 'breathing' or 'healing' venue to meet the needs of the community. If approved by TPB, it will be a timely outdoor venue with tranquil, green, relaxing, tidy and clean camping environment for the enjoyment of people.

Would Not Contravene the Planning Intention

- 6.07 The planning intention of the "GB" zone is to define the limits of development areas by natural features and to preserve the existing natural landscape as well as to provide passive recreational outlets. The Proposed Development is planned to be a self-contained, well-managed and green holiday camp site for passive recreational use. Visitors can enjoy the serenity, respect, appreciate and rediscover how to live together with the natural environment. The layout and construction of the Proposed Development will respect the original terrain. All the trees will be retained to ensure that the ecological environment will not be affected.
- 6.08 The Proposed Development is only a temporary operation in nature and the whole Application Site will be reinstated to the satisfaction of relevant Government departments or the TPB after the validity of the planning permission. As such, the approval of the present application will not jeopardise the long-term land-use planning intention of the "GB" zone.

Compliance with TPB PG-No. 10

- 6.09 **Table 4** below illustrates that the Proposed Development fully complies with the relevant main planning criteria set out in the TPB PG-No.10 in that its scale, intensity and uses are compatible with its surrounding environment; the existing natural

features are respected; and no adverse impacts on existing infrastructure and environmental quality due to the Proposed Development are anticipated.

Table 4 – Responses to TPB PG-No. 10

Relevant Planning Criteria	Responses
An application for new development in a "GB" zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas. With the exception of New Territories Exempted Houses, a plot ratio up to 0.4 for residential development may be permitted.	The scale of development is low-density and low-rise in nature. The plot ratio and building height are about 0.135 and 1 storey respectively, which are totally compatible with the surrounding.
Passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration. The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment.	The Proposed Development is solely for passive recreational purposes. No campfire is allowed. Through strategic disposition of the proposed facilities, disruption to the existing natural landscape and the number of tree felling has been minimized. All trees will be retained. To promote sustainability and be compatible with the surrounding environment, natural materials will be selected for the facilities, i.e. wood panels will be used for the façades of the structures and platforms.
The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area.	No significant adverse impacts on the local area regarding traffic, environment, drainage and sewage aspects are anticipated.
The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.	As the surrounding environment is in a rural setting, no pollution sources nearby such as traffic noise are found. With the adaption of good site practices during construction and operational phases, no significant adverse impact on environmental quality is anticipated.

Minimal Effect to Existing Site Character/Environment

- 6.10 The Proposed Development has taken very careful considerations to avoid unnecessary impact on existing on-site vegetation and the levels of the Application Site. Basically, the Proposed Development has retained all existing trees and contours of the Application Site.
- 6.11 The proposed drainage system, sewage treatment, 50m wide buffer area from east and west of the Application Site with 1.5m tall wooden fence, and a 2m tall chain link boundary fence will provide a clearly defined activity boundary with proper site management in particular for the general green and ecosystem aspects.
- 6.12 The locations of all designated camping areas in different sizes will be filtered by the existing on-site vegetation and contours. The limited maximum visitor holding capacity with 'visit-by-appointment' system and the on-site noise control measures will contribute significant efforts to minimize impact on the existing environment of the Application Site.

Promoting Local Tourism

- 6.13 The Application Site is located in the vicinity of recreational uses and tourist attraction spots, including Sham Shek Tsuen Sam Shan Kwok Wong Temple, Hong Kong-Zhuhai-Macau Bridge, Tin Tak Bridge, and Tung O Ancient Trail.
- 6.14 Cooperating with beautiful coastline and infrastructure facilities such as restaurants/open-air cafes, public toilets, village settlements and piers, the Proposed Development can attract tourists to explore the countryside, learn about history, support the local economy, and enjoy rich natural resources at the same time.

Compatible with Surrounding Land Uses

- 6.15 The Application Site is situated in the "GB" zone where close to the "AGR" and "V" zones. The surrounding areas mainly comprise village settlements, public toilet, tourist spots, heritages, open-air cafes, village stores, farms. The Proposed Development comprises 29 temporary structures with a total floor area of about 642m². The plot ratio and building height are about 0.135 and 1 storey respectively. The scale of development is low-density and low-rise in nature, which is considered compatible with the surrounding land uses and the village settings in terms of its geographical location and land use.
- 6.16 The Proposed Development can be assembled and removed in a relatively short period of time. Thus, the development will not adversely affect the view and visual quality, but on the other hand, it would coincide with the existing ambience and enhance the atmosphere around the area.

Approval of Similar Applications

- 6.17 As mentioned in Paragraph 4.12 above, a number of planning approvals have been granted by the Board for similar holiday camp use located in Lantau Island and the “GB” zone in the past. This indicates that the subject area is suitable for holiday camp use on a temporary basis.

Site Suitability for Proposed Use

- 6.18 The Application site is adjacent to Sham Shek Tsuen and San Shek Wan, backed by mountains and facing the sea. Visitors can enjoy the beautiful landscape and Hong Kong-Zhuhai-Macao Bridge on the Application Site. With the basic supporting facilities, including, tourist spots, heritages, public toilets, piers, etc., the Application Site is suitable for passive recreational use. The Proposed Development can provide one more recreational destination to the general public, and give teenagers one more option to get close to nature. It is also the best resting point for hikers on the Tung O Ancient Trail. It is suitable at the Application Site as an initiative to capitalize on the historic and natural scenic resources of the area to promote local tourism.
- 6.19 The Proposed Development is considered to bring positive effects in upgrading the area and would not cause the surrounding areas to be susceptible to the untidy and fallow environment with monitoring. The Proposed Development is more desirable as it allows better utilization of scarce land resources.

Planning Gains

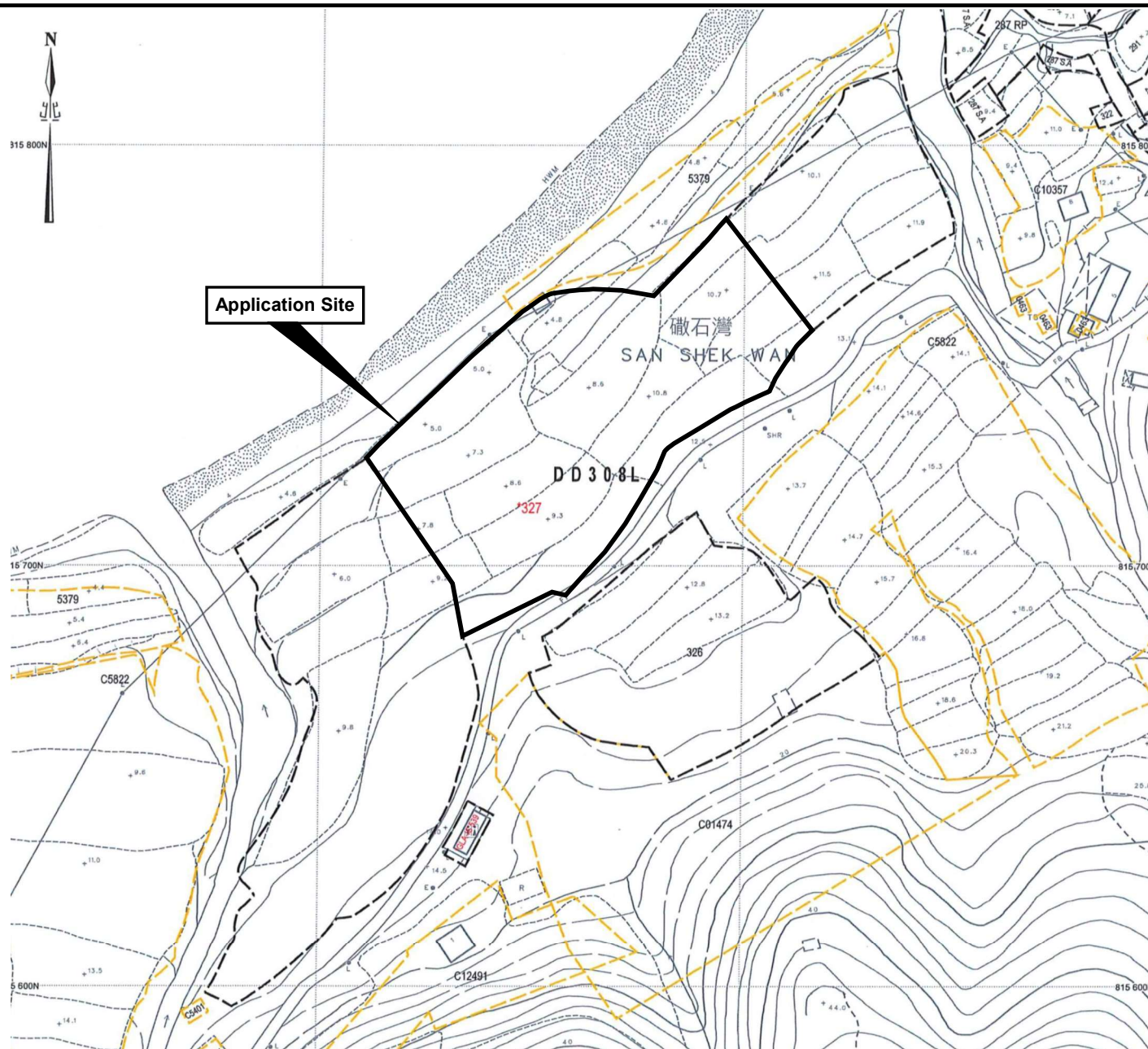
- 6.20 The Proposed Development would meet the recreational needs of the general public. It would also bring in economic activities, and hence education and employment opportunities in the area. Since the scale of development is small and the Proposed Development abuts Tung O Ancient Trail, the Proposed Development would provide convenient access for people in Tung Chung, and social and economic benefits to the community at large. In this regard, the Proposed Development is considered a planning gain for the local community and the general public.

7. CONCLUSION

- 7.01 The Application Site aims to seek permission from the Board for a proposed temporary holiday camp in an area zoned “GB” for a period of three years and associated excavation of land at Lot 327 (Part) in D.D. 308, San Shek Wan, Lantau Island, New Territories.
- 7.02 It is considered that the Proposed Development is compatible with land use terms and that there will not be any interface problems as a result. The Applicant commits to comply with all the approval conditions should this application be approved. The application also complied with TPB PG-No. 10. It is anticipated that the proposed use will not generate any adverse traffic, drainage, sewage or environmental impacts on the surrounding areas.

-
- 7.03 The approval of this application will not jeopardise the long-term land-use planning intention of the “GB” zone. It represents a good and positive case to meet the needs of the community by providing a well-managed, tranquil, relaxing, relieving and clean outdoor camping venue. It represents a “win-win” project for the community as a whole.
- 7.04 For the reason stated above, the Proposed Development is considered a suitable temporary use in this location and the Applicant respectfully requests that the Board give favourable consideration and approve this application for a period of 3 years.

Top Bright Consultants Ltd.
July 2023





Top Bright Consultants Ltd.

Extracted Plan Based on Map
Series HP5C of Sheet No.
9-SE-A/C & 9-SW-B/D

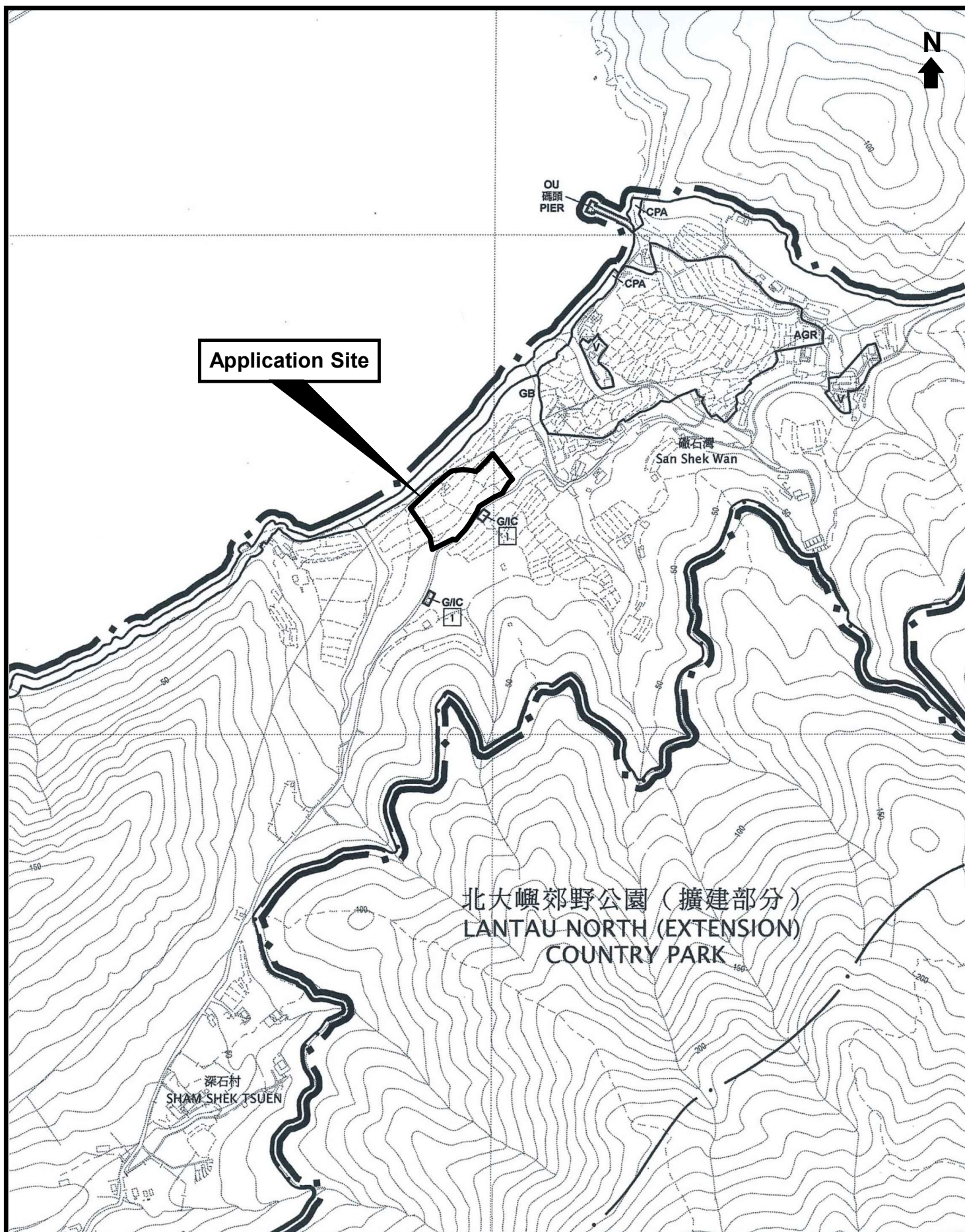
Plan Showing the General Area

Scale 1 : 5 000

FIGURE 3

For Identification Purpose

Date: 23.6.2023



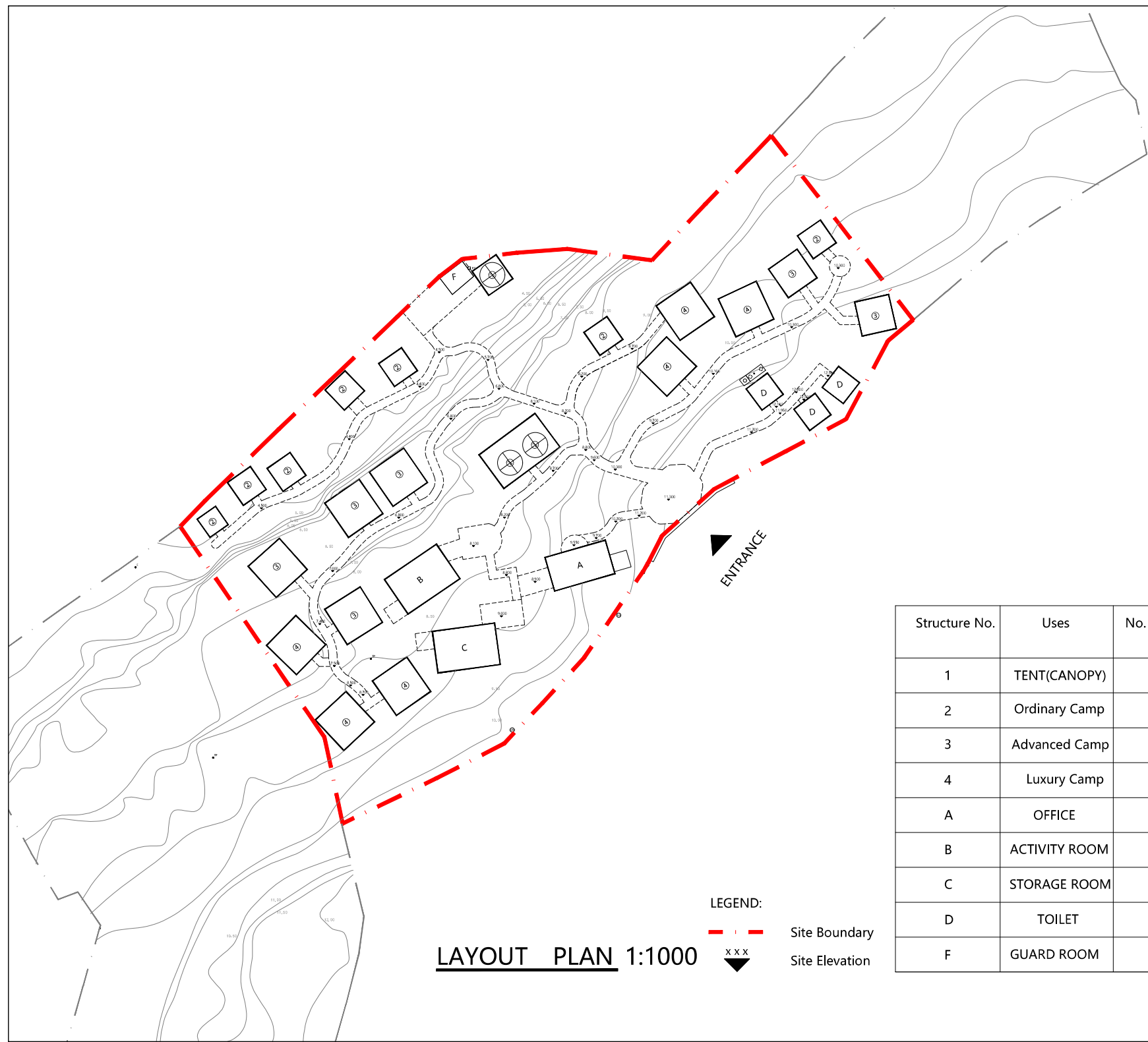
Extract from Sham Wat and San Shek Wan Outline
Zoning Plan No. S/I-SW/2 gazetted on 16.12.2022

FIGURE 4

For Identification Purpose

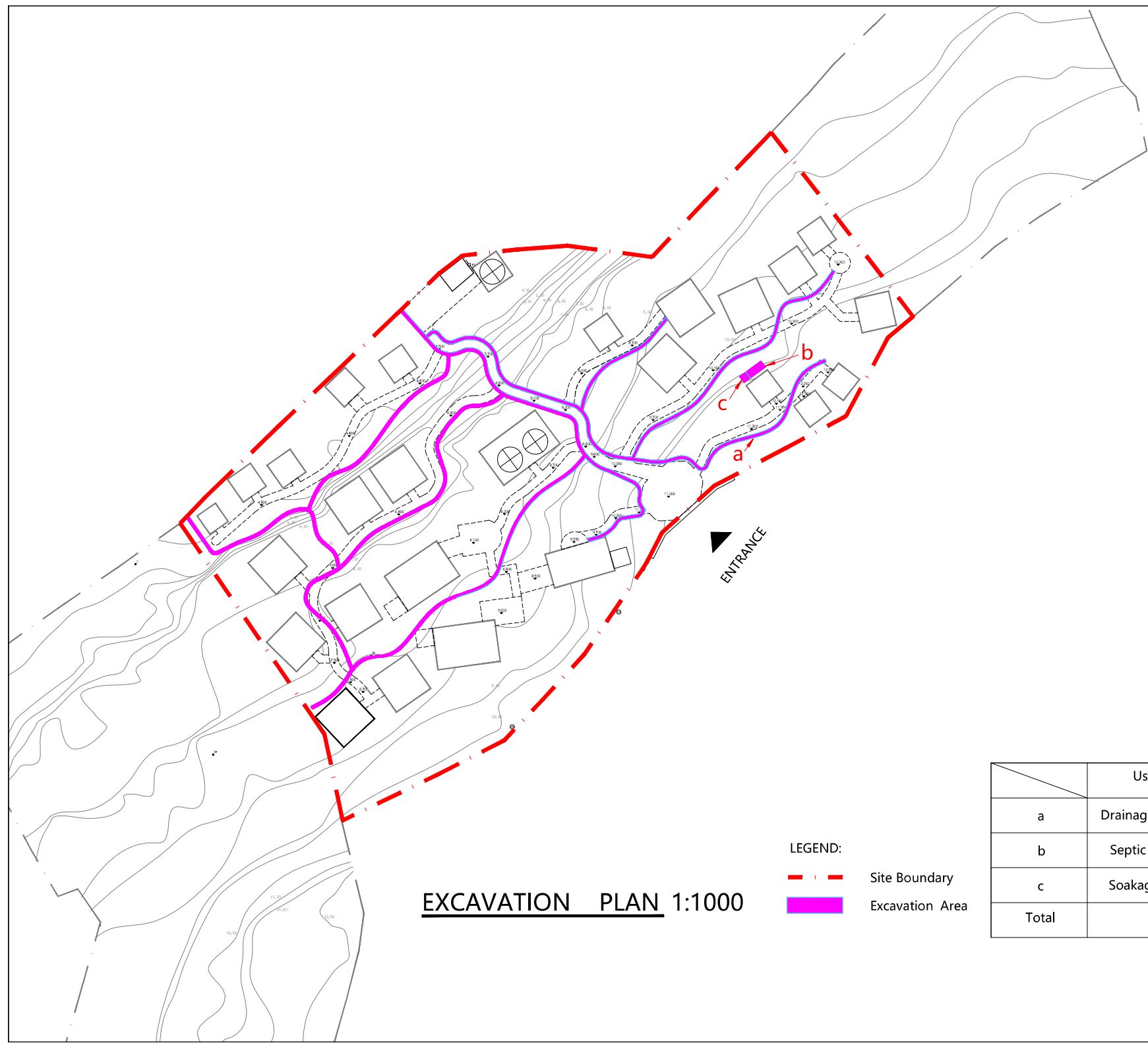
Date: 23.6.2023

Figure 5



Structure No.	Uses	No. of Storey	Building Height (about)	GFA(about)
1	TENT(CANOPY)	1	7m	75m ²
2	Ordinary Camp	1	2m	63m ²
3	Advanced Camp	1	3m	96m ²
4	Luxury Camp	1	4m	195m ²
A	OFFICE	1	3m	45m ²
B	ACTIVITY ROOM	1	3m	54m ²
C	STORAGE ROOM	1	3m	54m ²
D	TOILET	1	3m	48m ²
F	GUARD ROOM	1	4m	12m ²

Figure 6



EXCAVATION PLAN 1:1000

- LEGEND:
- Site Boundary
 - Excavation Area

	Uses	No. of Storey	Area of excavation (about)
a	Drainage gutter	-	109.8m ²
b	Septic tank	1	2.97m ²
c	Soakage pit	1	1.21m ²
Total			113.98m ²



San Shek Wan Camping Site

磡石灣營地計劃

CONTENTS



- **General plan/总平面图**
- **Conceptual intention/概念意向**
 - A Gate /入口大门**
 - B Tents with Platform /帐篷区**
 - C Fixed building /固定建筑**
 - a Tourist Centre & Office/游客中心&办公室**
 - b Activity Room/活动室&饭堂**
 - c Sundry Room/杂物房**
 - d Toilet/卫生间**
 - e Guard/保安室**
- **Water recycling/水循环**
- **Septic tank/化粪池**
- **Design instructions/设计说明**

General Plan/总平面图

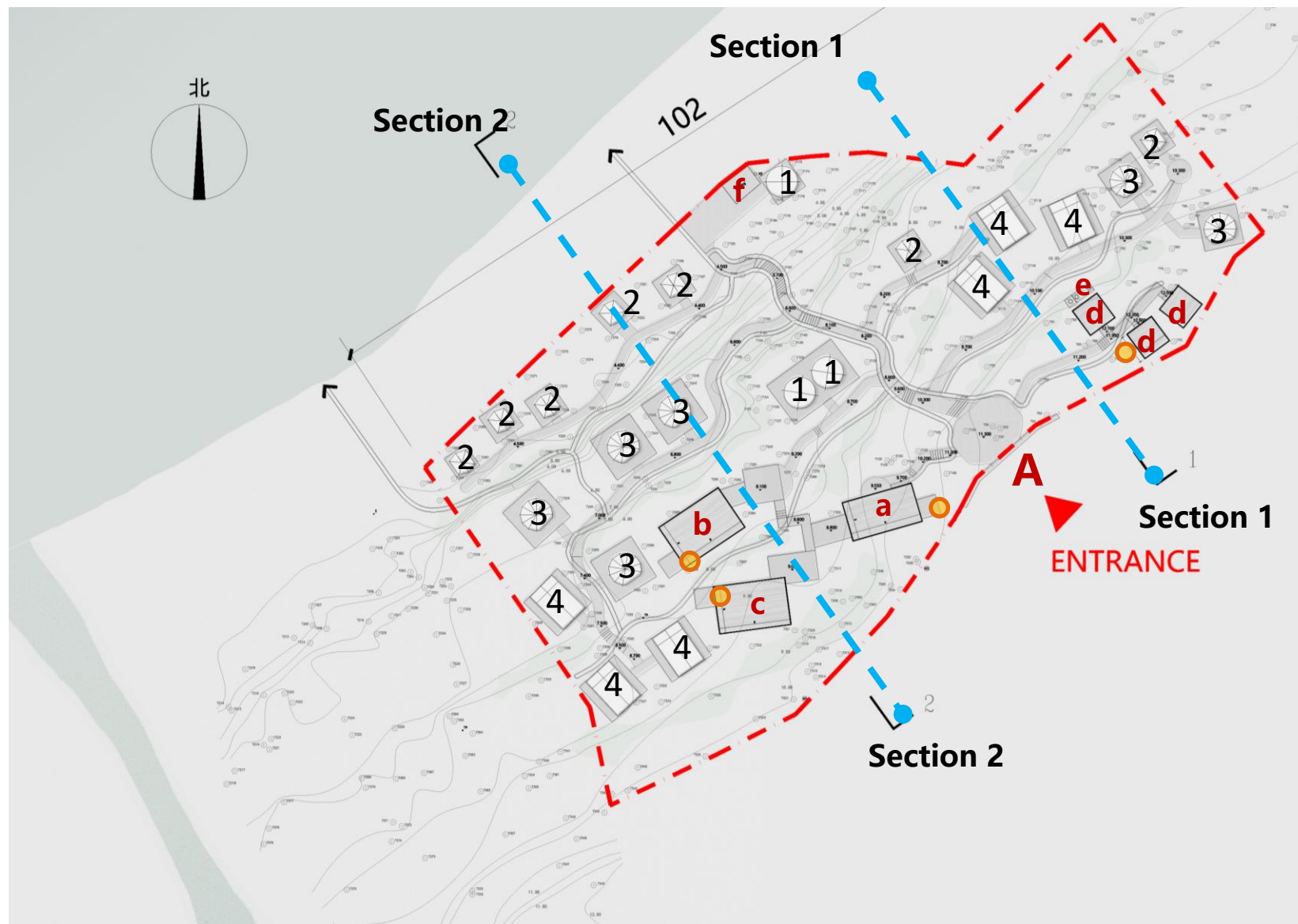


General Plan/总平面图



The tent area is 50M from the west side of the river and 50M from the east side of the river
帐篷区距离西侧河流50M, 距离东侧河流50M

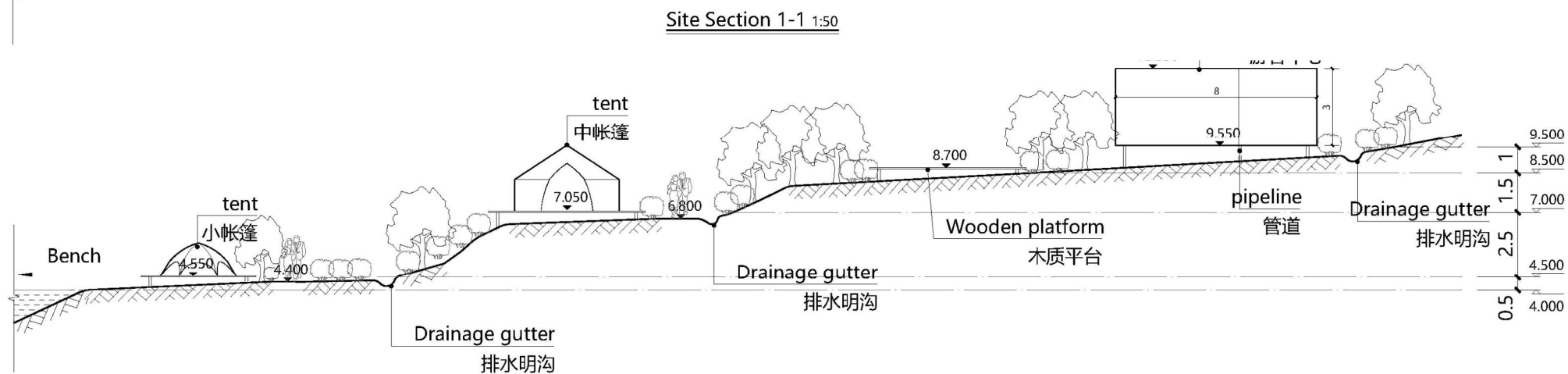
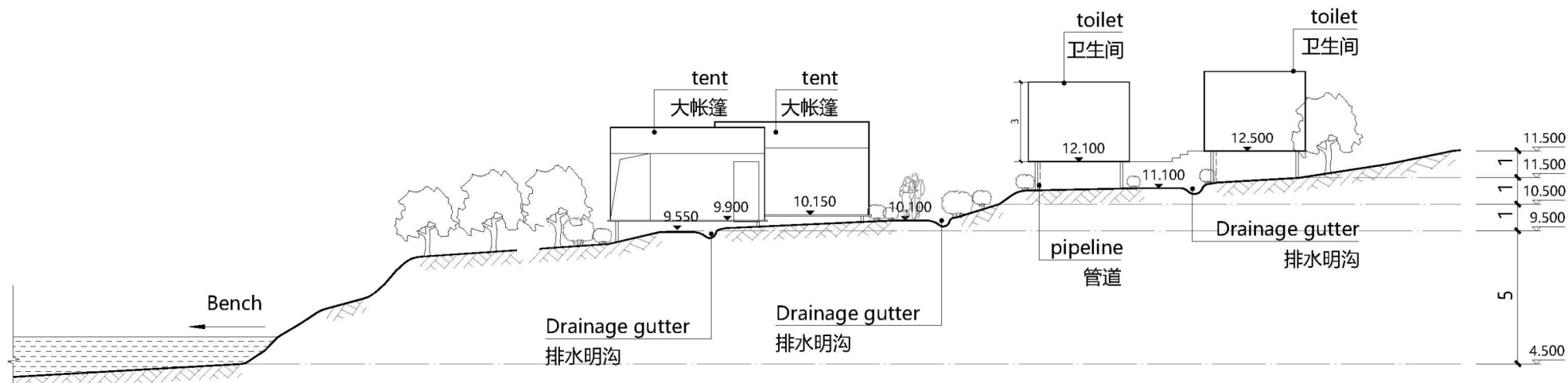
Section Position/场地剖面位置



- A** Gate / 入口大门
- B** Tents with Platform / 帐篷区 (共22个)
 - 1-tent/ 广场帐篷 (3个)
 - 2-tent/ 小帐篷 (7个)
 - 3-tent/ 中帐篷 (6个)
 - 4-tent/ 大帐篷 (6个)
- C** Fixed building / 固定建筑
 - a- 游客中心/ 办公室
 - b- 活动室/ 饭堂
 - c- 杂物房
 - d- 卫生间
 - e- 化粪池
 - f- 保安室

- Rainwater harvesting**
- Sectioning position**
- Application Site**

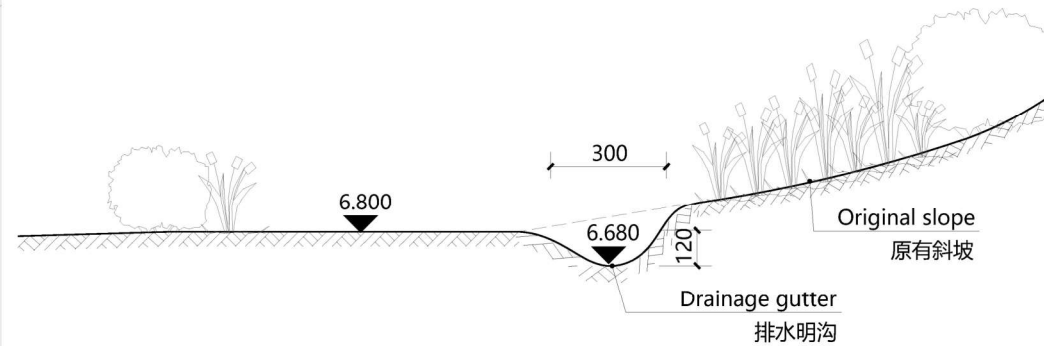
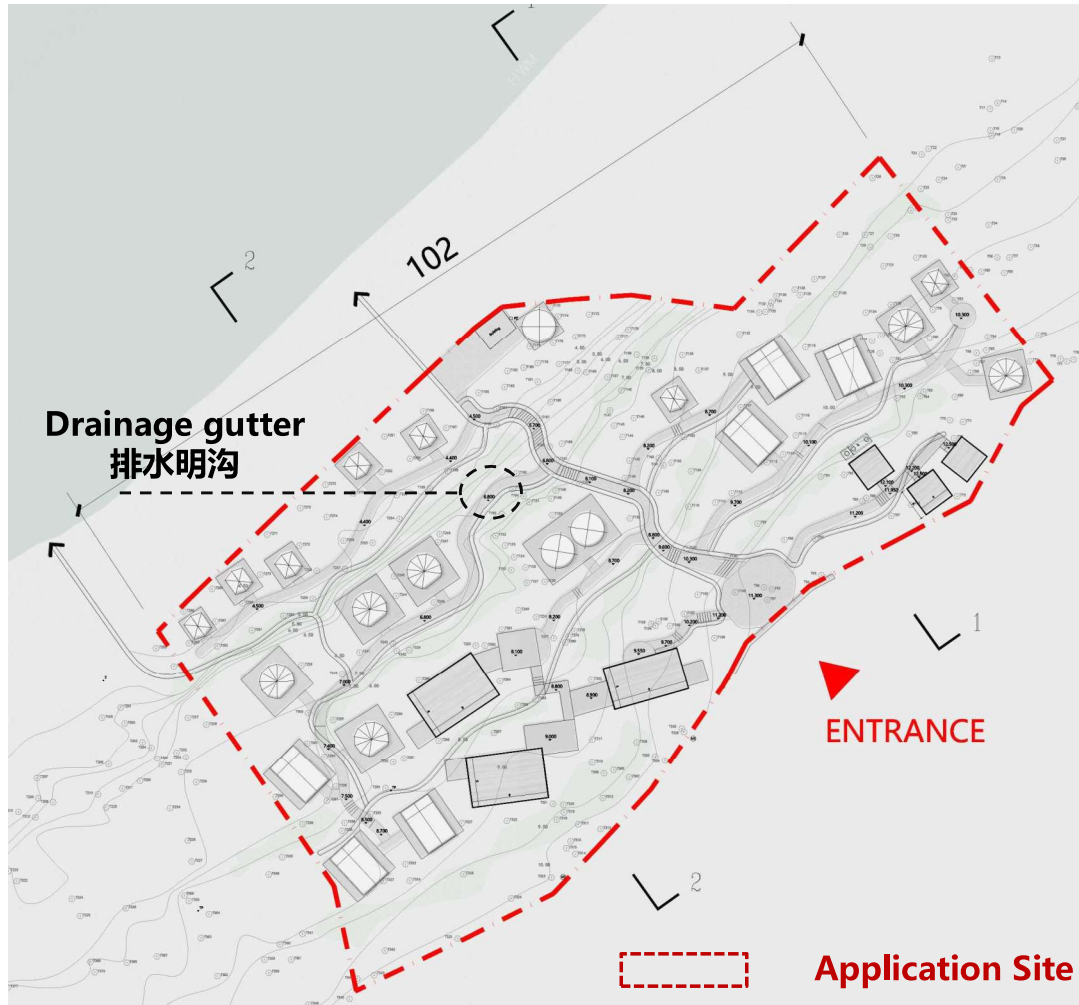
Site Section / 场地剖面



Site Section 2-2 1:50

ben yeung & associates ltd.

Site drainage/场地排水



The site is drained according to the Po Ming ditch, through the drainage ditch to the seaside.
 场地按坡明沟排水，通过排水沟集中排至海边。

排水沟开挖面积: 109.80m²
 化粪池开挖面积: 2.97m²
 渗水井开挖面积: 1.21m²
总开挖面积=109.80+2.97+1.21=113.98m²

A Entrance Gate/入口&大门



**Sleeping in the soft tent bedroom surrounded by beautiful dreams,
forget all the tiredness and integrate into nature.**

沉睡在软绵绵的帐篷卧室里美梦环绕
将一切劳累感抛之脑后，全身心的融入自然

入口大门



Refurbished from waste wood and made entrance gates.

利用废旧木材翻新，做入口大门

石子路

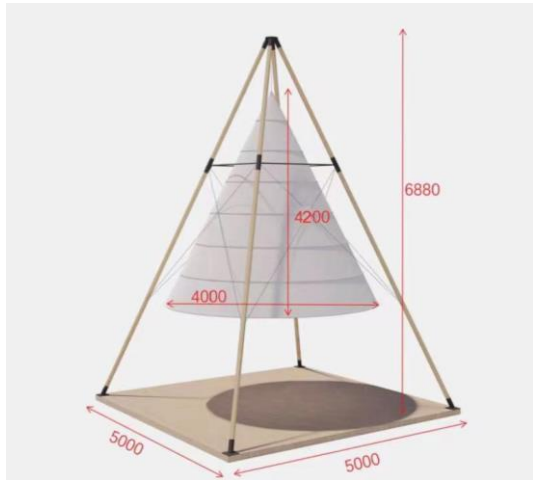


Refurbished from waste wood and made entrance gates.

石头的艺术气息，大自然是最好的设计师。

B Tent Area / 帐篷

Camp Type & Size



tent/广场帐篷

5米×5米×6.8米
3个



tent/小帐篷

2.9米×2.5米×1.45米
7个



tent/中帐篷

4米×3.68米×2.5米
6个



tent/大帐篷

4米×6米×3.5米
6个

tent/广场帐篷



**Sleeping in the soft tent bedroom surrounded by beautiful dreams,
forget all the tiredness and integrate into nature.**

沉睡在软绵绵的帐篷卧室里美梦环绕
将一切劳累感抛之脑后，全身心的融入自然

tent/小帐篷



**Sleeping in the soft tent bedroom surrounded by beautiful dreams,
forget all the tiredness and integrate into nature.**

沉睡在软绵绵的帐篷卧室里美梦环绕
将一切劳累感抛之脑后，全身心的融入自然

tent/中帐篷



**Sleeping in the soft tent bedroom surrounded by beautiful dreams,
forget all the tiredness and integrate into nature.**

沉睡在软绵绵的帐篷卧室里美梦环绕
将一切劳累感抛之脑后，全身心的融入自然

tent/大帐篷



The tent area has a broad view facing the sea, and it is a nice spot to watch at sunset , the setting sun shines on the sea and makes people intoxicated.Sleeping in the tent and felling close to the nature.

帐篷区视野广阔面朝大海，落日时分这里便是观赏的圣地
落日余晖洒海波光粼粼让人沉醉其中，睡在帐篷里就可以近距离和大海一起入眠

C Tent Area / 固定建筑

Tourist Centre & Office / 游客中心&办公室



活动室&饭堂标准模数

尺寸: 5M X 9M X 3M (H)

面积: 45m²

层数: 1F

结构类型: 框架结构



ben yeung & associates ltd.



Activity Room/活动室&饭堂



All food in the canteen is heated by electricity.
餐堂一切吃品加热均用电。

活动室&饭堂标准模数

尺寸: 6M X 9M X 3M (H)

面积: 54m²

层数: 1F

结构类型: 框架结构

ben yeung & associates ltd.



Sundry Room/杂物房



杂物间标准模数
尺寸: 6M X 9M X 3M (H)
面积: 54m²
层数: 1F
结构类型: 框架结构

ben yeung & associates ltd.



Toilet/卫生间



卫生间标准模数
尺寸: 4M X 4M X 3M (H)
面积: 16m²
层数: 1F
结构类型: 框架结构

Design Vision/设计愿景



After playing whole day long with friends on the beach ,
You can enjoy life and cheer in the activity area at night,
Games, drinking, watching starry movies, and tasting the delicacies of the wilderness kitchen

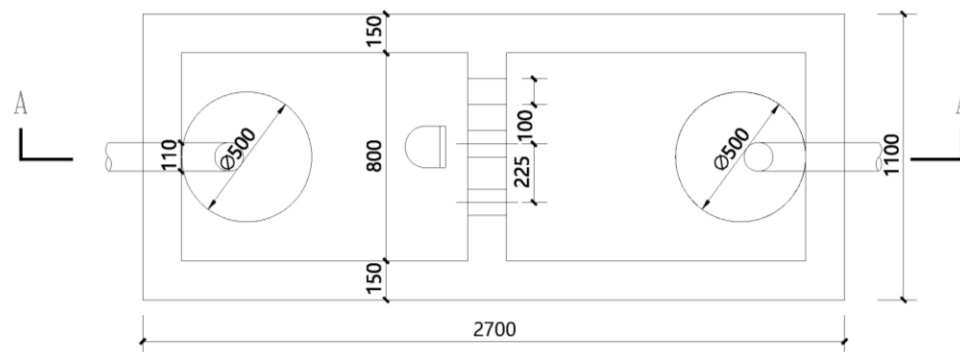
和三五知己在海滩上玩累了
晚上可以在**活动区**享受生活，欢呼雀跃
玩着游戏、喝着小酒、看看星空电影，尝尝荒野厨房的美味

| Water recycling /水循环

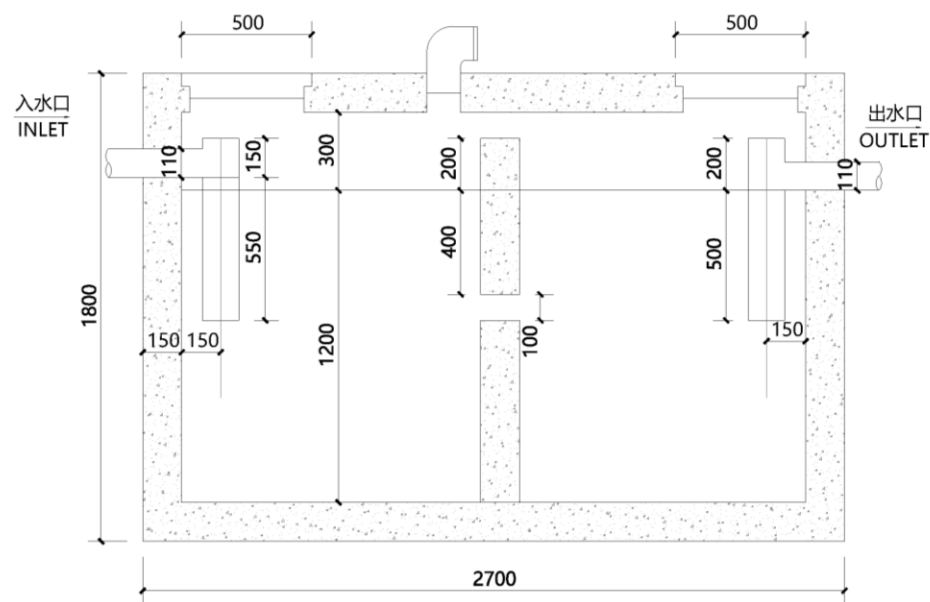


Collect rainwater for flush. Collect water from humidity of air.
收集雨水进行冲厕。从潮湿的空气中收集水。

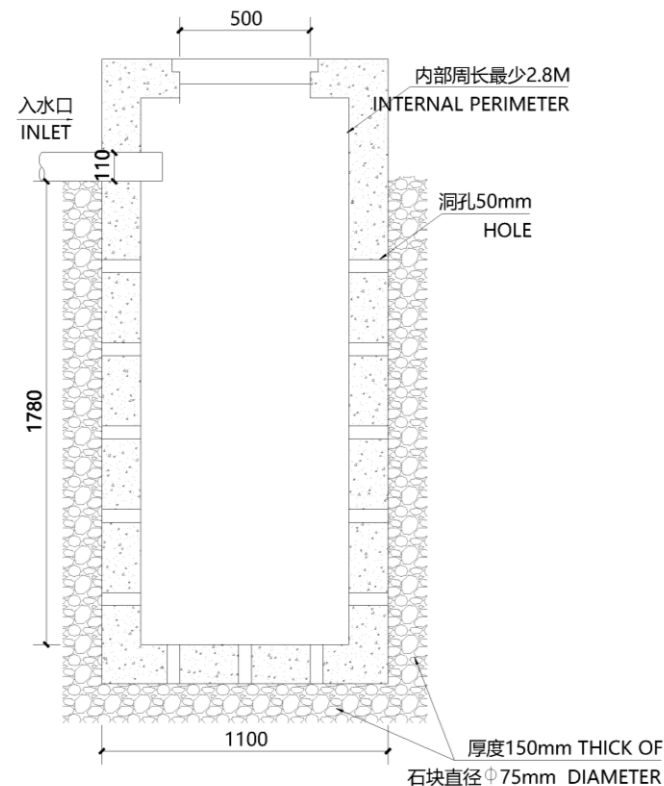
| Septic tank/化粪池



化粪池 SEPTIC TANK



截面图 SECTION A-A

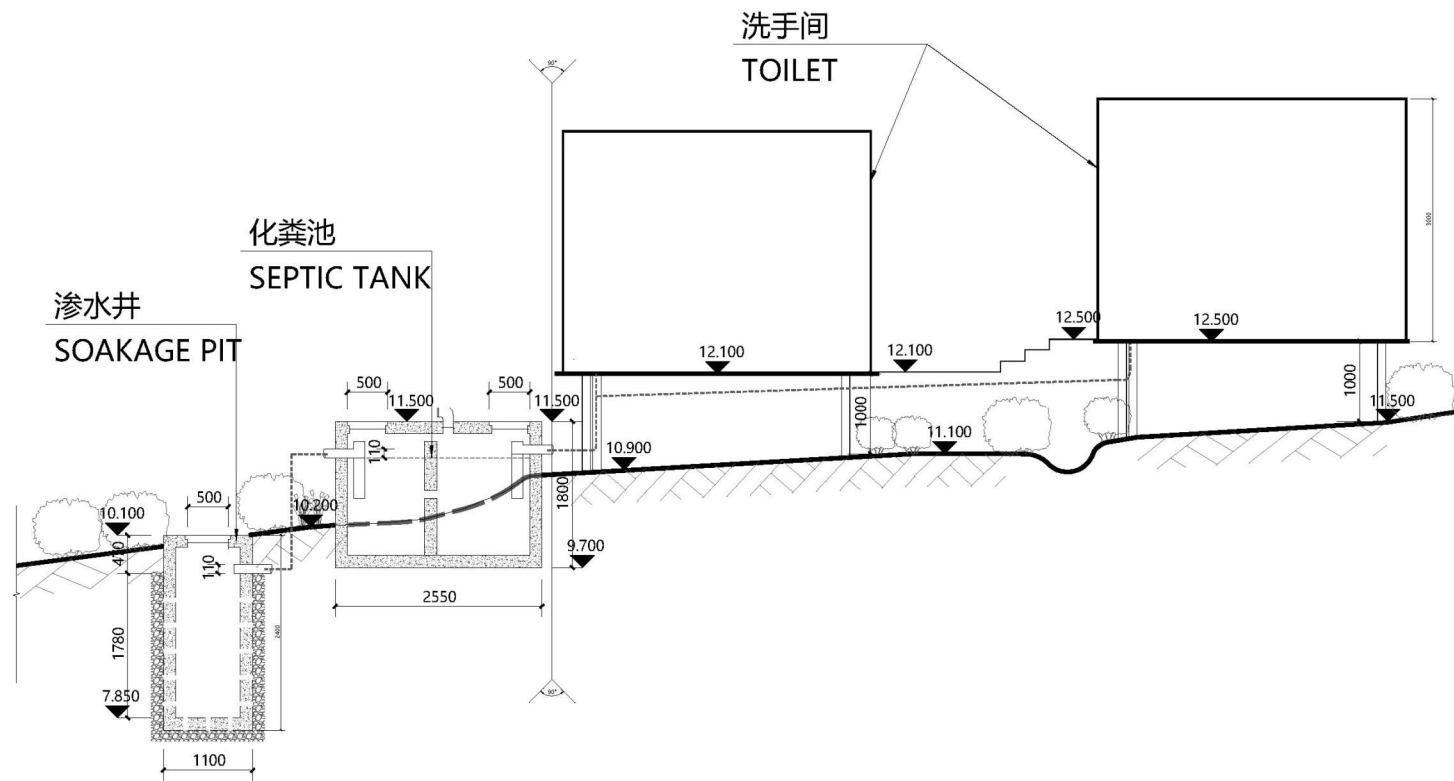


渗水井 SOAKAGE PIT

The septic tank and soakaway system installed follow the Professional Persons Environmental Consultative Committee Practice Notes ("ProPECC PN") No. 5/93 for sewage treatment and disposal

安装的化粪池和渗水系统是根据专业人士环境咨询委员会作业备考（“ProPECC PN”）第 5/93 号处理和排放污水

| Septic tank/化粪池



卫生间排水截面示意图
Schematic Section

| Design instructions/设计说明

远离都市喧闹，置身于大自然，身心放松，培养活力与创造性。营造出舒适与回归自然的理想氛围。

1.选址：在场地内选择起伏平缓、通风排水良好的土地，**避开两侧河流的可能影响**，择优最为安全的场所用来规划。

2.环境：与自然环境相融合，与地形条件相配套。**帐篷区与固定建筑布置在平缓地块，避开树木。**

3.建筑：木质小屋，颜色与自然环境相协调。**水箱收集雨水**，节能环保。

4.绿植：因地制宜搭配现有绿植合理规划帐篷区与固定建筑区，营造良好的环境。

5.道路：利用地势自然坡度形成的**林中小径**，仿佛置身于大自然中。

6.场地排水：场地按地形走势**明沟排水**，集中排至海边。

1. Site selection: choose land with gentle undulations, good ventilation and drainage in the site, avoid the possible impact of rivers on both sides, and select the safest place for planning.

2. Environment: Integrate with the natural environment and match the terrain conditions. Tent areas with fixed buildings are arranged on gentle plots, avoiding trees.

3. Architecture: wooden cottage, color in harmony with the natural environment. The water tank collects rainwater, which is energy-saving and environmentally friendly.

4. Green plants: Reasonable planning of tent area and fixed construction area with existing greenery according to local conditions to create a good environment.

5. Road: The forest path formed by taking advantage of the natural slope of the terrain makes it feel like you are in nature.

6. Site drainage: The site drains the open ditch according to the topographic trend and is concentrated to the sea.

THANKS

San Shek Wan Camping Site





才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Our Ref.: 23/801/L03

August 8, 2023

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

By Hand

Dear Sir/Madam,

**Proposed Temporary Holiday Camp for a Period of Three Years
and Associated Excavation of Land in "Green Belt" ("GB") zone
at Lot 327 (Part) in DD308, San Shek Wan, Lantau Island, New Territories**

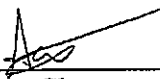
We would like to clarify that no filling of land will be involved in this planning application. The footpath will not be paved with any materials anymore and will be kept in its original condition. Page 10 of Appendix A showing the photomontages of the cobblestone footpath is removed.

The following documents are revised for your consideration:

1. Replacement pages of the supplementary planning statement (p. 11, 12, 13, 16 and 17)
2. Replacement pages of the Appendix A – Project Scheme (p. 6, 7, 23 and 24)
3. Revised Figure 5 Layout Plan
4. Revised Figure 6 Excavation Plan

Should you have any queries or require further information, please feel free to contact the undersigned at 2401 0173.

Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.



Adam Chow

Encl.

c.c. Asia International Develop Limited (the Applicant)

Table 2 – Key Development Parameters of the Proposed Development

1. Site Area	About 4,759m ²
2. Gross Floor Area (GFA)	About 642m ²
3. Covered Area	About 642m ²
4. Uncovered Area	About 4,117m ²
5. Plot Ratio	About 0.135
6. Site Coverage	About 13.5%
7. No. of Structures	29 <ul style="list-style-type: none"> - 1 Office/Visitor Centre - 1 Activity Room - 1 Guard Room - 1 Storage Room - 3 Canopies - 3 Toilet Facilities - 19 Tents
8. Building Height / No. of Storeys	About 2m -7m/ 1 storey

- 5.06 A total of 29 temporary structures are proposed within the Application Site amounting to a total GFA of about 642m². These 29 proposed structures are 19 static camping tents atop raised wooden platforms (see illustrative images in **Appendix A-Project Scheme**), 1 one-storey office/visitor centre, 1 one-storey activity room, 1 one-storey guard room, 1 one-storey storage room, 3 one-storey canopies and 3 one-storey toilet facilities. Most of these temporary structures will adopt pre-fabricated structures for easy assembly and disassembly purposes. **Table 3** provides the indicative dimensions of these structures in turn.

Table 3 – Details of the Proposed Development

Function	Use/Structure	Number	Covered Area (about)	GFA (about)	Building Height (about)/ No. of Storeys
Public Service Area	Office/Visitor Centre	1	45m ²	45m ²	3m/ 1 storey
	Activity Room	1	54m ²	54m ²	3m/ 1 storey
	Storage Room	1	54m ²	54m ²	3m/ 1 storey
	Guard Room	1	12m ²	12m ²	4m/ 1 storey
	Toilet Facility	3	48m ²	48m ²	3m/ 1 storey
Activity Area	Square	1	/	/	/
	Canopy	3	75m ²	75m ²	7m/ 1 storey
Camping Area	Luxury Camp (6.5m x 5m wooden platform)	6	195m ²	195m ²	4m/ 1 storey
	Advanced Camp (4m x 4m wooden platform)	6	96m ²	96m ²	3m/ 1 storey
	Ordinary Camp (3m x 3m wooden platform)	7	63m ²	63m ²	2m/ 1 storey

-
- The raised wooden platform is about 0.5m and a static tent of about 1.5m - 3.5m would be affixed on top.
 - Septic tanks are not considered GFA accountable.

- 5.07 In order to avoid any unnecessary human disturbance to the existing natural environment, the layout and construction of the Proposed Development will respect the original terrain. All the trees will be retained to ensure that the ecological environment will not be affected. Due to the terrace landform and uneven ground level, raised wooden platforms will be used to provide the flat foundation for the tents and structures. The structures will be constructed with lightweight materials to minimize the impact on the existing topography. The height difference between the terrace and the trees can provide a screening effect for each level and protect privacy.
- 5.08 Part of the Application Site (about 109.8 square metres) will be excavated by not more than 0.2m in depth to provide the drainage gutter to help discharging the rainwater to the seaside. And about 4.2 square metres will be excavated by not more than 2.25m in depth to provide septic tank and soakage pit. An excavation plan is shown in **Figure 6**.
- 5.09 There will be three zones in the 'Camping Area', which can accommodate a total of 19 tents (i.e. around 50 visitors, say an average of 2-3 persons per tent). 7 tents placed along the coast are classified as 'Ordinary Camp'. This zone is a nice spot to enjoy the sunset. 6 tents placed at the eastern and western boundaries of the Application Site are classified as 'Advanced Camp'. The last zone called "Luxury Camp" located at the upper level of the Application Site, which has a broad view facing the whole Application Site from the top. 6 tents will be placed in this zone. No caravan or car camping will be allowed on-site. The activity area will be flexibly used for passive recreational activities, such as star-glazing purposes. No campfire is allowed.
- 5.10 To promote sustainability and be compatible with the surrounding environment, natural materials will be selected for the facilities, i.e. wood panels will be used for the façades of the structures.

Traffic Arrangement

- 5.11 The Application Site can be accessed from Tung O Ancient Trail, which connects to Sham Wat Road. The visitors can access the Application Site on foot or by public transportation. They can walk for an hour from Tung Chung West to the Application Site, or take the ferry from Tung Chung Development Pier to Sha Lo Wan Pier and walk for 30 minutes to the Application Site.
- 5.12 There will be no parking and loading/unloading space provided within the Application Site and no traffic will be generated. The Proposed Development will not induce any adverse traffic impact.

Site Operations

- 5.13 The Proposed Development is proposed to operate 24 hours from Mondays to Sundays, including public holidays with a mandatory 'visit-by-appointment' system on a 'first-come-first-served' basis. The proposed maximum visitor holding capacity for weekdays and weekends/public holidays are 40 to 50. During weekdays, it will also be served as a day camp for team building and group activities, whereas at weekends, visitors in the form of individuals would stay overnight. A total of three staff is expected to run the whole operation.

Drainage and Sewage Facilities

- 5.14 Sewage will be collected by septic tank and soakaway pit system similar to the normal one used by village houses for treatment. Septic tank and soakaway system will be installed according to Professional Persons Environmental Consultative Committee Practice Notes ("ProPECC PN") No. 5/93 for sewage treatment and disposal.
- 5.15 The site is drained according to the open ditch and drainage gutter of the slope, and is centrally discharged to the seaside (see illustrative image in **Appendix A-Project Scheme**).

Landscape Proposal

- 5.16 The Proposed Development layout has been strategically designed to avoid disturbance to existing trees. The construction of the Proposed Development will not change the original terrain. All trees will be retained to ensure that the ecological environment will not be affected.

Environmental Considerations

- 5.17 Best site practices would be adopted to minimize any environmental pollution or nuisance to nearby residents, which include no heavy vehicles would be allowed to and from the Application Site during the construction and operation phases; no public announcement system, portable loudspeaker or any form of audio amplification system would be allowed within the Application Site at any time; and discharge of on-site sewage from the Application Site would be properly managed. The "Code of Practice on handling the Environmental Aspects of Temporary Uses and Open Storage Sites" would be closely observed.
- 5.18 Water Quality: 50m buffer areas to the east and west of the Application Site are proposed in order to confine all the activities within Application Site, so as to minimize disturbance to the existing stream course and ecosystem therein.
- 5.19 Noise: Due to the small-scale and pre-fabricated structures, construction noise due to the Proposed Development would be expected to be insignificant. No adverse road traffic and fixed plant noise impacts are anticipated. Notices will be posted on Application Site to remind the visitors/users about Noise Control. No activities are allowed after 11 pm.

features are respected; and no adverse impacts on existing infrastructure and environmental quality due to the Proposed Development are anticipated.

Table 4 – Responses to TPB PG-No. 10

Relevant Planning Criteria	Responses
An application for new development in a "GB" zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas. With the exception of New Territories Exempted Houses, a plot ratio up to 0.4 for residential development may be permitted.	The scale of development is low-density and low-rise in nature. The plot ratio and building height are about 0.135 and 1 storey respectively, which are totally compatible with the surrounding.
Passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration. The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment.	The Proposed Development is solely for passive recreational purposes. No campfire is allowed. Through strategic disposition of the proposed facilities, disruption to the existing natural landscape and the number of tree felling has been minimized. All trees will be retained. To promote sustainability and be compatible with the surrounding environment, natural materials will be selected for the facilities, i.e. wood panels will be used for the façades of the structures and platforms.
The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area.	No significant adverse impacts on the local area regarding traffic, environment, drainage and sewage aspects are anticipated.
The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.	As the surrounding environment is in a rural setting, no pollution sources nearby such as traffic noise are found. With the adaption of good site practices during construction and operational phases, no significant adverse impact on environmental quality is anticipated.

Minimal Effect to Existing Site Character/Environment

- 6.10 The Proposed Development has taken very careful considerations to avoid unnecessary impact on existing on-site vegetation and the levels of the Application Site. Basically, the Proposed Development has retained all existing trees and contours of the Application Site.
- 6.11 The proposed drainage system, sewage treatment, 50m wide buffer area from east and west of the Application Site with 1.5m tall wooden fence, and a 2m tall chain link boundary fence will provide a clearly defined activity boundary with proper site management in particular for the general green and ecosystem aspects.
- 6.12 The locations of all designated camping areas in different sizes will be filtered by the existing on-site vegetation and contours. The limited maximum visitor holding capacity with 'visit-by-appointment' system and the on-site noise control measures will contribute significant efforts to minimize impact on the existing environment of the Application Site.

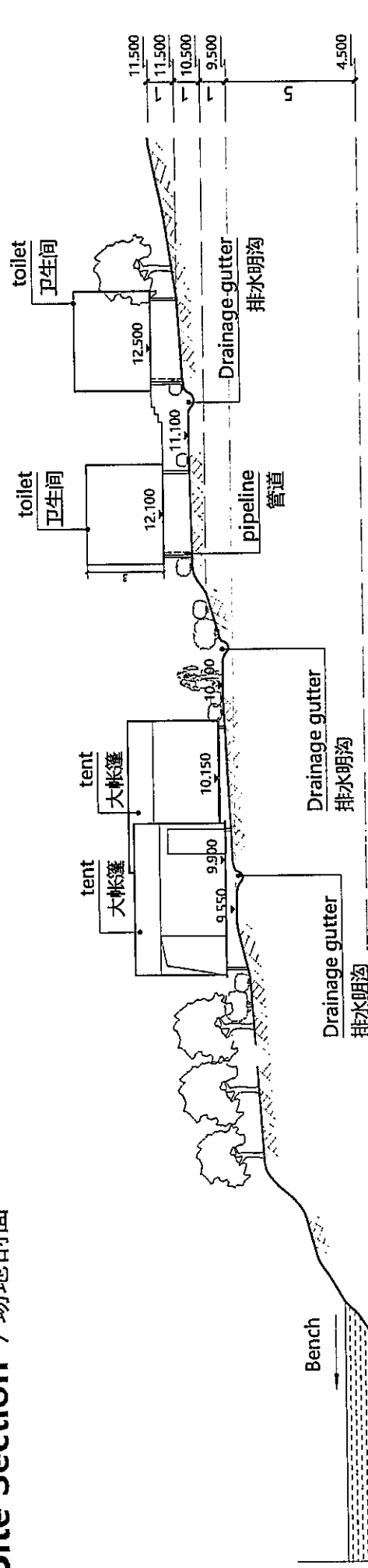
Promoting Local Tourism

- 6.13 The Application Site is located in the vicinity of recreational uses and tourist attraction spots, including Sham Shek Tsuen Sam Shan Kwok Wong Temple, Hong Kong-Zhuhai-Macau Bridge, Tin Tak Bridge, and Tung O Ancient Trail.
- 6.14 Cooperating with beautiful coastline and infrastructure facilities such as restaurants/open-air cafes, public toilets, village settlements and piers, the Proposed Development can attract tourists to explore the countryside, learn about history, support the local economy, and enjoy rich natural resources at the same time.

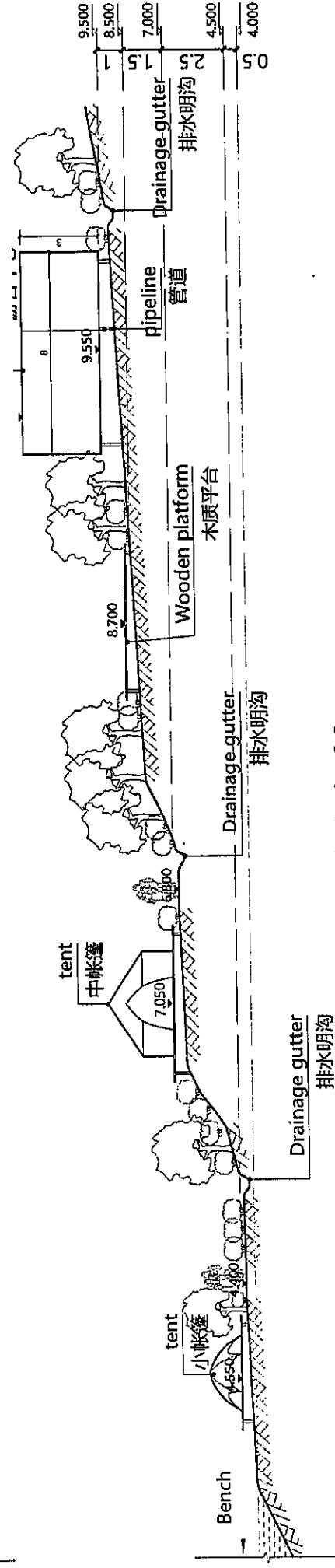
Compatible with Surrounding Land Uses

- 6.15 The Application Site is situated in the "GB" zone where close to the "AGR" and "V" zones. The surrounding areas mainly comprise village settlements, public toilet, tourist spots, heritages, open-air cafes, village stores, farms. The Proposed Development comprises 29 temporary structures with a total floor area of about 642m². The plot ratio and building height are about 0.135 and 1 storey respectively. The scale of development is low-density and low-rise in nature, which is considered compatible with the surrounding land uses and the village settings in terms of its geographical location and land use.
- 6.16 The Proposed Development can be assembled and removed in a relatively short period of time. Thus, the development will not adversely affect the view and visual quality, but on the other hand, it would coincide with the existing ambience and enhance the atmosphere around the area.

Site Section / 场地剖面



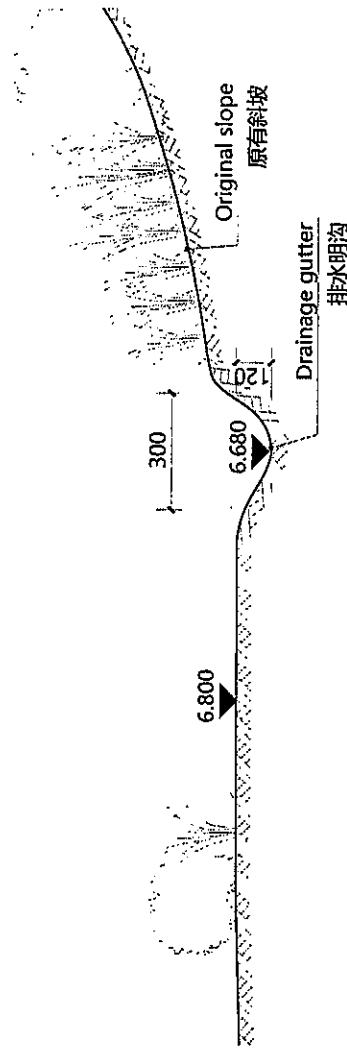
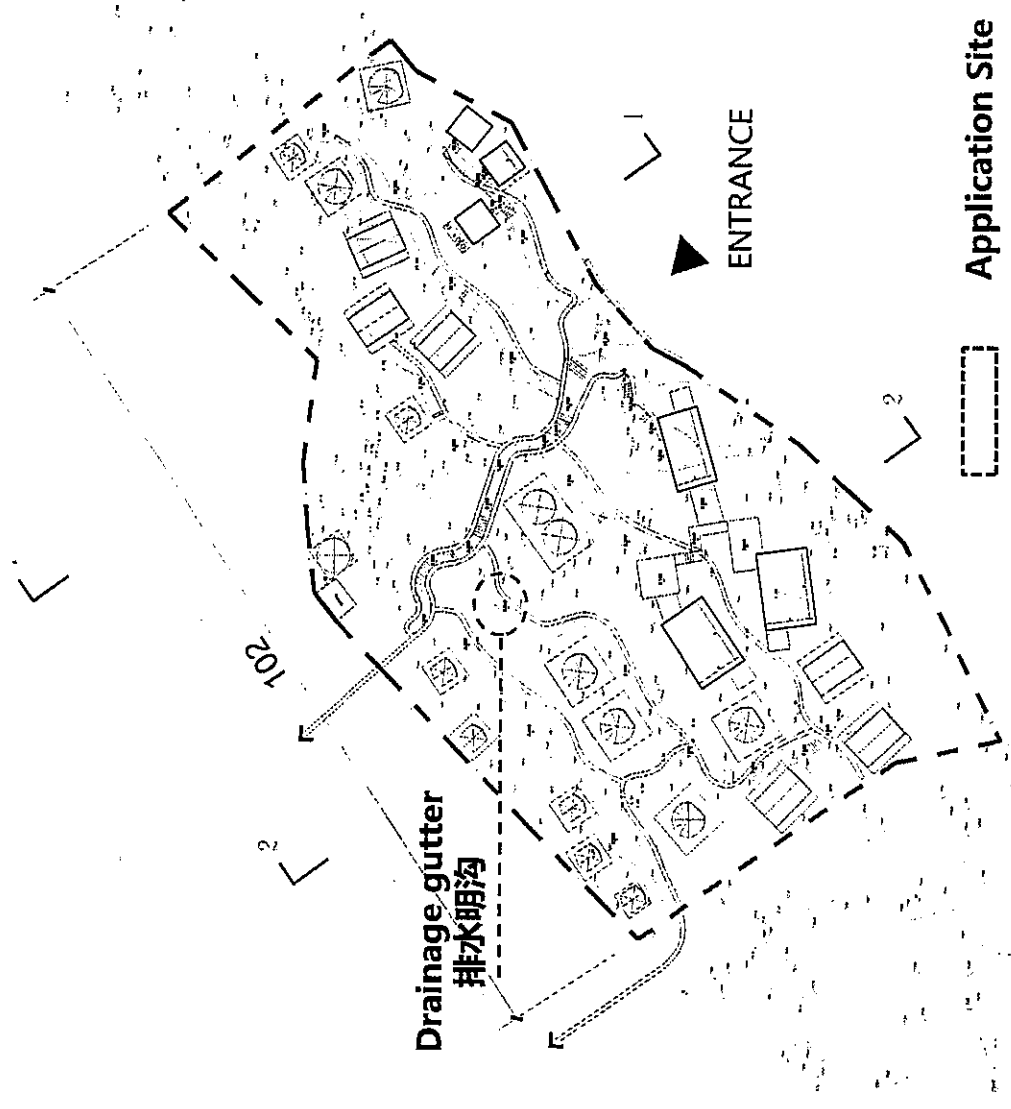
Site Section 1-1 1:50



Site Section 2-2 1:50

ben yeung & associates ltd.

Site drainage/场地排水



The site is drained according to the Po Ming ditch, through the drainage ditch to the seaside.
 场地按坡明沟排水，通过排水沟集中排至海边。

排水沟开挖面积: 109.80m²
 化粪池开挖面积: 2.97m²
 渗水井开挖面积: 1.21m²
 总开挖面积=109.80+2.97+1.21=113.98m²

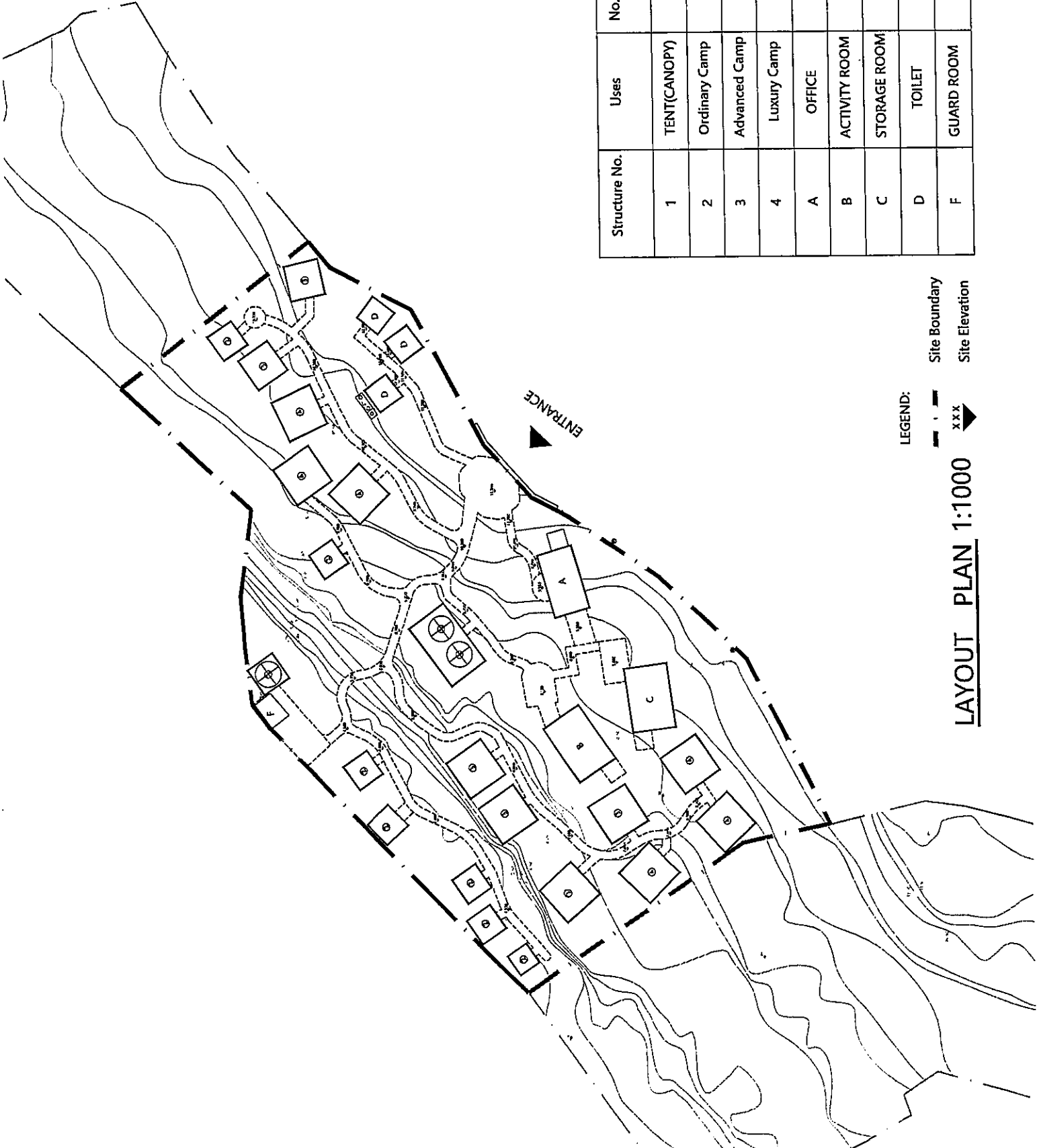
| Design instructions/设计说明

远离都市喧闹，置身于大自然，身心放松，培养活力与创造性。营造出舒适与回归自然的理想氛围。

1. 选址：在场地内选择起伏平缓、通风排水良好的土地，避开两侧河流的可能影响，择优最为安全的场所用来规划。
2. 环境：与自然环境中融合，与地形条件相配套。帐篷区与固定建筑布置在平缓地块，避开树木。
3. 建筑：木质小屋，颜色与自然环境中相协调。水箱收集雨水，节能环保。
4. 绿植：因地制宜搭配现有绿植合理规划帐篷区与固定建筑区，营造良好的环境。
5. 道路：利用地势自然坡度形成的林中小径，仿佛置身于大自然中。
6. 场地排水：场地按地形走势明沟排水，集中排至海边。

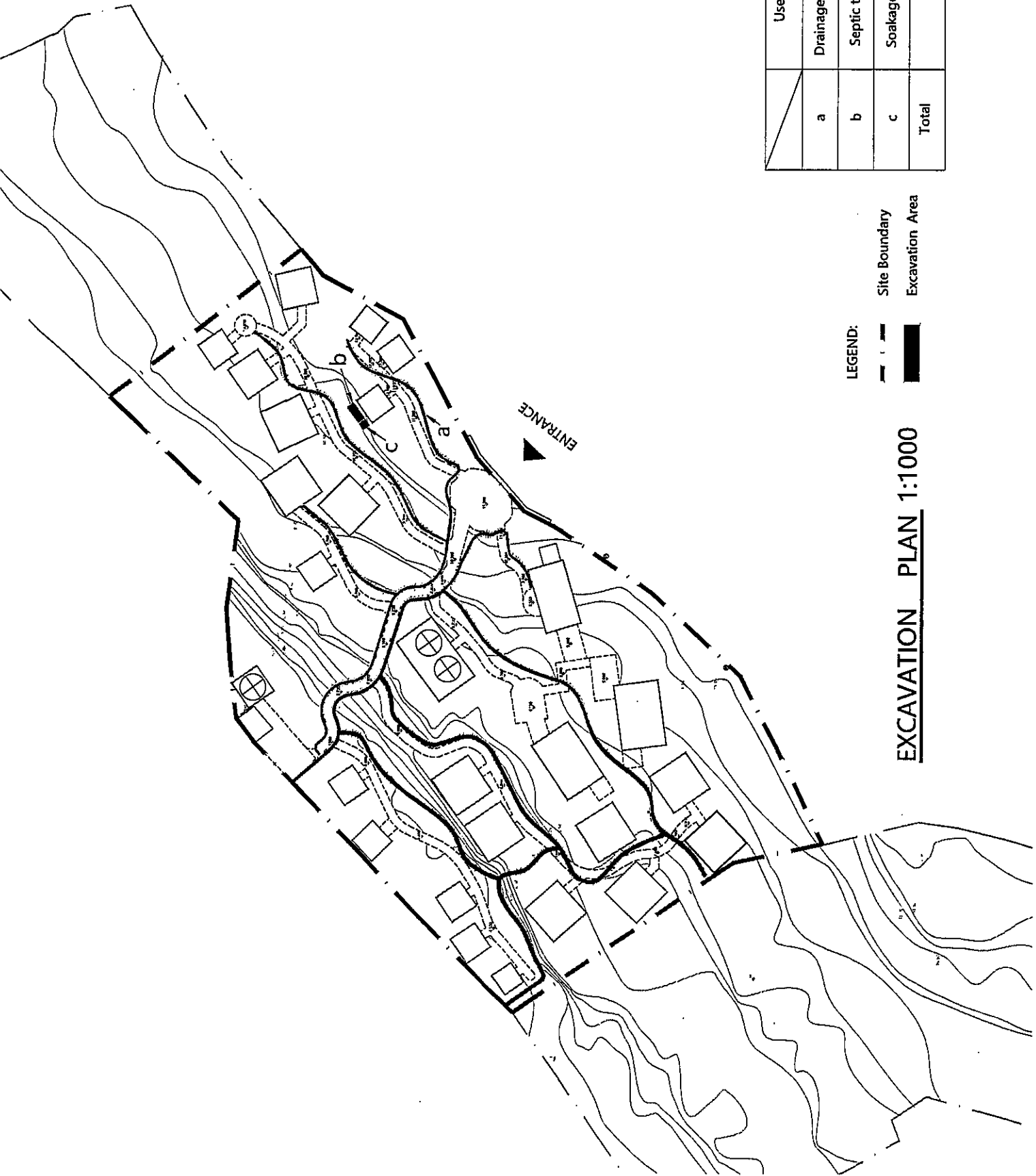
1. Site selection: choose land with gentle undulations, good ventilation and drainage in the site, avoid the possible impact of rivers on both sides, and select the safest place for planning.
2. Environment: Integrate with the natural environment and match the terrain conditions. Tent areas with fixed buildings are arranged on gentle plots, avoiding trees.
3. Architecture: wooden cottage, color in harmony with the natural environment. The water tank collects rainwater, which is energy-saving and environmentally friendly.
4. Green plants: Reasonable planning of tent area and fixed construction area with existing greenery according to local conditions to create a good environment.
5. Road: The forest path formed by taking advantage of the natural slope of the terrain makes it feel like you are in nature.
6. Site drainage: The site drains the open ditch according to the topographic trend and is concentrated to the sea.

Figure 5



Structure No.	Uses	No. of Storey	Building Height (about)	GFA(about)
1	TENT(CANOPY)	1	7m	75m ²
2	Ordinary Camp	1	2m	63m ²
3	Advanced Camp	1	3m	96m ²
4	Luxury Camp	1	4m	195m ²
A	OFFICE	1	3m	45m ²
B	ACTIVITY ROOM	1	3m	54m ²
C	STORAGE ROOM	1	3m	54m ²
D	TOILET	1	3m	48m ²
F	GUARD ROOM	1	4m	12m ²

Figure 6



	Uses	No. of Storey	Area of excavation (about)
a	Drainage gutter	-	109.8m ²
b	Septic tank	1	2.97m ²
c	Soakage pit	1	1.21m ²
Total			113.98m ²

LEGEND:
- - - Site Boundary
Excavation Area

EXCAVATION PLAN 1:1000



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/ A/I-SW/1
Our Ref.: 23/801/L05

November 22, 2023

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

By Email

Dear Sir/Madam,

**Proposed Temporary Holiday Camp for a Period of Three Years
and Associated Excavation of Land in “Green Belt” (“GB”) zone
at Lot 327 (Part) in DD308, San Shek Wan, Lantau Island, New Territories**

(Application No. A/I-SW/1)

In response to the comments of the Civil Engineering and Development Department, Food and Environmental Hygiene Department, Home Affairs Department, Environmental Protection Department, Planning Department and Fire Services Department dated 29.8.2023 and 31.8.2023, we would like to submit a response to comments table attached for your consideration.

Should you have any queries or require further information, please feel free to contact the undersigned at 2401 0173.

Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.

Adam Chow

Encl.

c.c. Asia International Develop Limited (the Applicant)

B/Ds	Return Date	Comments
CEDD	29.8.2023	Comments from Head of the Geotechnical Engineering Office, Civil Engineering and Development Department are given
FEHD	29.8.2023	Comments from Food and Environmental Hygiene Department are given
HAD	29.8.2023	Comments from Chief Officer (Licensing Authority), Office of the Licensing Authority, Home Affairs Department are given
EPD	31.8.2023	Comments from Environmental Protection Department are given
PlanD	31.8.2023	Comments from District Planning Officer/Sai Kung and Islands, Planning Department are given
FSD	31.8.2023	Comments from the Director of Fire Services are given

Responses to Departmental Comments

Departmental Comments		Responses	Remarks
A	Head of the Geotechnical Engineering Office, Civil Engineering and Development Department [Email dated 29.8.2023] (Contact Person: Ms. Carie Lam, Tel: 2762 5396)		
1.	The Site is overlooked by a registered man-made feature (i.e. 9SW-B/C8) having gradients steeper than 50 degree and with heights greater than 5m. If the site is proposed for the captioned purpose, pursuant to GEO Advice Note for Planning Applications under Town Planning Ordinance (Cap.131), a Geotechnical Planning Review Report will be required.	Give the registered man-made feature (i.e. 9SW-B/C8) is relatively small and the proposed structures are light and temporary in nature, a Geotechnical Planning Review Report is not required to submit at this planning application stage. Should this application be approved, the Applicant commits to comply with approval condition(s) to the satisfaction of the Head of the Geotechnical Engineering Office if required.	
B	Food and Environmental Hygiene Department [Email dated 29.8.2023] (Contact Person: Ms. Yoyo Ng, Tel: 3141 1229)		
1.	<u>General comments</u> The operation of activities/businesses at the application site should not cause any environment nuisance to the surroundings. For any wastes generated from the commercial/trading activities, the applicant should handle such on their own/at their expense.	Noted.	


Departmental Comments	Responses	Remarks
<p>2. <u>Operation of an Eating Place</u> If there are any services or other activities to be provided for the public at the subject premises which are regulated by the Director of Food and Environmental Hygiene under the Public Health and Municipal Services Ordinance (Cap. 132) or other relevant legislation(s), proper license/permit issued by this Department is required.</p> <p>Based on the information provided, should the premises concerned be used for operation of a food business involving preparation of food and drinks for consumption by the public on the premises with seating accommodation, a restaurant license (e.g. General Restaurant/Light Refreshment Restaurant license) issued by this Department is required.</p> <p>For more details about the application for a restaurant license, the applicant can refer to our “Guide to Application for License” available at https://www.fehd.hksarg/english/licensing/index.html .</p>	<p>There will be no food business, such as preparation of food and drinks for consumption by the public involved in the Proposed Development. Therefore, no restaurant license will be required.</p>	

Departmental Comments		Responses	Remarks
C	Chief Officer (Licensing Authority), Office of the Licensing Authority, Home Affairs Department [Email dated 29.8.2023] (Contact Person: Mr. Robin Leung, Tel: 2881 7016)		
1.	According to the Hotel and Guesthouse Accommodation Ordinance (Cap.349) (“HAGAO”), “hotel” and “guesthouse” mean any premises whose occupier, proprietor or tenant holds out that, to the extent of his available accommodation, he will provide sleeping accommodation at a fee for any person presenting himself at the premises, unless all accommodation in the premises is provided for a period 28 consecutive days or more for each letting which is exempted under the Hotel and Guesthouse Accommodation (Exclusion) Order (Cap.349C).	Noted.	
2.	If the mode of operation falls within the definition of “hotel” or “guesthouse” under the HAGAO, a license under the HAGAO must be obtained before operation respectively. Whether the mode of operation of a campsite falls within the ambit of the HAGAO depends on the actual circumstances of each case.	Noted.	
3.	No license or Certificate of compliance applications for operation of guesthouse at the subject site was received by the Office of the Licensing Authority.	Noted.	

4.	<p>Based on the information provided in the application, please draw applicant's attention to the following:</p> <p>i) Separation between tents/ tent-like structure and other structures/building</p> <p>An unobstructed space of minimum 5m wide shall be provided between tents or building structure within the campsite. The tents/structure should also be away from the boundary by 2.5m.</p> <p>ii) Structures requiring prior approval and consent by relevant Authorities</p> <p>If any structure, which includes but not limited to the following, that constitutes as "building works" or "building" under the Buildings Ordinance and to be included into the license, the applicant should submit a copy of either an occupation permit issued by the Building Authority or a Certificate of Compliance issued by the Lands Department.</p> <p>When making an application under the HAGAO:</p> <ul style="list-style-type: none"> - Raised platforms above ground level to provide a flat surface for erection of different sizes of tents. - The entrance gate - Fixed buildings including tourist centre and office, activity room, canopies, sundry room, toilet and guard room as mentioned in the Project Scheme. 	<p>i) In light of the site constraints and conditions, it is difficult to comply with the separation requirements. In order to preserve the nature and be compatible with the surroundings, all trees will be retained to ensure that the ecological environment will not be affected. The Proposed Development layout has been strategically designed to avoid disturbance to existing trees. It is hard to provide an unobstructed space of minimum 5m wide between tents or building structure within the campsite.</p> <p>It is noted that there is no policy or statutory requirement for the 5m and 2.5m wide separation between tents/ tent-like structure, other structures/building and the boundary respectively under the HAGAO. As of our understanding, the previous approved similar holiday camp applications do not need to meet these separation requirements.</p> <p>ii) Those structures/ tents are temporary in nature. The Applicant will apply for the Short Term Waiver through the Lands Department.</p> <p>iii) Noted. Septic tank will be provided in the Application Site.</p>	
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Departmental Comments		Responses	Remarks
	iii) The effluent of the campsite shall be suitable disposed or discharged, including any alterations to existing septic tanks or construction of new septic tanks or installation of new underground drainage within the licensed area, to the satisfaction of the Licensing Authority and other relevant authorities.		
D	Environmental Protection Department [Email dated 31.8.2023] (Contact Person: Ms. Tiffany Cheung, Tel: 2835 1836)		
1.	<p>Based on the information provided, we note that the proposed site for the temporary holiday camp will be in close vicinity to the coastal protection area. The maximum capacity of the proposed holiday camp site will be 50 visitors and the septic tank and soakaway pit (STS) system will be used to handle the sewage discharged. 50m buffer distance will be provided to both east and west side of the proposed site as shown in the general plan of Appendix A. As the proposed STS system meets the minimum clearance distance from stream as required under ProPECC 5/93, adverse environmental impact is not anticipated and thus we have no comment on the captioned S.16 application for the proposed temporary holiday camp from the environmental planning perspective.</p> <p>Please also note that no complaints had been received for the subject application site in the last 3 years.</p>	Noted.	

Departmental Comments		Responses	Remarks
E	District Planning Officer/Sai Kung and Islands, Planning Department [Email dated 31.8.2023] (Contact Person: Mr. Steve CHEUNG, Tel: 2158 6170)		
1.	<p>An area zoned “Coastal Protection Area” (“CPA”) on the approved Sham Wat and San Shek Wan Outline Zoning Plan No. S/I-SW/2 is located immediately north of the application site. The planning intention of “CPA” zone is to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby development against the effects of coastal erosion. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted. Please supplement any preventative measures/mitigation measures to the said area zoned “CPA”.</p>	<p>Please note that the whole Application Site falls within the “Green Belt” (“GB”) zone on the Approved Sham Wat and San Shek Wan Outline Zoning Plan (“OZP”) No. S/I-SW/2. No structures/tents/man-made features will be proposed to erect within or encroach the CPA zone.</p> <p>A proposed 2m tall peripheral chain link fence/ 1.5m tall wooden fence will be set up along the site boundary fronting the coastline. It aims not only to confine all human activities within the Application Site for easy management and maintenance purposes but also to remind all visitors to treasure our natural resources in a most respectful manner.</p>	
2.	<p>Please clarify any food and beverage services/items to be provided/sold to visitors at the application.</p>	<p>There will be no food and beverage services/items to be provided/sold to visitors at the application. Visitors can bring their food to the Application Site.</p>	

Departmental Comments	Responses	Remarks
3. Please clarify any water supply/water pipes near the application site.	<p>According to the Applicant, there is a water meter installed at the ingress/egress of the Application Site. A water pipe is connected from the water meter to the northern boundary of the Application Site.</p> 	There is a public toilet 30 meters to the southwest of the Application Site.
4. Planning statement, Para. 2.02 - It is observed that a structure, a container structure, water tank and a paved area are located within the northern edge of the application site. Please provide background information of these structures, such as the use of this structures, construction date, no. of storey, any approval from LandsD, etc.	<p>An existing one-storey structure is located at the north of the Application Site, which is proposed for guard house use.</p> <p>A pond is placed outside the guard house. It was used for a water gather pond for irrigation in the past.</p>	
5. Planning statement, Para. 2.03 – For better understanding, please supplement (i) the distance (in terms of meter/minutes) between the mentioned two restaurants/open-air cafes and the application and (ii) more detailed information of the mentioned recreational site.	<p>(i) The distance between the mentioned two restaurants/open-air cafes and the Application Site are 600m and 1km respectively.</p> <p>(ii) According to the Applicant, some kayaks and equipment are stored at the recreational site.</p>	

Departmental Comments		Responses	Remarks
F	The Director of Fire Services [Email dated 31.8.2023] (Contact Person: Mr. Li Shing To, Tel: 2733 7758)		
1.	<p>Please be informed that I have no objection in principle to the proposal subject to fire service installations (FSIs) being provided to the satisfaction of the Director of Fire Services.</p> <p>In consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to this Department for approval. In addition, the applicant should also be advised on the following points:</p> <ul style="list-style-type: none"> i. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; ii. The location of proposed FSIs to be installed should be clearly marked on the layout plans; and iii. Licensing requirement would be formulated upon received of formal application via the licensing authority. <p>However, the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.</p>	<p>Noted. Should this application be approved, the Applicant commits to submit and implement a FSIs proposal to the satisfaction of the Director of Fire Services if and when required as compliance with approval condition(s) to ensure that the proposed holiday camp will be operated in a safe manner.</p>	



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/ A/I-SW/1
Our Ref.: 23/801/L06

December 7, 2023

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

By Email

Dear Sir/Madam,

**Proposed Temporary Holiday Camp for a Period of Three Years
and Associated Excavation of Land in “Green Belt” (“GB”) zone
at Lot 327 (Part) in DD308, San Shek Wan, Lantau Island, New Territories**

(Application No. A/I-SW/1)

In response to the comments of the Urban design and Landscape units of Planning Department and Agriculture, Fisheries and Conservation Department dated 18.8.2023 and 30.8.2023, we would like to submit a response to comments table and revised Ecological Survey attached for your consideration.

Should you have any queries or require further information, please feel free to contact the undersigned at 2401 0173.

Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.


Adam Chow

Encl.



c.c. Asia International Develop Limited (the Applicant)

B/Ds	Return Date	Comments
UD&L, PlanD	18.8.2023	Comments from urban design and landscape units of PlanD are given
AFCD	30.8.2023	Comments from Director of Agriculture, Fisheries and Conservation are given
UD&L, PlanD	30.8.2023	Comments from Chief Town Planner/ Urban Design and Landscape, Planning Department are given

Responses to Departmental Comments

Departmental Comments		Responses	Remarks
A	Urban Design and Landscape Section, Planning Department [Email dated 18.8.2023] (Contact Person: Ms. Isabella Tsui, Tel: 3565 3951)		
1.	With reference to the aerial photo of 2022, the Site is situated in area of rural coastal plains landscape character predominated by woodland, beach and coastal water. The Site is densely vegetated with existing trees and “Costal Protection Area” (“CPA”) is in close proximity to the Site.	Noted.	
2.	According to Section 5.1 in the Ecological Survey, a total of 436 trees in 17 species are located within the Site and 50m Buffer Area. Please revise Table 2 to provide separate tree survey schedules for i) trees within the Application Site boundary, and ii) trees within 50m Buffer Area (i.e. outside Application Site boundary).	Table 2 in the Ecological Survey is revised to provide separate tree survey schedules for i) trees within the Application Site boundary, and ii) trees within 50m Buffer Area (i.e. outside Application Site boundary).	
3.	According to Supplementary Planning Statement Section 5.16, “All trees will be retained to ensure that the ecological environment will not be affected.” However, the proposed development seems to be in direct conflict with existing trees as the Site is densely vegetated with trees. Please provide tree survey plan overlaid with proposed layout of the temporary structures, pathway/footpath and area of excavation to justify no impact on trees.	Figure 4 in the Ecological Survey shows that no direct conflict between the proposed layout and the existing trees. Please note some of the tents and temporary structures are under the tree crown.	
4.	The General Plan in Appendix A does not provide sufficient information on landscape provisions. Please provide a conceptual landscape plan to illustrate the landscape provisions/mitigation measures.	The Proposed Development layout has been strategically designed to avoid disturbance to existing trees. All 236 trees will be retained to ensure that the ecological environment will not be affected. No extra landscaping will be provided in the Application Site.	

Departmental Comments		Responses	Remarks
5.	The Applicant should note that approval of the s.16 application by the TBP does not imply approval of the trees works such as pruning, transplanting and/ or felling under lease. The Applicant is reminded to approach relevant authority/ government department(s) direct to obtain necessary approval on tree works.	Noted.	
B	Director of Agriculture, Fisheries and Conservation [Email dated 30.8.2023] (Contact Person: Mr. Lau Yin Pong, Tel: 2150 6944)		
1.	The survey result and site evaluation presented in Appendix B are far from satisfactory. The locations of the recorded species of conservation interest are neither included (plants in particular) nor clear. Whether impacts on the recorded species of conservation interest occur during and after the proposed construction is uncertain. The applicant should enrich the appendix to include impact assessment with proper justifications, which contributes to the prescription of specific mitigation measures in response to the impacts identified.	The Revised Ecological Survey is attached for further consideration.	

Departmental Comments	Responses	Remarks
<p>2. <u>Specific comments</u> S5.12 of main text: It is mentioned in s5.12 of the main text that there is no loading/unloading space provided within the application site. Please supplement on the delivery mean of construction materials and other machineries and the removal of construction wastes during the construction phase.</p>	<p>The Proposed Development's delivery method will be the same as the villagers delivering the construction materials/machinery to build the village houses nearby.</p> <p>Please note that there is a piece of vacant land at the ingress/egress of the Application Site.</p> <div data-bbox="992 512 1308 751" data-kind="parent" data-rs="2">  </div> <div data-bbox="1352 512 1668 751" data-kind="parent" data-rs="2">  </div>	<p>There is no traffic concern received from the Transport Department.</p>
<p>3. Table 4 of the main text: The description of “good site practice” is not referred throughout the application document.</p>	<p>The ‘good site practice’ is removed from the main text. The Applicant will follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Use” (Code of Practice) to minimise any potential environmental nuisances.</p>	
<p>C Chief Town Planner/ Urban Design and Landscape, Planning Department [Email dated 30.8.2023] (Contact Person: Ms. Amy Mak, Tel: 3565 3940)</p>		
<p>1. The Site is located at a terraced slope surrounded by woodland to its east, south and west. To its northwest is a natural beach. To its further east and northeast is a scattered low-rise village, namely Sham Shek Tsuen</p>	<p>Noted.</p>	

Departmental Comments		Responses	Remarks
2.	The Applicant should clarify whether the proposed development would affect the original vegetation cover, and elaborate how the overall visual character of “GB” zone where the Site is located could be maintained.	The Proposed Development layout has been strategically designed to avoid disturbance to existing trees. All 236 trees will be retained to ensure that the overall visual character of “GB” zone where the Site is located could be maintained. The trees can provide a screening effect.	

Ecological Surveys and Site Evaluation on the
Proposed San Shek Wan Site, Lantau

Prepared by:

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Hong Kong

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Email: info@ecoinstitute.com

Date: May 2023

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Ecological Surveys and Site Evaluation on the Proposed San Shek Wan Site, Lantau

1. Introduction

The proposed San Shek Wan Camping Site (hereafter Project Site) is located in San Shek Wan area, along the Tung-O Ancient Trail. To the west of the Project Site is Sham Wat, to the east of the Project Site is Sha Lo Wan (Figure 1). The Project Site is approximately 4,700 m² and a total of 17 tents with decking and septic/soakaway tanks are proposed (Figure 2). The Project Site has reserved 50m wide Buffer Areas on both the east and western sides of the area. Outside the Buffer Areas there are seasonal water channels on both eastern and western sides. (Figure 2). According to the project plan the existing landscape and profile of the site will not be altered, with no hard paving within the site and natural drainage of the site will not be disrupted.

This study provides a rapid ecological survey on the Project Site, the Buffer Areas and a Standard Transect following the Tung-O Ancient Trails with 500m radius from the Project Site. Based on these findings the ecological condition is evaluated.

Figure 1. Location of the proposed San Shek Wan Camping Site



Figure 2. Floor plan of the application site showing the 50m wide Buffer Areas on both sides adjacent to the two seasonal streams



2. Plant Survey of the Project Site and Buffer Areas

The Project Site and Buffer Areas have trees, shrubs and herbs scattered within the areas. Established trees with 95mm or larger DBH (diameter at breast height) were marked and identified, with their general conditions and amenity values evaluated. Results are summarized in Table 2 and Appendix 1. Any rare or protected plant species encountered will also be marked regardless of their sizes.

3. Wildlife Surveys

Wildlife survey methods followed the EIAO Guidance Note on Methodologies for Terrestrial and Freshwater Baseline Surveys. The target taxon groups surveyed in this study included: birds, butterflies, dragonflies and damselflies, amphibians, reptiles and mammals.

Morning, afternoon and nighttime surveys were conducted in April and May with 12 sections of day time surveys and 4 sections of nighttime surveys conducted (Table 1). The surveyors walked in the Project Site and Buffer Areas in a zig-zag pattern to cover all of the accessible land.

Since most of the Assessment Area is private land with restricted access by the surveyors, a Standard Transect following the Tung-O Ancient Trail from Sham

Wat Village to Sha Lo Wan was surveyed with the same method to collect information on the surveyed taxa. Surveyed transect are given in Figure 3.

The surveyors used 8x42 binoculars for field observation, and telephoto lenses for recording the species if necessary. Powerful headlamps were used during the nighttime surveys.

Figure 3. Map showing the proposed San Shek Wan Camping Site (red dot) the surveyed transect (blue line).

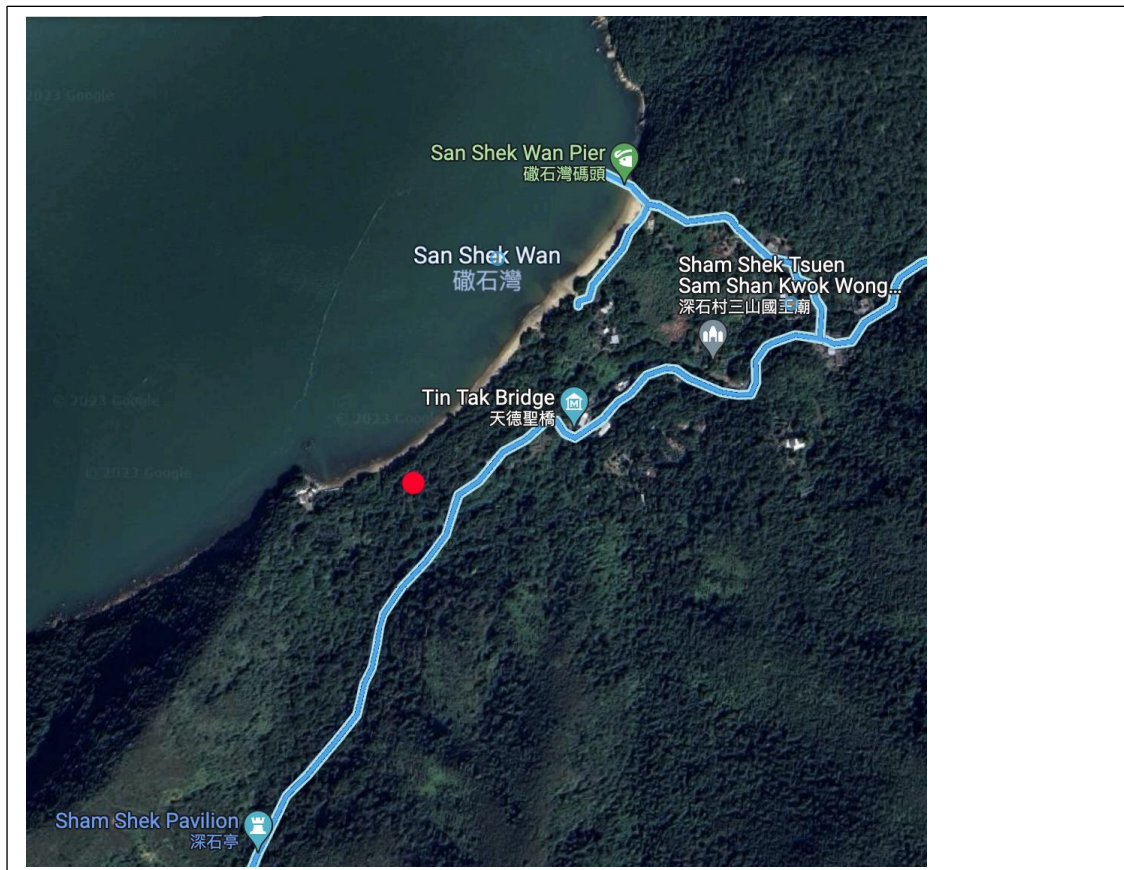


Table 1. Survey Dates and sections

✓ indicates corresponding works were conducted

	25 Apr 2023	27 Apr 2023	28 Apr 2023	2 May 2023	4 May 2023	5 May 2023	8 May 2023	10 May 2023
Morning Survey	✓	✓			✓		✓	
Afternoon Survey	✓	✓	✓	✓	✓	✓	✓	✓
Night Survey			✓	✓		✓		✓

3.1 Avifaunal Surveys

Avifaunal surveys were undertaken during day time and nighttime in April and May 2023 (Table 1). All bird species encountered within the Project Site, Buffer Areas and Assessment Area (by sight and/or call) were identified and counted in the field.

Based on the cumulative numbers of individual encountered in the surveys, the relatively abundance of birds were estimated and summarized (Table 3).

3.2 Butterfly and Odonate Surveys

Butterfly and odonate (dragonflies and damselflies) surveys were undertaken during day time in April and May 2023 (Table 1). Apart from direct observation and identification in the field, photographs taken in the field were used to assist species identification if necessary. All butterfly and odonate species encountered within the Project Site, Buffer Areas and Assessment were identified and counted.

Based on the cumulative numbers of individual encountered in the surveys, the relatively abundance of butterflies and odonates were estimated and summarized (Table 4 and Table 5).

3.3 Herpatofaunal Surveys

Herpatofaunal (amphibians and reptiles) surveys were undertaken during day time and nighttime in April and May 2023 (Table 1). Sampling techniques involving direct observations and active searching for reptiles and amphibians

in potential shelter sites/hiding places were employed. Amphibians and reptiles seen or heard were identified and countered in the field.

Based on the cumulative numbers of individual encountered in the surveys, the relative abundance of the herpetofauna were estimated and summarized (Table 6).

3.4 Mammal Surveys

Mammal surveys were undertaken during day time and nighttime in April and May 2023 (Table 1). Sign or other evidences of mammal presence (e.g. calls, foot prints, droppings, dead body or remaining body parts) within the Project Area, Buffer Areas and Assessment Area were noted in the field by active searching in potential mammal habitats.

Any mammal seen or heard were identified and countered in the field. Based on the cumulative numbers of individual encountered in the surveys, the relatively abundance of mammals were estimated and summarized (Table 7).

3.5 Stream Fauna

There are two seasonal water channels located in the eastern and western boundaries of the Buffer Areas. During the survey period these seasonal water channels contained no water. These areas were included in the terrestrial ecological surveys along the standard transect.

4. Results

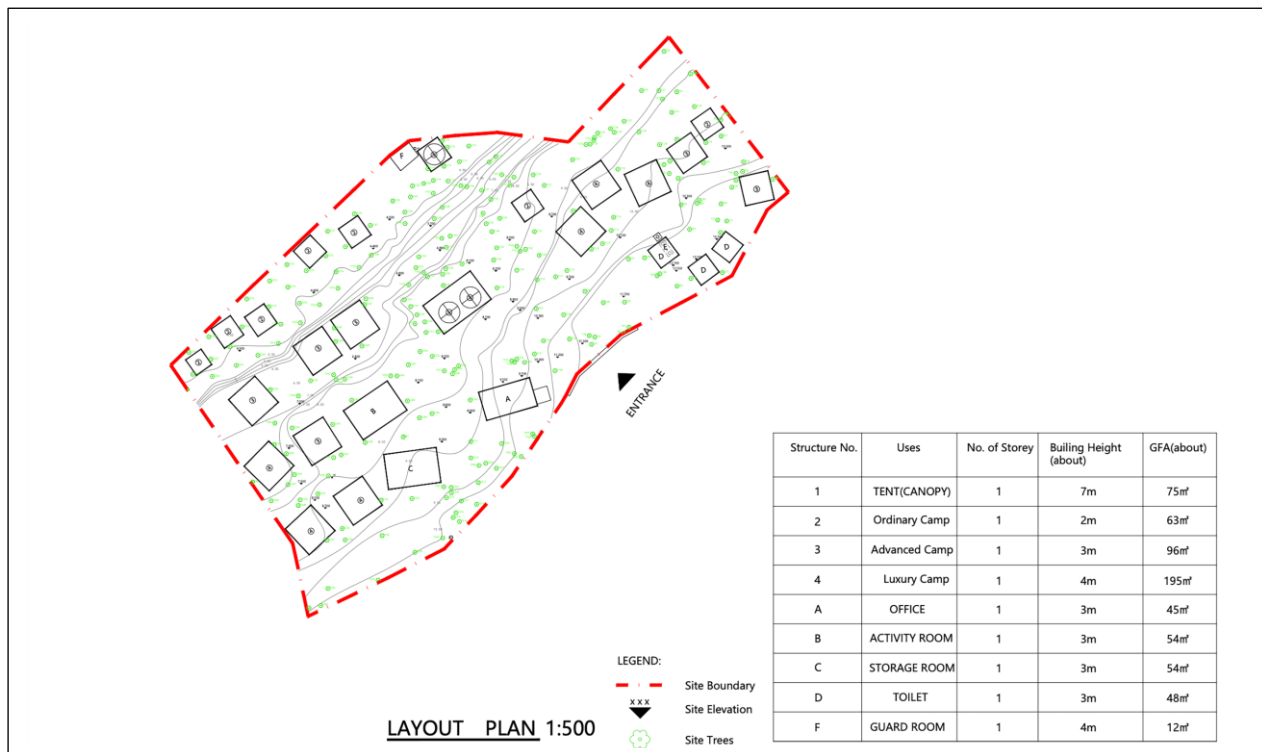
4.1 Plants

A total of 436 trees in 17 species were located within the Project Site and Buffer Areas (Table 2, Appendix 1). Among them 236 trees in 12 species were located within the Project Site, and 200 trees in 16 species were located within the Buffer Areas. The proposed layout plan for the camp site and the existing trees are provided in Figure 4.

Table 2. Tree species and number of individuals within the Project Site and Buffer Areas

Chinese Name	English Name	Scientific Name	Number of trees in Project Site	Number of trees in Buffer Areas
白楸	Panicle Mallotus	<i>Mallotus paniculatus</i>	89	54
血桐	Elephant's Ear	<i>Macaranga tanarius</i>	45	29
八角楓	Chinese Alangium	<i>Alangium chinense</i>	19	51
布渣葉	Microcos	<i>Microcos paniculata</i>	7	27
荔枝	Litchi	<i>Litchi chinensis</i>	30	3
對葉榕	Opposite-leaved Fig	<i>Ficus hispida</i>	15	12
青果榕	Common Red-stem Fig	<i>Ficus variegata</i>	8	8
黃皮	Wampi	<i>Clausena lansium</i>	15	0
鴨腳木	Ivy Tree	<i>Schefflera octophylla</i>	4	6
朴樹	Chinese Hackberry	<i>Celtis sinensis</i>	2	1
假蘋婆	Scarlet Sterculia	<i>Sterculia lanceolata</i>	1	2
土蜜樹	Pop-gun See	<i>Bridelia tomentosa</i>	0	2
烏柏	Chinese Tallow	<i>Sapium sebiferum</i>	1	1
異色山黃麻	Mountain Hemp	<i>Trema orientalis</i>	0	1
簕欖花椒	Prickly Ash	<i>Zanthoxylum avicennae</i>	0	1
台灣相思	Taiwan Acacia	<i>Acacia confusa</i>	0	1
土沉香	Incense Tree	<i>Aquilaria sinensis</i>	0	1
		Total	236	200

Figure 4. Layout plan for the camp site and the locations of the existing trees within the Project Area.

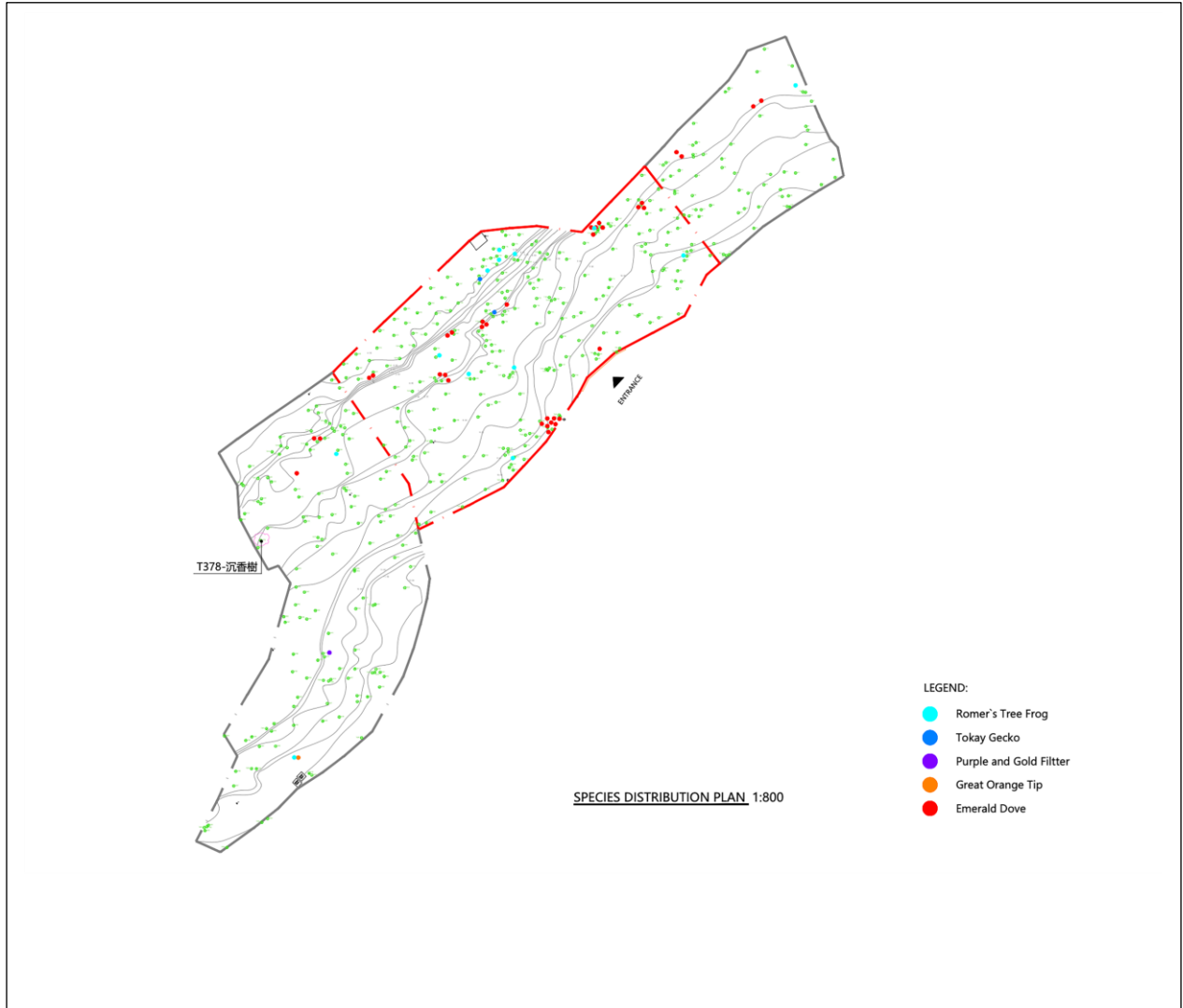


Tree numbered T378 which is located in the Buffer Area is an Incense Tree or Chinese Agarwood (*Aquilaria sinensis*)(Figure 5). The species is categorized as “vulnerable” (VU) in the International Union for Conservation of Nature (IUCN)’s Red List of Threatened Plants (IUCN 2023). The genus *Aquilaria* is listed in Appendix II of the Convention on International Trade in Endangered Species of Wild Fauna and Flora (CITES 2023a). At the national level, the species is listed as an endangered species in the “China Plant Red Data Book: Rare and Endangered Plants” and on the country’s “List of Wild Plants under State Protection (Category II)” (National Forestry and Grassland Administration 2021). In Hong Kong, Incense Tree (*Aquilaria sinensis*) is protected under the Forests and Countryside Ordinance (Cap. 96) and the Country Parks and Special Areas Regulations (Cap. 208A) if they are found within Country Parks and Special Areas.

Incense Tree was once widely planted in Hong Kong for producing the raw materials of incense, which were then traded to regions such as the Mainland, Southeast Asia and places as far away as Arabia (Iu, 1983). The species was recorded in 89 out of the 116 Fung Shui woods surveyed by AFCD in 2002-2003 (Yip *et al*, 2004). According to the Hong Kong Herbarium (2023) the species is common in Hong Kong.

Evaluation of the potential impact on the Incense Tree by the application of the proposed camp site is provided in section 5.1.

Figure 5. Location of T378 (Incense Tree *Aquilaria sinensis*) within the western Buffer Area



4.2 Birds

During the field surveys in April and May 2023, 49 species of bird were recorded. Among them 11 and 12 species were recorded in the Project Site and Buffer Areas, respectively (Table 3). In the Assessment Area 45 species of bird were recorded in the field surveys in April and May 2023 (Table 3).

The most abundant birds recorded were Red-whiskered Bulbul (*Pycnonotus jocosus*), Light-vented Bulbul (*Pycnonotus sinensis*) and Swinhoe's White-eye (*Zosterops simplex*) which accounted for 17.6%, 8.2% and 7.4% of the number of individual birds recorded in the field surveys in April and May 2023 (Table 3).

In the field surveys in April and May 2023 Little Egret (*Egretta garzetta*), Chinese Pond Heron (*Ardeola bacchus*), Common Sandpiper (*Actitis hypoleucos*) and Olive-backed Pipit (*Anthus hodgsoni*) were only recorded in the Project Site and/or Buffer Areas (Table 3).

In the field surveys in April and May 2023 no nursery/roosting sites for the species of conservation interest was found.

Emerald Dove (*Chalcophaps indica*), Greater Coucal (*Centropus sinensis*) and Chinese Hwamei (*Garrulax canorus*) are listed as 'Near Threatened' by Wang and Xie (2004). Malayan Night Heron (*Gorsachius melanophus*), Crested Goshawk (*Accipiter trivirgatus*), Crested Serpent Eagle (*Spilornis cheela*), Slaty-legged Crake (*Rallina eurizonoides*), Brown Wood Owl (*Strix leptogrammica*) and Chinese Hwamei (*Garrulax canorus*) are listed as 'Near Threatened' by Jiang *et al.* (2016).

The locations where these species were recorded are provided in Figure 5 (Project Site and Buffer Areas) and Figure 6 (Assessment Area), respectively.

Table 3. Cumulative number of bird individuals recorded in the Project Site, Buffer Areas, and Assessment Area during field surveys in April and May 2023, and their relative abundance.

Conservation Status followed Fellowes *et al.* (2002).

LC = Local Concern

PGC = Potential Global Concern

PRC = Potential Regional Concern

Letters in parentheses indicate that the assessment is on the basis of restrictedness in breeding and/or roosting sites rather than in general occurrence.

Class II = Category II protected under terrestrial wildlife state protection (www.gov.cn 2021)

CITES II = Category II protected under the CITES (2023b)

China Species Red List (Wang and Xie 2004)

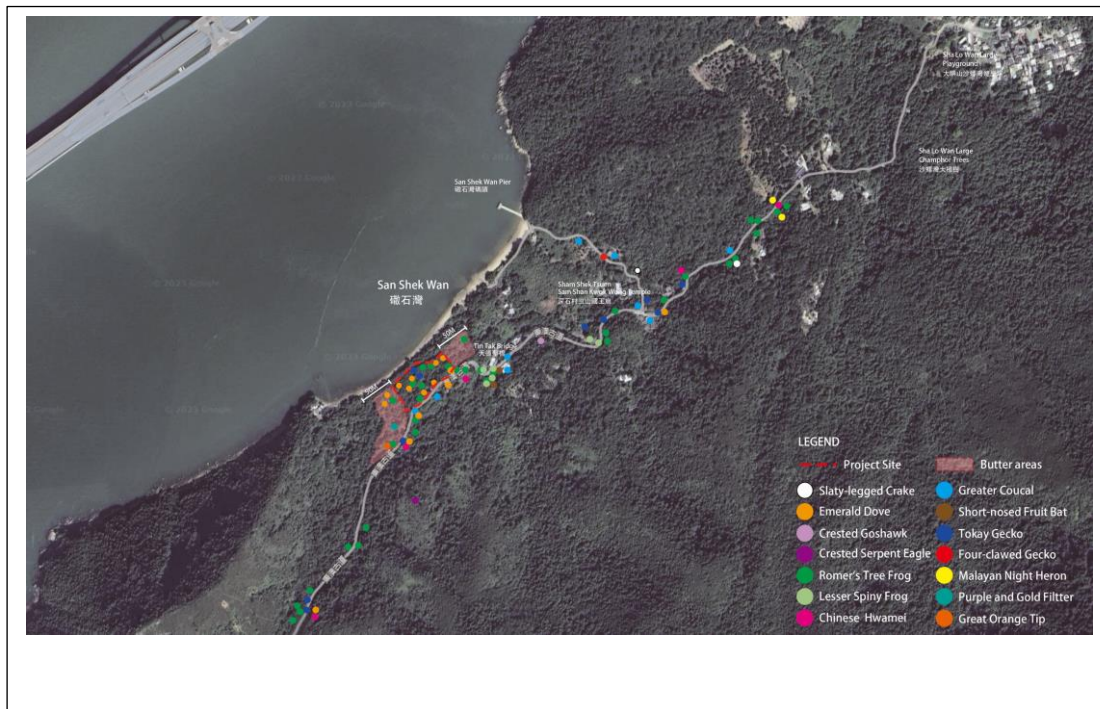
Red List of China's Vertebrates (Jiang *et al.* 2016)

IUCN 2022

English Name	Scientific Name	Conservation Status (Fellowes <i>et al.</i> 2002, Terrestrial Wildlife State Protection 2021, CITES 2023b)	China Species Red List (Wang and Xie 2004)	Red List of China's Vertebrates (Jiang <i>et al.</i> 2016)	IUCN (2022)	Project Site	Buffer Areas	Assessment Area	Relative Abundance (%)
Little Egret	<i>Egretta garzetta</i>	PRC, (RC)	Least Concern	Least Concern	Least Concern	5	0	0	0.8
Chinese Pond Heron	<i>Ardeola bacchus</i>	PRC, (RC)	Least Concern	Least Concern	Least Concern	1	0	0	0.2
Malayan Night Heron	<i>Gorsachius melanolophus</i>	-	Least Concern	Near Threatened	Least Concern	0	0	2	0.3
Black-crowned Night Heron	<i>Nycticorax nycticorax</i>	(LC)	Least Concern	Least Concern	Least Concern	0	0	4	0.6
Crested Goshawk	<i>Accipiter trivirgatus</i>	Class II	Least Concern	Near Threatened	Least Concern	0	0	1	0.2
Black Kite	<i>Milvus migrans</i>	Class II, (RC)	Least Concern	Least Concern	Least Concern	4	3	15	3.6
Crested Serpent Eagle	<i>Spilornis cheela</i>	Class II, LC	Least Concern	Near Threatened	Least Concern	0	0	1	0.2
White-breasted Waterhen	<i>Amaurornis phoenicurus</i>	-	Least Concern	Least Concern	Least Concern	0	0	8	1.3
Slaty-legged Crane	<i>Rallina eurizonoides</i>	-	Least Concern	Vulnerable	Least Concern	0	0	2	0.3
Common Sandpiper	<i>Actitis hypoleucos</i>	-	Least Concern	Least Concern	Least Concern	5	0	0	0.8
Spotted Dove	<i>Streptopelia chinensis</i>	-	Least Concern	Least Concern	Least Concern	10	12	23	7.3
Emerald Dove	<i>Chalcophaps indica</i>	-	Near Threatened	Least Concern	Least Concern	27	8	6	6.6
Asian Koel	<i>Eudynamis scolopaceus</i>	-	Least Concern	Least Concern	Least Concern	0	1	10	1.8
Greater Coucal	<i>Centropus sinensis</i>	Class II	Near Threatened	Least Concern	Least Concern	0	0	9	1.5
Indian Cuckoo	<i>Cuculus micropterus</i>	-	Least Concern	Least Concern	Least Concern	0	0	3	0.5
Large Hawk-Cuckoo	<i>Hierococcyx sparveroides</i>	-	Least Concern	Least Concern	Least Concern	0	0	8	1.3
Plaintive Cuckoo	<i>Cacomantis merulinus</i>	-	Least Concern	Least Concern	Least Concern	0	0	4	0.6
Chestnut-winged Cuckoo	<i>Clamator coromandus</i>	-	Least Concern	Least Concern	Least Concern	0	0	1	0.2
Brown Wood Owl	<i>Strix leptogrammica</i>	Class II	Least Concern	Near Threatened	Least Concern	0	0	2	0.3
Collared Scops Owl	<i>Otus lettia</i>	Class II	Least Concern	Least Concern	Least Concern	0	0	4	0.6
House Swift	<i>Apus nipalensis</i>	-	Least Concern	Least Concern	Least Concern	0	0	13	2.1
Barn Swallow	<i>Hirundo rustica</i>	-	Least Concern	Least Concern	Least Concern	0	0	5	0.8
Grey Wagtail	<i>Motacilla cinerea</i>	-	Least Concern	Least Concern	Least Concern	0	0	7	1.1
White Wagtail	<i>Motacilla alba</i>	-	Least Concern	Least Concern	Least Concern	0	0	6	1.0

Olive-backed Pipit	<i>Anthus hodgsoni</i>	-	Least Concern	Least Concern	Least Concern	0	2	0	0.3
Red-whiskered Bulbul	<i>Pycnonotus jocosus</i>	-	Least Concern	Least Concern	Least Concern	25	10	74	17.6
Light-vented Bulbul	<i>Pycnonotus sinensis</i>	-	Least Concern	Least Concern	Least Concern	6	10	35	8.2
Sooty-headed Bulbul	<i>Pycnonotus aurigaster</i>	-	Least Concern	Least Concern	Least Concern	0	0	2	0.3
Chestnut Bulbul	<i>Hemixos castanonotus</i>	-	Least Concern	Least Concern	Least Concern	0	0	2	0.3
Scarlet Minivet	<i>Pericrocotus speciosus</i>	-	Least Concern	Least Concern	Least Concern	0	0	2	0.3
Long-tailed Shrike	<i>Lanius schach</i>	-	Least Concern	Least Concern	Least Concern	0	0	5	0.8
Oriental Magpie Robin	<i>Copsychus saularis</i>	-	Least Concern	Least Concern	Least Concern	5	7	17	4.7
Blue Whistling Thrush	<i>Myophonus caeruleus</i>	-	Least Concern	Least Concern	Least Concern	0	0	2	0.3
Chinese Hwamei	<i>Garrulax canorus</i>	CITES II	Near Threatened	Near Threatened	Least Concern	0	0	5	0.8
Masked Laughingthrush	<i>Garrulax perspicillatus</i>	-	Least Concern	Least Concern	Least Concern	0	0	15	2.4
Common Tailorbird	<i>Orthotomus sutorius</i>	-	Least Concern	Least Concern	Least Concern	1	4	17	3.6
Yellow-browed Warbler	<i>Phylloscopus inornatus</i>	-	Least Concern	Least Concern	Least Concern	0	0	1	0.2
Grey-streaked Flycatcher	<i>Muscicapa griseisticta</i>	-	Least Concern	Least Concern	Least Concern	0	1	5	1.0
Cinereous Tit	<i>Parus cinereus</i>	-	Least Concern	Least Concern	Least Concern	0	4	21	4.0
Swinhoe's White-eye	<i>Zosterops simplex</i>	-	Least Concern	Least Concern	Least Concern	10	16	20	7.4
Scarlet-backed Flowerpecker	<i>Dicaeum cruentatum</i>	-	Least Concern	Least Concern	Least Concern	0	0	3	0.5
Fork-tailed Sunbird	<i>Aethopyga christinae</i>	-	Least Concern	Least Concern	Least Concern	0	0	6	1.0
White-rumped Munia	<i>Lonchura striata</i>	-	Least Concern	Least Concern	Least Concern	0	0	10	1.6
Eurasian Tree Sparrow	<i>Passer montanus</i>	-	Least Concern	Least Concern	Least Concern	0	0	13	2.1
Black-collared Starling	<i>Gracupica nigricollis</i>	-	Least Concern	Least Concern	Least Concern	0	0	11	1.8
Crested Myna	<i>Acridotheres cristatellus</i>	-	Least Concern	Least Concern	Least Concern	0	0	27	4.4
Black Drongo	<i>Dicrurus macrocercus</i>	-	Least Concern	Least Concern	Least Concern	0	0	1	0.2
Red-billed Blue Magpie	<i>Urocissa erythroryncha</i>	-	Least Concern	Least Concern	Least Concern	0	0	6	1.0
Large-billed Crow	<i>Corvus macrorhynchos</i>	-	Least Concern	Least Concern	Least Concern	0	0	8	1.3

Figure 6. Locations of species of conservation interests recorded during field surveys in April and May 2023. The red boundary shows the location of the Project Site.



4.3 Butterflies

During the field surveys in April and May 2023, 75 species of butterfly were recorded. Among them 13 and 45 species were recorded in the Project Site and Buffer Areas, respectively. In the Assessment Area 59 species of butterfly were recorded in the field surveys in April and May 2023 (Table 4).

The most abundant butterflies recorded were Pale Grass Blue (*Pseudozizeeria maha serica*), Common Gull (*Cepora nerissa*), and Dark Brand Bush Brown (*Mycalesis mineus mineus*) which accounted for 15.0%, 7.2% and 5.9% of the number of individual butterflies recorded in the field surveys in April and May 2023 (Table 4).

Great Orange Tip (*Hebomoia glaucippe glaucippe*) and Purple and Gold Flitter (*Zographetus satwa*) were listed as ‘Near Threatened’ by Wang and Xie (2004). Both species were recorded in the western Buffer Area and the locations where these species were recorded were given in Figure 5.

In the field surveys in April and May 2023 no nursery/roosting sites for the species of conservation interest was found.

Table 4. Cumulative number of butterfly individuals recorded in the Project Site, Buffer Areas, and Assessment Area during field surveys in April and May 2023, and their relative abundance.

Conservation Status followed Fellowes *et al.* (2002).

LC = Local Concern

China Species Red List (Wang and Xie 2004)

English Name	Scientific Name	Conservation Status (Fellowes <i>et al.</i> 2002)	China Species Red List (Wang and Xie 2004)	Project Site	Buffer Areas	Assessment Area	Relative Abundance (%)
Blue Tiger	<i>Tirumala limniace</i>	-	Least Concern	0	0	1	0.2
Common Tiger	<i>Danaus genutia</i>	-	Least Concern	0	0	1	0.2
Blue-spotted Crow	<i>Euploea midamus midamus</i>	-	Least Concern	0	0	1	0.2
Large Faun	<i>Faunis eumeus</i>	-	Least Concern	0	0	12	2.5
Tawny Rajah	<i>Charaxes bernardus bernardus</i>	-	Least Concern	0	0	1	0.2
Shan Nawab	<i>Polyura nepenthes</i>	-	Least Concern	0	1	0	0.2
Rustic	<i>Cupha erymanthis erymanthis</i>	-	Least Concern	0	6	5	2.3
Chocolate Pansy	<i>Junonia iphita</i>	-	Least Concern	0	0	1	0.2
Great Eggfly	<i>Hypolimnias bolina kezia</i>	-	Least Concern	0	0	4	0.8
Common Archduke	<i>Lexias pardalis</i>	-	Least Concern	0	1	7	1.6
Common Sailor	<i>Neptis hylas hylas</i>	-	Least Concern	3	9	3	3.1
Five-dot Sergeant	<i>Limenitis sulpitia</i>	-	Least Concern	0	0	2	0.4
Short-banded Sailor	<i>Phaedyma columella</i>	-	Least Concern	0	0	2	0.4
Common Sergeant	<i>Athyma perius</i>	-	Least Concern	0	0	1	0.2
Colour Sergeant	<i>Athyma nefte</i>	-	Least Concern	0	0	1	0.2
Common Mapwing	<i>Cyrestis thyodamas chinensis</i>	-	Least Concern	0	2	3	1.0
White-edged Blue Baron	<i>Euthalia phemius</i>	-	Least Concern	0	0	1	0.2
Red Ring Skirt	<i>Hestina asslimilis</i>	-	Least Concern	0	0	1	0.2
Blue Admiral	<i>Kaniska canace</i>	-	Least Concern	1	1	5	1.4
Common Jester	<i>Symbrenthia lilaea</i>	-	Least Concern	0	0	3	0.6
Angled Castor	<i>Ariadne ariadne alterna</i>	-	Least Concern	0	1	0	0.2
Common Evening Brown	<i>Melanitis leda</i>	-	Least Concern	0	15	1	3.3
Common Palmfly	<i>Elymnias hypermnestra hainana</i>	-	Least Concern	0	1	1	0.4
Common White-banded Brown	<i>Lethe confusa</i>	-	Least Concern	2	2	3	1.4
Bamboo Tree Brown	<i>Lethe europa</i>	-	Least Concern	0	1	0	0.2
Dark Brand Bush Brown	<i>Mycalesis mineus mineus</i>	-	Least Concern	1	15	13	5.9
South China Bush Brown	<i>Mycalesis zonata</i>	-	Least Concern	0	2	0	0.4
Common Five-ring	<i>Ypthima baldus baldus</i>	-	Least Concern	0	0	3	0.6
Plum Judy	<i>Abisara echerius</i>	-	Least Concern	1	12	9	4.5
Punchinello	<i>Zemeros flegyas</i>	-	Least Concern	1	14	8	4.7
Silver Streak Blue	<i>Iraota timoleon timoleon</i>	-	Least Concern	0	0	1	0.2
Chocolate Royal	<i>Remelana jangala mudra</i>	-	Least Concern	0	0	1	0.2
Transparent Six-line Blue	<i>Nacaduba kurava</i>	-	Least Concern	0	0	1	0.2
Slate Flash	<i>Rapala manea</i>	-	Least Concern	0	2	0	0.4
Long-tailed Blue	<i>Lampides boeticus</i>	-	Least Concern	0	1	7	1.6

Pale Grass Blue	<i>Pseudozizeeria maha serica</i>	-	Least Concern	3	21	49	15.0
Tiny Grass Blue	<i>Zizula hylax</i>	-	Least Concern	0	0	2	0.4
Lesser Grass Blue	<i>Zizina otis</i>	-	Least Concern	0	1	1	0.4
Tailless Line Blue	<i>Prosotas dubiosa</i>	-	-	0	1	2	0.6
Common Hedge Blue	<i>Acytolepis puspa</i>	-	Least Concern	0	5	11	3.3
Metalic Cerulean	<i>Jamides alecto</i>	-	Least Concern	0	1	0	0.2
Dark Cerulean	<i>Jamides bochus bochus</i>	-	Least Concern	0	0	2	0.4
Fluffy Tit	<i>Zeltus amasa</i>	-	Least Concern	1	0	1	0.4
Red-base Jezebel	<i>Delias pasithoe pasithoe</i>	-	Least Concern	0	1	4	1.0
Indian Cabbage White	<i>Pieris canidia canidia</i>	-	Least Concern	0	1	2	0.6
Small Cabbage White	<i>Pieris rapae crucivora</i>	-	Least Concern	0	2	17	3.9
Common Gull	<i>Cepora nerissa</i>	-	Least Concern	1	6	28	7.2
Great Orange Tip	<i>Hebomoia glaucippe glaucippe</i>	-	Near Threatened	0	1	0	0.2
Lemon Emigrant	<i>Catopsilia pomona pomona</i>	-	Least Concern	0	0	2	0.4
Common Grass Yellow	<i>Eurema hecabe hecabe</i>	-	Least Concern	0	5	12	3.5
Three-spot Grass Yellow	<i>Eurema blanda hylama</i>	-	Least Concern	0	0	3	0.6
Common Bluebottle	<i>Graphium sarpedon sarpedon</i>	-	Least Concern	1	0	4	1.0
Tailed Jay	<i>Graphium agamemnon agamemnon</i>	-	Least Concern	0	0	2	0.4
Five-bar Swardtail	<i>Graphium antiphates</i>	-	Least Concern	0	0	2	0.4
Lime Butterfly	<i>Papilio demoleus</i>	-	Least Concern	0	0	1	0.2
Red Helen	<i>Papilio helenus</i>	-	Least Concern	1	11	12	4.9
Common Mormon	<i>Papilio polytes polytes</i>	-	Least Concern	3	9	13	5.1
Great Mormon	<i>Papilio memnon agenor</i>	-	Least Concern	0	3	4	1.4
Spangle	<i>Papilio protenor</i>	-	Least Concern	1	2	1	0.8
Paris Peacock	<i>Papilio paris</i>	-	Least Concern	0	0	2	0.4
Chinese Peacock	<i>Papilio bianor</i>	-	Least Concern	0	1	2	0.6
Bush Hopper	<i>Ampittia dioscorides</i>	-	Least Concern	0	10	1	2.3
Forest Hopper	<i>Astictopterus jama</i>	-	Least Concern	0	1	0	0.2
Banana Skipper	<i>Erionota torus</i>	-	Least Concern	0	0	1	0.2
Chestnut Angle	<i>Odontoptilum angulatum angulatum</i>	-	Least Concern	0	0	1	0.2
Painbrush Swift	<i>Baoris farri</i>	-	Least Concern	0	1	0	0.2
Water Snow Flat	<i>Tagiades litigiosa</i>	-	Least Concern	0	1	0	0.2
Tamil Grass Dart	<i>Taractrocera ceramas</i>	-	-	0	3	0	0.6
Pale Palm Dart	<i>Telicota colon</i>	LC	Least Concern	0	1	0	0.2
Purple and Gold Flitter	<i>Zographetus satwa</i>	-	Near Threatened	0	1	0	0.2
Formosan Swift	<i>Borbo cinnara</i>	-	Least Concern	0	2	1	0.6
Little Branded Swift	<i>Pelopidas agna</i>	-	Least Concern	0	1	0	0.2
Common Straight Swift	<i>Parnara guttata</i>	-	Least Concern	0	1	0	0.2
Colon Swift	<i>Caloris bromus</i>	-	Least Concern	0	1	0	0.2
Contiguous Swift	<i>Polytremis lubricans</i>	-	Least Concern	0	1	1	0.4

4.4 Dragonflies and Damselflies

A total of 25 odonate species (dragonflies and damselflies) were found in the field surveys between April and May 2023.

During the field surveys in April and May 2023, 8 species of odonate were recorded. Among them 4 and 6 were recorded in the Buffer Areas and standard transect, respectively (Table 5). In this study period no odonate species was recorded in the Project Site.

The most abundant odonates recorded were Wandering Glider (*Pantala flavescens*), Common Blue Skimmer (*Orthetrum glaucum*) and Common Blue Jewel (*Heliocypha perforata*) which accounted for 39.5%, 16.3% and 16.3% of the number of individual odonates in the field surveys in April and May 2023 (Table 5).

No odonate species with conservation interest were recorded in the field surveys in April and May 2023.

Table 5. Cumulative number of odonate individuals recorded in the Project Site, Buffer Areas, and Standard Transect during field surveys in April and May 2023, and their relative abundance.

Conservation Status followed Fellowes *et al.* (2002).

English Name	Scientific Name	Conservation Status	Project Site	Buffer Areas	Standard Transect	Relative Abundance (%)
Common Blue Jewel	<i>Heliocypha perforata</i>	-	0	1	6	16.3
Black-banded Gossamerwing	<i>Euphaea decorata</i>	-	0	0	6	14.0
Black Threadtail	<i>Prodasineura autumalis</i>	-	0	0	3	7.0
Orange-tailed Sprite	<i>Ceragrion auranticum ryukyuanum</i>	-	0	1	0	2.3
Red-faced Skimmer	<i>Orthetrum chrysis</i>	-	0	0	1	2.3
Common Blue Skimmer	<i>Orthetrum glaucum</i>	-	0	1	6	16.3
Wandering Glider	<i>Pantala flavescens</i>	-	0	2	15	39.5
Indigo Dropwing	<i>Trithemis festiva</i>	-	0	0	1	2.3

4.5 Herpatofauna

During the field surveys in April and May 2023, 17 species of herpetofauna were recorded. Among them 8 and 5 were recorded in the Project Site and Buffer Areas, respectively (Table 6). In this study period 16 herpetofaunal species were recorded in the Assessment Area (Table 6).

The most abundant amphibian species recorded were the Brown Tree Frog (*Polypedates megacephalus*) and Romer's Tree Frog (*Liuixalus romeri*) which accounted for 26.8% and 21.8.% of the number of amphibian individuals recorded in the field surveys in April and May 2023 (Table 6).

Chinese Gecko (*Gekko chinensis*) and Tokay Gecko (*Gekko gecko*) are the most abundant reptile species recorded which accounted for 14.5% and 6.1% of the reptile individuals recorded in the field surveys in April and May 2023 (Table 6).

Romer's Tree Frog (*Liuixalus romeri*), Lesser Spiny Frog (*Quasipaa exilispinosa*), Four-clawed Gecko (*Gehyra mutilata*) and Tokay Gecko (*Gekko gecko*) are of conservation interest (Fellowes *et al.* 2002, Wang and Xie 2004, Jiang *et al.* 2016 and IUCN 2022). Their conservation status are shown in Table 6 and their recorded locations during the survey in April and May 2023 are provided in Figure 5 (Project Site and Buffer Areas) and Figure 6 (Assessment Area), respectively.

Table 6. Cumulative number of herpatofauna individuals recorded in the Project Site, Buffer Areas and Assessment Area during field surveys in April and May 2023, and their relative abundance.

Conservation Status followed Fellowes *et al.* (2002).

PGC = Potential Global Concern

China Species Red List (Wang and Xie 2004)

Red List of China's Vertebrates (Jiang *et al.* 2016)

CITES II = Category II protected under the CITES (2023b)

IUCN (2022)

English Name	Scientific Name	Conservation Status	China Species Red List (Wang and Xie 2004)	Red List of China's Vertebrates (Jiang <i>et al.</i> 2016)	IUCN (2022)	Project Site	Buffer Areas	Assessment Area	Relative Abundance (%)
Asian Common Toad	<i>Bufo melanostictus</i>	-	Least Concern	Least Concern	Least Concern	1	2	7	5.6
Romer's Tree Frog	<i>Liuxialus romeri</i>	PGC	Vulnerable	Vulnerable	Endangered	9	3	27	21.8
Lesser Spiny Frog	<i>Quasipaa exilispinosa</i>	PGC	Vulnerable	Vulnerable	Least Concern	0	0	6	3.4
Gunther's Frog	<i>Sylvirana guentheri</i>	-	Least Concern	Least Concern	Least Concern	0	0	8	4.5
Paddy Frog	<i>Fejervarya limnocharis</i>	-	Least Concern	Least Concern	Least Concern	0	0	4	2.2
Brown Tree Frog	<i>Polypedates megacephalus</i>	-	Least Concern	Least Concern	Least Concern	24	1	23	26.8
Marbled Pygmy Frog	<i>Microhyla pulchra</i>	-	Least Concern	Least Concern	Least Concern	0	0	2	1.1
Asiatic Painted Frog	<i>Kaloula pulchra pulchra</i>	-	Least Concern	Least Concern	Least Concern	1	1	6	4.5
Four-clawed Gecko	<i>Gehyra mutilata</i>	-	Least Concern	Vulnerable	Least Concern	0	0	1	0.6
Bowring's Gecko	<i>Hemidactylus bowringii</i>	-	Least Concern	Least Concern	Least Concern	1	0	7	4.5
Tokay Gecko	<i>Gekko gekko</i>	CITES II	Endangered	Critically Endangered	Least Concern	2	0	9	6.1
Chinese Gecko	<i>Gekko chinensis</i>	-	Least Concern	Least Concern	Least Concern	6	4	16	14.5
Changeable Lizard	<i>Calotes versicolor</i>	-	Least Concern	Least Concern	Least Concern	0	0	1	0.6
Long-tailed Skink	<i>Eutropis longicaudata</i>	-	Least Concern	Least Concern	Least Concern	0	0	5	2.8
Common Blind Snake	<i>Indotyphlops braminus</i>	-	Least Concern	Data Deficient	Least Concern	0	0	1	0.6
Bamboo Pit Viper	<i>Trimeresurus albolabris</i>	-	Least Concern	Least Concern	Least Concern	0	0	1	0.6

4.6 Mammals

Five species of mammal were recorded along the Standard Transect during the field surveys between April and May 2023, including the Sikkim Rats (*Rattus andamanensis*), Musk Shrew (*Suncus murinus*), Short-nosed Fruit Bat (*Cynopterus sphinx*) and two unidentified insectivorous bat species (Table 7).

Short-nosed Fruit Bat is listed as ‘Vulnerable’ by Wang and Xie (2004) and Jiang *et al.* (2016). The location for the species recorded is shown in Figure 6.

Sikkim Rats (*Rattus andamanensis*) was recorded in the Project Site during the field surveys between April and May 2023 (Table 7).

In the field surveys in April and May 2023 no nursery/roosting sites for the species of conservation interest were found.

Table 7. Cumulative number of mammal individuals recorded in the Project Site, Buffer Areas and Assessment Area during field surveys in April and May 2023.

Conservation Status followed Fellowes *et al.* (2002).

LC = Local Concern

China Species Red List (Wang and Xie 2004)

Red List of China’s Vertebrates (Jiang *et al.* 2016)

IUCN (2022)

*Short-nosed Fruit Bat is scheduled under Wild Animals Protection Ordinance (Cap.170).

English Name	Scientific Name	Conservation Status (Fellowes <i>et al.</i> 2002)	China Species Red List (Wang and Xie 2004)	Red List of China’s Vertebrates (Jiang <i>et al.</i> 2016)	IUCN (2022)	Project Site	Buffer Areas	Standard Transect
Insectivorous Bat A	<i>Indet. sp.</i>	-	-	-	-	-	-	2
Insectivorous Bat B	<i>Indet. sp.</i>	-	-	-	-	-	-	3
Short-nosed Fruit Bat*	<i>Cynopterus sphinx</i>	-	Near Threatened	Near Threatened	Least Concern	-	-	2
Musk Shrew	<i>Suncus murinus</i>	LC	Least Concern	Least Concern	Least Concern	-	-	1
Sikkim Rat	<i>Rattus andamanensis</i>	-	Least Concern	Least Concern	Least Concern	2	-	1

5. Evaluation on the potential impacts of the proposed work in the Project Area

5.1 Plants

The Standard Transect along the Assessment Area contains much broader range of habitats that include secondary woodlands, tall shrublands, grassy shrubland, abandoned agricultural land, orchards, streams and developed areas.

Tree species recorded in the Project Area are all common and widespread in Hong Kong (Xing *et al.* 2000). According to the project application plan all trees will be kept. The impact on the trees within the Project Area is therefore considered to be negligible.

Chinese Agarwood (*Aquilaria sinensis*) (tree numbered T378) is located in the Buffer Area and will not be affected by the proposed camp site works.

5.2 Birds

The birds recorded in the Project Site were also recorded in the Buffer Areas and/or along the Standard Transect during the field surveys in April and May 2023. In general the potential impact to birds by the proposed San Shek Wan Camping Site is considered to be low.

During the field surveys in April and May 2023 Emerald Dove (*Chalcophaps indica*) were regularly recorded in the Project Site which made it one of the mostly recorded species in the study (Table 3). The species is regarded as ‘scarce but widespread’ by Carey *et al.* (2001), ‘rare’ by Viney *et al.* (2005), and ‘uncommon and widespread’ by Hong Kong Biodiversity Information Hub (2023). China Species Red List listed the Emerald Dove as ‘Near Threatened and was close to Vulnerable’ (Wang and Xie 2004).

This species usually forage under foliage and consume a variety of seeds, fallen fruits, seeds and small invertebrates (Higgins *et al.* 1996, Corlett 1998, So 1999). The increased human activity of the camp site may cause disturbance to the foraging birds. Section 6.4 suggested mitigation measures to the Emerald Dove.

5.3 Butterflies

No rare species or species with special conservation concern were recorded in the Project Site. Most of the butterflies recorded in the proximity of the Project Site (including the Buffer Areas) were also recorded along the Standard Transect.

Field surveys results showed that the Buffer Areas were well-used by the butterflies with 45 species recorded, compared with the 59 species recorded along the Standard Transect which covered a much larger area.

Since the Project Site does not host significant butterfly species and there will be no major habitat alternation within the Buffer Areas, the potential impact to butterflies by the San Shek Wan Camping Site is considered to be low. Mitigation and enhancement of butterfly habitat is provided in section 6.2.

5.4 Dragonflies and Damselflies

Whilst some species of odonate were recorded in the Project Site and the Buffer Areas, the habitats within the Project Area are not favorable for dragonflies and damselflies. Most of the recorded species were encountered close to areas with the streams along the Standard Transect. There are abandoned irrigation ponds found within the Project Site and Buffer Area. These ponds are dry and concreted and the potential for odonate usage as breeding site is low. The impact of the proposed San Shek Wan Camping Site is therefore considered to be low. Recommendation to enhance odonate habitat is provided in section 6.3.

5.5 Amphibians and Reptiles

5.5.1 Romer's Tree Frog

During the ecological study in April and May 2023 for the current project, Romer's Tree Frogs were recorded in the Project Area and along the transect along the Standard Transect with well shaded woodland areas.

The Romer's Tree Frog was discovered on Lamma Island in 1952 (Lau and Dudgeon 1999). The species was regarded as endemic to Hong Kong until it was found in other areas in China (e.g. Singtao.com 6 Nov 2021). The native distributions of this species in Hong Kong included Chek Lap Kok, Lantau and Po Toi (Karsen *et al.* 1998). On Lantau, Ngong Ping is

known to support the largest population of this species and was designated as a Site of Special Scientific Interest (SSSI).

The Romer's Tree Frog is protected under the Wild Animals Protection Ordinance, Cap. 170 and is regarded as of 'Potential Global Concern' by Fellowes *et al.* (2002), 'Vulnerable' by Wang and Xie (2004), 'Vulnerable' by Jiang *et al.* (2016) and 'Endangered' by IUCN (2022).

The habitat characteristics of Romer's Tree Frog were studied in details by Lau (1998). Romer's Tree Frog lives on forest floor and breeds in shaded, slow-flowing or stagnant waters including man-made structure. The diet of this species consists of small forest litter invertebrates (Lau 1998).

Given its small size, predation pressure from larger amphibians and limited mobility, Romer's Tree Frog is very sensitive to habitat fragmentation. During the ecological surveys in April and May 2023, Romer's Tree Frogs were recorded in different parts the Project Area.

The proposed San Shek Wan Camping Site shall include special measures to preserve and/or enhance the habitat for the Romer's Tree Frog during and after the establishment of the Camping Site. Section 6.1 provides mitigation measures on Romer's Tree Frog.

5.5.2 Lesser Spiny Frog

Lesser Spiny Frog which was recorded along the Standard Transect during the field surveys in April and May 2023. It is a species of conservation concern according to Fellowes *et al.* (2002), and is listed as 'Vulnerable' by Wang and Xie (2004) and Jiang *et al.* (2016). Individuals were found in streams at two locations outside the Project Area. The Project Area and the Buffer Areas do not have suitable habitats for the Lesser Spiny Frog, which is 'swift-flowing water or under ledges, beneath small waterfalls as well as in quiet pools' (Karsen *et al.* 1998). The seasonal channels adjacent to the Buffer Areas did not have water during the field surveys period. Hence the impact of the proposed San Shek Wan Camping Site to the Lesser Spiny Frog is considered to be low.

5.5.3 Tokay Gecko

Tokay Gecko is locally rare and is Class II Protected Animal of China (Karsen *et al.* 1998, Zhao 1998). It is mainly found in thick bush and forest (Karsen *et al.* 1998). The species was recorded on tree of the Project Site during the field surveys. The species was also widely recorded in abandoned buildings and wooded areas along the Standard Transect. As

there will be no tree felling in the Project Site the potential impact of the proposed San Shek Wan Camping Site to the Tokay Gecko is considered to be low.

5.6 Mammals

Terrestrial mammals in Hong Kong are generally nocturnal and illusive. Three species of non-flying medium to large mammal, the Chinese Ferret Badger *Melogale moschata*, Wild Boar *Sus scrofa* and Indian Muntjac were recorded on Lantau Island using camera traps (Shek *et al.* 2007).

Together with the Sikkim Rat (*Rattus andamanensis*) which was recorded in the Project Area and along the Standard Transect in the field surveys between April and May 2023, all of the terrestrial mammals recorded in the proximity of the Project Area are wide spread and locally common in Hong Kong (Shek *et al.* 2007). Therefore the impact of the proposed San Shek Wan Camping Site to terrestrial mammals is considered to be low.

Bats in Hong Kong are known to roost in abandoned buildings, in tunnels or under palm trees (Shek *et al.* 2007). The proposed San Shek Wan Camping Site does not involve works altering the existing buildings and tunnels in and around the Project Site. There is also no tree used by roosting bat in the Project Area and Buffer Areas. The impact to local bat community by the proposed San Shek Wan Camping Site is considered to be low.

6. Mitigation and Recommendations

The proposed San Shek Wan Camping Site can create an area where ecotourism, environmental education, habitat and wildlife management can go in tandem. Some suggestions are provided to enhance the ecological, environmental and social values of the proposed projects.

6.1 Mitigation to potential habitat loss of Romer's Tree Frog by enhancing habitats in the Buffer Areas

During the ecological study in April and May 2023, Romer's Tree Frogs were recorded in different parts the Project Area (Figure 5). This species lives on forest floor and breeds in fishless, oligotrophic, shaded, still or slow-flowing waters, usually associated with forest or shrubland.

Lau (1998) reported that small, temporary water bodies such as seasonally inundated wetlands and pools of rainwater contained in tree holes, ceramic pots or even plastic containers, thus avoiding predation by fish, are also suitable breeding habitats.

The Buffer Areas on which also have Romer's Tree Frog recorded (Figure 5) can be managed and enhanced as breeding and foraging habitat for the species. The enhancement can compensate the potential disturbance of the Romer's Tree Frog in the Project Area. The Romer's Tree Frog (*Liuixalus romeri*) Species Action Plan (AFCD 2022) suggested that earthen or plastic pots, or concrete/butynol-lined pool can be installed and can increase the number of breeding grounds. The enhanced habitat and the Romer's Tree Frog live in these areas can also facilitate education and ecotourism activities of the camp site. Translocation of Romer's Tree Frog found in the Project Site to the Buffer Areas should be considered before any construction works.

6.2 Mitigation to potential loss of larval and nectar plants due to weeding and vegetation management

The proposed San Shek Wan Camping Site will inevitable clear some of the existing vegetations within the Project Site to provide space for the docking of tents, foot paths and other infrastructures. Some of these plants would be larval food plants and/or nectar sources for butterflies. It is suggested that the proposed San Shek Wan Camping Site can involve landscape planting by planting and maintaining suitable larval food plants and nectar sources in the Project Site and the Buffer Areas. These will help to increase the ecological values of the site to butterflies, and as a mitigation to the potential disturbance caused by the longer term weeding and vegetation maintenance of the camping site. Weeding and vegetation maintenance (such as trimming of excessive branches) will be monitored and conducted by experts with knowledge on arboriculture. The established landscape plantation site can also be used for the potential environmental education and ecotourism programmes after the establishment of the San Shek Wan Camping Site.

6.3 Recommendation to enhance the general ecological value of the Project Site and Buffer Areas by modifying the abandoned irrigation ponds into eco ponds

There are at least 1 and 3 abandoned irrigation ponds in the Project Site and the Buffer Areas, respectively (Appendix 6). The proposed San Shek Wan Camping Site project plan stated that the existing landscape and profile of the site will not be altered, these irrigation ponds would therefore be kept.

The abandoned irrigation pond within the Project Site contained water during the field survey period of this study. Brown Tree Frog (*Polypedates magacephalus*) was recorded courting, mating and laying eggs in and around the pond (Appendix 5).

Freshwater bodies (such as ponds) are essential habitats for odonates and amphibians as these wildlife have aquatic-stages in their life cycles. Freshwater bodies are also sources of drinking water for butterflies, birds and mammals. It is recommended that the abandoned irrigation ponds can be modified into eco ponds. These eco ponds can have aquatic plants planted and water quality carefully adjusted to attract the usage of wildlife. These eco ponds can also be used for the environmental education and ecotourism activities of the camp site.

6.4 Recommendation to enhance the general ecological value of the Project Site and Buffer Areas with facility and management measure to attract Emerald Dove

Emerald Dove (*Chalcophaps indica*) is one of the mostly recorded species in the Project Site (Table 3). Conservation status of the species are provided in section 5.2. The species is regarded as ‘uncommon and widespread’ in the Hong Kong Biodiversity Information Hub (HKBIH 2023), and the global population is decreasing (IUCN 2023). This is a very shy birds and the increased human activity of the camp site may cause disturbance to the birds. It is suggested that artificial nesting platforms (e.g. Brown 2010) can be installed on trees in the Buffer Areas to attract the species using the site.

The Emerald Dove is known to eat fallen seeds of the spurge family (Family Euphorbiaceae)(So 1999). These include the Panicle Mallotus (*Mallotus paniculatus*) and Elephant’s Ear (*Macaranga tanarius*) which are two of the most abundant tree species within the Project Area and the Buffer Areas (Table 2). Since the Emerald Dove usually forages on the ground with less obstacles, any foot path with regular weeding within the Project Site and the Buffer Areas should consider passing some of these trees. This will allow the Emerald Dove to have better access to the fallen seeds when the areas are less frequently used by visitors and campers.

6.5 Recommendation to enhance the general ecological value of the Project Site and Buffer Areas by installing nest boxes

Nest boxes are man-made enclosures provided for animals to nest in or to use as roosting sites, such as tree-dwelling mammals, insectivorous bats and birds. Lock (2001) and Yip (2007) reported that nest boxes were used by passerine birds as well as the Collared Scops Owl (*Otus lettia*) and Asian Barred Owlet (*Glaucidium cuculoides*), both are Class II Protected Animal of China (www.gov.cn 2021). Putting nest boxes on trees of the Project Site and Buffer Area can both enhance the ecological and educational values of the project.

6.6 Recommendation to enhance the educational value of the Project Site and Buffer Areas with educational signages in the camp site and Buffer Areas

To further increase the effectiveness of items 6.1 to 6.5, information boards and educational signages can be put in and around suitable areas in the camp site and Buffer Areas. The information provided by these boards and signages can further enhance the values of the environmental education and ecotourism of the proposed San Shek Wan Camping Site. Apart from adopting designs which are in harmony with natural environment, the information boards and educational signages should be non-permanent, mobile and removable so as to avoid any excavation for installation of these facilities.

7. Conclusion

The proposed San Shek Wan Camping Site is situated at a terraced fruit orchard where the original tree diversity is not high. The two seasonal channels on both east and west of the Buffer Areas did not have water during the survey period.

The rare or floral and faunal species with conservation interests recorded in the Project Area and Buffer Areas have also been recorded in the Assessment Area, including the Emerald Dove, Romer's Tree Frog, Tokay Gecko and the Incense Tree which are species of conservation interest. Provided that suitable measures were taken the potential impact to these species is considered to be low.

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Appendix 1. Trees within the Project Site and Buffer Areas. Grey cells indicated the trees were recorded within the Project Site.

Tree Number	Scientific Names	Chinese Names	Health Condition	Tree Form	Amenity Value
T1	<i>Ficus variegata</i>	青果榕	Fair	Fair	Medium
T2	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T3	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T4	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T5	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T6	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T7	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T8	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T9	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T10	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T11	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T12	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T13	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T14	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T15	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T16	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T17	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T18	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T19	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T20	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T21	<i>Bridelia tomentosa</i>	土蜜樹	Fair	Fair	Medium
T22	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T23	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T24	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T25	<i>Mallotus paniculatus</i>	白楸	Dead	Poor	Low
T26	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T27	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T28	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T29	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T30	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T31	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T32	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T33	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T34	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T35	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T36	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T37	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T38	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T39	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T40	<i>Schefflera octophylla</i>	鴨腳木	Fair	Fair	Medium
T41	<i>Ficus variegata</i>	青果榕	Fair	Fair	Medium
T42	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium

T43	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T44	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T45	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T46	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T47	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T48	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T49	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T50	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T51	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T52	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T53	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T54	<i>Mallotus paniculatus</i>	白楸	Dead	Poor	Low
T55	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T56	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T57	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T58	<i>Sterculia lanceolata</i>	假蘋婆	Fair	Fair	Medium
T59	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T60	<i>Sterculia lanceolata</i>	假蘋婆	Fair	Fair	Medium
T61	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T62	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T63	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T64	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T65	<i>Ficus hispida</i>	對葉榕	Dead	Poor	Low
T66	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T67	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T68	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T69	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T70	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T71	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T72	<i>Ficus variegata</i>	青果榕	Fair	Fair	Medium
T73	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T74	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T75	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T76	<i>Ficus variegata</i>	青果榕	Fair	Fair	Medium
T77	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T78	<i>Ficus variegata</i>	青果榕	Fair	Fair	Medium
T79	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T80	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T81	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T82	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T83	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T84	<i>Ficus variegata</i>	青果榕	Fair	Fair	Medium
T85	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T86	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T87	<i>Ficus variegata</i>	青果榕	Fair	Fair	Medium
T88	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T89	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium

T90	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T91	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T92	<i>Macaranga tanarius</i>	血桐	Poor	Poor	Low
T93	<i>Ficus variegata</i>	青果榕	Fair	Fair	Medium
T94	<i>Ficus variegata</i>	青果榕	Fair	Fair	Medium
T95	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T96	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T97	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T98	<i>Macaranga tanarius</i>	血桐	Poor	Poor	Low
T99	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T100	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T101	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T102	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T103	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T104	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T105	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T106	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T107	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T108	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T109	<i>Celtis sinensis</i>	朴樹	Fair	Fair	Medium
T110	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T111	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T112	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T113	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T114	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T115	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T116	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T117	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T118	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T119	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T120	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T121	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T122	<i>Macaranga tanarius</i>	血桐	Dead	Poor	Low
T123	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T124	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T125	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T126	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T127	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T128	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T129	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T130	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T131	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T132	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T133	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T134	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T135	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T136	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium

T137	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T138	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T139	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T140	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T141	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T142	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T143	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T144	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T145	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T146	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T147	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T148	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T149	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T150	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T151	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T152	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T153	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T154	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T155	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T156	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T157	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T158	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T159	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T160	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T161	<i>Schefflera octophylla</i>	鴨腳木	Fair	Fair	Medium
T162	<i>Schefflera octophylla</i>	鴨腳木	Fair	Fair	Medium
T163	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T164	<i>Schefflera octophylla</i>	鴨腳木	Fair	Fair	Medium
T165	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T166	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T167	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T168	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T169	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T170	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T171	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T172	<i>Clausena lansium</i>	黃皮	Fair	Fair	Medium
T173	<i>Clausena lansium</i>	黃皮	Fair	Fair	Medium
T174	<i>Clausena lansium</i>	黃皮	Fair	Fair	Medium
T175	<i>Clausena lansium</i>	黃皮	Fair	Fair	Medium
T176	<i>Clausena lansium</i>	黃皮	Fair	Fair	Medium
T177	<i>Clausena lansium</i>	黃皮	Fair	Fair	Medium
T178	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T179	<i>Clausena lansium</i>	黃皮	Fair	Fair	Medium
T180	<i>Clausena lansium</i>	黃皮	Fair	Fair	Medium
T181	<i>Clausena lansium</i>	黃皮	Fair	Fair	Medium
T182	<i>Clausena lansium</i>	黃皮	Fair	Fair	Medium
T183	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium

T184	<i>Clausena lansium</i>	黃皮	Fair	Fair	Medium
T185	<i>Clausena lansium</i>	黃皮	Fair	Fair	Medium
T186	<i>Clausena lansium</i>	黃皮	Fair	Fair	Medium
T187	<i>Clausena lansium</i>	黃皮	Fair	Fair	Medium
T188	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T189	<i>Clausena lansium</i>	黃皮	Fair	Fair	Medium
T190	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T191	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T192	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T193	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T194	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T195	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T196	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T197	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T198	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T199	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T200	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T201	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T202	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T203	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T204	<i>Schefflera octophylla</i>	鴨腳木	Fair	Fair	Medium
T205	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T206	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T207	<i>Schefflera octophylla</i>	鴨腳木	Fair	Fair	Medium
T208	<i>Schefflera octophylla</i>	鴨腳木	Fair	Fair	Medium
T209	<i>Mallotus paniculatus</i>	白楸	Poor	Poor	Low
T210	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T211	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T212	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T213	<i>Mallotus paniculatus</i>	白楸	Dead	Poor	Low
T214	<i>Macaranga tanarius</i>	血桐	Poor	Poor	Low
T215	<i>Microcos paniculata</i>	布渣葉	Poor	Poor	Low
T216	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T217	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T218	<i>Mallotus paniculatus</i>	白楸	Dead	Poor	Low
T219	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T220	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T221	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T222	<i>Zanthoxylum avicennae</i>	簕欖花 椒	Fair	Fair	Medium
T223	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T224	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T225	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T226	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T227	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T228	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T229	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium

T230	<i>Schefflera octophylla</i>	鴨腳木	Fair	Fair	Medium
T231	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T232	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T233	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T234	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T235	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T236	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T237	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T238	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T239	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T240	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T241	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T242	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T243	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T244	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T245	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T246	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T247	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T248	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T249	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T250	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T251	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T252	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T253	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T254	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T255	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T256	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T257	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T258	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T259	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T260	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T261	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T262	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T263	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T264	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T265	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T266	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T267	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T268	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T269	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T270	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T271	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T272	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T273	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T274	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T275	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T276	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium

T277	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T278	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T279	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T280	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T281	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T282	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T283	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T284	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T285	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T286	<i>Sapium sebiferum</i>	烏柏	Fair	Fair	Medium
T287	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T288	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T289	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T290	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T291	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T292	<i>Ficus hispida</i>	對葉榕	Poor	Poor	Low
T293	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T294	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T295	<i>Mallotus paniculatus</i>	白楸	Poor	Poor	Low
T296	<i>Ficus hispida</i>	對葉榕	Poor	Poor	Low
T297	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T298	<i>Mallotus paniculatus</i>	白楸	Dead	Poor	Low
T299	<i>Schefflera octophylla</i>	鴨腳木	Fair	Fair	Medium
T300	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T301	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T302	<i>Celtis sinensis</i>	朴樹	Fair	Fair	Medium
T303	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T304	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T305	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T306	<i>Ficus hispida</i>	對葉榕	Poor	Poor	Low
T307	<i>Ficus hispida</i>	對葉榕	Poor	Poor	Low
T308	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T309	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T310	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T311	<i>Ficus variegata</i>	青果榕	Fair	Fair	Medium
T312	<i>Ficus variegata</i>	青果榕	Fair	Fair	Medium
T313	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T314	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T315	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T316	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T317	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T318	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T319	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T320	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T321	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T322	<i>Ficus variegata</i>	青果榕	Fair	Fair	Medium
T323	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium

T324	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T325	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T326	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T327	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T328	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T329	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T330	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T331	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T332	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T333	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T334	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T335	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T336	<i>Sterculia lanceolata</i>	假蘋婆	Fair	Fair	Medium
T337	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T338	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T339	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T340	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T341	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T342	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T343	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T344	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T345	<i>Celtis sinensis</i>	朴樹	Fair	Fair	Medium
T346	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T347	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T348	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T349	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T350	<i>Ficus variegata</i>	青果榕	Fair	Fair	Medium
T351	<i>Ficus variegata</i>	青果榕	Fair	Fair	Medium
T352	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T353	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T354	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T355	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T356	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T357	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T358	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T359	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T360	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T361	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T362	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T363	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T364	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T365	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T366	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T367	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T368	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T369	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T370	<i>Ficus hispida</i>	對葉榕	Dead	Poor	Low

T371	<i>Mallotus paniculatus</i>	白楸	Dead	Poor	Low
T372	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T373	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T374	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T375	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T376	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T377	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T378	<i>Aquilaria sinensis</i>	土沉香	Fair	Fair	Medium
T379	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T380	<i>Ficus hispida</i>	對葉榕	Poor	Poor	Low
T381	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T382	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T383	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T384	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T385	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T386	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T387	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T388	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T389	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T390	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T391	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T392	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T393	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T394	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T395	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T396	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T397	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T398	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T399	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T400	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T401	<i>Acacia confusa</i>	台灣相思	Fair	Fair	Medium
T402	<i>Schefflera octophylla</i>	鴨腳木	Fair	Fair	Medium
T403	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T404	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T405	<i>Sapium sebiferum</i>	烏柏	Fair	Fair	Medium
T406	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T407	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T408	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T409	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T410	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T411	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T412	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T413	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T414	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T415	<i>Trema orientalis</i>	異色山黃麻	Fair	Fair	Medium

T416	<i>Bridelia tomentosa</i>	土蜜樹	Fair	Fair	Medium
T417	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T418	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T419	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T420	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T421	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T422	<i>Ficus variegata</i>	青果榕	Fair	Fair	Medium
T423	<i>Ficus variegata</i>	青果榕	Fair	Fair	Medium
T424	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T425	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T426	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T427	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T428	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T429	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T430	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T431	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T432	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T433	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T434	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T435	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T436	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium

Appendix 2. Bird pictures taken during the field surveys in April and May 2023



Bird: Black Kite



Bird: Emerald Dove (Adult)



Bird: Emerald Dove (Juvenile)



Bird: Emerald Dove (Group)



Bird: Light-vented Bulbul



Bird: Red-whiskered Bulbul



Bird: Long-tailed Shrike



Bird: Olive-backed Pipit



Bird: Oriental Magpie Robin



Bird: Long-tailed Tailorbird



Bird: Grey-streaked Flycatcher



Bird: White-rumped Munia

Appendix 3. Butterfly pictures taken during the field surveys in April and May 2023



Butterfly: Angled Castor



Butterfly: Blue Admiral



Butterfly: Common Archduke



Butterfly: Common Mapwing



Butterfly: Common Sailor



Butterfly: Great Egg-fly



Butterfly: Shan Nawab



Butterfly: Bamboo Treebrown



Butterfly: Banded Tree Brown



Butterfly: Common Evening Brown



Butterfly: Common Evening Brown larva



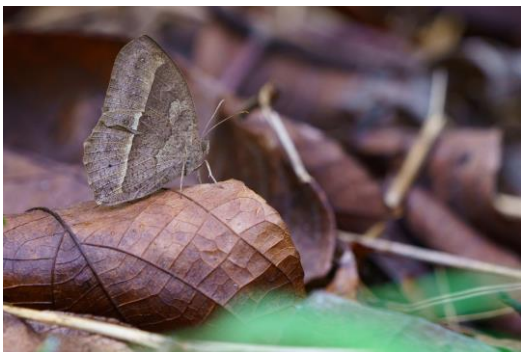
Butterfly: Common Palmfly



Butterfly: Common Treebrown



Butterfly: Dark Brand Bush Brown



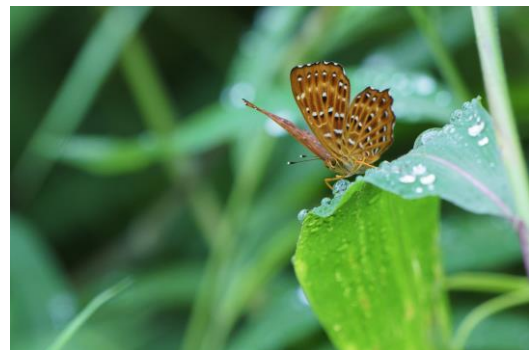
Butterfly: South China Bush Brown



Butterfly: Large Faun



Butterfly: Plum Judy



Butterfly: Punchinello



Butterfly: Chocolate Royal



Butterfly: Common Hedge Blue



Butterfly: Fluffy Tit



Butterfly: Lesser Grass Blue



Butterfly: Long-tailed Blue



Butterfly: Metallic Cerulean



Butterfly: Pale Grass Blue



Butterfly: Slate Flash



Butterfly: Tailless Line Blue



Butterfly: Transparent Six Line Blue



Butterfly: Common Grass Yellow



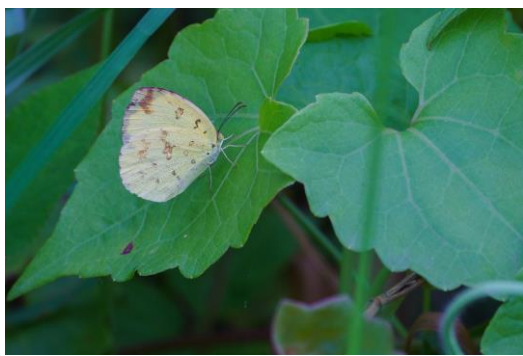
Butterfly: Common Gull



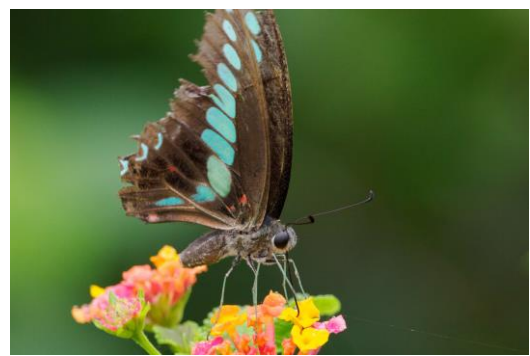
Butterfly: Indian Cabbage White



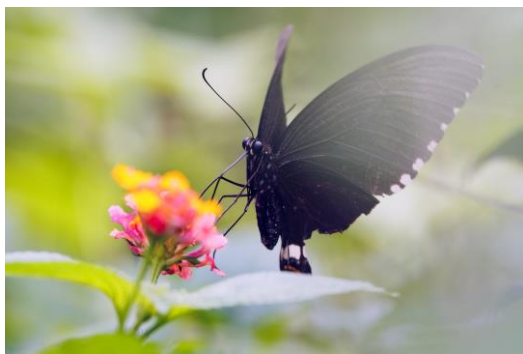
Butterfly: Small Cabbage White



Butterfly: Three-spot Grass Yellow



Butterfly: Common Bluebottle



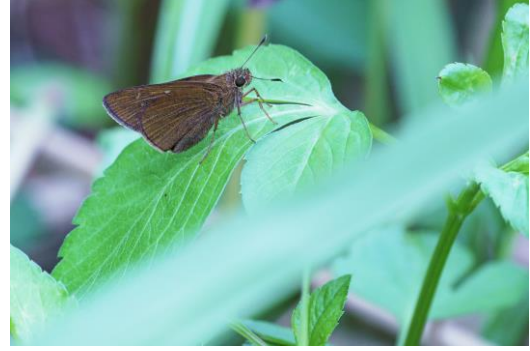
Butterfly: Common Mormon



Butterfly: Great Mormon



Butterfly: Colon Swift



Butterfly: Painbrush Swift



Butterfly: Pale Palm Dart



Butterfly: Purple and Gold Flitter



Butterfly: Tamil Grass Dart



Butterfly: Water Snow Flat

Appendix 4. Odonate pictures taken during the field surveys in April and May 2023



Damselfly: Black Banded Gossammerwing



Butterfly: Black Threadtail



Damselfly: Common Blue Jewel



Damselfly: Orange-tailed Sprite



Butterfly: Common Blue Skimmer



Dragonfly: Wandering Glider

Appendix 5. Amphibian and reptile pictures taken during the field surveys in April and May 2023



Amphibian: Asian Common Toad



Amphibian: Asian Painted Frog



Amphibian: Brown Tree Frog (Group)



Amphibian: Brown Tree Frog (Female)



Amphibian: Brown Tree Frog (foam nest)



Amphibian: Lesser Spiny Frog



Reptile: Oriental Leaf-toe Gecko



Reptile: Chinese Gecko



Reptile: Common Blind Snake

Appendix 6. Pictures of the Project Site, Buffer Areas and Assessment Area taken during the field surveys in April and May 2023



Project Site: Trees with 150mm DBH were marked and identified



Project Site: Topography of the Project Site showing the original terraced field



Project Site: Abandoned irrigation pond at the norther part of the Project Site



Buffer Areas: Abandoned irrigation pond at the southwestern part of the Buffer Areas showing the public toilet in the background



Buffer Areas: Abandoned irrigation pond at the northeastern part of the Buffer Area s



Buffer Areas: Abandoned irrigation pond at the southeastern part of the Buffer Areas



Buffer Areas: Buffer Area west of the Project Site



Buffer Areas: Buffer Area east of the Project Site



Seasonal stream west of the Buffer Area. No water during the field surveys period.



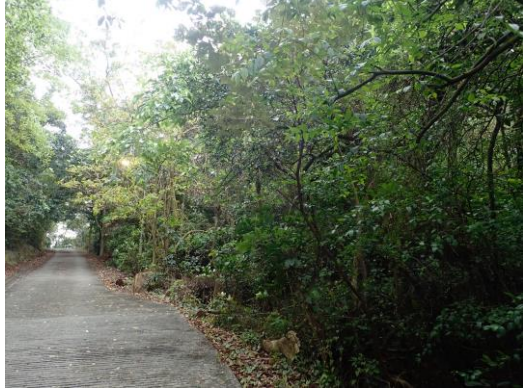
Seasonal stream east of the Buffer Area. No water during the field surveys period.



Assessment Area: Abandoned Agricultural Land



Assessment Area: Orchard



Assessment Area: Tall shrub along the Tung-O Ancient Trail



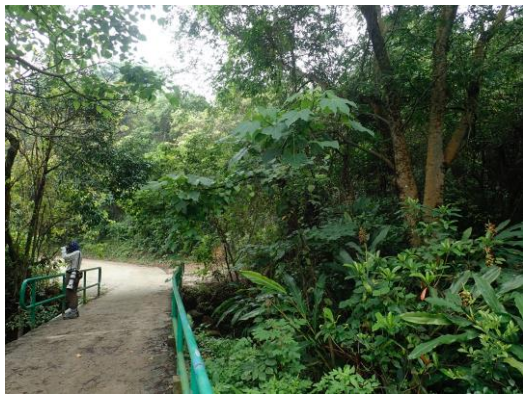
Assessment Area: Tall shrub along the Tung-O Ancient Trail



Assessment Area: Shrubby grassland and tall shrub along the Tung-O Ancient Trail



Assessment Area: Secondary woodland along the Tung-O Ancient Trail



Assessment Area: Riverine vegetation along stream of Tung-O Ancient Trail



Assessment Area: Stream along the Tung-O Ancient Trail



Assessment Area: Developed area along along the Tung-O Ancient Trail



Litters found in the Buffer Area



Litters found in the Buffer Area



Litters found in the project site



Litters along the San Shek Wan beach



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/ A/I-SW/1

Our Ref.: 23/801/L07

January 10, 2024

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

By Hand

Dear Sir/Madam,


**Proposed Temporary Holiday Camp for a Period of Three Years
and Associated Excavation of Land in "Green Belt" ("GB") zone
at Lot 327 (Part) in DD308, San Shek Wan, Lantau Island, New Territories**

(Application No. A/I-SW/1)

In response to the comments of the Agriculture, Fisheries and Conservation Department dated 30.8.2023, we would like to submit an updated response to comments table attached for your consideration. Please note that the Ecological Survey attached with the last letter dated 7.12.2023 (Our Ref.: 23/801/L06) is still applicable.

Should you have any queries or require further information, please feel free to contact the undersigned at 2401 0173.

Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.


Adam Chow

Encl.


c.c. Asia International Develop Limited (the Applicant)



Responses to Departmental Comments

Departmental Comments		Responses	Remarks
A Director of Agriculture, Fisheries and Conservation [Email dated 30.8.2023] (Contact Person: Mr. Lau Yin Pong, Tel: 2150 6944)			
1.	<p><u>General comments</u></p> <p>The application site and its vicinity is dominated by fruit trees and some native trees with common native shrub species on its understory. The crowns of most trees within the site are wide and their densities are rather high in some parts of the site. It is repeatedly claimed in the application that all trees will be retained and the layout has been strategically designed to avoid disturbances to existing trees. However there is no practical illustration on how the excavations are positioned to preserve the existing trees and/or whether substantial tree trimmings would be necessary to open up space for the development. Based on the layout plan (Figure 5) and the excavation plan (Figure 6), the temporary structure and associated excavation works would spread across the entire site.</p>	<p>Figures 4 in the amended report shows that the temporary structures area well positioned and no disturbances to existing trees.</p> <p>No substantial tree trimmings would be necessary to open up space for the development. Weeding and vegetation maintenance (such as trimming of excessive branches) will be monitored and conducted by experts with knowledge on arboriculture.</p>	
2.	<p>The survey result and site evaluation presented in Appendix B are far from satisfactory. The locations of the recorded species of conservation interest are neither included (plants in particular) nor clear. Whether impacts on the recorded species of conservation interest occur during and after the proposed construction is uncertain. The applicant should enrich the appendix to include impact assessment with proper justifications, which contributes to the prescription of specific mitigation measures in response to the impacts identified.</p>	<p>Text amended and additional information provided.</p>	

Departmental Comments	Responses	Remarks
3. Section 3 of Appendix B mentioned that most of Assessment Area is private land with restricted access by the surveyors, and a standard transect following the Tung-O Ancient Trail from Sham Wat Village to Sha Lo Wan was surveyed. In this regard, please provide a map showing the coverage of the transect and advise how the 500m Assessment Area was covered if the transect only followed Tung-O Ancient Trail.	Map and survey transect provided in the amended report	
4. For tree survey, trees of DBH 95mm or larger should be included. It is not clear why only trees of 150mm DBH or above are included in the current application.	All 436 trees with tags were identified to species. Further communication with the client confirmed that the trees with tags are DBH 95mm or larger.	
5. Given the faunal species recorded in Appendix B are generally mobile, please specify if any nursery/roosting sites were noticed so as to assess on the direct impacts on the recorded species.	Mentioned in the report that NO nursery/roosting site was found.	
6. Please critically review the conservation status of the species recorded in Appendix B. The conservation status of a number of species are missed out in the relevant tables and appendices.	Conservation status of Fellows <i>et al.</i> (2002), China Species Red List (2004), Red List of China's Vertebrates (2016), Terrestrial Wildlife State Protection (2021), IUCN (2022) and CITES (2023) reviewed.	
7. Please remove the information of non-published sources, such as eBird and iNaturalist, from the application documents.	All information from eBird and iNaturalist removed.	

Departmental Comments	Responses	Remarks
<p>8. Specific comments</p> <p>S5.12 of main text: It is mentioned in s5.12 of the main text that there is no loading/unloading space provided within the application site. Please supplement on the delivery mean of construction materials and other machineries and the removal of construction wastes during the construction phase.</p>	<p>The Proposed Development's delivery method will be the same as the villagers delivering the construction materials/machinery to build the village houses nearby.</p> <p>Please note that there is a piece of vacant land at the ingress/egress of the Application Site.</p> 	<p>There is no traffic concern received from the Transport Department.</p>
<p>9. Table 4 of the main text: The description of "good site practice" is not referred throughout the application document.</p>	<p>The 'good site practice' is removed from the main text. The Applicant will follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Use" (Code of Practice) to minimise any potential environmental nuisances.</p>	
<p>10. S4, s5.2 and various appendices of Appendix B: Please remove the information from eBird and iNaturalist.</p>	<p>All information from eBird and iNaturalist removed.</p>	

Departmental Comments	Responses	Remarks
<p>11. S5.1 of Appendix B:</p> <ul style="list-style-type: none"> - Please specify the species identified within Project Site. If the tree species in Buffer Areas are not going to be affected by the proposed construction, please remove them from the section and Table 2 for clarity. - Please specify if the Chinese Agarwood recorded would be affected by the proposed construction works. If positive, specific impact and corresponding mitigation measure(s) on this tree should be included in the application document. 	<p>Text amended. Chinese Agarwood recorded in the Buffer Area will not be affected by the proposed construction works.</p> <p>Species identified within the Project Site were listed.</p>	
<p>12. S5.2-5.6 of Appendix B: Please specify if there is any nursery/roosting sites for the species of conservation interest in individual sections.</p>	<p>Text amended. No nursery/roosting sites for the species of conservation interest was recorded.</p>	
<p>13. S5.4 of Appendix B: "Table XX" should read as Table 5.</p>	<p>Text amended.</p>	

Departmental Comments		Responses	Remarks
14.	<p>S5.5 and Table 6 of Appendix B:</p> <ul style="list-style-type: none"> - The locations of Romer's Tree Frog and Lesser Spiny Frog recorded should be shown in the application to facilitate the impact assessment arising from the proposed construction. - The conservation status of Romer's Tree Frog specified in s6.5.1 should also be included in the Table 6 for accuracy. - Lesser Spiny Frog and Four-clawed Gecko are rated as "Vulnerable" on Red List of China's Vertebrates. Please supplement. - There is no record of Reeve's Smooth Skink in Project site, buffer areas and assessment area. Please remove the species from Table 6. 	<p>Locations of the Romer's Tree Frog and Lesser Spiny Frog were shown in the amended report.</p> <p>Conservation status of Romer's Tree Frog is included.</p> <p>Information of Red List of China's Vertebrates added.</p> <p>Reeve's Smooth Skink removed from the table.</p>	
15.	<p>Table 7 of Appendix B:</p> <ul style="list-style-type: none"> - Short-nosed Fruit Bat is rated as "Near Threatened" on Red List of China's Vertebrates and is scheduled under Wild Animals Protection Ordinance (Cap.170). Please supplement. 	Status of Short-nosed Fruit Bat updated in accordance.	
16.	S6.1: Evaluation on the floral species of conservation recorded, i.e. <i>Aquilaria sinensis</i> , is missing.	Text amended.	

Departmental Comments	Responses	Remarks
<p>17. S6.2 and s7.4:</p> <ul style="list-style-type: none"> - Please elaborate on the meaning of “compensable” in term of impact evaluation. - Emerald Dove is evaluated as an uncommon but widespread resident in woodland throughout Hong Kong in Hong Kong Biodiversity Information Hub. Please provide support on the observation of the rarity of the species. - It is mentioned that Emerald Dove is a shy species towards human disturbance. Please clarify if the “special measures” proposed refers to those measures under s7.4 and review if they are practical given the shy nature of the species. 	<p>Test amended.</p>	
<p>18. S6.5.1 and s7.1:</p> <ul style="list-style-type: none"> - It is mentioned that individuals of Romer’s Tree Frog are frequently recorded with Project Area. Other than the enhancement measures specified in s7.1, the treatment of these individuals within Project Area is vaguely mentioned. Besides, proposal on how the Buffer Areas can be managed and enhanced to mitigate the impact to the Romer’s Tree Frog should be provided. Please supplement. 	<p>Text amended with mitigation measure provided.</p>	
<p>19. S7.11: Information boards and educational signage are proposed within the Project Area and Buffer Areas. Should there be any excavation for installation of these facilities within the Buffer Areas, they should be included in the impact assessment in this application.</p>	<p>Text amended.</p>	



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/ A/I-SW/1
Our Ref.: 23/801/L08

March 22, 2024

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

By Email


Dear Sir/Madam,

**Proposed Temporary Holiday Camp for a Period of Three Years
and Associated Excavation of Land in "Green Belt" ("GB") zone
at Lot 327 (Part) in DD308, San Shek Wan, Lantau Island, New Territories**
(Application No. A/I-SW/1)

In response to the comments of the Antiquities and Monuments Office dated 21.9.2023, the comments of the Planning & Development Section, Food and Environmental Hygiene Department and the Landscape Unit, Planning Department dated 3.1.2024, the comments of the Geotechnical Engineering Office, Civil Engineering and Development Department and Chief Officer (Licensing Authority), Office of the Licensing Authority dated 9.1.2024, the comments of the District Planning Officer/Sai Kung and Islands, Planning Department dated 9.1.2024 and 16.2.2024 and the comments of the Chief Building Surveyor Buildings Department dated 16.2.2024, we would like to submit a response to the comments table, a Preliminary Review on Archaeological Impact imposed by this planning application (**Appendix A**) and a separate layout plan with overlaid existing trees within the Application Site (**Appendix B**) for your consideration.

Should you have any queries or require further information, please feel free to contact the undersigned at 2401 0173.

Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.


Lo Ming Kong

Encl.

c.c. Asia International Develop Limited (the Applicant)



B/Ds	Return Date	Comments
AMO	21.9.2023	Comments from the Antiquities and Monuments Office are given
FEHD	3.1.2024	Comments from Planning & Development Section, Food and Environmental Hygiene Department are given
PlanD	3.1.2024	Comments from Landscape Unit, Planning Department are given
CEDD	9.1.2024	Comments from Geotechnical Engineering Office, Civil Engineering and Development Department are given
HAD	9.1.2024	Comments from Chief Officer (Licensing Authority), Office of the Licensing Authority are given
PlanD	9.1.2024 & 16.2.2024	Comments from District Planning Officer/Sai Kung and Islands, Planning Department are given
BD	16.2.2024	Comments from Chief Building Surveyor Buildings Department are given

Responses to Departmental Comments

Departmental Comments		Responses	Remarks
A	Antiquities and Monuments Office [Email dated 21.9.2023] (Contact Person: Mr. Jeffer Mak, Tel: 2655 0822)		
1.	Please be informed that the application site is situated within the San Shek Wan Site of Archaeological Interest (“SAI”). After reviewing the location and scope of the proposed works as well as the findings of the previous archaeological work conducted within the SAI, please conduct an assessment to evaluate the archaeological impact imposed by the proposed development and its associated works. According to the result of the baseline review (i.e. desktop research) conducted at the beginning of the aforesaid assessment, the Applicant shall engage an archaeologist to apply for a licence under the Antiquities and Monuments Ordinance (Cap. 53) if an archaeological investigation is necessary. A proposal of the archaeological investigations shall be submitted to the Antiquities and Monuments Office (“AMO”) for agreement prior to the applying for a licence. Subject to the findings of the assessment taking into account the result of the archaeological investigation (if applicable), appropriate mitigation measures, if needed, shall be proposed for agreement by AMO and implemented by the Applicant to the satisfaction of AMO.	Preliminary Review on Archaeological Impact imposed by this planning application (Appendix A) is attached for your consideration.	
B	Planning & Development Section, Food and Environmental Hygiene Department [Email dated 3.1.2024] (Contact Person: Ms. Yoyo NG, Tel: 3141 1229)		

Departmental Comments		Responses	Remarks
1.	<u>Public Toilet Provision</u> Adequate toilet facilities shall be provided in the application site to serve the users /visitors of the proposed camp site	The proposed maximum visitor holding capacity for weekdays and weekends/public holidays is 40 to 50. The three proposed one-storey toilet facilities will be adequate to serve the visitors.	

2.	<p><u>Advisory Remarks to the Applicant</u></p> <p>The applicant's attention is also drawn to Sections 5, 6 and 10 of the Public Conveniences (Conduct and Behaviour) Regulation, Cap. 132BL extracted below:</p> <p>5. Conduct in public conveniences No person entering or using any public convenience shall — ... (d) use for any purpose other than the purpose for which it is intended, any watercloset, bathroom or other compartment therein, ...</p> <p>6. Use and protection of water systems No person shall— (a) use, otherwise than for flushing purposes, or take away for use elsewhere, any water contained in or supplied to a flushing system in a public convenience; (b) use, otherwise than for personal cleansing or the washing of clothes, or take away for use elsewhere, any water contained in or supplied to a shower-bath, wash-hand basin or stand-pipe in a public convenience; or (c) interfere in any way with a water supply system in a public convenience. (L.N. 19 of 1977)</p> <p>10. Offences and penalties Any person who — (a) contravenes section 5, 6, 6A or 7; or (L.N. 23 of 1973)...</p>	Noted.	
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Departmental Comments		Responses	Remarks
	...shall be guilty of an offence and shall be liable on summary conviction to a fine at level 1. (L.N. 311 of 1987; L.N. 177 of 1996; 78 of 1999 s. 7)		
C	Landscape Unit, Planning Department [Email dated 3.1.2024] (Contact Person: Ms. Isabella TSUI, Tel: 3565 3951)		
1.	<u>Landscape Observation</u> According to aerial photo of 2022, the Site is densely vegetated with existing trees. With reference to para. 4.1 and Table 2 of the Ecological Survey, “236 trees in 12 species were located within the Project Site (i.e. Application Site)”.	Noted.	

Departmental Comments	Responses	Remarks
<p>2. <u>Detailed Comments</u></p> <p>Noting only revised Ecological Survey was enclosed with the R-to-C, separate landscape technical assessment with broad-brush tree survey according to “Guidance Note for Application for Permission under Section 16 of the Town Planning Ordinance” was required.</p> <p>Figure 4 (Layout plan for the camp site and the locations of the existing trees within the Project Area) – The layout plan is unclear and too small in scale to demonstrate the relationship of the proposed structures, access pathway/footpath and the existing trees. Also the applicant stated in R-to-C “some of the tents and temporary structure are under the tree crown”. Please provide the broad-brush tree survey layout plan in appropriate scale and with clear indication of tree location to demonstrate that “no direct conflict between the proposed layout and the existing trees” and the proposed development would not cause significant crown pruning on existing trees.</p> <p>Should there be any impacts to existing trees due to the development, a conceptual landscape plan with proposed landscape treatments/mitigation measures to mitigate the impacts/disturbance should be provided.</p>	<p>A separate layout plan with overlaid existing trees within the Application Site (Appendix B) is attached for your consideration.</p> <p>It shows that no direct conflict between the proposed structures and the existing trees.</p>	

Departmental Comments		Responses	Remarks
3.	<u>Advisory Remarks to Applicant</u> The applicant should note that approval of the s.16 application by the TBP does not imply approval of the trees works such as pruning, transplanting and/ or felling under lease. Applicant is reminded to approach relevant authority/ government department(s) direct to obtain necessary approval on tree works.	Noted.	
D	Geotechnical Engineering Office, Civil Engineering and Development Department [Email dated 9.1.2024] (Contact Person: Mr. Jeffrey C F WONG; Tel: 2762 5400)		
1.	It is noted from the Consultants' responses to our previous comments that no Geotechnical Planning Review Report would be submitted at this application stage, based on the consideration of the geometry of the slope and the nature of the proposed structures. However, the Consultant agreed/offered to comply with conditions related to slope safety to the satisfaction of our Office. In this respect, a condition that two non-build zones (including the erection of camp/tent), as delineated in the attached plan, should be imposed in the approval of the captioned application.	Noted. Should this application be approved, the Applicant commits to comply with approval condition to ensure that the Proposed Development will be operated in a safe manner.	
E	Chief Officer (Licensing Authority), Office of the Licensing Authority [Email dated 9.1.2024] (Contact Person: Mr. LEUNG Chi-Tim, Robin; Tel: 2881 7016)		

Departmental Comments	Responses	Remarks
<p>1. As San Shek Wan is a virgin site, the location of the tents and building structures within the campsite can be planned to avoid disturbance to existing trees as far as possible. However, if separation requirement cannot be met, the applicant should provide compensatory measures to maintain the safety of the campsite for escape and rescue in case of emergency. This office will take a pragmatic approach to consider alternative measures and detailed licensing requirement will be formulated upon formal license application under the Hotel and Guesthouse Accommodation Ordinance (Cap.349).</p>	<p>Noted. Further compensatory measures will be discussed in the detail design stage after obtaining the Town Planning Board (“TPB”)’s approval.</p>	
<p>F District Planning Officer/Sai Kung and Islands, Planning Department [Email dated 9.1.2024 and 16.2.2024] (Contact Person: Mr. Steve CHEUNG, Tel: 2158 6170)</p>		
<p>1. It is observed that currently there is no vehicular access from Tung Chung West/Sham Wat to the application site. Please supplement the details on how to deliver constructions materials to the application site.</p>	<p>The Applicant will refer to the villagers on how to deliver the construction materials to the application site, e.g. village vehicle.</p> <div data-bbox="992 919 1211 1257" data-label="Image"> </div> <div data-bbox="1220 1023 1594 1257" data-label="Image"> </div>	

Departmental Comments		Responses	Remarks
2.	Planning Statement, Para. 2.03, Recreation Site and R-to-C Table, E.5.– Please provide the extract location and name of the mentioned recreation site. What's the operation hours of the mentioned recreation site.	Some kayaks and equipment are stored at the recreation site. Since it is winter now, the operation of the recreation site seems to have stopped.	
3.	As the proposed development is for a period of 3 years, please elaborate the details of how to remove the proposed temporary structures/facilities and how long it will take.	The materials of most of the temporary structures are lightweight and divisible. The applicant will dismantle the structure into smaller parts first and transport by village vehicles. The Applicant will take around a month to finish.	
4.	Planning Statement, Para. 1.07, Reinstatement – After the validity of the planning permission, please elaborate the details on how to reinstate the site and how long it will take.	The Proposed Development has taken very careful considerations to avoid unnecessary impact on existing on-site vegetation and the levels of the Application Site. Basically, the Proposed Development has retained all existing trees and contours of the Application Site.	
G	Chief Building Surveyor/NTE1, Buildings Department [Email dated 16.2.2024] (Contact Person: Mr. LEE Ki-Yeuk, Tel: 2626 1278)		

Departmental Comments	Responses	Remarks
<p>1. There is no in-principle objection under the Buildings Ordinance (BO) to the proposed use on the application site.</p> <p>There is no record of approval by the Building Authority for the structures existing at the application site and Buildings Department (BD) is not in a position to offer comments on their suitability for the use related to the application.</p> <p>The applicant's attention is drawn to the followings:</p> <ul style="list-style-type: none"> (i) If the existing structures are erected on leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorized under BO and should not be designated for any approved use under the captioned application; (ii) Before any new building works are to be carried out on the application site, the prior approval and consent of the BD should be obtained, otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO; (iii) For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the application site under the BO; (iv) If the proposed use under application is subject to the issue of a licence, please be reminded that any existing structures on the application site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority; (v) In connection with paragraph 4(ii) above, the site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively; <p><u>BD Ref.: B.C. D.D. 308 Lot No. 327</u></p> <ul style="list-style-type: none"> (vi) If the site does not abut on a specified street of width not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage; and (vii) Detailed comments under the BO on the private development(s) / building(s) such as permissible plot ratio, site coverage, emergency vehicular access, provision of means of escape, fire resisting construction, barrier free access and facilities, compliance with the sustainable building design guidelines and drainage works for septic tanks and toilets, etc. will be formulated at the final building plan submission stage. 	<p>Noted.</p>	

Preliminary Review on Archaeological Impact Imposed by the Planning Application (Number: A/I-SW/1) for Proposed Temporary Holiday Camp for a Period of 3 Years at Lot 327 (Part) in D.D. 308L, San Shek Wan, Lantau Island

1. Background

The lot owner of Lot 327 in D.D. 308L, San Shek Wan (“the Applicant”) recently submitted a planning application for the proposed temporary holiday camp (the “Proposed Development”) for a period of three years and associated excavation of land at Lot 327 (Part) in DD308, San Shek Wan, Lantau Island, New Territories (the “Application Site”) to the Town Planning Board (“the Board”) on 7.8.2023. The executive summary of the planning statement is attached in **Appendix 1**.

2. Site Context

The Application Site is located at San Shek Wan (礮石灣) on the northern coast of Lantau Island and along the Tung O Ancient Trail (東澳古道). It is about 8.6km to the west of Tung Chung Town Center and 6.7km to the east of Tai O (See **Appendix 2 - Plans and Figures**).

The Application Site covers an area of approximately 4,759 square metres and is rectangular in shape. It is a terraced fruit orchard descending northward from Tung O Ancient Trail to the coast about 11.94 mPD to 4.34 mPD. It is mostly vacant, and covered by trees, shrubs and herbs.

3. Development Proposal

The Proposed Development prepared by Ben Yeung & Associates Limited comprises 29 temporary structures amounting to a total GFA of about 642 square metres, including static camping tents atop raised wooden platforms, an office/visitor center, an activity room, toilets and other supporting facilities (See **Appendix 3 - Project Scheme**). It includes the following features:

1. Site Area	About 4,759m ²
2. Gross Floor Area (GFA)	About 642m ²
3. Covered Area	About 642m ²
4. Uncovered Area	About 4,117m ²
5. Plot Ratio	About 0.135
6. Site Coverage	About 13.5%
7. No. of Structures	29 <ul style="list-style-type: none"> - 1 Office/Visitor Centre - 1 Activity Room - 1 Guard Room - 1 Storage Room - 3 Canopies - 3 Toilet Facilities - 19 Tents
8. Building Height / No. of Storeys	About 3m -7m/ 1 storey

- The type of the proposed temporary holiday camp is generally known as “Frontcountry campsites” with minimum temporary supplementary structures;
- Most of these temporary structures will adopt pre-fabricated structures for easy assembly and disassembly purposes;
- The scale of development is low-density and low-rise in nature;
- 50m clearance setbacks from the eastern and western boundaries of the Application Site are proposed to avoid any unnecessary human disturbance to the existing seasonal water channels running outside the western and eastern boundary;
- All the trees will be retained to ensure that the ecological environment will not be affected;
- Raised wooden platforms will be used to provide the flat foundation for the tents and structures due to the terrace landform and uneven ground level;
- Part of the Application Site (about 133.4 square metres) will be excavated by not more than 0.15m in depth to provide the drainage gutter to help discharging the rainwater to the seaside. And about 4.2 square metres will be excavated by 0.52m to 2.4m in depth to provide septic tank and soakage pit; and
- No parking and loading/unloading space provided within the Application Site.

4. Archaeological Concern

In the process of the Application, comments from the Antiquities and Monuments Office (“AMO”) are received (See **Appendix 4 - Comments from AMO**). The Applicant is informed that the Application Site is situated within the San Shek Wan Site of Archaeological Interest (“SAI”). An assessment to evaluate the archaeological impact imposed by the Proposed Development and its associated works is required.

The previous archaeological works/reports conducted within the SAI in 1980s and 1990s are relevant to the assessment, which are 1. Report of the Hong Kong Archaeological Survey (1985-1986), 2. 北大嶼山考古調查報告 (1991), 3. 香港文物普查大嶼山北區工作報告 (1998). The extracts of these works/reports are attached in **Appendix 5**.

According to the Report of the Hong Kong Archaeological Survey conducted in 1985-1986, only a few sherds of glazed stoneware, possibly historic, were found from deeply terraced foot slopes immediately behind the beach. No evidence of an archaeological deposit or derived artefacts was observed. According to the 北大嶼山考古調查報告 and 香港文物普查大嶼山北區工作報告, two locations were chosen to undergo digging research. Some sherds of glazed stoneware, ceramics, ash kiln were found underground (between 0.75m and 0.85m depth) at one of the digging site, which was outside our Application Site. No archaeological deposit or derived artifacts was observed on the land surface and at another digging site.

5. Evaluation and Mitigation

Architectural point of view:

In principle, the Proposed Development will try to keep the Site be original and will minimise the underground damage to the SAN SHEK WAN site. The structures will be raised from the site on concrete stone piers.

From the section of the site, we can see that all structures and tents are placed on the site using concrete stone piers as foundations to prevent damage to the site. The detail design is attached in **Appendix 6**.

According to the Practice Note for Professionals Environmental Advisory Committee, the location of the SOAKAGE PIT will be dug to a depth of 2400mm to meet its function. For this site, the maximum excavation depth of the SEPTIC TANK is 1140 mm, and the minimum depth is 520 mm.

The purpose of the drainage gutter is to drain the accumulate water from the site in time during rainy weather , which can prevent the site from being flooded and damaging the land structure. In order to protect the land and cultural relics, the excavation depth of the drainage ditch is 150mm to prevent any impact on the archaeological work.

Planning point of view:

The Proposed Development is a temporary camping ground for 3 years without site formation. It is solely for passive recreational purposes. No digging activity is allowed during operation. Through the strategic disposition of the proposed facilities, disruption to the existing natural

landscape and topography has been minimized. The adverse archaeological impact imposed by the Proposed Development is negligible.

Subject to the approval of Town Planning Board, the Applicant would base on the detailed design to consult AMO on the necessity to engage an archaeologist to apply for a licence under the Antiquities and Monuments Ordinance (A&M Ordinance) (Cap. 53) to undertake an archaeological survey to assess the archaeological impact and recommend mitigation measures for agreement with AMO and implement the measures to the satisfaction of AMO.

6. Conclusion

The Proposed Development is a temporary use for 3 years without site formation. It is solely for passive recreational purposes. Through the strategic disposition of the proposed facilities, disruption to the existing natural landscape and topography has been minimized.

Should this planning application be approved, the Applicant commits to comply with the approval condition(s) if required by the Director of the AMO to ensure that the adverse archaeological impact of the Proposed Development will be minimized.

Executive Summary

This planning application is prepared by Top Bright Consultants Ltd. on behalf of the Applicant to the Town Planning Board (the “Board”) to seek planning permission for the proposed temporary holiday camp (the “Proposed Development”) for a period of three years and associated excavation of land at Lot 327 (Part) in DD308, San Shek Wan, Lantau Island, New Territories (the “Application Site”).

The proposed temporary holiday camp is a response to the Government’s policy and Sustainable Blueprint conducted by the Development Bureau on the provision of passive recreational activities in South Lantau to meet the ever-increasing needs for leisure, recreation and entertainment. In areas of lower environmental sensitivity, some low-impact leisure and recreation activities could be considered. Lantau possesses rich assets for recreation and tourism purposes. Diversified recreation and tourism facilities should be developed to shape Lantau as a kaleidoscopic leisure and recreation destination.

The Application Site is located at San Shek Wan on the northern coast of Lantau Island and along the Tung O Ancient Trail. The Application Site, covering a total of 4,759 square metres, is mostly vacant and covered by trees, shrubs and herbs. In order to avoid any unnecessary human disturbance to the existing natural environment, the layout and construction of the Proposed Development will respect the original terrain. All the trees will be retained to ensure that the ecological environment will not be affected. 50m clearance setbacks from the eastern and western boundaries of the Application Site to the existing seasonal water channels are proposed to serve as a physical ‘no trespassing buffer area’.

The Proposed Development comprises 29 temporary structures amounting to a total GFA of about 642 square metres, including static camping tents atop raised wooden platforms, an office/visitor center, an activity room, toilets and other supporting facilities. There will be no parking and loading/unloading space provided within the Application Site. The Proposed Development is proposed to operate 24 hours from Mondays to Sundays, including public holidays.

The Application Site falls within the “Green Belt” (“GB”) zone on the Approved Sham Wat and San Shek Wan Outline Zoning Plan (“OZP”) No. S/I-SW/2. According to the Notes of the OZP, ‘Holiday Camp’ is a Column 2 use in the “GB” zone. In accordance with the OZP, uses under Column 2 may be permitted with or without conditions on application to the Board.

The justifications of this application are: In Line with the 2022 Policy Address; Policy Support from the Government; Meeting Soaring Demand for Outdoor Relieving Areas; Would Not Contravene the Planning Intention; Compliance with TPB PG-No. 10; Minimal Effect to Existing Site Character/Environment, Promoting Local Tourism; Compatible with Surrounding Land Uses; Approval of Similar Applications; Site Suitability for Proposed Use; and Planning Gains. The Applicant therefore respectfully requests the Board to approve this application for a period of 3 years.

行政摘要

這宗規劃申請乃代表申請人向城市規劃委員會(“城規會”)呈交，擬議在新界大嶼山礮石灣丈量約份第 308 約地段第 327 號(部份) (“申請地點”)，用作擬議臨時度假營(為期 3 年)及相關挖土工程的規劃申請(“擬議發展”)。

擬議臨時度假營是響應政府政策及發展局制定的可持續發展藍圖，在大嶼山提供康樂活動場地，以滿足日益增加的休閒、康樂及娛樂需求。在生態敏感度較低的地區，可以開發一些低污染的休閒康樂活動。大嶼山擁有豐富的康樂及旅遊資源，適合發展為多元化的休閒及康樂勝地。

申請地點位於大嶼山北岸礮石灣及東澳古道。申請場地總面積為 4,759 平方米，大部分為空地，並有樹木、灌木和植被覆蓋。為避免對現有自然環境造成不必要的影響，擬建發展的佈局及工程將尊重原有地形，所有樹木都將會保留。擬建發展會從申請地點的東西邊界到兩邊的水道設置 50 米緩衝區，確保生態環境不受影響。

申請地點將包括 29 個臨時構築物，總樓面面積約 642 平方米，用作設在木平台上的固定露營帳篷、辦公室/遊客中心、活動室、洗手間和其他配套設施。申請地點將不提供停車位和上落貨位。擬議發展的營運時間為星期一至日 24 小時營業，包括公共假期。

申請地點座落於深屈及礮石灣分區計劃大綱圖編號 S/I-SW/2 中的“綠化地帶”。擬議發展屬該地帶第二欄的用途，須先向城規會提出規劃申請。

這宗規劃申請的理由為：符合 2022 施政報告方針；政府政策支持；滿足對戶外活動的需求；不會違背規劃意向；符合城市規劃指引編號第 10；不會對周邊環境構成不良影響；促進本土旅遊業；與附近土地用途配合；相似用途之前已獲規劃許可；場地適合作度假營；及會帶來規劃增益。因此，申請人希望城規會批准為期三年的臨時用途。



Top Bright Consultants Ltd.

Extract Plan Based on Survey
Sheet No. 9-SW

Location Plan

Scale 1 : 10 000

FIGURE 1

For Identification Purpose

Date: 23.6.2023



Top Bright Consultants Ltd.

Extracted Plan Based on Map
Series HP5C of Sheet No.
9-SE-A/C & 9-SW-B/D

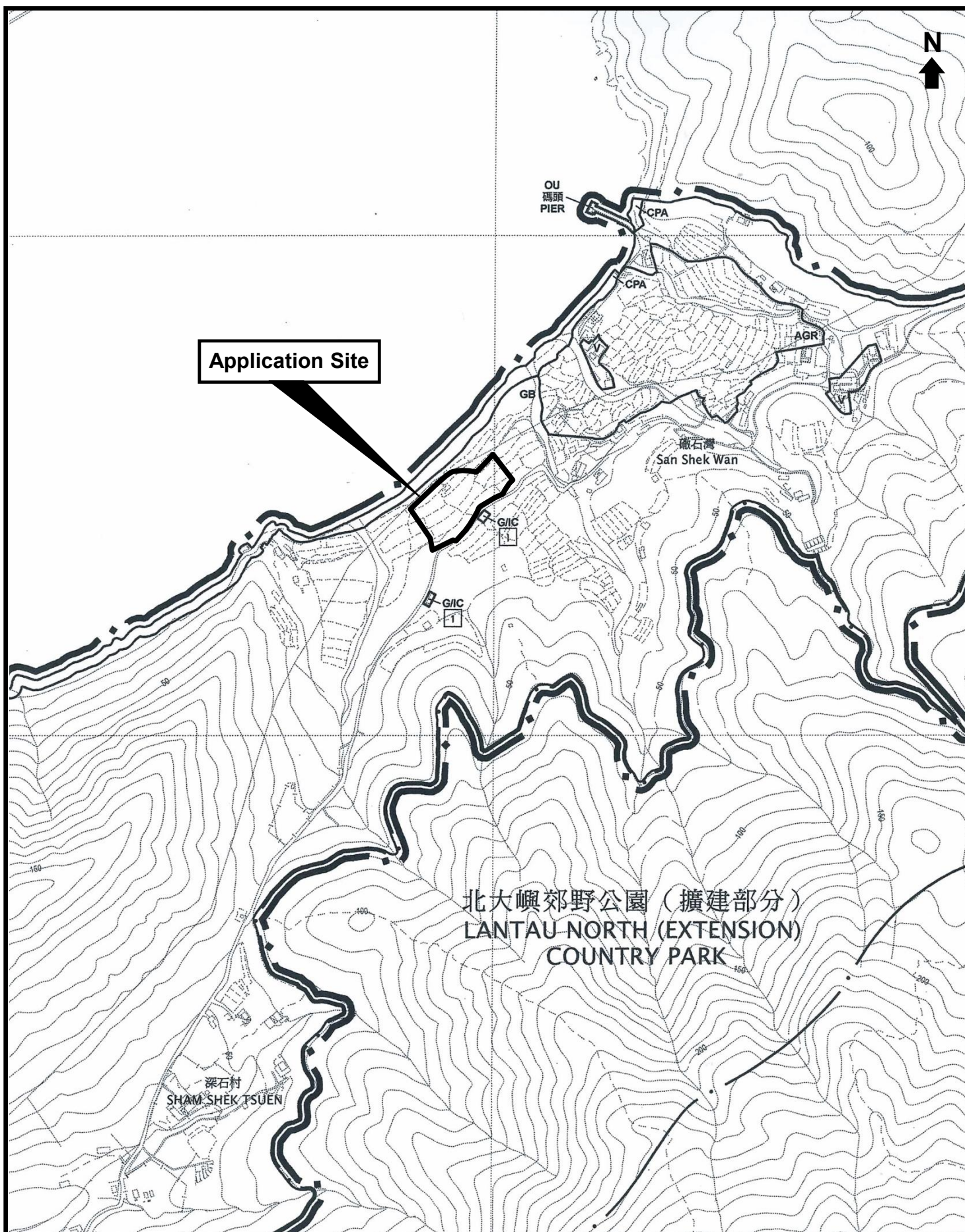
Plan Showing the General Area

Scale 1 : 5 000

FIGURE 3

For Identification Purpose

Date: 23.6.2023



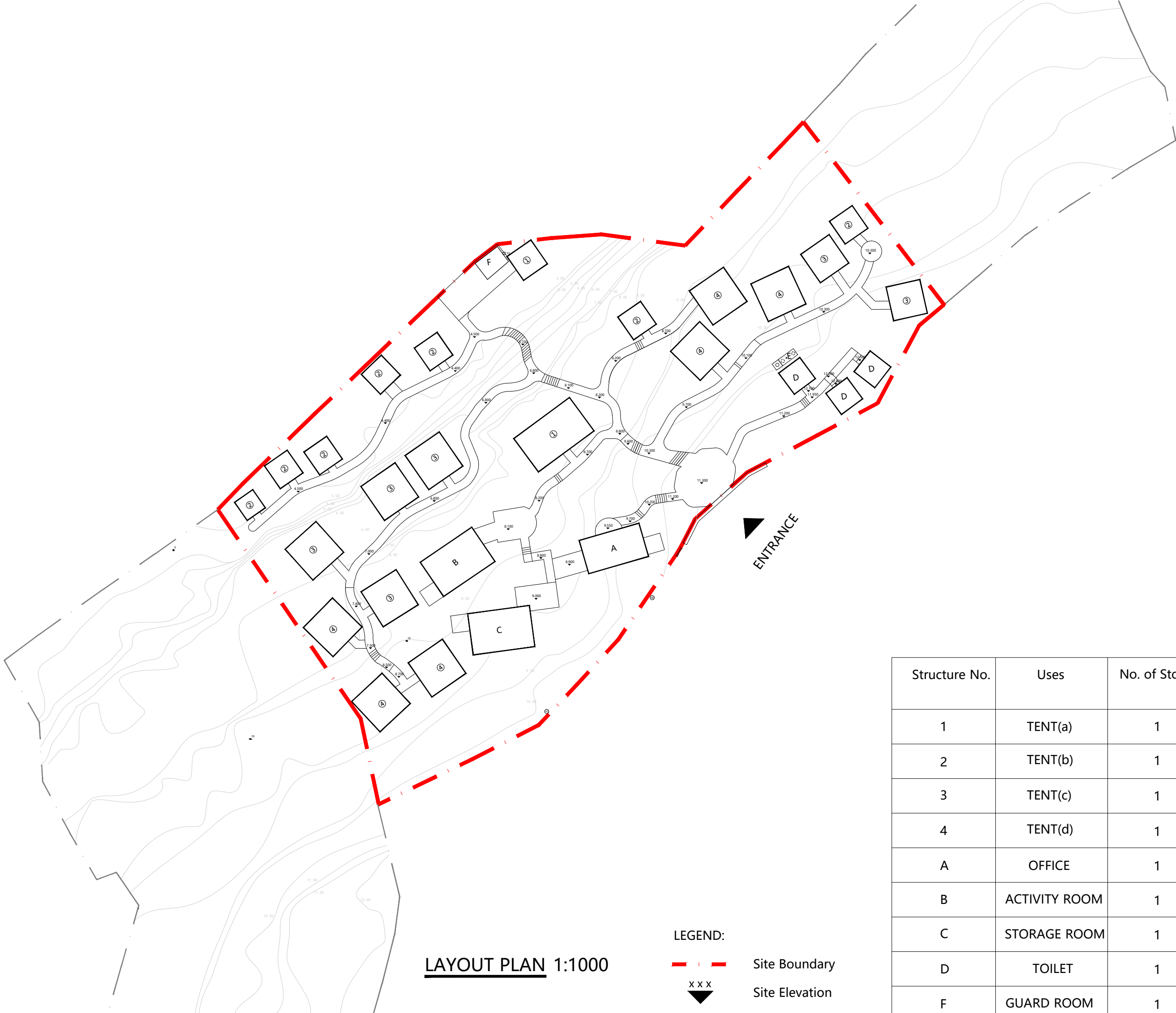
Extract from Sham Wat and San Shek Wan Outline
Zoning Plan No. S/I-SW/2 gazetted on 16.12.2022

FIGURE 4

For Identification Purpose

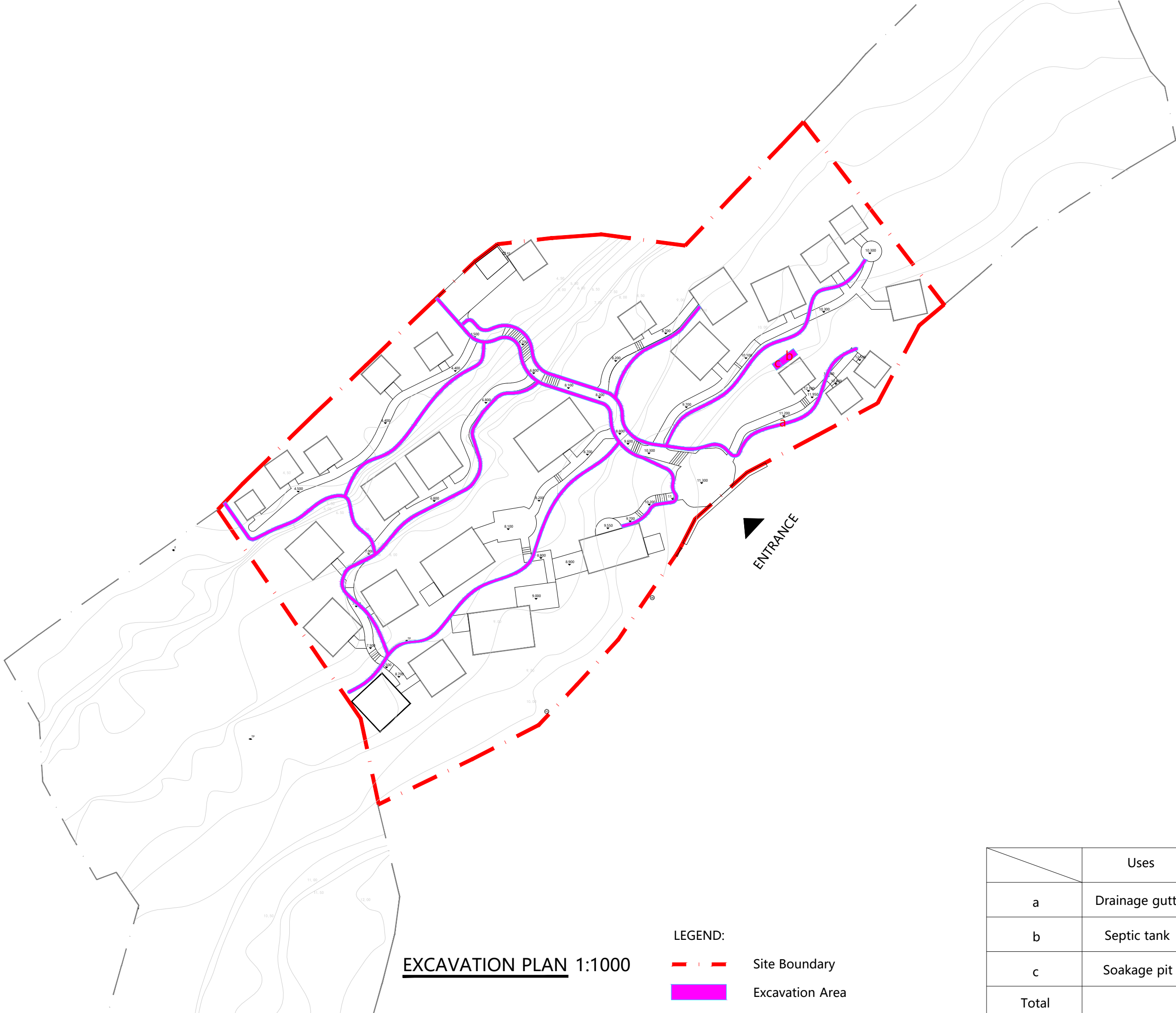
Date: 23.6.2023

FIGURE 5

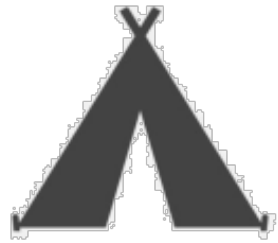


Structure No.	Uses	No. of Storey	Building Height (about)	GFA(about)
1	TENT(a)	1	7m	75m ²
2	TENT(b)	1	2m	63m ²
3	TENT(c)	1	3m	96m ²
4	TENT(d)	1	4m	195m ²
A	OFFICE	1	3m	45m ²
B	ACTIVITY ROOM	1	3m	54m ²
C	STORAGE ROOM	1	3m	54m ²
D	TOILET	1	3m	48m ²
F	GUARD ROOM	1	4m	12m ²

FIGURE 6



	Uses	No. of Storey	Area of excavation (about)
a	Drainage gutter	-	133.44m ²
b	Septic tank	1	2.97m ²
c	Soakage pit	1	1.21m ²
Total			137.62m ²



San Shek Wan Camping Site

磡石灣營地計劃

CONTENTS



- **General plan/总平面图**
- **Conceptual intention/概念意向**
 - A Gate /入口大门**
 - B Tents with Platform /帐篷区**
 - C Fixed building /固定建筑**
 - a Tourist Centre & Office/游客中心&办公室**
 - b Activity Room/活动室&饭堂**
 - c Sundry Room/杂物房**
 - d Toilet/卫生间**
 - e Guard/保安室**
- **Water recycling/水循环**
- **Septic tank/化粪池**
- **Design instructions/设计说明**

General Plan/总平面图



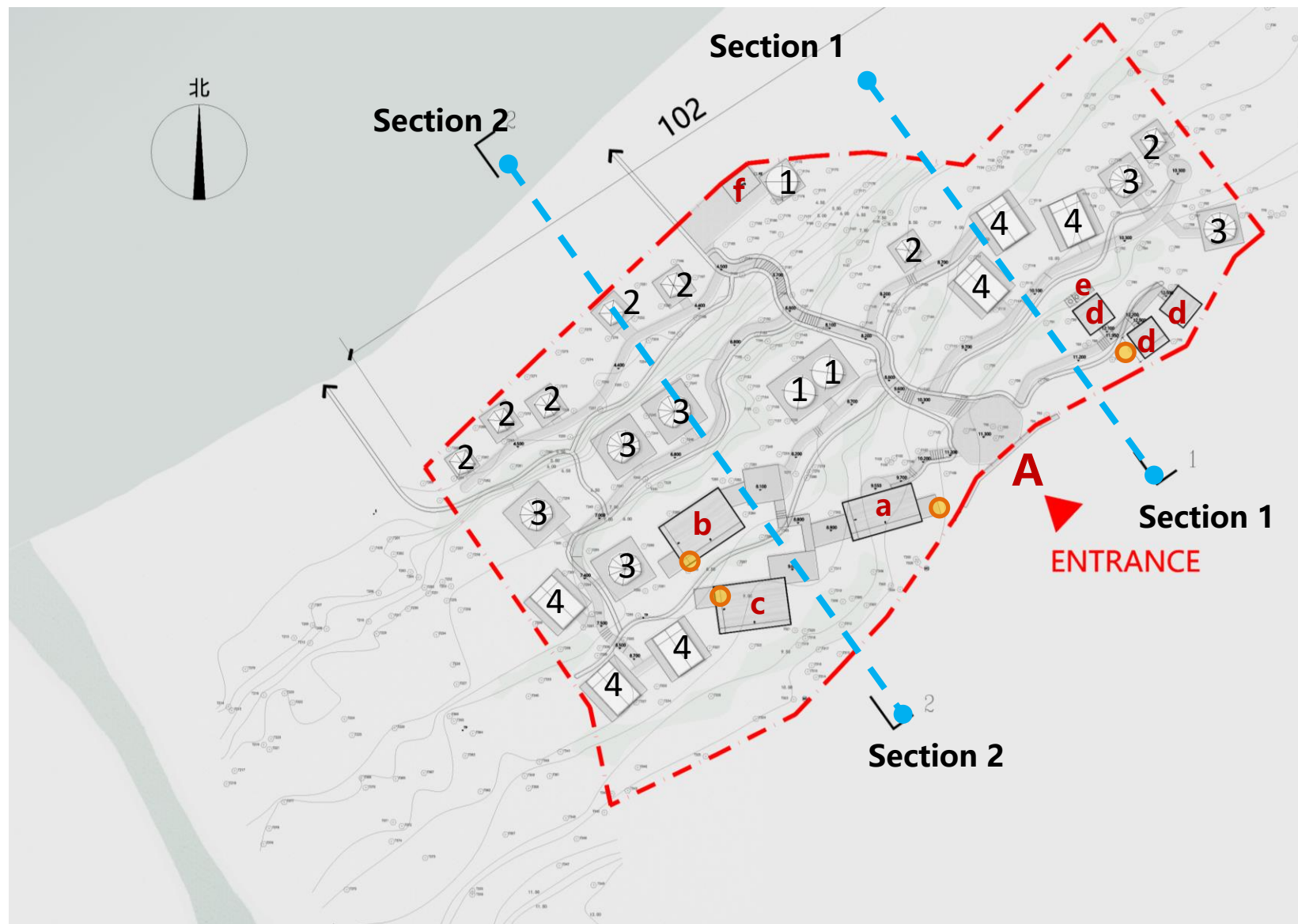
General Plan/总平面图



**The tent area is 50M from the west side of the river and
50M from the east side of the river**

帐篷区距离西侧河流50M, 距离东侧河流50M

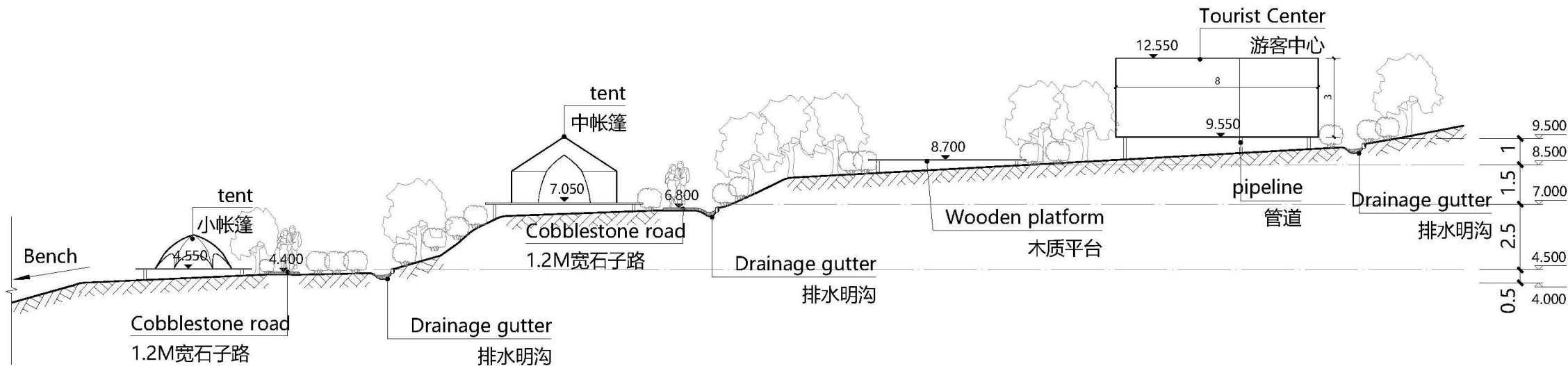
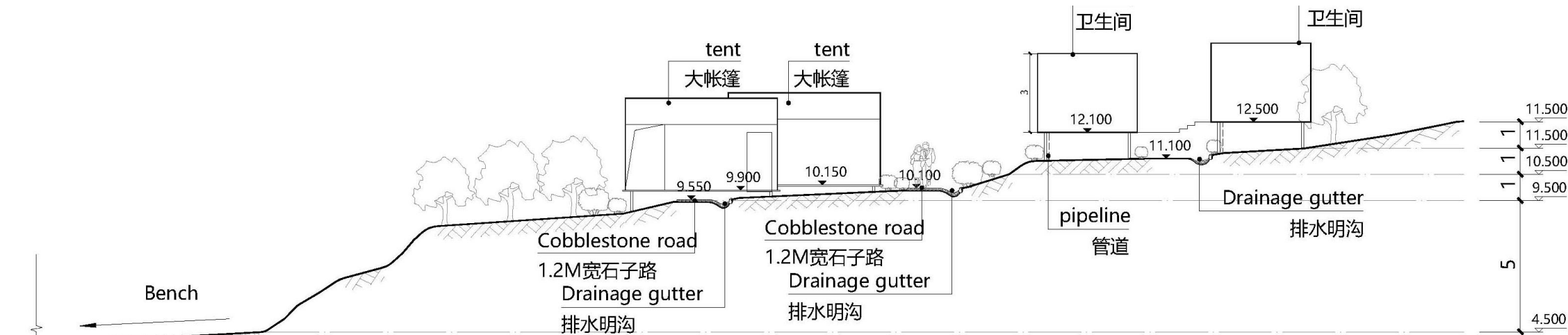
Section Position/场地剖面位置



- A** Gate / 入口大门
- B** Tents with Platform / 帐篷区 (共22个)
 - 1-tent/ 广场帐篷 (3个)
 - 2-tent/ 小帐篷 (7个)
 - 3-tent/ 中帐篷 (6个)
 - 4-tent/ 大帐篷 (6个)
- C** Fixed building / 固定建筑
 - a- 游客中心/ 办公室
 - b- 活动室/ 饭堂
 - c- 杂物房
 - d- 卫生间
 - e- 化粪池
 - f- 保安室

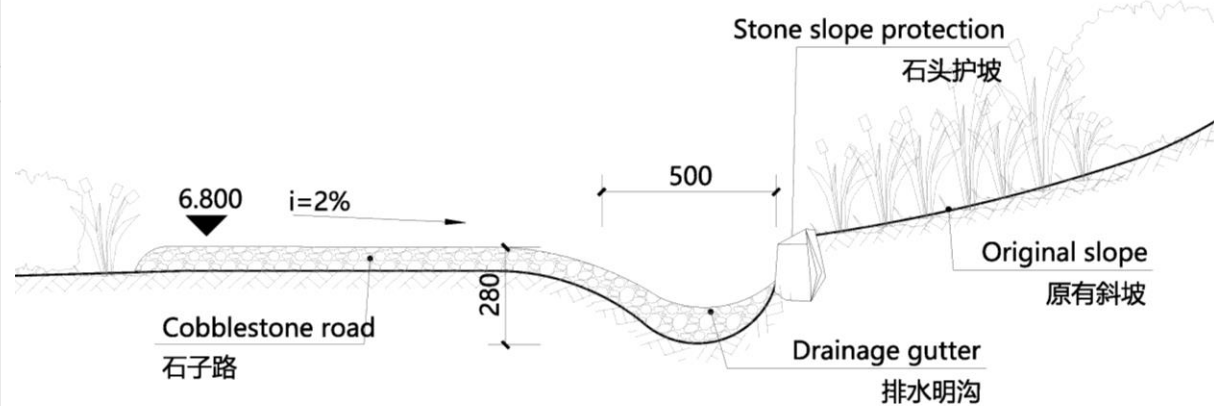
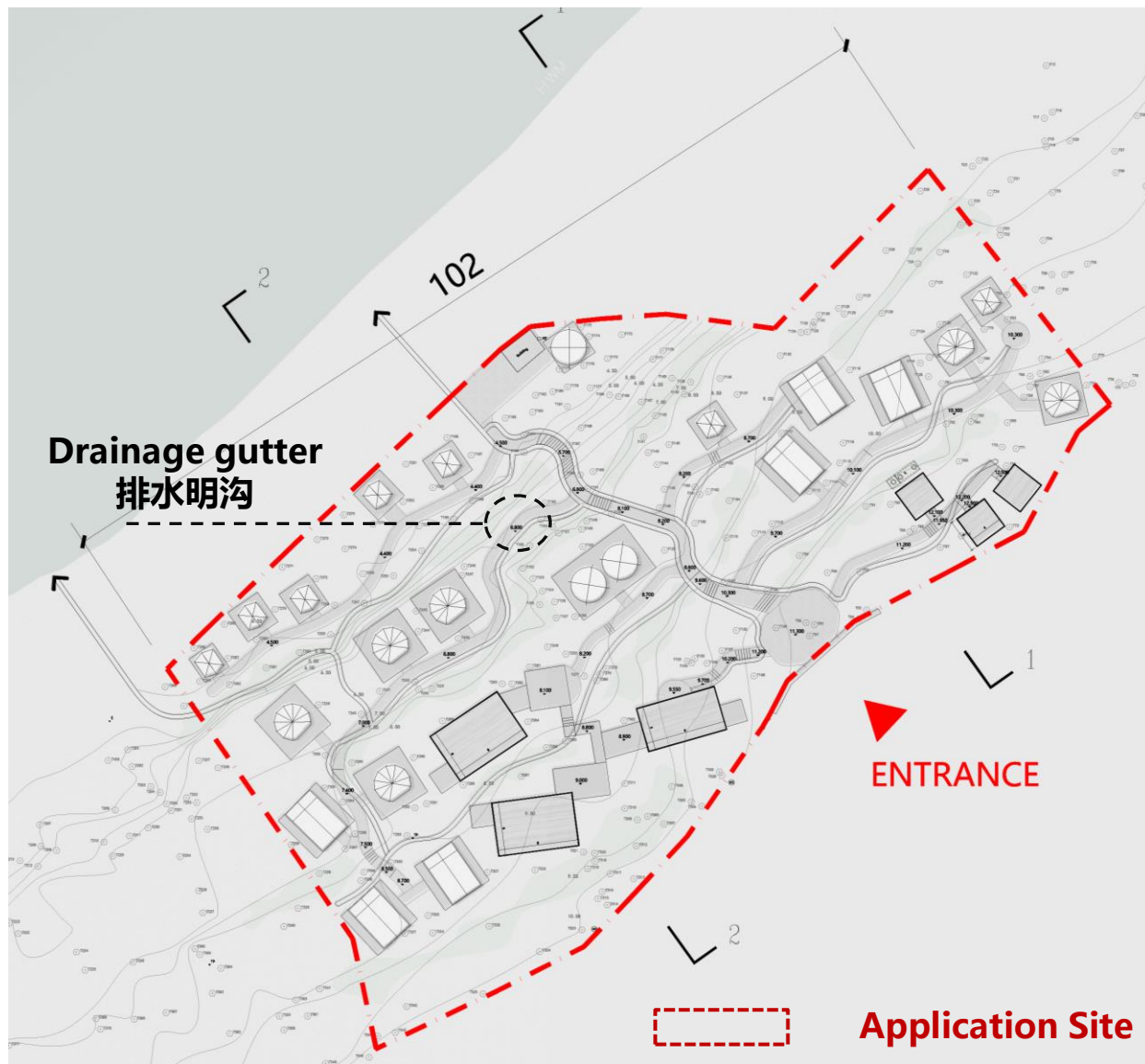
- Rainwater harvesting
- Sectioning position
- Application Site

Site Section / 场地剖面



Site Section 2-2 1:50

Site drainage/场地排水



The site is drained according to the Po Ming ditch, through the drainage ditch to the seaside.

场地按坡明沟排水，通过排水沟集中排至海边。

排水沟开挖面积: 133.44m²

化粪池开挖面积: 2.97m²

渗水井开挖面积: 1.21m²

总开挖面积=133.44+2.97+1.21=137.62m²

A Entrance Gate/入口&大门



**Sleeping in the soft tent bedroom surrounded by beautiful dreams,
forget all the tiredness and integrate into nature.**

沉睡在软绵绵的帐篷卧室里美梦环绕
将一切劳累感抛之脑后，全身心的融入自然

入口大门



Refurbished from waste wood and made entrance gates.

利用废旧木材翻新，做入口大门

石子路

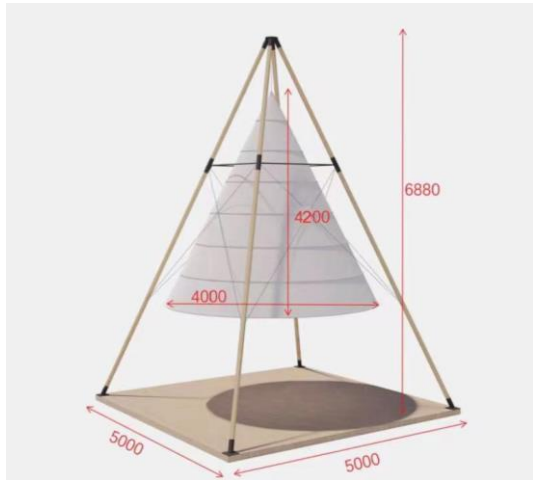


Refurbished from waste wood and made entrance gates.

石头的艺术气息，大自然是最好的设计师。

B Tent Area / 帐篷

Camp Type & Size



tent/广场帐篷

5米×5米×6.8米
3个



tent/小帐篷

2.9米×2.5米×1.45米
7个



tent/中帐篷

4米×3.68米×2.5米
6个



tent/大帐篷

4米×6米×3.5米
6个

tent/广场帐篷



**Sleeping in the soft tent bedroom surrounded by beautiful dreams,
forget all the tiredness and integrate into nature.**

沉睡在软绵绵的帐篷卧室里美梦环绕
将一切劳累感抛之脑后，全身心的融入自然

ben yeung & associates ltd.

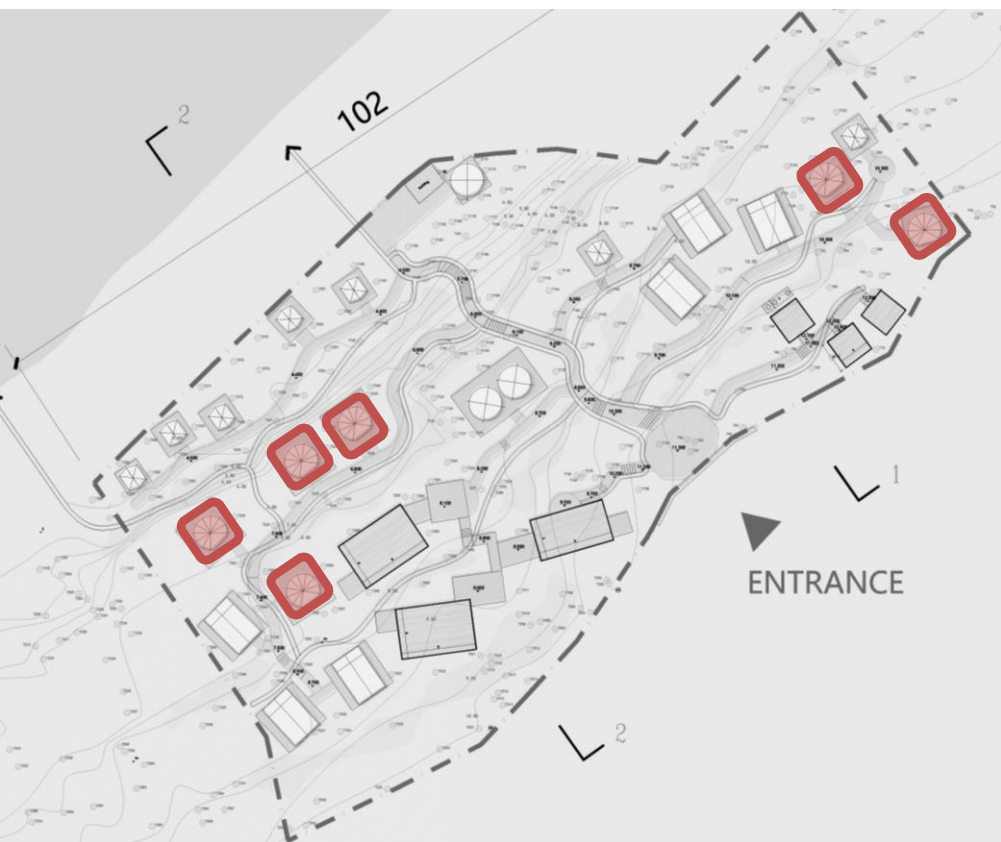
tent/小帐篷



**Sleeping in the soft tent bedroom surrounded by beautiful dreams,
forget all the tiredness and integrate into nature.**

沉睡在软绵绵的帐篷卧室里美梦环绕
将一切劳累感抛之脑后，全身心的融入自然

tent/中帐篷



**Sleeping in the soft tent bedroom surrounded by beautiful dreams,
forget all the tiredness and integrate into nature.**

沉睡在软绵绵的帐篷卧室里美梦环绕
将一切劳累感抛之脑后，全身心的融入自然

tent/大帐篷



The tent area has a broad view facing the sea, and it is a nice spot to watch at sunset , the setting sun shines on the sea and makes people intoxicated. Sleeping in the tent and felling close to the nature.

帐篷区视野广阔面朝大海，落日时分这里便是观赏的圣地
落日余晖洒海波光粼粼让人沉醉其中，睡在帐篷里就可以近距离和大海一起入眠

C Tent Area / 固定建筑

Tourist Centre & Office / 游客中心&办公室



活动室&饭堂标准模数

尺寸: 5M X 9M X 3M (H)

面积: 45m²

层数: 1F

结构类型: 框架结构



ben yeung & associates ltd.



Activity Room/活动室&饭堂



All food in the canteen is heated by electricity.
餐堂一切吃品加热均用电。

活动室&饭堂标准模数

尺寸：6M X 9M X 3M (H)

面积：54m²

层数：1F

结构类型：框架结构

ben yeung & associates ltd.



Sundry Room/杂物房



杂物间标准模数
尺寸: 6M X 9M X 3M (H)
面积: 54m²
层数: 1F
结构类型: 框架结构

ben yeung & associates ltd.



Toilet/卫生间



卫生间标准模数
尺寸: 4M X 4M X 3M (H)
面积: 16m²
层数: 1F
结构类型: 框架结构

Design Vision/设计愿景



After playing whole day long with friends on the beach ,
You can enjoy life and cheer in the activity area at night,
Games, drinking, watching starry movies, and tasting the delicacies of the wilderness kitchen

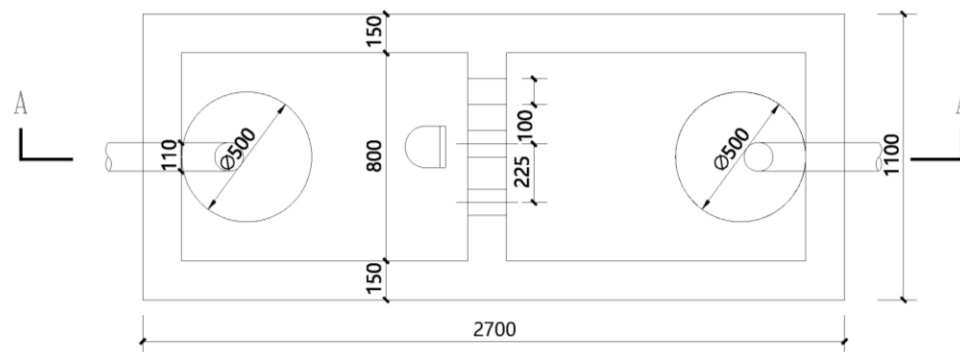
和三五知己在海滩上玩累了
晚上可以在**活动区**享受生活，欢呼雀跃
玩着游戏、喝着小酒、看看星空电影，尝尝荒野厨房的美味

| Water recycling /水循环

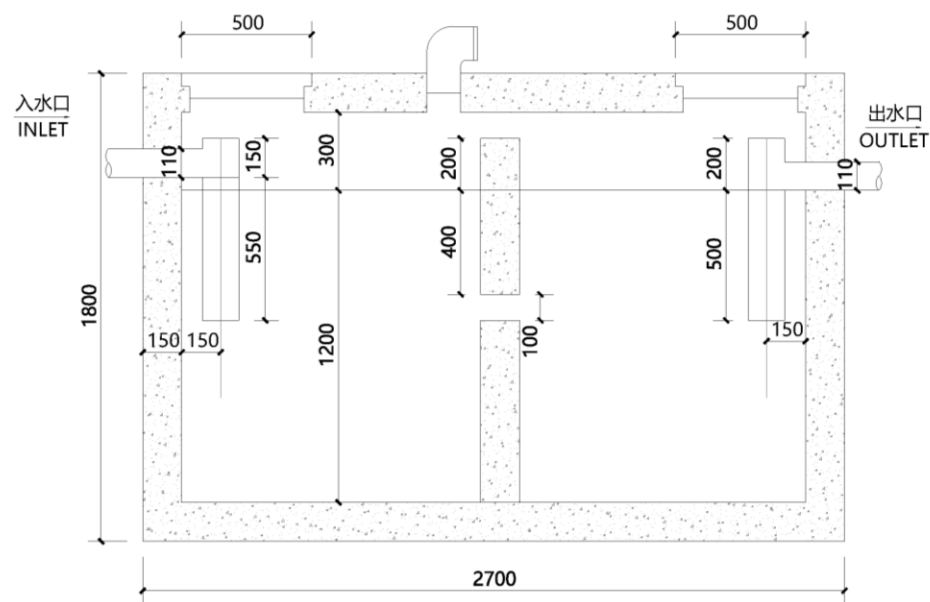


Collect rainwater for flush. Collect water from humidity of air.
收集雨水进行冲厕。从潮湿的空气中收集水。

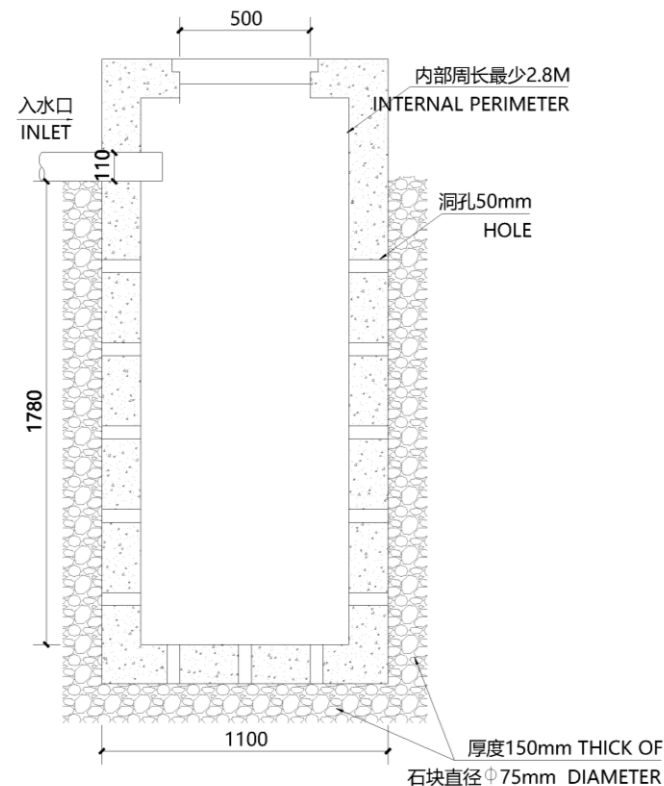
| Septic tank/化粪池



化粪池 SEPTIC TANK



截面图 SECTION A-A

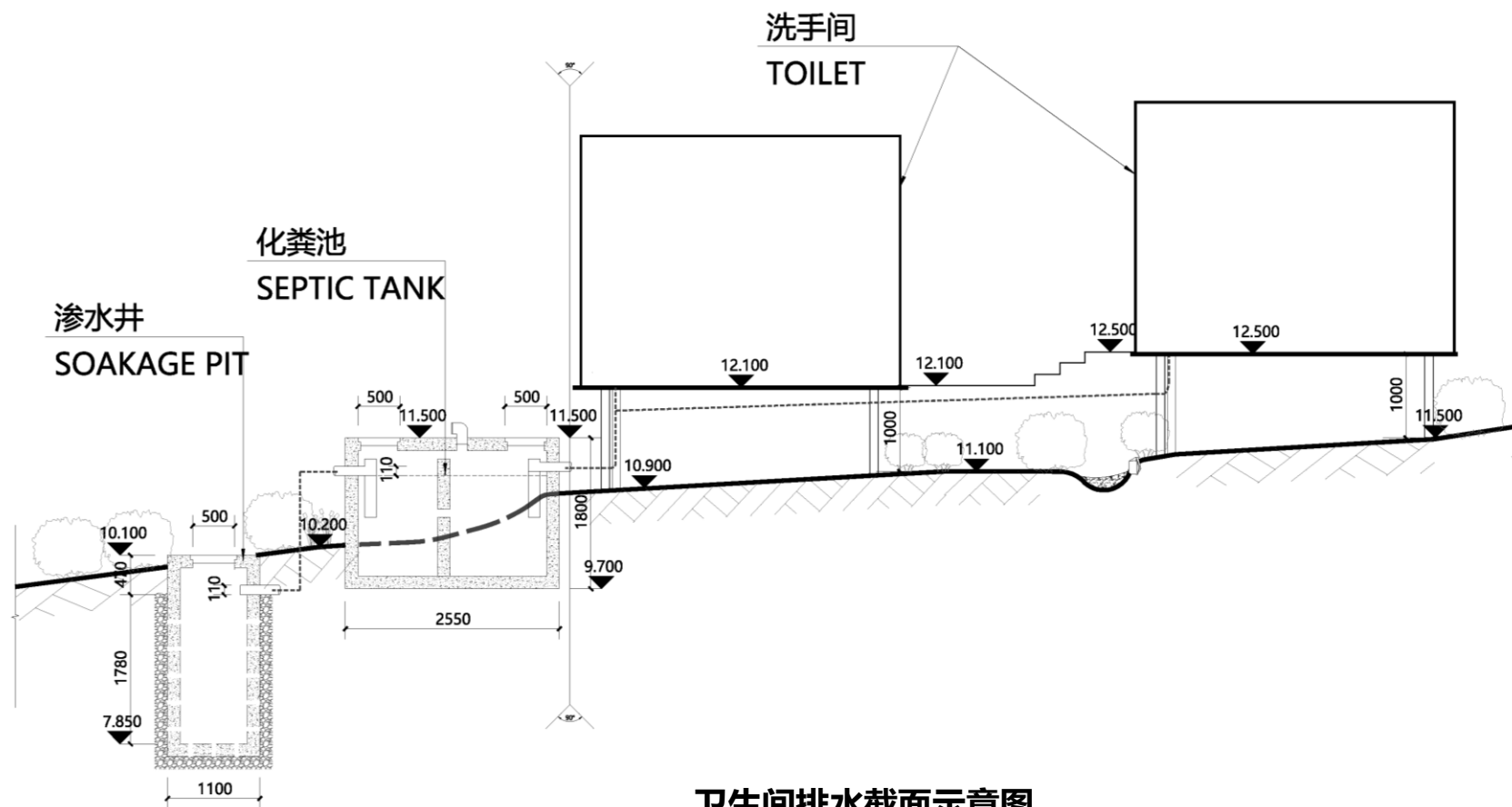


渗水井 SOAKAGE PIT

The septic tank and soakaway system installed follow the Professional Persons Environmental Consultative Committee Practice Notes ("ProPECC PN") No. 5/93 for sewage treatment and disposal

安装的化粪池和渗水系统是根据专业人士环境咨询委员会作业备考（“ProPECC PN”）第 5/93 号处理和排放污水

| Septic tank/化粪池



卫生间排水截面示意图
Schematic Section

| Design instructions/设计说明

远离都市喧闹，置身于大自然，身心放松，培养活力与创造性。营造出舒适与回归自然的理想氛围。

- 1.选址：**在场地内选择起伏平缓、通风排水良好的土地，**避开两侧河流的可能影响**，择优最为安全的场所用来规划。
- 2.环境：**与自然环境相融合，与地形条件相配套。**帐篷区与固定建筑布置在平缓地块，避开树木。**
- 3.建筑：****木质小屋**，颜色与自然环境相协调。**水箱收集雨水**，节能环保。
- 4.绿植：**因地制宜搭配现有绿植合理规划帐篷区与固定建筑区，营造良好的环境。
- 5.道路：**选用**碎石**加石板台阶连接场地的帐篷区与固定建筑，体现野趣。
- 6.场地排水：**场地按坡**明沟排水**，集中排至海边，**陡坡用大石头护坡**，沟底用**石子滤水**。

1. Site selection: choose land with gentle undulations, good ventilation and drainage in the site, avoid the possible impact of rivers on both sides, and select the safest place for planning.
2. Environment: Integrate with the natural environment and match the terrain conditions. Tent areas with fixed buildings are arranged on gentle plots, avoiding trees.
3. Architecture: wooden cottage , color in harmony with the natural environment. The water tank collects rainwater, which is energy-saving and environmentally friendly.
4. Green plants: Reasonable planning of tent area and fixed construction area with existing greenery according to local conditions to create a good environment.
5. Road: choose the tent area and fixed buildings of the site connected by gravel and stone slabs to reflect the wild interest.
6. Site drainage: Site according to poming ditch drainage, centralized drainage to the seaside, steep slope with large stones slope protection, ditch bottom with stones water filter.

THANKS

San Shek Wan Camping Site



1. Comments from the Antiquities and Monuments Office
(Contact person: Mr. Jeffer Mak, Tel: 2655 0822)

Please be informed that the application site is situated within the San Shek Wan Site of Archaeological Interest (“SAI”). After reviewing the location and scope of the proposed works as well as the findings of the previous archaeological work conducted within the SAI, please conduct an assessment to evaluate the archaeological impact imposed by the proposed development and its associated works. According to the result of the baseline review (i.e. desktop research) conducted at the beginning of the aforesaid assessment, the Applicant shall engage an archaeologist to apply for a licence under the Antiquities and Monuments Ordinance (Cap. 53) if an archaeological investigation is necessary. A proposal of the archaeological investigations shall be submitted to the Antiquities and Monuments Office (“AMO”) for agreement prior to the applying for a licence. Subject to the findings of the assessment taking into account the result of the archaeological investigation (if applicable), appropriate mitigation measures, if needed, shall be proposed for agreement by AMO and implemented by the Applicant to the satisfaction of AMO.

For information about the San Shek Wan SAI, please refer to the research file of the San Shek Wan SAI which is available for viewing at the Reference Library of Hong Kong Heritage Discovery Centre in Kowloon Park by reservation in advance (<https://www.amo.gov.hk/en/visitor-centre/heritage-discovery-centre/reference-library/index.html>).

For enquiry, please contact the staff members of the Reference Library on 2208 4428 during office hours.

AMO File No.: 960867
 SSAI No.:
 List Item No.:
 Peacock's No.: 91
 Gazettal Monuments: N
 Gazettal Date:

Site: San Shek Wan Site of Archaeological Interest 礮石灣具考古研究價值的地點

Ref. No.	Items
1.	Plan: <i>San Shek Wan Site of Archaeological Interest</i> . (Nov 2010)
2.	Peacock, B.A.V. and Nixon, T.J.P. "Summary site data sheet of San Shek Wan, site no. 09/11." <i>Report of the Hong Kong Archaeological Survey</i> , 3.2 (1985-86): pp. 265-6. (unpublished, Antiquities and Monuments Office, Ref. no. Ref. no. ID6)
3.	Peacock, B.A.V. and Nixon, T.J.P. "Site map of San Shek Wan, site no. 09/11." <i>Report of the Hong Kong Archaeological Survey</i> , 4.1 (1985-86). (unpublished, Antiquities and Monuments Office, Ref. no. Ref. no. ID8)
4.	古物古蹟辦事處：〈礮石灣〉，《北大嶼山考古調查報告》，1991。 (待刊稿，現存古物古蹟辦事處，參考編號 LU7)
5.	古物古蹟辦事處：〈礮石灣〉，《香港文物普查大嶼山北區工作報告》，1998 (待刊稿，現存古物古蹟辦事處，參考編號 LU18)。

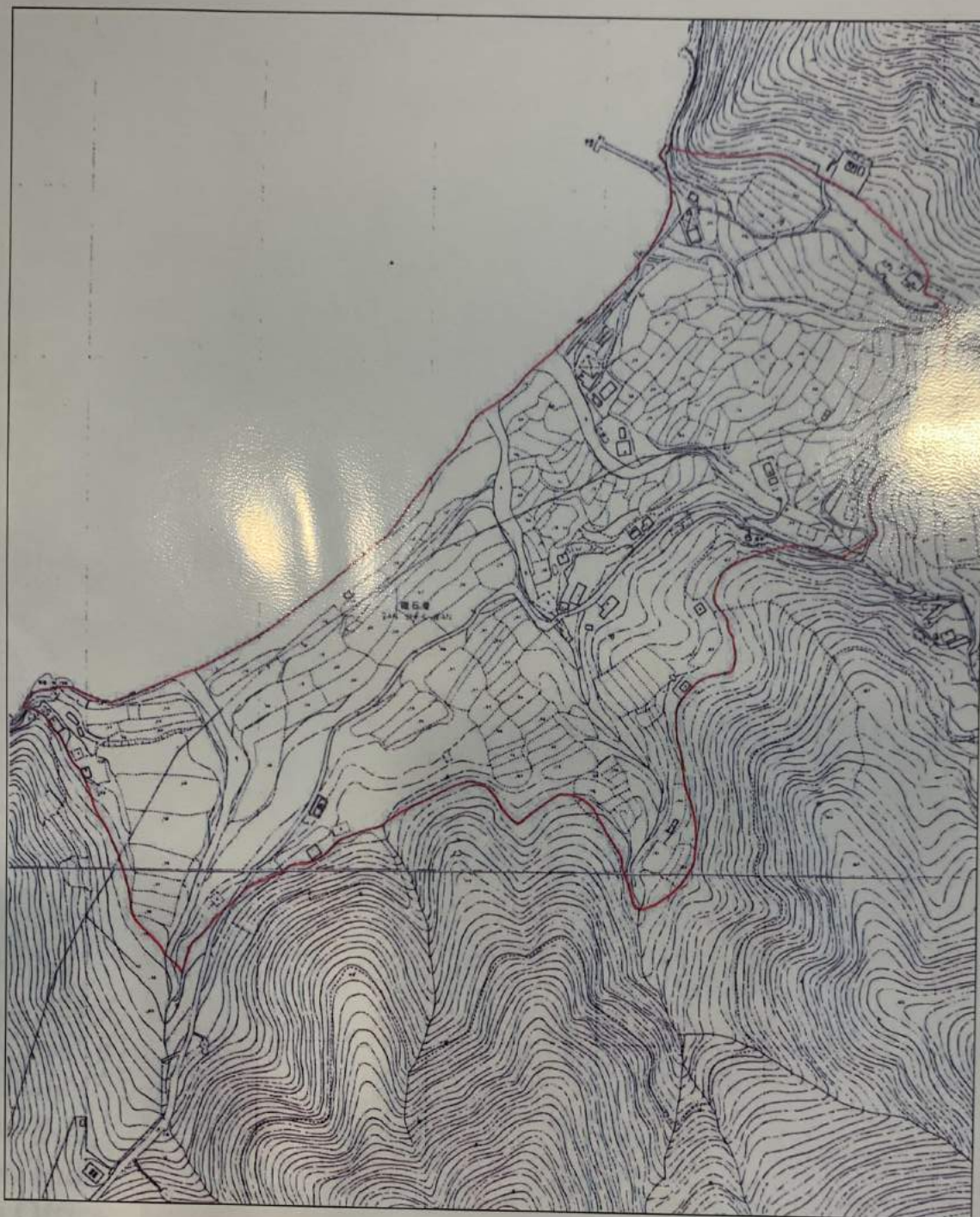
Remarks:

Items 2 - 5 are Closed Stack-Special Collection. Readers are required to complete a request form for viewing and complete a declaration for photocopying them in accordance with the Library Regulations and the 'Copyright Ordinance'(Cap.528 HK) respectively.

注意事項：

項目 2 至 5 為閉架參考資料。讀者如需參閱是項資料，請填寫有關的申請表格。要求提供影印服務的人士必須按《版權條例》(香港法例第 528 章)之有關條文填寫聲明及承諾書一份。

San Shek Wan 礮石灣



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經地政總署署長准許複印
- © The Government of the Hong Kong SAR
Map reproduced with permission of the
Director of Lands



Approximate area of archaeological interest
具考古研究價值的大致範圍
9-SW-10D, 9-SW-15B

ES ONLY
Nov 2010



THE HONG KONG ARCHAEOLOGICAL SURVEY
HONG KONG GOVERNMENT

SAN SHEK WAN

Extracted From Sheet(s): C190-SW C

Grid File Ref.: 09-SW-10C

Site No.: 09/11

Date: Mar 74

Scale: 1:1200

I. DESIGNATION

NAME: SAN SHEK WAN

BLOCK_NO: 09
SITE_NO: 11

II. LOCATION

GRID REFERENCE: 09SW10C
MAP SHEETS: [1:1 000 SERIES]
[1:1 200 SERIES]
GENERAL: *

III. DESCRIPTION

NOTE: This site features on Schofield's map as site nos. 56 and 57, and on the HKASoc map as site no. 12, the latter using the symbol for hard geometric pottery (prehistoric remains). W.Meacham refers to historic lime kiln debris at this location; no other records are known.

IV. SITE HISTORY

PREVIOUS DESIGNATIONS: See above.

REFERENCES: W.Meacham: A "Missing Link" in Hong Kong Archaeology, JHKAS, vol.7, pp.110-117, 1976-78.

V. SITE INVESTIGATION BY SURVEY

SITE VISITS: 18.2.1983.

SURFACE OBSERVATIONS: An intensive search of the valley revealed only a few sherds of glazed stoneware, possibly historic, from deeply terraced footslopes immediately behind the beach. No evidence of an archaeological deposit or derived artefacts was observed.

VI. LOCATION OF ARTEFACT COLLECTIONS

VII. LAND STATUS

VIII. FACTORS AFFECTING PRESERVATION

IX. SIGNIFICANCE

Impossible to assess in the absence of records and remaining observable deposits.

IX. LOCATION

X. RECOMMENDATIONS

ADMINISTRATIVE: No further action.

III. DESCRIPTION

NOTE: This location was apparently discovered by Healey and Shellshear and assigned their site nos. 58 and 59. They refer to "Hawke's Bay headland, W. of Sha Lo Wan, HK Lantau", later described by Schofield as "beach site on E side of small headland, W horn, Sha Lo Wan Bay." Artifacts from this site which included coarse corded and hard geometric pottery, were donated to the British Museum by Mrs. Seligman.

IV. SITE SURVEY

PREVIOUS DESIGNATIONS: See above.

V. SITE INVESTIGATION BY SURVEY

SITE VISITS: 18.2.1953.

SURFACE OBSERVATIONS: A single shard of hard geometric and a few sherds of coarseware were found on a narrow strip of abandoned cultivation on the E side of the promontory. No evidence of an in situ archaeological deposit was observed, but visibility was severely limited by dense undergrowth.

VI. LOCATION OF ARTIFACT COLLECTIONS

British Museum.

北大屿山考古調查報告



1991年4—9月

全六冊

香港中文大學

中國文化研究所中國考古藝術研究中心

第一冊

Accession No. RP000064

鄧 聰 區家發 吳偉鴻
盛耀基 彭梓均 黃韻璋

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昂船凹	115-118
青洲仔	119-120
大轉：二轉	121-123
草灣	124-126
花坪	127-129
排頭鼓：I、II區	130-138
竹篙灣	139-140
四 白	141-145
三 白	146-150
二 白	151-152
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1. 本報告是工作簡報，供政府部門行政參考之用。

2. 每個調查點，皆依採方分佈圖、調查表、地層圖和照片，自西而東排列。

3. 地層方面，為區分方便，第1層，第2層——係指自然層位，依土質和土色作分層標準。自然層之中包含文化遺物，則依據文物類別、形制，區分為第1文化層、第2文化層。

4. 遺物和遺址方面，則依文化層作為區分年代的單位。

5. 評估方面，分為五級，列之“小結”欄中。

A級 最重要

B級 重要

C級 次要

D級 更次要

E級 尚未發現文物，可能無需發掘。

表採及調查點編號方法：以現行地政署發行之1:20,000之地形圖方格網號為首，中為橫桿，與尾部之地點號相連，即：

方格網號 9607

地點號 01

02

03

大嶼山北部及馬灣全島調查範圍圖



大嶼山北部及馬灣全島調查範圍圖



大嶼山北部及馬灣全島考古調查結果 — 覽表

本表代號

HP 歷史時期中原陶瓷(晉至明)

GzP 歷史時期新陶(戰國至東漢)

GP 幾何印紋陶

CP 泥質陶

SP 夾砂陶

(新石器時代)

S 石器

② 青銅器

③ 貨幣

L 瓦灰窯具

R 鐵器

新晚 新石器晚期

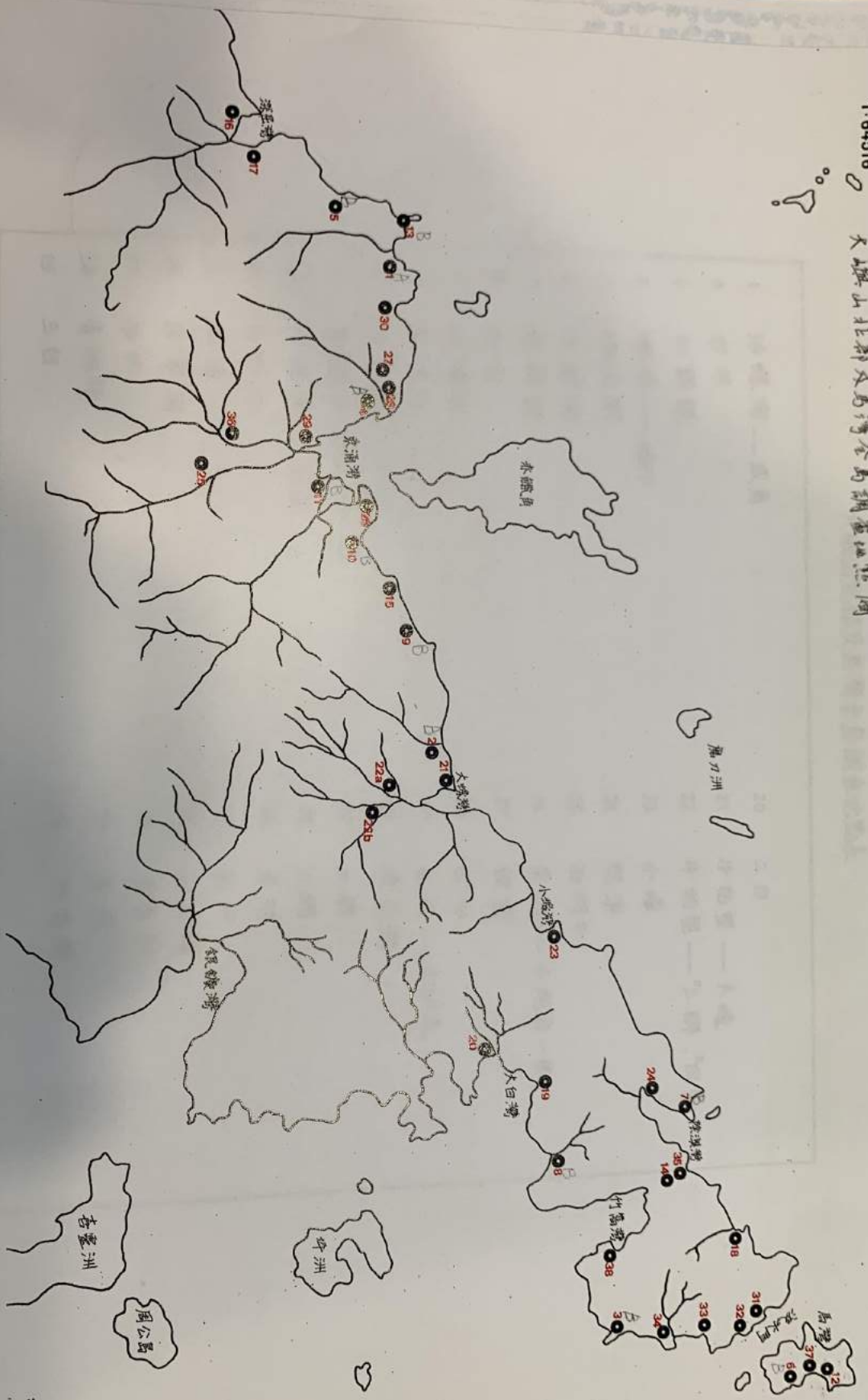
历早 历史時代早期

調查地點		遺物	遺迹	年代	評估等級	備 考
編號	地名					
9867-01	沙螺灣 咸角	GP, SP, CP S ②		新晚, 历早	A	遺物豐富
0568-01	白芒	GzP SP HP R GP CP L, ③	唐瓦灰窯具 南朝墓	新晚, 南朝, 唐	B	遺物一般
9671-01	扒頭鼓	GP SP CP ②	灰坑	新晚	B	"
0167-01	礮頭 礮下	HP GzP SP S		新晚, 唐宋	B	"
9766-02	礮石灣	HP L		唐	B	"
9774-02	沙柳塘	SP GP ② CP S		新晚, 歷早	B	"
9272-01	鹿頸村	SP S HP		新晚, 唐, 明	B	"
9370-01	四 甸	SP S CP		新晚	B	遺物稀少
0167-02	沙咀頭	HP L		唐	B	遺物稀少 古物古蹟及 Penceck曾發掘
0267-02	流灣沙	GP HP		新晚, 唐宋	B	遺物貧乏
0368-01	妹灣仔	HP L ③		唐宋元	B	"
9868-01	沙螺灣 紐頭	HP SP		新晚, 唐宋	B	"
9774-01	東灣牛乳 山咀	CP SP		新晚	C	"
9665-01	萬草灣	HP		明末清初	D	"
9766-01	南田	L		唐	D	遺物稀少
0368-02	低埔	HP S SP		新晚, 唐宋	D	遺物貧乏
9472-01	羅船凹				E	尚未發現文物
9269-01	二甸				E	"
9270-01	三甸				E	"
9473-01	青洲仔				E	"

Not consistent with the file record for

1:64516

大嶼山北部及馬灣全島調查地點圖



大嶼山北部及馬灣全島調查地點表

1	沙螺灣——威角	20	二白
2	白芒	21	牛牯塢——大嶼
3	扒頭鼓	22	牛牯塢——三鄉、田寮
4	礮頭——砵下	23	小嶼
5	礮石灣	24	陰澳
6	沙柳塘	25	石門甲
7	鹿頸村	26	東涌——小炮台一帶
8	四白	27	較寮
9	妹灣仔	28	田心
10	流浮沙	29	東涌——牛凹尾
11	沙咀頭	30	疊坑灣
12	東灣——筆記士多山咀	31	大轉
13	沙螺灣——鉗頭	32	二轉
14	昂船凹	33	草灣
15	低埔	34	花坪
16	苗草灣	35	打水灣
17	南田	36	莫家村
18	青洲仔	37	東灣
19	三白	38	竹崗塘

導 言

緣起

本調查受香港政府古物古蹟辦事處委託，就赤鱗角與運新機場及接駁青衣的公路可能破壞現存的考古遺址進行調查，進而提交報告，並建議應該怎樣保護或發掘某些遺址。調查分為兩期，首期進行地表採集和在某些地點試掘。查明考古遺址的分佈範圍以及地下立體分佈情況（地層）。次期根據首期所得資料，評級後，按工程施工緩急選擇某些重點發掘。

調查時期

首期調查從 1991 年 4 月開始至 8 月為止，調查面積約 60 平方公里，調查海岸線長約 50 公里。

調查方法

香港地區的考古遺址，不論史前或歷史時期的漢至宋元時期，絕大部份都分佈在海灣內。史前時期的考古遺址更明顯分佈于凹灣的灣內沙壩上，而歷史時期的漢至宋時文化層也多疊歷灣內沙壩的史前文化層之上。根據 Peacock 1988 的香港考古遺址分佈圖統計^①，香港地區的考古遺址有 50% 是集中在西南面，即大嶼山，大小鴉洲，長洲，坪洲，南丫島，青衣，馬灣，赤鱗角和沙洲。遺址相當密集於珠江口沿岸一帶。

調查方法分為三個步驟：第一是室內文獻資料研究，例如選址模式，地貌，地質，水面變化和前人調查資料。第二是整個大嶼山北部和馬灣全島的地表踏勘與及遺物可能分佈地區的地表採集。第三是根據地表採集所得而選點試掘。

地貌、地質、土壤

大嶼山全島呈東北西南走向，由一系列同向的丘陵組成。有些基本成直角的分支山脊向西北方向從東北西南走向的山脊延伸及海。海灣基本分佈在分支山脊之間。而若干沖積形成的緩坡地分佈其中。例如：深屈，蠔壳灣，磡頭，東涌，低埔，白芒，牛牯墘，小濠。由於全新世海水面在 5,000—6,000 年前，可能比現時海平面高出 6 至 7 米，^②故若干海灣出現灣內沙壩和灣內沙壩圍限所成的潟湖，例如：沙螺灣，沙堤海拔高程：6.7—7.2 米。至於馬灣，是新界內陸的東北西南

丘陵延伸及海的一部份，全島70%覆蓋森林，丘陵不超過70米。

大嶼山北部地質由長石斑岩，花崗岩，砂岩，頁岩和酸性火山岩及沉積岩組成。其中36%海岸線由長石斑岩組成，25%由花崗岩組成，砂岩夾層和頁岩組成，25%由酸性花崗岩組成。這些岩石基本分為兩組，一組是堅硬而節理紊亂的火山岩和沉積岩夾層，另一組是較鬆軟的砂岩，頁岩和花崗岩。大嶼山呈東北西南走向，山脊平均高度在500米以上，能夠阻擋偏東強風和來自東方和南方的颶風，減少海浪侵蝕海岸，而造成大嶼山北部海岸線較平直，海灣不多，這種海岸地貌使史前和歷史時期考古遺址分佈較諸大嶼山南岸為少，馬灣內酸性火山岩及沉積岩夾層和長石斑岩組成，它的西面是急流的汲水門，故也有在這些調查點的耕地下掘。例如礮頭、陳浦、白芒、扒頭鼓南灣曾經發現香港地區的水稻土地層，即耕土層之下是層夾雜鐵錳盤塊的犁底層，再下是一層淺黃色，夾雜鐵銹斑和錳斑點的土層。在礮頭、白芒兩地，水稻土之下便是海相堆積的沙層，沙層裏出土唐宋元文化層和新石器晚期的文化層。

各調查分區綜述

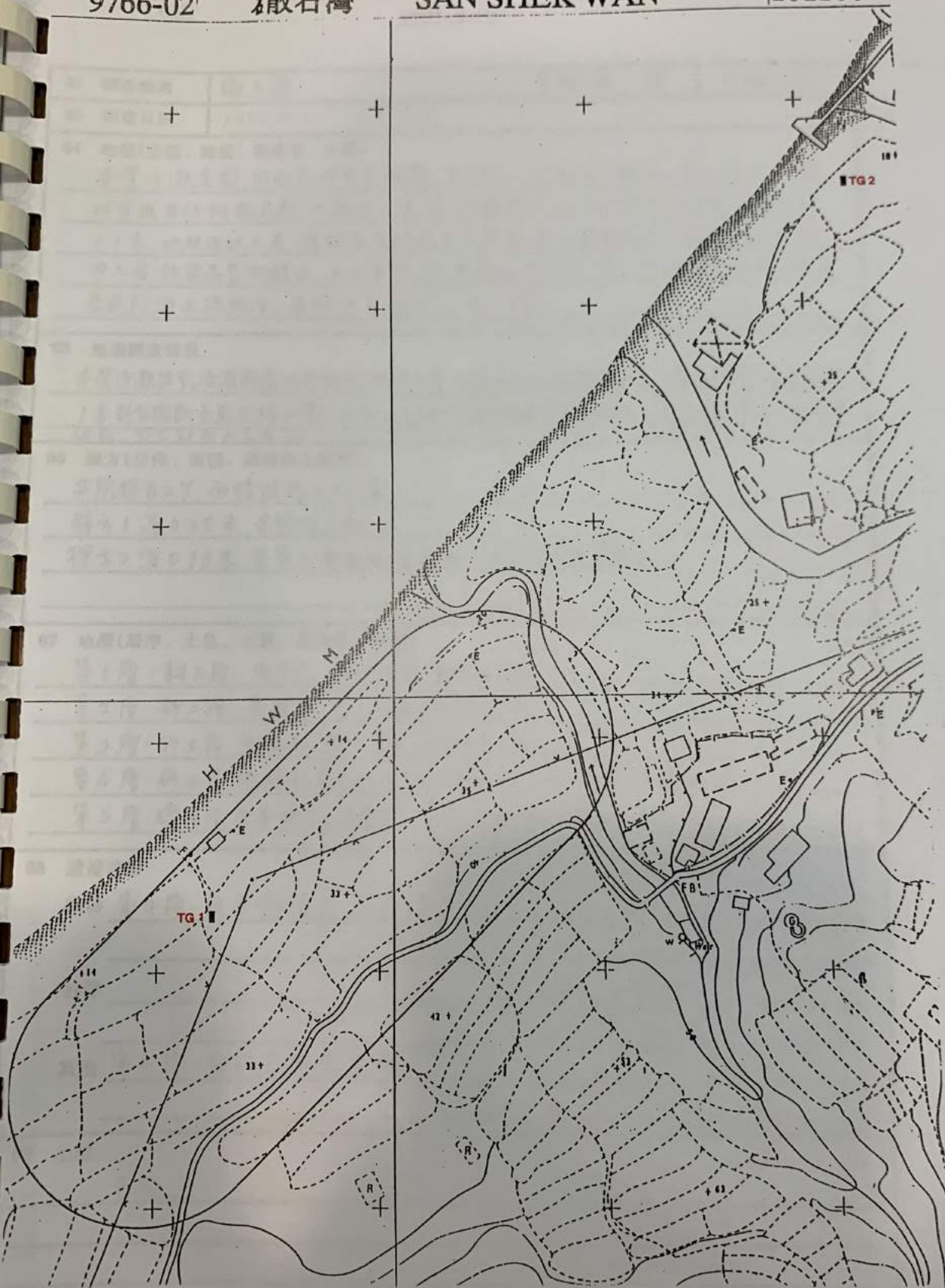
- (1) 深屈：海灣為西北向而淺窄，泥灘水退時大片顯現，沙灘發育不全。深屈西岸的小海灣稱為萬草灣，據林天爵之文：“萬草灣史蹟考”考証《明實錄》世宗嘉靖二年（1523）三月條謂明水師與葡萄牙人決戰于新會縣萬草灣，實為“新安縣”（今深圳市）萬草灣之誤，進而謂當時中葡海戰于萬草灣內。③今之視萬草灣水淺灣窄，無以容納葡萄牙戰船十艘艦艇于此會戰，或謂中葡在萬草灣與屯門之間的海面作會戰較為合理。深屈之東為南田，在沙灘之後的坡積物上，發現唐代亮灰窯火道條。
- (2) 礮石灣有前人調查①⑤發現有唐亮灰窯遺物。本調查據此，地表未發現火道條，並佈方兩方試掘，發現亮灰窯的文化層。
- (3) 沙螺灣鉗頭咸角。鉗頭是個北突出的岬角，由於高度不足20米，沙灘之後沒有沙堤，在Peacock的報告內認為可能有文化遺物。本調查在表探後，試掘一方探方，從地層中找到夾砂陶文化層。沙螺灣咸角是個典型的灣內沙壩，海拔6.7米—7.2米，東西兩側岬角各突出約200及400米，緊貼現在沙灘是一方發育不全的灣內沙壩（上升沙堤）長約50米，只能攔截半個沙螺灣。現代沙灘之後是一個不大發育的古潟湖，古潟湖邊緣應該是坡積的邊緣。介乎灣內沙壩和現代沙灘的地方，發現唐代亮灰窯地席，出土火道條和唐代陶碎片，灣內沙壩出土青銅錢刀，石葉環，石環，石鋸，石矛頭，幾何印紋陶及夾砂陶等新石器晚期及歷史時代早期的文物。
- (4) 礮頭：基本上是一個坡積小三角川，在粉砂土壤之下，是一層海積的粗砂層，出土新石器晚期的石葉環，石環，幾何印紋陶和夾砂陶等文物。在另一個探方粉砂土壤之下出土南朝青釉杯和唐宋陶瓷片。
- (5) 東涌：是大嶼山北部唯一最大的海岸平原，面積約1.5平方公里，海拔從3米闊地至20米，坡度平緩，約為5-10°。根據以往的地理研究，香港地區的上升海堤分為兩組，一組為6米高程，另一組為15米高程。由此重建古海岸線，東涌平原在數千多年前，大部分淹沒在海平面以下，故此選點首要考慮高程。石門甲一帶地表採集和佈方試掘，主要考慮（a）考慮溪邊（b）海拔高程在15-18米之間，（c）地土是否給予試掘。

9766-02

散石灣

SAN SHEK WAN

1:1200



香港中文大學大嶼山北部考古調查表
1991.4~9

01 調查地名	礮石灣	02 編號	9766-02
03 調查日期	1991.4.11. 1991.5.21.		
04 地貌(生態、海拔、微地形、水源)	<p>本灣沙灘遼闊，但兩旁岬角不明顯，未具備沙丘生成條件，有三條水坑成川字狀自北向南流經沙灘而入海，近沙灘處之台階均平緩的坡地。海拔為4.2米，地勢適往上升，據村長黃祖光先生稱該灘以前為農田，因常受水漲淹田之苦，故築高農田避水。水文方面，該灣背山而面向海，灣口敞向西北，倘夏季風向與水流配合，易被漁民用作勾留之所。</p>		

05 地表調查情況

本灣沙灘狹窄，沿海灘處地勢陡高，所見之農田應為山坡地開闢而成，梯田每5台階高差達1米，從台階斷面觀察，梯田實為生石至深石村時適逢路政署築路鑽探土壤，在耕土層之下即為風化岩，至下即為山石基岩。

06 探方(分佈、面積、遺物出土情況)

共開探方25，面積俱為2×1米。

探方1深0.25米，未發現文物。

探方2深0.78米，在第4層發現唐宋陶瓷片及唐灰窰遺物。

07 地層(層序、土色、土質、包含物、時期)

第1層：耕土層，灰黑色，厚0.25米，未發現文物。

第2層：砂土層，黃褐色，厚0.18米，未發現文物。

第3層：砂土層，黃褐色，厚0.18米，未發現文物。

第4層：砂土層，暗褐色，厚0.15米，出土唐宋陶瓷片及唐灰窰遺物。

第5層：礮石層，灰黃褐色，5層共0.78米，至此終止發掘。

08 遺迹遺物

陶器 第4層：唐宋陶瓷片

石器

其他 第4層：唐代灰窰遺物。

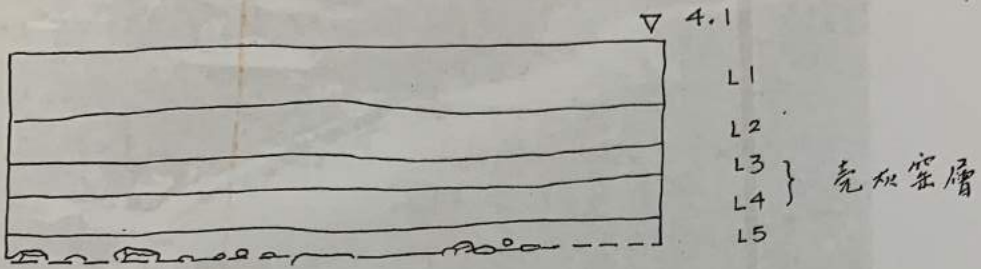
09 小結

B級。

礫石灣

1:25

探方 2





礮石灣全景



出土之物
(亮灰窯以通條及唐瓷片)

1997~1998
香港文物普查
大屿山北区工作报告
(副本)

广州市文物考古研究所香港大屿山北区文物调查队

LU.18

CP000075



说 明

- 一、凡《1997~1998 年香港文物普查大屿山北区工作报告》的文字，选用的插图、钻探记录表格，都装订成册。
- 二、考虑还有一部分试掘探方、器物图、拓片虽未选用，但因已绘制、拓好、为了避免散失，也作为“备用图、拓片”项，附加装订在后。
- 三、尚有少量的探方、器物草图未经绘制，但原件已移交香港古物古迹办事处，如今后工作需用，请在移交档案中查找。
- 四、本报告所选用照片，因底片都已移交，冲印后亦不便装订，故用照相本按顺序号排好交付。其余未选用的照片，其底片均已移交，需用时请查找冲印。
- 五、本报告未选用的其它种类表格，因为数量多、大小、规格不一，恕不装订，但原件均已移交。
- 六、本报告原装订出两本，后因工作需要，港方要求再多三本，故将原装订的两本作为正本。双方各留一本，作为存档。后三本因电脑出纸时，有数页行数稍有出入（但文字无异）、故作为副本。但因照片底片在港方，故请港方补充副本所需照片。

Accession No. RP000075

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- 3、香港大屿山北区考古调查工作报告钻探记录表一览。
- 4、备用图、拓片资料 (未被调查工作报告选用)。

香港大屿山北区考古调查工作报告插图一览

(注: 括弧内说明为原始记录编号)

- 图一 煎鱼湾调查、勘探、试掘地点示意图
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- 图二〇 磡石湾石器
(图号 24: 22, 石片 SSW-TP2C3)
- 图二一 磡石湾石器
(图号 24: 21, 石拍 SSW 采)
- 图二二 磡石湾铜镜
(拓本, 铜镜 SSW 采)

香港大屿山北区考古调查(1997)工作报告

广州市文物考古研究所香港大屿山北区文物调查队

一 综述

受香港特别行政区文康广播局古物古迹办事处的委托,广州市文物考古研究所派出 16 名考古工作人员到香港大屿山北部(含马湾岛)进行考古调查工作。由所长萧亢达任首席调查员,全队分成两组,第一组由萧亢达与全洪率领,一行七人(张强禄、邓斌、马建国、张金国、关舜甫)从 1997 年 11 月 23 日至 12 月 21 日在大屿山北部西区进行考古调查;第二组由黄森章与陈伟汉率领,一行九人(丁巍、朱海仁、黄兆强、廖明全、陈春丽、邝桂荣、阎晓青)于 1997 年 12 月 22 日至 1998 年 1 月 20 日到大屿山北部东区进行考古调查。这次考古工作调查得到了香港特区政府古物古迹办事处的招绍璦、邹兴华和李浪林先生的大力支持,为调查工作提供了许多方便,并就这次调查工作应当注意的事项亲临现场给予指导,使这次调查工作得以顺利进行。在调查期间,广州市文化局刘青云书记、曾石龙局长、陈玉环副局长和麦英豪教授等前往大屿山白芒等工地指导工作。在此我们谨表衷心感谢。现将此次考古调查情况概述如下:

1.1 调查区域

这次调查的香港大屿山北部,在 1997 年香港文物普查中划为第 3 区。大屿山是香港特别行政区最大的岛屿,岛上有丰富的文物资源。全岛呈东北—西南走向,由一系列同向的山峦和丘陵构成,而一些分支山嶺则四向延伸及海。在这些山嶺之间的海湾,随着时间的推移,湾内逐渐形成大小不等的沙丘和台地。这些沙丘和台地,就是我们进行调查的重点。调查区域主要就选择在海岸沿线,根据以往香港的考古调查资料和工作经验,文物遗迹多数分布在海湾的沙丘、坡地和淡水资源丰富的地方。

1.2 调查方式

广州市文物考古研究所对这次考古调查工作非常重视,自从接受任务后,马上着手研究,并组织人员查阅有关资料,购买和复印了一批资料和论文,使调查队全体成员熟悉和掌握有关材料。

到达大屿山以后,根据地形,我们以东涌为界,把本区域分为西片和东片。第一组负责西片以及东部的马湾岛;第二组负责东片。调查的步骤基本上以地面普查、勘探、试掘三种方式进行。首先,根据地形、地貌,对有可能埋藏文物的地点,尤其是海湾地带,逐处进行勘查。寻觅古文化的遗址、遗物,尽量做到不遗漏每一片土地;其次,根据地面调

查的情况进行钻探。凡地面发现有古文化遗物或遗迹的地方, 钻孔分布较密, 力求通过钻探了解地下文化层的堆积状况。在经钻探发现文化层堆积较厚的地方则进行试掘。由于这次工作的任务是考古调查, 所以试掘的目的主要是了解文化层的包含物及其年(时)代。因此试掘的面积不大, 并不破坏遗址的风貌和堆积。

经过地面勘查、钻探和试掘, 我们对大屿山北区的遗址分布和年代有了一定的了解和认识。从总的看来, 这次调查, 在大多数地点都发现了古代文化遗存或遗物, 但也有个别地点, 如小蠔、打水湾等地由于兴建青马大桥和大屿山高速公路, 地形变化较大, 原来的海湾已被填平建成工厂或公路, 还有一些地点如大澳、二澳等地因开发较早, 原地貌受到破坏, 以及一些地点如二转、三转、草湾、花坪、扒头鼓北湾等地因海湾小、滩浅、台地面积小未发现古代遗物。据 Peacock 和 Nixon The Hong Kong Archaeological Survey: Subsurface Investigation Reports (1988) 的调查报告, 大屿山北区有 3 个地点列为已知遗址: 沙咀头 (0907)、扒头鼓 (1016) 和煎渔湾 (1314)。对于已知遗址和新遗址, 我们都是按照上述三个步骤从事的。

在此, 需要说明的是由于二组调查队因时间关系, 工作的交接比较仓促, 造成对某些英文术语的理解和运用不太一致, 对一些土质土色的描述亦不尽相同。譬如, 同指试掘的探坑, 第一组采用 TP (Test Pit) 表示, 而第二组用 Sq (Square)。又如钻孔, 第一组用 Ag (Auger), 第二组则以 K 来表示。其次, 在工地原始记录对地层的分层较粗, 同时对 Context 的理解不清, 造成有时编地层序号与编 Context 号不甚对应。经室内整理后方才统一。因此, 原始编号, 尤其第一组的器物编号, 与整理后的编号有若干不同; 再则, 由于图表、照片等资料已先期在离港时交付香港古物古迹办事处, 无法更改统一。因此, 原始资料(包括文字、地图编号、地层序号、器物编号)凡与本报告相悖者, 以现报告为准。请在阅读时留意, 不便之处, 敬请原谅。现依大屿山北区的范围, 从最西的地点开始, 将调查工作的结果报告如下。

二 工作情况

2.1 煎鱼湾 (TYW-1997)

为大屿山北区最西端的文物点, 位于大屿山西南部。遗址原编号: 1314, 地图坐标: 13-NW-12C。煎鱼湾是一个面向西南的海湾, 西对鸡翼角(岛)。海岸线呈西北—东南向, 其北部、东部有海拔达 300、400 米的高山, 南部的山势较缓。海湾的北部, 即山麓处地图标为根头坳, 曾辟为农田, 现已荒废。海湾中部有发育良好的沙堤。沙堤略呈南北向, 靠近海滩是新成的沙坝, 靠内就是高起的古沙堤 (Qrb), 海拔 6.7 米, 遗址主要就是发现在此古沙堤上。沙堤上种植果树, 在新、古沙堤之间为茂密的树木, 有两条小涧流分别从沙堤的南北侧流过, 现已干涸。海湾的南部地势狭窄, 沙坝发育不良, 有一山涧由此自山下入海 (图片一)。

2.1.1 调查

调查工作在整个海滩进行, 现将调查情况由北向南分别介绍。北部的地势较为平坦,

大, 约为东西 50 米, 南北 40 米, 海拔 5—7 米。台地表面平坦, 原是农田, 现长茅草。在东侧的台地挖 20×20 厘米的小探坑 3 个, 深至 25 厘米时就到风化岩层, 泥质灰褐色, 含锈黄色的小砾石块。据此可断定, 该地并无古人活动。

2.3 大澳 (T0-1997)

大澳为较大的海湾, 朝西, 地图坐标: 13-NW-3A 和 09-SW-23C。海湾的自然地形以“V”形向南、北敞开, 中有一河, 两侧山脚下的坡地稍高, 但不见沙丘台地。湾内地势低洼, 曾辟为盐田, 多已废置, 现仍有沙田、盐田等地名。大澳北侧沿山脚的石仔埗街全是宅屋, 临海多寮居, 不少是填海而筑。基本上无法进行考古调查。东端靠山, 小地名宝珠潭的地方, 在“杨侯古庙”对面是一片沼泽, 有格条池状埂坝, 现长满芦苇。山上是坟场。无任何古代遗物发现。南边沿山同样也是民宅, 有番鬼塘村、梁村屋、南涌村等, 在屋后、菜地等狭小地带进行调查, 地表采集到清代至近代的灰瓷罐、青花瓷盘残片和红黄色瓦片等, 不见更早的文化遗物。

2.4 深屈湾 (SWW-1997)

深屈湾是个比较大的海湾, 地图坐标 09-SW-15C。有茜草湾、深屈村、深石村、南田等地点, (图片一七)。

2.4.1 调查

深屈湾南面的茜草湾背靠山岭, 中有山坳朝北, 西坡有几户人家。沿海没有形成沙堤, 沙滩上有稻田; 泥质台地开为农田, 部分田地还有荔枝、香蕉等果树, 大部分野草丛生。地表发现不少近现代陶瓷片, 未见清代以前的遗物。

湾北是石山, 不宜农作, 多长灌木和丛树。深屈村、深石村、南田的民居多筑在山坡和山脚的岩石上。海滩石头密布。深屈村的地面采集到几块灰质陶片, 从器形、质地观察应是唐宋时期遗物。以前曾在该地发现唐代古窑址, 说明唐宋时有人在此活动。

2.4.2 钻探

湾底属深屈村的地界, 内有泻湖, 中间有入海的小溪, 台地表面较平整, 现仍种植蔬菜。在小河东岸的东南角开始钻探, 南北向布 4 孔。土质为沙土, 表层灰色, 耕土层; 下面为黄色沙土, 较致密, 深至 30—50 厘米见流砂石层, 没有发现任何遗物。详见《深屈村工地考古钻(普)探记录表》(表二)。

2.5 礁石湾 (SSW-1997)

海湾面西, 较为平直, 岸上边有几级台地, 海边无沙堤, 尽是石块, 可能因此称为石湾。地图坐标: 09-SW-10C。阶地分一、二级, 长约 100 米, 宽可 30 余米。第一级距海滨 10 多米, 海拔 3—5 米, 为果园。二级阶地海拔在 15 米以上, 耕地丢荒, 植被茂密, 杂草丛生。

2.5.1 调查

调查就在两台地展开。地表采集到夹砂灰黑陶片、器足、方格纹泥质陶、青釉瓷片、铁

刀、石器等,但不算丰富密集。重要的收获是在二级阶地上拾到一块东汉铜镜残片(图片一八)。铲刮一处二级阶地显露的断壁,观察其地层,发现断壁上有4层堆积:1—3层,厚约70厘米,分别为灰土、黄褐土和红黄色颗粒土;第4层明显的水成流动的泥石层。都没见文化遗物(图片一九)。由于阶地是泥质土,因而用 Auger 钻探比较困难,于是采取开挖探坑的方法。海湾北部山岭的山脚有一处朝西的坡地,有溪水流过,地势极好,适宜古人生息。可惜为私人土地,内种果树,外有铁丝网围拦不得其入。

2.5.2 试掘

在拾到陶片,距断壁约10米的二级阶地上开挖一个1×1米的探坑,编号为97SSW-TP1。揭开约20厘米厚的表土层后,即见黄褐色的风化基岩层(图片二〇)。由此表明生土堆积是倾斜状的,也就是说阶地经水土流失严重,地表改变较大。

在磻石村北部山脚有一处背风向阳,通海方便的坡地,其西南有一条溪流入海,坡地土质为沙质泥地,现种植果树。于山坡边缘缓坡处布1×1米探方1个,编号97SSW-TP2。海拔高度约6米,探方距海约30米,旁边有一条水泥小路(图一二)。文化层堆积分三层,划分出5个Context(图一三;图片二一)。

第1层(C1)表土层,厚20厘米。灰黑色含沙泥土,疏松。为果林地。

第2层(C2)厚40厘米。灰褐色,沙泥,松散。坡土堆积,基本沿缓坡面堆积,有树根茎块之物,少量卵石。

第3层(C3)厚50厘米。黄褐色,细沙含土,松软。文化层,至距地表深75—85厘米处遗物较为集中。其底即探方深110厘米土色由黄褐转为红黄,土质变硬,含土量大,不见文化遗物。估计到生土。于75厘米发现灰黑色夹砂陶片(C4),很酥软,难断器形;85厘米处于探方西南和西北角有红黄色夹砂陶片,同出还有石块(C5)(图一四;一五)。

2.5.3 遗物

1) 陶器

文化层出土的陶片数量不多,且较残碎,火候不高,器形不明(可能为罐类)。夹砂,红褐色的较多,有的拍压粗绳纹,有的印粗布纹,也有的漫漶不清(图一六)。采集有灰黑色夹砂陶片,夹砂陶器足,柱形,上部有突节,残高6.5、径1.6厘米(图一七)。

2) 石器(?)

文化层中挖到几片石片,其中一片似有刃,可能是斧铤之属。已残断,不完整。长10.5、宽7、最厚3厘米(图一八);另一片也象有刃,长5.5、宽4(图一九);一片断面呈菱形,应是石核,长5.4、宽4.5、最厚1.2厘米(图二〇)。采集的一件,突出一段似把,不知所属,残长6.2、底宽5.2、把径3.8厘米(图二一)。

3) 铜镜

地面采集。仅余一小块残片,为镜之边缘部分。表面有铜绿锈,质地较好。纹饰可看出凤鸟和一“官”字铭文。这是东汉晚期的八叶夔凤纹镜,完整的铭文应是“君宜高官”。残长6、宽3.8厘米(图二二;图片二二)。

2.5.4 年代

发掘出土的陶片,由于数量少,质量差,对于判断其年代带来困难,估计遗址的年代为新石器时代晚期。采集到铜镜、方格纹陶片、青釉瓷片等物来看,磻石湾应有史前、东

汉, 宋元等各时期的文化遗存。

2.6 沙螺湾 (SLW-1997)

海湾朝北, 东、西两侧是山岭, 湾口内弧有高位海滩的上升沙丘, 沙丘中部被一河涌切割, 地名为沙螺湾涌口。地图坐标: 09-SE-1C。海湾后是一个较大的古泻湖, 地表平坦, 呈南高北低之势, 农田全都丢荒, 长满芦苇和灌木 (图片二三)。沙螺湾西原是向外伸的岬角, 土名“由由头”, “头”部山脊曾于 1993 发掘, 现已被新机场施工截去大半; 翻过东面的山头又有一海湾, 即蚶壳湾。考古调查、勘探、试掘工作就在此三处进行。

2.6.1 调查

沙螺湾西岬角西侧的海滩没有发现文化遗物; 东侧的沙滩的沙层很薄, 海水冲刷就露出红黄色的风化基岩土。在沙滩上拾有夹砂陶片。岬角坡地是灰黑色沙土, 丛林茂密, 地面也可见到夹砂陶片, 在海拔 20 米左右的地方开挖 2 个探坑, 没有发现史前遗物。在此还见到一个探坑, 可能是香港中文大学 1991 年调查时所挖。

沙螺湾涌口的上升沙堤进行钻探, 在足球场附近以及水泥路旁采集到大量史前夹砂陶片和唐宋时期的陶瓷片, 可能是修球场和筑路时翻动到地面上的。古泻湖的田地、民宅、道路旁只见近现代陶瓷器。

蚶壳湾沙丘发育不良, 狭窄低矮。地表无任何发现, 打探铲 30 厘米深就见水。

2.6.2 钻探

在沙螺湾涌口呈南北向的沙堤上钻了 4 孔 (图二三), Ag1 北距洪圣爷庙约 30 米, Ag2 跨过河涌与 Ag1 相距 80 米, 都没有发现遗物。Ag3 于 Ag2 北 20 米, 在足球场西 7 米, 深 220 厘米有夹砂陶片。Ag4 在足球场东 5 米, 靠近水泥路, 地表有大量陶片, 探孔发现宋和史前陶片。有关探孔的情况详见《香港北大屿山沙螺湾涌口工地考古钻探记录表》(表三)。

2.6.3 试掘

由于沙螺湾是一处出名的遗址, 有较为丰富的文化遗物, 鉴于在沙堤上探到陶片, 而沙堤后涌边沙质台地上已有香港中文大学考古中心试掘, 因此我们选择山坡进行试掘。在距足球场南 25 米, 水泥小路东侧果园里开 97SLW-TP1; 在 TP1 南约 10 米, 又东折 25 米布 97SLW-TP2。

TP1 处山脚, 海拔约 6 米, 面积 2×2 米。较浅, 仅 2 层, 分 2 个 Context。

第 1 层 表土层, 厚 20—40 厘米。灰褐色, 含沙量大, 有板结。表面长有树木和藤根。泥土中有不少历史时期和史前陶片。

第 2 层 厚 20—45 厘米。棕黄色, 沙泥各半, 较硬。有不少石块和大量陶片, 有的石片似经加工。探方底是基岩, 于探方西北部有一大块花岗岩石, 向东南倾斜。探方东南部的土层较厚。出土的夹砂陶片有绳纹和编织纹、席纹等; 但在东部近底却发现薄瓷片和黑釉陶片。而夹砂陶片的纹沟中粘有水渗的泥皮痕, 可断定这里不是遗址的原始堆积 (图二四、二五; 图片二四)。

TP2 位于山腰的坡面, 海拔约 8 米, 面积 1×1 米。

三 小结

1997年11月23日—1998年1月20日,广州市文物考古研究所在香港大屿山北部进行考古调查,自西到东,共调查了大小30余个地点。除了地面调查表采外,还对煎鱼湾、深屈湾、沙螺湾、沙嘴头、马湾涌、白芒、大嶺、牛牯塱、小嶺、鹿颈村、昂船凹、马湾岛东湾、草湾、花坪顶、扒头鼓南湾和湾笃等16个地点进行钻探;并根据调查和钻探,选择了煎鱼湾、沙螺湾、~~礁~~石湾、~~礁~~头村、沙嘴头、白芒、鹿颈、田寮村、扒头鼓、湾笃等10个地点进行小范围试掘,共布探坑18个,试掘面积共计63.36平方米。发现新石器时代遗址7处(其中2处下限可能到青铜时代),汉代文物点2处,唐宋遗址(包括窑址)4处,唐代墓葬2座。采集和发掘了较为丰富的文化遗物,此外还据实际情况采集了土样。

经过本次调查,对大屿山北区遗址的分布和年代等都有一定的了解,所有调查地点中,除海拔200米的花坪顶外,皆为海湾,尤其沿海岸线地带的文化遗物及堆积较为丰富,多数保存较好。所发现的文物时间跨度大,有新石器时代的,也有明清时期的。其中湾笃和东涌沙嘴头西区的赧垣是新发现的古遗址,为唐代遗存。在沙螺湾和~~礁~~石湾的海拔6—10米高程的坡地发现新石器时代的文化层堆积,这为认识和了解沙丘遗址与山坡之间的相互关系提供了线索与启示。在石湾和白芒采集到东汉的铜镜残片和细方格纹陶片,表明此处会有汉代文化层,而汉代文物的发现也丰富了香港地区该段时期的资料。

这次沿海岸线海湾沙丘及湾内谷地、台地的调查,大澳海岸边全被现代房屋等覆盖,低埔、小嶺、打水湾、大转等由于兴建青马大桥和大屿山高速公路或建厂房等遭填海工程影响,地形地貌已变化较大,故未发现文物。另外有的地方如二澳、深屈湾、二转、三转、草湾、花坪、扒头鼓北湾和马湾岛部分地点由于地理环境不理想,或因湾小滩浅,或因台地面积较小,不适宜古人生活也没有任何发现。除此以外,大多数地点都有古代遗物或遗迹。

由于有的地方丛林茂密,草藤缠绕,对调查带来一定困难;有的遗址因土质为泥地,也影响了钻探工作,再加上本次工作时间显得短促,因而对准确地了解遗址的范围以及文化层的堆积难免受到局限。

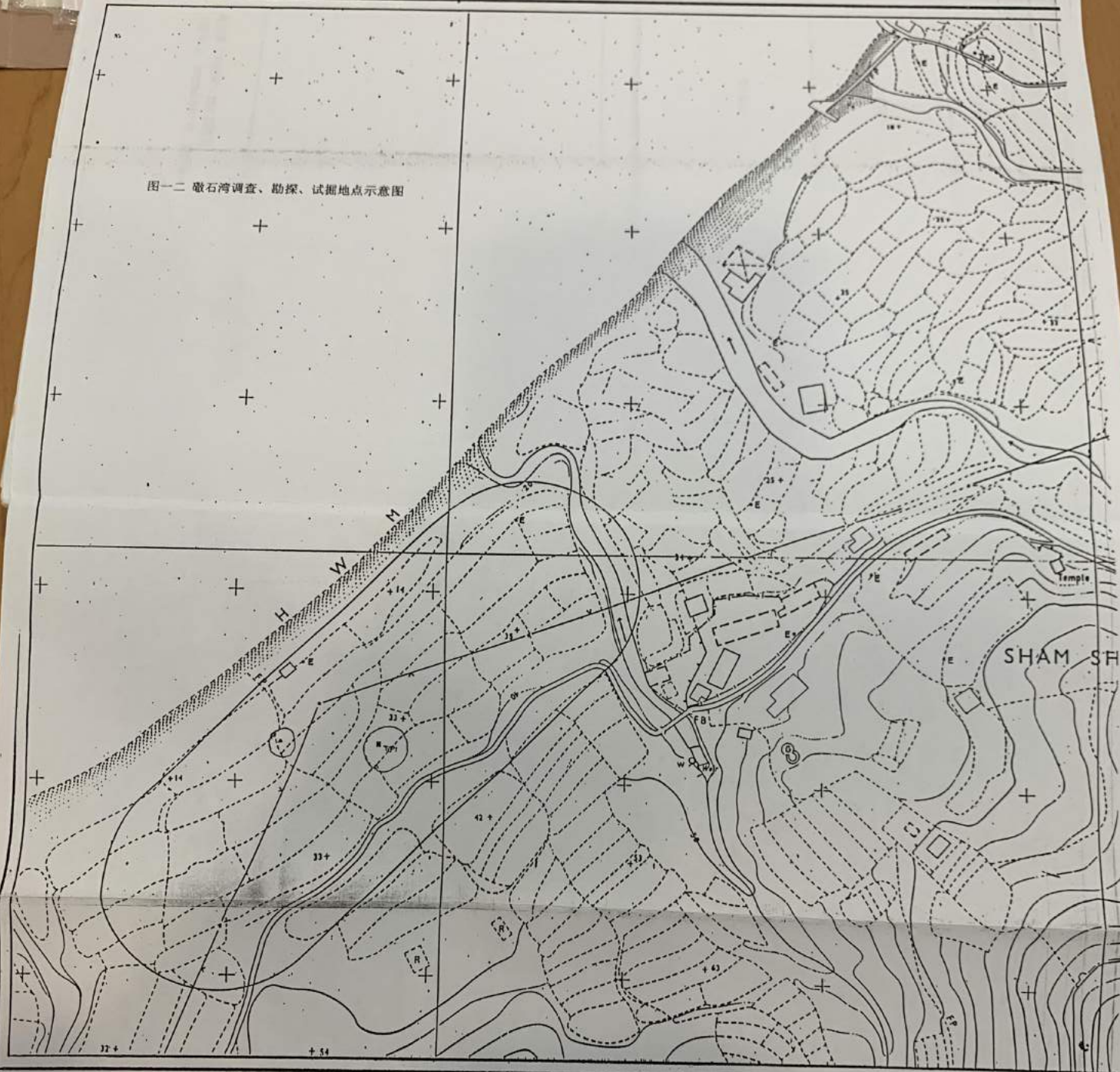
通过这次对大屿山北部的考古调查、勘探和试掘,使我们对香港地区乃至环珠江口地区的古人类活动地点和遗址分布有了新的认识,即使在面北或朝西的海湾,只要具有足够的、适宜生息的空间和水源,基本上都有古人类或长期或短暂的活动。

这些遗址或地点中最具发掘价值的有煎鱼湾、沙螺湾、~~礁~~石湾、~~礁~~头村、沙嘴头、白芒、鹿颈村、扒头鼓和湾笃等,其中湾笃和沙嘴头遗址正面临建设性破坏,如有条件应尽快进行抢救发掘。其余大多数遗址保存较好,现在基本上未受现代开发建设所破坏,现地表多有植被,为果园、农田或废弃不久的荒地。这些文化堆积比较厚的遗址,应有计划地进行发掘,有可能解决某些学术问题。

(参见表一七《北大屿山考古调查地点古文化遗物保存情况一览表》)

一九九八年六月一日

图一二 敬石湾调查、勘探、试掘地点示意图



THE HONG KONG ARCHAEOLOGICAL SURVEY
HONG KONG GOVERNMENT

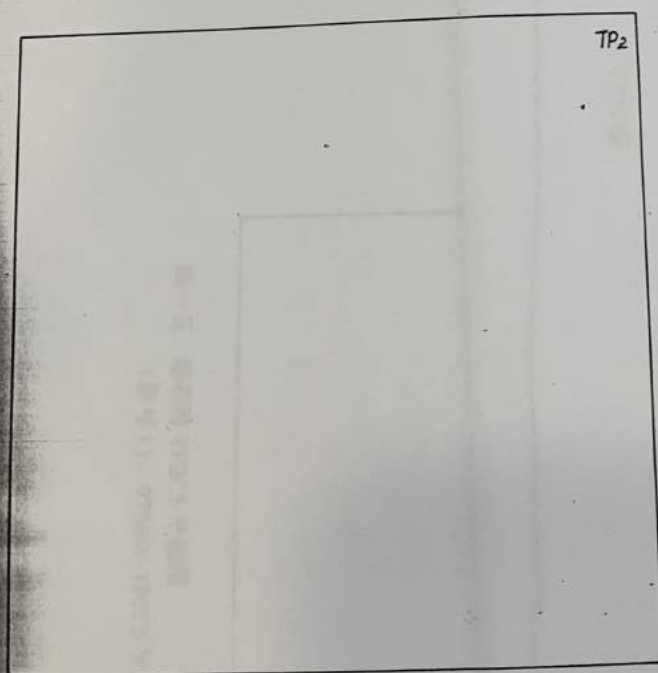
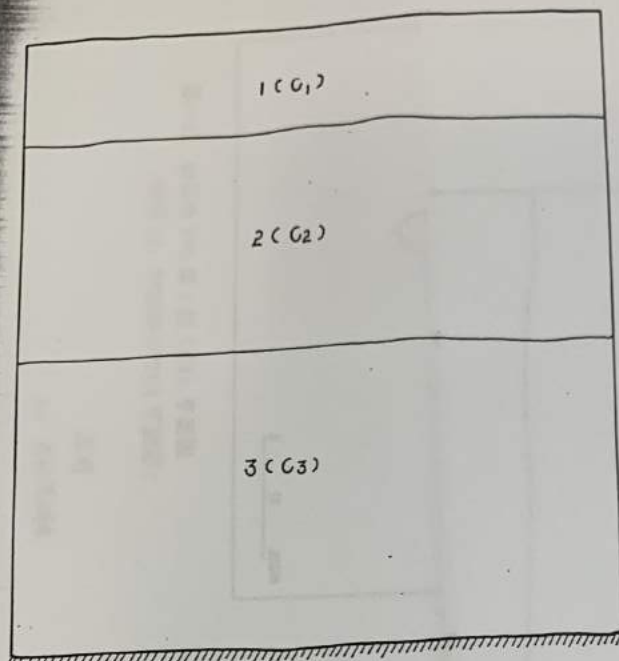
SAN SHEK WAN

敬石湾

Extracted From Sheet(s): C190-SW C

Grid File Ref.: 09-SW-10C

Site No.: 09/11



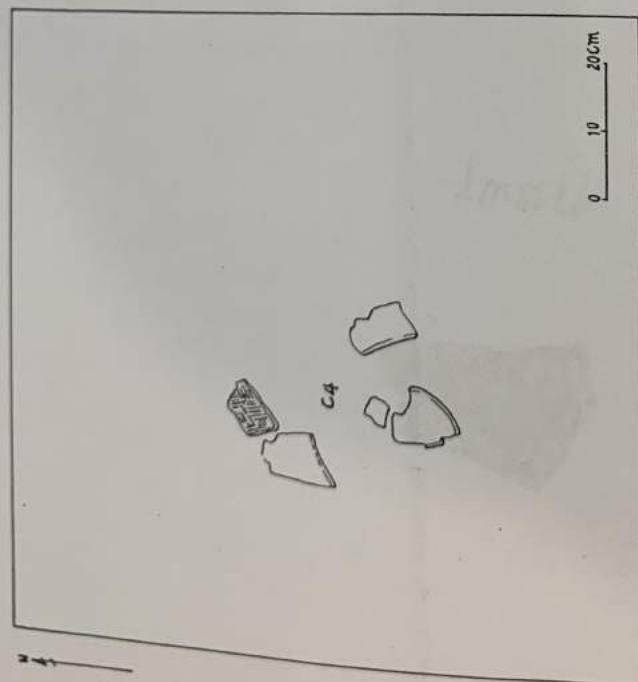
0 10 20cm

绘图者: 张奎国
日期: 1997.12.9

图一三 敬石湾 (97SSW) TP2 剖面图
(图号 14, 97SSW-TP2 平、剖面图)

说明

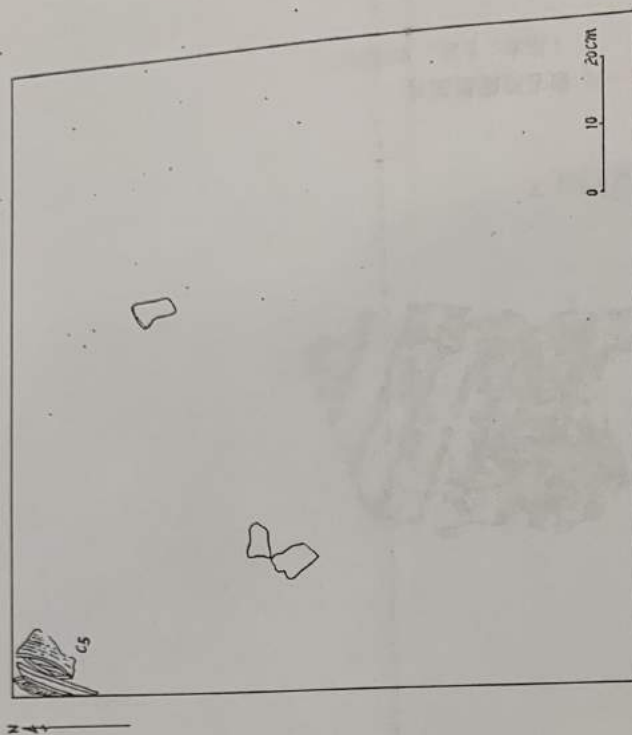
- ①C₁ 地表土
- ②C₂ 灰沙土
- ③C₃ 黄灰沙土



图一四 敬石湾 TP2 第3层 (C4) 平面图
(图号 12, 97SSW-TP2C4 平面图)

说明

C4 夹砂黑陶片



图一五 敬石湾 TP2C5 平面图
(图号 13, 97SSW-TP2C5 平面图)

说明

C5 黑陶片

绘图者: 张金国
日期: 1997.12.9

97SSWT

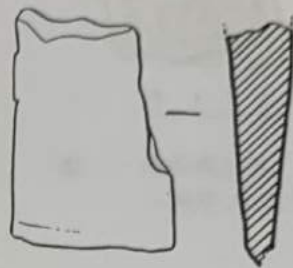


97SSWT

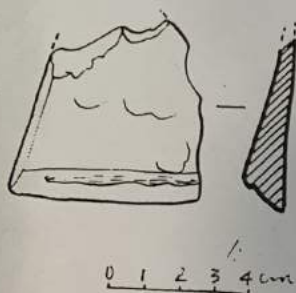
图一六 敬石湾陶器拓片
(拓本, 2 块, 97SSWT)



图一七 敬石湾陶器足
(图号 24: 18, 夹砂陶器足 SSW 采)



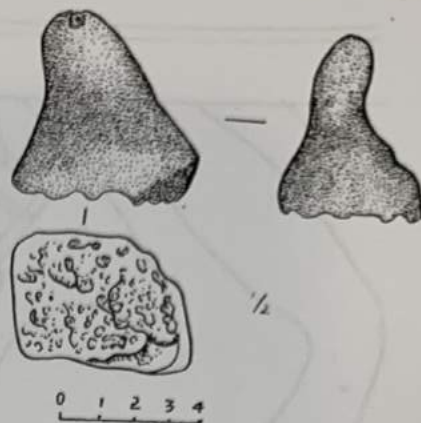
图一八 敬石湾石器
(图号 24: 19, 石片 SSW-TP2C3)



图一九 敬石湾石器
(图号 24: 20, 石片 SSW-TP2C3)



图一〇 敬石湾石器
(图号 24: 22, 石片 SSW-TP2C3)



图二一 敬石湾石器
(图号 24: 21, 石拍 SSW 采)



97SSWT-68

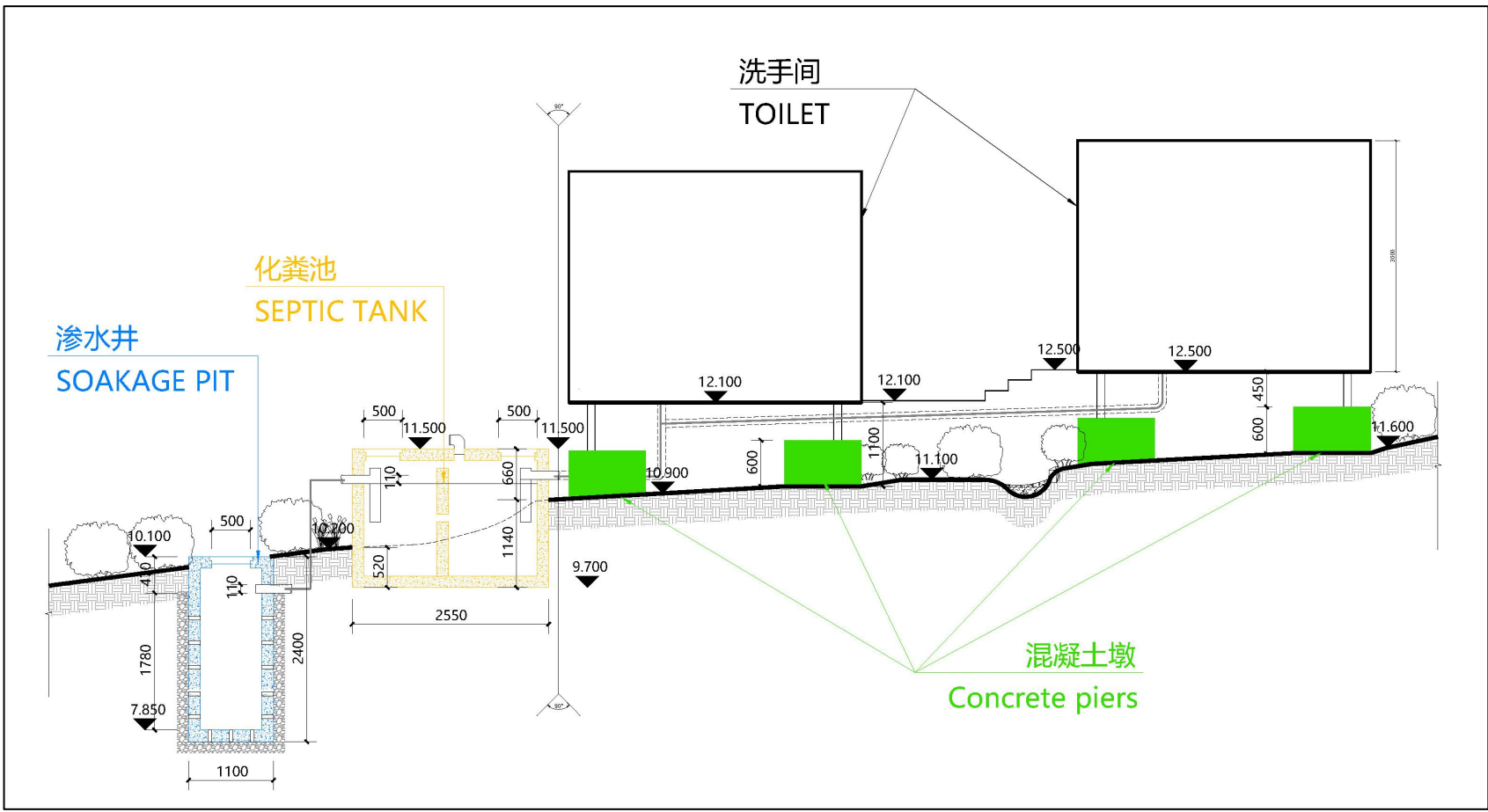
图二二 敬石湾铜镜
(拓本, 铜镜 SSW 采)

表十七 《北大屿山考古调查地点古文化遗产遗址保存情况一览表》

地 名	文化遗存	年 代	保存情况
煎鱼湾	以夹砂陶占绝大多数，陶色以灰黑色居多。纹饰以绳纹和素面为主，有少数云雷纹，器形有釜、罐、豆、支座等，还发现有少量石器。并发现有火通条、支座和垫泥等窑具。	新石器时代中晚期和唐代	A
二 澳	未发现古文化遗迹遗物		D
大 澳	地表采集到青花瓷片和红黄色陶片。	清代至近代	D
深屈湾	地面采集到几片灰陶、瓷片。	唐 代	C
礮石湾	夹砂红褐陶和夹砂灰黑陶片，纹饰有粗绳纹、粗布纹，还发掘出少量石器，可能是斧、锛的残件。还采集到东汉晚期～晋时期的八叶夔凤纹镜的残片，还发现有青釉瓷片。	新石器时代晚期。汉～晋时期。宋元时期	B
沙螺湾	发掘出土红褐、橙黄、灰黑色的夹砂陶，器型主要为釜、罐类，纹饰以绳纹为主，另有曲折纹，编织纹，叶脉纹，云雷纹和席纹等。	新石器时代晚期	A
礮头村	发现两座唐墓，出有陶罐、釉陶碗、钵、“开元通宝”钱和带扣饰等物，同时还出土有白瓷和青瓷。 据香港中文大学在此地调查，试掘曾发现夹砂绳纹陶，石英环等。	新石器时代唐、宋时期	A
东 涌	钻孔中出有夹砂红褐、灰黑陶片、饰绳纹或素面。还有泥质灰黑陶片。采集到青瓷，黑釉陶片。 1995 年曾在康乐中心东侧发掘，发现有唐代壳灰窑。	新石器时代晚期。唐、宋时期	B
东涌湾谷地	青花瓷片，灰陶片	清代和近代	D
低 埔	未发现古文化遗址、遗物		D
白 芒	发掘出土有泥质红、灰陶，夹砂红、黑陶，纹饰有绳纹、曲折纹、叶脉纹等，器型可辩认的有罐、釜、盆，还有少量石器如石环、石芯、锛、刀等。还出土有泥质红陶片和黑釉陶、青瓷片、还采集到“乾隆通宝”铜钱、残缺器足等。	新石器时代，汉、晋～南朝，唐宋时期。	A

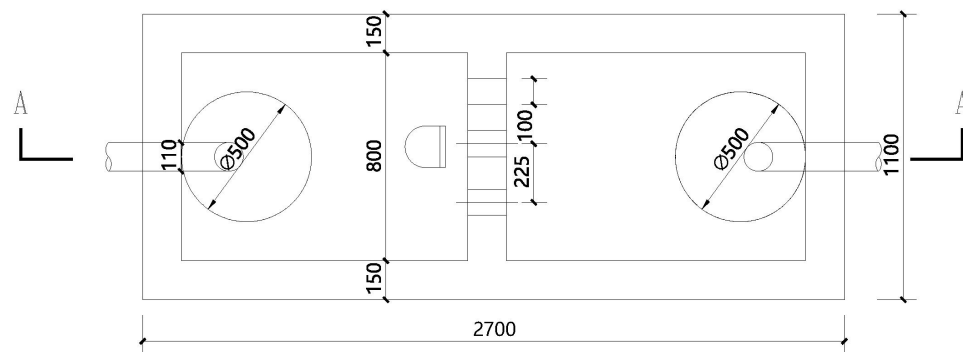
大虫湾	未发现古文化遗址遗物		D
牛牯	采集到数片明清瓷片		D
小虫湾 深水角	已辟为地铁机房, 高速公路等。原地貌已大为改观, 经钻探未发现古文化遗迹、遗物。 1991年7月, 香港中文大学曾在此调查, 开了两个探沟, 亦无古文化遗迹遗物发现。		D
鹿颈村	夹砂灰黑、红陶片、器型为罐之属, 饰绳纹, 还有少量泥质陶, 还发现有火通条, 支垫等窑具。	新石器晚期、唐代	B
马湾岛部分地区(指除东湾、沙柳塘湾、东湾仔以外地区)	集中调查地点为北湾和石仔湾, 试掘出土有青花瓷、瓦片等物。	晚清~民国	D
大转、二转 三转	无古文化遗迹遗物发现		D
草湾	地表采集到一些陶、瓷残片。	明清及以后	D
花坪顶	此次未发现早期文化遗物, 只在探孔(K18)发现一块青花瓷片。 1994年香港古物古迹办事处曾发现一处古文化遗址。发掘到早期陶片。	先秦 宋~明代	C
扒头鼓	有夹砂陶和泥质陶, 以夹砂黑陶较多, 纹饰有绳纹、曲折纹, 网格纹等, 还有石镞、石斧、石砺石等石器残件, 还出有酱釉陶片等。 1994年香港中文大学中国文化研究所中国考古艺术中心也曾在此发现一处新石器时代遗址。	新石器时代晚期~东周时期 唐代	B
湾 笃	酱釉陶片、红陶片、青花瓷片、火通条、红烧土等。 据以往香港方面的调查, 发掘材料, 此处曾分布有唐代灰壳窑遗址。	唐代 明清时期时期	C

说明: A 好, 古文化遗物、遗址保存较好, 出土物较丰富。有发掘价值。
 B 较好, 古文化遗物、遗址保存尚好, 可考虑进一步调查、发掘。
 C 一般, 古文化遗物、遗址保存不多, 必要时可作进一步调查、试掘。
 D 无古文化遗迹、遗物发现。

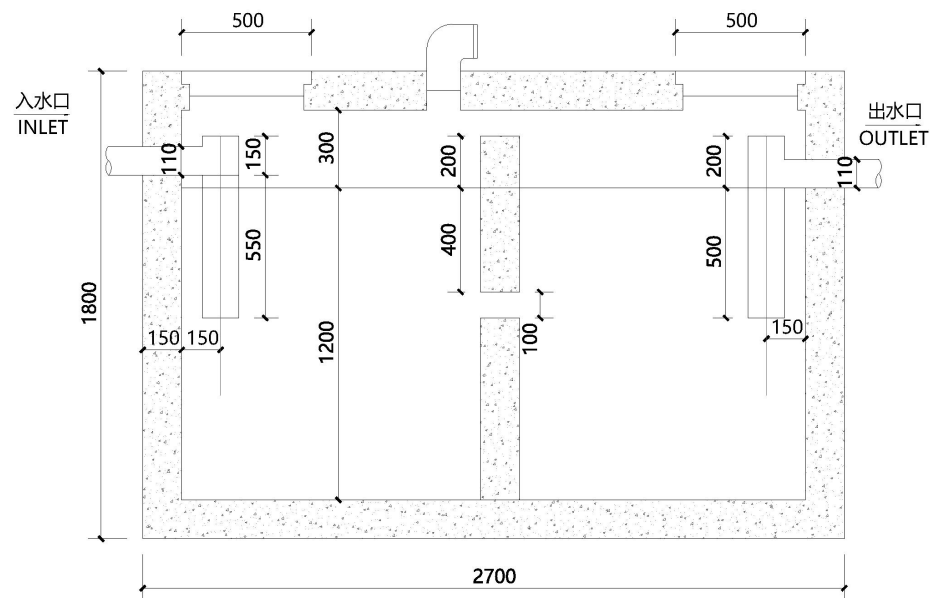


According to the Practice Note for Professionals Environmental Advisory Committee, the location of the **SOAKAGE PIT** will be dug to a depth of 2400mm to meet its function.
For this site, the maximum excavation depth of the **SEPTIC TANK** is 1140 mm, and the minimum depth is 520 mm,

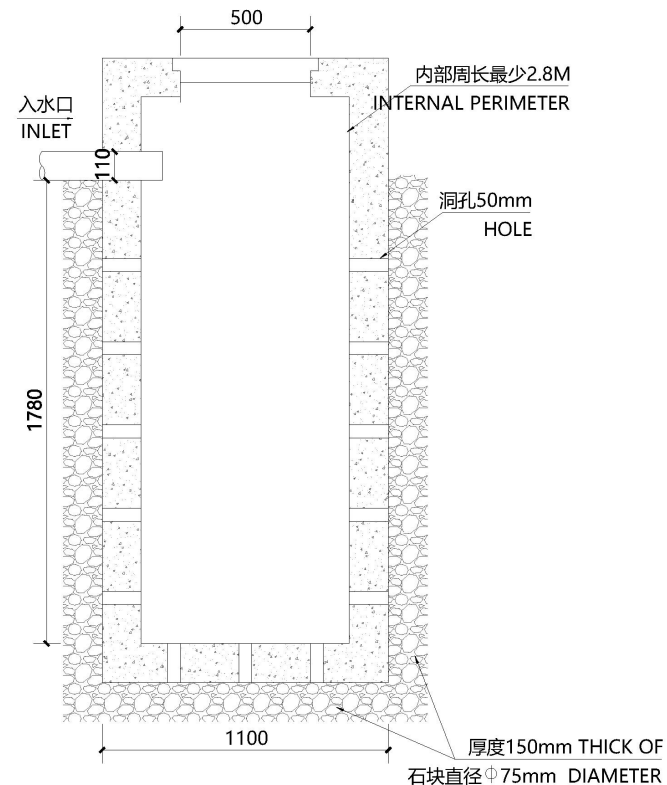
Septic tank & Soakage pit/化粪池&渗水井



化粪池 SEPTIC TANK



截面图 SECTION A-A

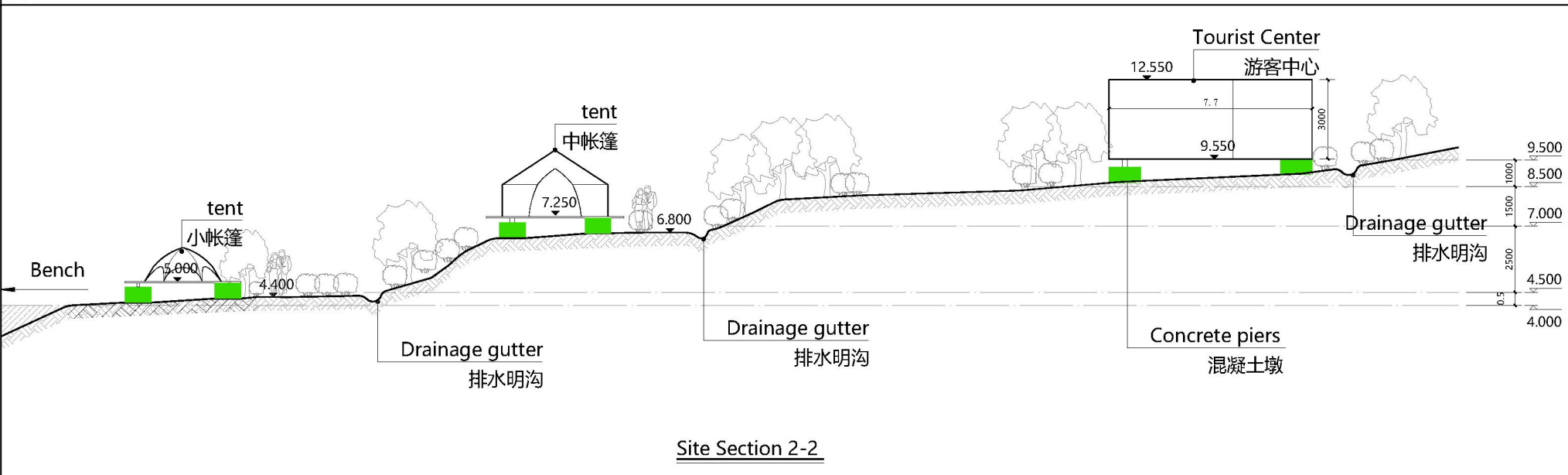
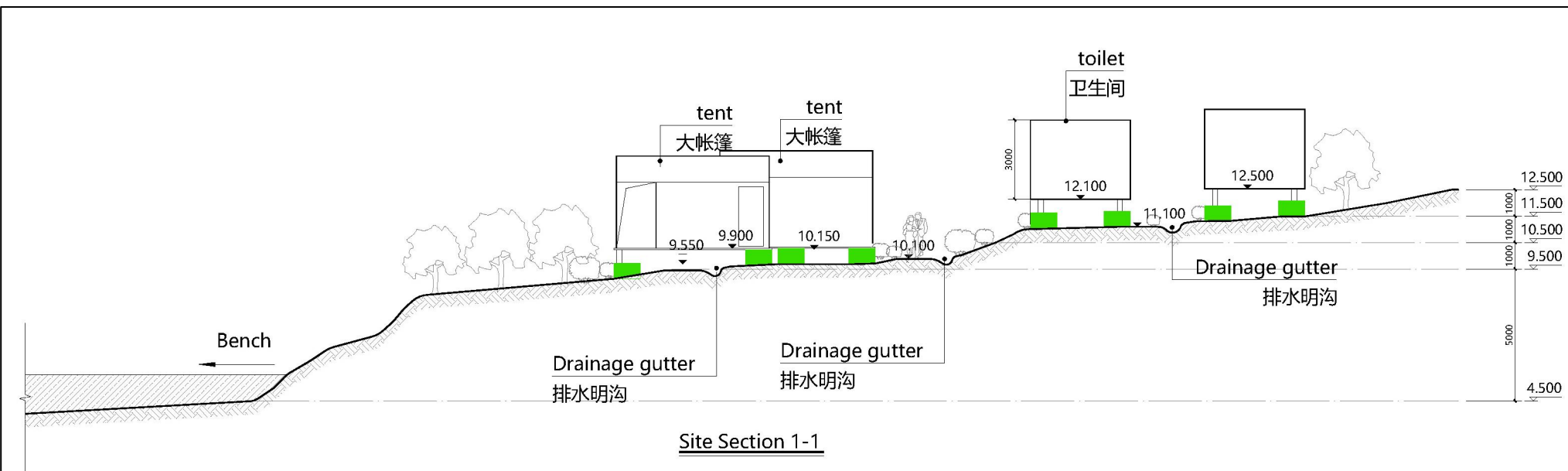


渗水井 SOAKAGE PIT

The septic tank and soakaway system installed follow the Professional Persons Environmental Consultative Committee Practice Notes ("ProPECC PN") No. 5/93 for sewage treatment and disposal

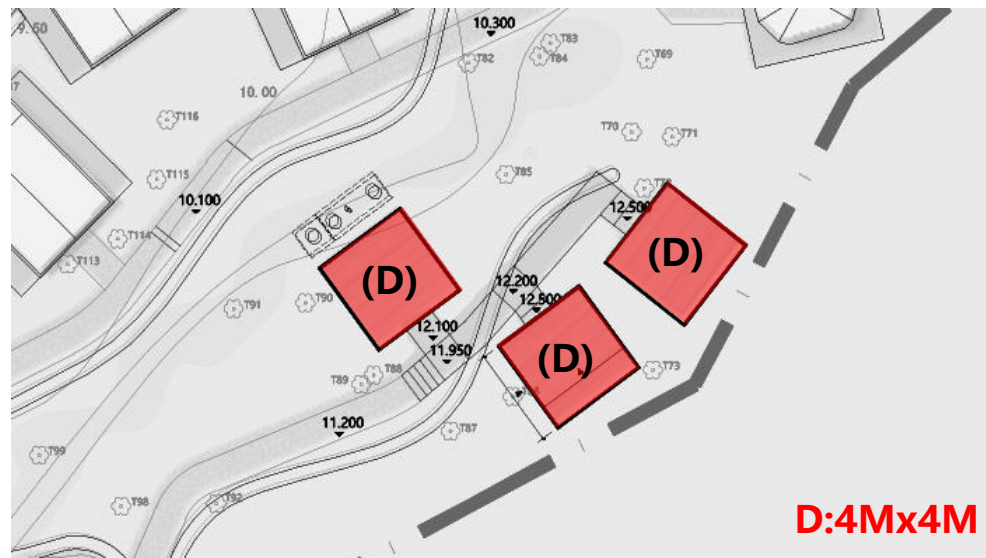
安装的化粪池和渗水系统是根据专业人士环境咨询委员会作业备考（“ProPECC PN”）第 5/93 号处理和排放污水

Site Section/場地剖面

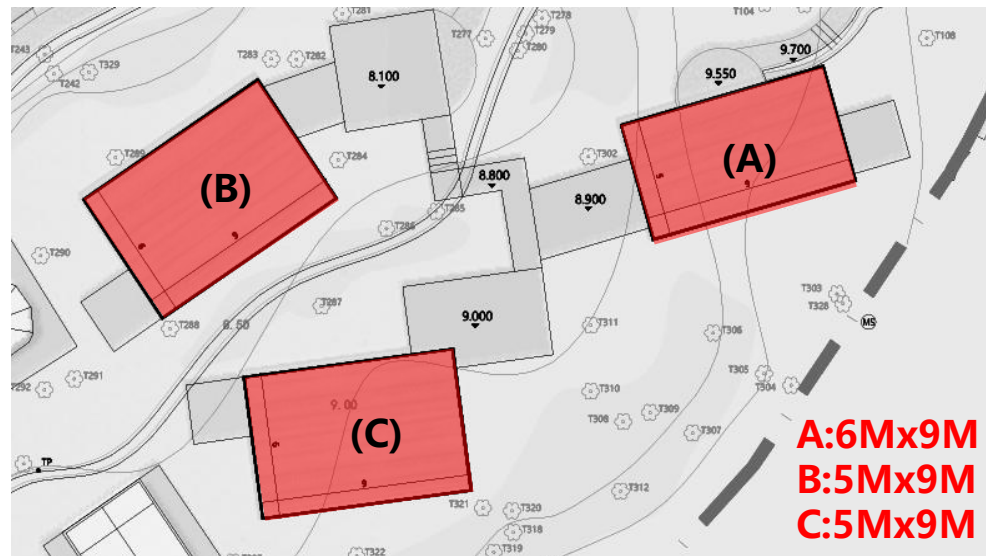


From the section of the site, we can see that all structures and tents are placed on the site using concrete stone piers as foundations to prevent damage to the site.

Concrete piers/混凝土墩基礎

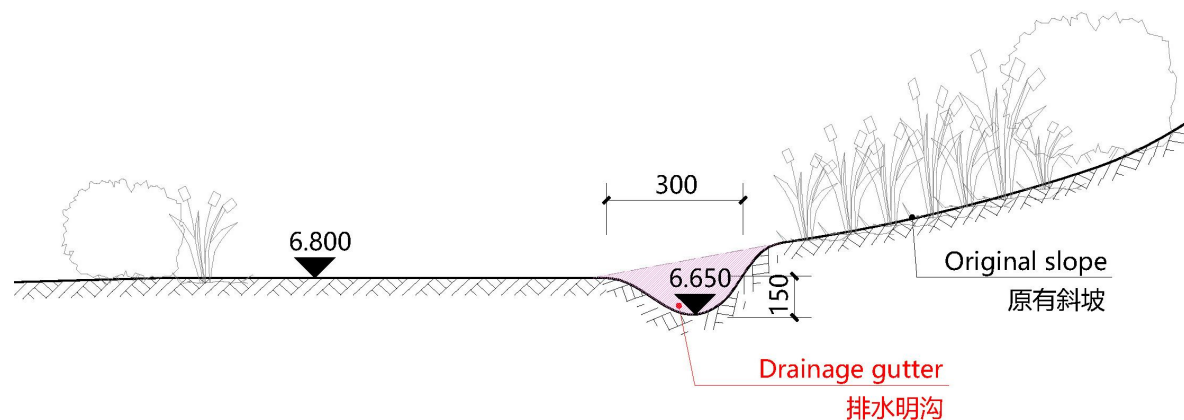
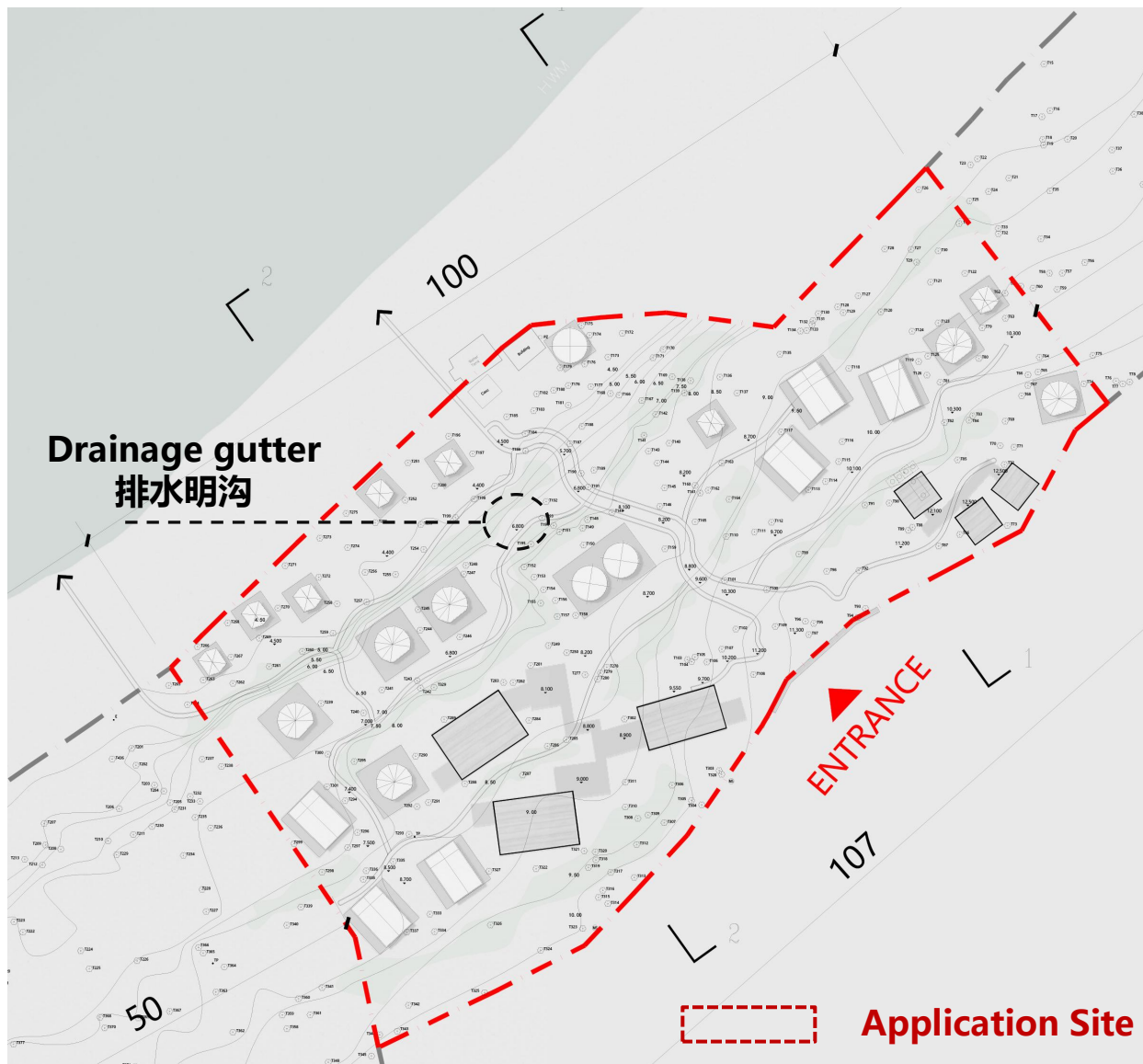


4MX4M部分：4個混凝土墩尺寸為1.0MX1.0MX0.6M，1.2倍的傾覆力矩為112.57KN.M（風荷載引起），小于抗傾覆力矩139.97KN.M（房子自重和混凝土墩自重）



6MX9M、5MX9M部分：4個混凝土墩尺寸為1.2MX1.2MX0.6M，1.2倍的傾覆力矩為253.27KN.M（風荷載引起），小于抗傾覆力矩332.42KN.M（房子自重和混凝土墩自重）

Site Drainage/場地排水



The purpose of the drainage gutter is to drain the accumulated water from the site in time during rainy weather, which can prevent the site from being flooded and damaging the land structure.

In order to protect the land and cultural relics, the excavation depth of the drainage ditch is 150mm to prevent any impact on the archaeological work.



Structure No.	Uses	No. of Storey	Building Height (about)	GFA(about)
1	TENT(CANOPY)	1	7m	75m ²
2	Ordinary Camp	1	2m	63m ²
3	Advanced Camp	1	3m	96m ²
4	Luxury Camp	1	4m	195m ²
A	OFFICE	1	3m	45m ²
B	ACTIVITY ROOM	1	3m	54m ²
C	STORAGE ROOM	1	3m	54m ²
D	TOILET	1	3m	48m ²
F	GUARD ROOM	1	4m	12m ²

Appendix 1. Trees within the Project Site and Buffer Areas. Grey cells indicated the trees were recorded within the Project Site.

Tree Number	Scientific Names	Chinese Names	Health Condition	Tree Form	Amenity Value
T1	<i>Ficus variegata</i>	青果榕	Fair	Fair	Medium
T2	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T3	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T4	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T5	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T6	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T7	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T8	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T9	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T10	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T11	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T12	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T13	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T14	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T15	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T16	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T17	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T18	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T19	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T20	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T21	<i>Bridelia tomentosa</i>	土蜜樹	Fair	Fair	Medium
T22	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T23	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T24	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T25	<i>Mallotus paniculatus</i>	白楸	Dead	Poor	Low
T26	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T27	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T28	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T29	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T30	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T31	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T32	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T33	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T34	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T35	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T36	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T37	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T38	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T39	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T40	<i>Schefflera octophylla</i>	鴨腳木	Fair	Fair	Medium
T41	<i>Ficus variegata</i>	青果榕	Fair	Fair	Medium
T42	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium

T43	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T44	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T45	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T46	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T47	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T48	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T49	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T50	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T51	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T52	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T53	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T54	<i>Mallotus paniculatus</i>	白楸	Dead	Poor	Low
T55	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T56	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T57	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T58	<i>Sterculia lanceolata</i>	假蘋婆	Fair	Fair	Medium
T59	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T60	<i>Sterculia lanceolata</i>	假蘋婆	Fair	Fair	Medium
T61	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T62	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T63	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T64	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T65	<i>Ficus hispida</i>	對葉榕	Dead	Poor	Low
T66	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T67	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T68	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T69	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T70	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T71	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T72	<i>Ficus variegata</i>	青果榕	Fair	Fair	Medium
T73	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T74	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T75	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T76	<i>Ficus variegata</i>	青果榕	Fair	Fair	Medium
T77	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T78	<i>Ficus variegata</i>	青果榕	Fair	Fair	Medium
T79	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T80	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T81	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T82	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T83	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T84	<i>Ficus variegata</i>	青果榕	Fair	Fair	Medium
T85	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T86	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T87	<i>Ficus variegata</i>	青果榕	Fair	Fair	Medium
T88	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T89	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium

T90	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T91	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T92	<i>Macaranga tanarius</i>	血桐	Poor	Poor	Low
T93	<i>Ficus variegata</i>	青果榕	Fair	Fair	Medium
T94	<i>Ficus variegata</i>	青果榕	Fair	Fair	Medium
T95	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T96	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T97	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T98	<i>Macaranga tanarius</i>	血桐	Poor	Poor	Low
T99	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T100	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T101	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T102	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T103	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T104	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T105	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T106	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T107	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T108	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T109	<i>Celtis sinensis</i>	朴樹	Fair	Fair	Medium
T110	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T111	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T112	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T113	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T114	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T115	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T116	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T117	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T118	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T119	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T120	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T121	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T122	<i>Macaranga tanarius</i>	血桐	Dead	Poor	Low
T123	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T124	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T125	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T126	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T127	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T128	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T129	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T130	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T131	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T132	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T133	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T134	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T135	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T136	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium

T137	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T138	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T139	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T140	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T141	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T142	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T143	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T144	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T145	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T146	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T147	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T148	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T149	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T150	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T151	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T152	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T153	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T154	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T155	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T156	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T157	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T158	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T159	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T160	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T161	<i>Schefflera octophylla</i>	鴨腳木	Fair	Fair	Medium
T162	<i>Schefflera octophylla</i>	鴨腳木	Fair	Fair	Medium
T163	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T164	<i>Schefflera octophylla</i>	鴨腳木	Fair	Fair	Medium
T165	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T166	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T167	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T168	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T169	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T170	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T171	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T172	<i>Clausena lansium</i>	黃皮	Fair	Fair	Medium
T173	<i>Clausena lansium</i>	黃皮	Fair	Fair	Medium
T174	<i>Clausena lansium</i>	黃皮	Fair	Fair	Medium
T175	<i>Clausena lansium</i>	黃皮	Fair	Fair	Medium
T176	<i>Clausena lansium</i>	黃皮	Fair	Fair	Medium
T177	<i>Clausena lansium</i>	黃皮	Fair	Fair	Medium
T178	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T179	<i>Clausena lansium</i>	黃皮	Fair	Fair	Medium
T180	<i>Clausena lansium</i>	黃皮	Fair	Fair	Medium
T181	<i>Clausena lansium</i>	黃皮	Fair	Fair	Medium
T182	<i>Clausena lansium</i>	黃皮	Fair	Fair	Medium
T183	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium

T184	<i>Clausena lansium</i>	黃皮	Fair	Fair	Medium
T185	<i>Clausena lansium</i>	黃皮	Fair	Fair	Medium
T186	<i>Clausena lansium</i>	黃皮	Fair	Fair	Medium
T187	<i>Clausena lansium</i>	黃皮	Fair	Fair	Medium
T188	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T189	<i>Clausena lansium</i>	黃皮	Fair	Fair	Medium
T190	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T191	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T192	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T193	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T194	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T195	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T196	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T197	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T198	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T199	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T200	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T201	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T202	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T203	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T204	<i>Schefflera octophylla</i>	鴨腳木	Fair	Fair	Medium
T205	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T206	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T207	<i>Schefflera octophylla</i>	鴨腳木	Fair	Fair	Medium
T208	<i>Schefflera octophylla</i>	鴨腳木	Fair	Fair	Medium
T209	<i>Mallotus paniculatus</i>	白楸	Poor	Poor	Low
T210	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T211	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T212	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T213	<i>Mallotus paniculatus</i>	白楸	Dead	Poor	Low
T214	<i>Macaranga tanarius</i>	血桐	Poor	Poor	Low
T215	<i>Microcos paniculata</i>	布渣葉	Poor	Poor	Low
T216	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T217	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T218	<i>Mallotus paniculatus</i>	白楸	Dead	Poor	Low
T219	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T220	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T221	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T222	<i>Zanthoxylum avicennae</i>	簕欖花 椒	Fair	Fair	Medium
T223	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T224	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T225	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T226	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T227	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T228	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T229	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium

T230	<i>Schefflera octophylla</i>	鴨腳木	Fair	Fair	Medium
T231	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T232	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T233	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T234	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T235	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T236	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T237	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T238	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T239	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T240	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T241	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T242	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T243	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T244	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T245	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T246	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T247	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T248	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T249	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T250	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T251	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T252	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T253	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T254	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T255	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T256	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T257	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T258	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T259	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T260	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T261	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T262	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T263	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T264	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T265	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T266	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T267	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T268	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T269	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T270	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T271	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T272	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T273	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T274	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T275	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T276	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium

T277	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T278	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T279	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T280	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T281	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T282	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T283	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T284	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T285	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T286	<i>Sapium sebiferum</i>	烏柏	Fair	Fair	Medium
T287	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T288	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T289	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T290	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T291	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T292	<i>Ficus hispida</i>	對葉榕	Poor	Poor	Low
T293	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T294	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T295	<i>Mallotus paniculatus</i>	白楸	Poor	Poor	Low
T296	<i>Ficus hispida</i>	對葉榕	Poor	Poor	Low
T297	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T298	<i>Mallotus paniculatus</i>	白楸	Dead	Poor	Low
T299	<i>Schefflera octophylla</i>	鴨腳木	Fair	Fair	Medium
T300	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T301	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T302	<i>Celtis sinensis</i>	朴樹	Fair	Fair	Medium
T303	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T304	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T305	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T306	<i>Ficus hispida</i>	對葉榕	Poor	Poor	Low
T307	<i>Ficus hispida</i>	對葉榕	Poor	Poor	Low
T308	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T309	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T310	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T311	<i>Ficus variegata</i>	青果榕	Fair	Fair	Medium
T312	<i>Ficus variegata</i>	青果榕	Fair	Fair	Medium
T313	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T314	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T315	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T316	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T317	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T318	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T319	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T320	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T321	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T322	<i>Ficus variegata</i>	青果榕	Fair	Fair	Medium
T323	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium

T324	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T325	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T326	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T327	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T328	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T329	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T330	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T331	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T332	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T333	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T334	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T335	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T336	<i>Sterculia lanceolata</i>	假蘋婆	Fair	Fair	Medium
T337	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T338	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T339	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T340	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T341	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T342	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T343	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T344	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T345	<i>Celtis sinensis</i>	朴樹	Fair	Fair	Medium
T346	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T347	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T348	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T349	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T350	<i>Ficus variegata</i>	青果榕	Fair	Fair	Medium
T351	<i>Ficus variegata</i>	青果榕	Fair	Fair	Medium
T352	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T353	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T354	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T355	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T356	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T357	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T358	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T359	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T360	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T361	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T362	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T363	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T364	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T365	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T366	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T367	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T368	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T369	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T370	<i>Ficus hispida</i>	對葉榕	Dead	Poor	Low

T371	<i>Mallotus paniculatus</i>	白楸	Dead	Poor	Low
T372	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T373	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T374	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T375	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T376	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T377	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T378	<i>Aquilaria sinensis</i>	土沉香	Fair	Fair	Medium
T379	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T380	<i>Ficus hispida</i>	對葉榕	Poor	Poor	Low
T381	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T382	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T383	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T384	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T385	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T386	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T387	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T388	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T389	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T390	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T391	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T392	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T393	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T394	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T395	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T396	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T397	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T398	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T399	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T400	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T401	<i>Acacia confusa</i>	台灣相思	Fair	Fair	Medium
T402	<i>Schefflera octophylla</i>	鴨腳木	Fair	Fair	Medium
T403	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T404	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T405	<i>Sapium sebiferum</i>	烏柏	Fair	Fair	Medium
T406	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T407	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T408	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T409	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T410	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T411	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T412	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T413	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T414	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T415	<i>Trema orientalis</i>	異色山黃麻	Fair	Fair	Medium

T416	<i>Bridelia tomentosa</i>	土蜜樹	Fair	Fair	Medium
T417	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T418	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T419	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T420	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T421	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T422	<i>Ficus variegata</i>	青果榕	Fair	Fair	Medium
T423	<i>Ficus variegata</i>	青果榕	Fair	Fair	Medium
T424	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T425	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T426	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T427	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T428	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T429	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T430	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T431	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T432	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T433	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T434	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T435	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T436	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/ A/I-SW/1

Our Ref.: 23/801/L09

May 2, 2024

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

By Email

Dear Sir/Madam,


**Proposed Temporary Holiday Camp for a Period of Three Years
and Associated Excavation of Land in “Green Belt” (“GB”) zone
at Lot 327 (Part) in DD308, San Shek Wan, Lantau Island, New Territories**

(Application No. A/I-SW/1)

In response to the comments of the Landscape Unit, Planning Department dated 15.4.2024, Lands Department dated 24.4.2024, the Antiquities and Monuments Office dated 26.4.2024 and the Chief Officer (Licensing Authority), Office of the Licensing Authority/HAD dated 29.4.2024, we would like to submit a response to the comments table, a revised Appendix 1 of the Ecological survey (**Annex A**) and the Layout plan with other supporting facilities/structures within the Application Site (**Annex B**) for your consideration.

Should you have any queries or require further information, please feel free to contact the undersigned at 2401 0173.

Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.



Lo Ming Kong

Encl.

c.c. Asia International Develop Limited (the Applicant)



B/Ds	Return Date	Comments
PlanD	15.4.2024	Comments from the Antiquities and Monuments Office are given
LandsD	24.4.2024	Comments from Lands Department are given
AMO	26.4.2024	Comments from Antiquities and Monuments Office are given
HAD	29.4.2024	Comments from the Chief Officer (Licensing Authority), Office of the Licensing Authority/HAD are given

Responses to Departmental Comments

Departmental Comments		Responses	Remarks
A	Landscape Unit, Planning Department [Email dated 15.4.2024] (Contact Person: Ms. Isabella TSUI, Tel: 3565 3951)		
1.	Landscape Aspect 1. According to the previous 2 nd F.I. submission Ecological Survey Table 2, total 236 trees were located within the Project Site (i.e. Application Site). However in Ecological Survey Appendix 1 (Trees within the Project Site and Buffer Areas. Grey cells indicated the trees were recorded within the Project Site), there are about 277 highlighted grey in the table. Please review the discrepancy of tree number within the Site. 2. Layout plan (Appendix B) While location of the proposed structures are shown, other supporting facilities/structures such as the entrance gate, septic tank, soakage pit, wooden deck and footpath with steps are not yet shown on the Layout Plan. Please indicate these structures on plan to demonstrate that they are not in conflict with the existing trees.	1. The Appendix 1 of the Ecological survey has been revised. T200-T238 (39 trees) and T264-T265 (2 trees) in the last submitted report should be located outside the project area. So the number of trees within project area is 236 (277-39-2=236). The numbers are now consistent with the text (see Annex A). 2. The layout plan with other supporting facilities/structures is attached for your consideration. It shows that no direct conflict between the proposed structures and the existing trees (see Annex B).	

Departmental Comments	Responses	Remarks
<p>3. According to the layout plan with overlaid existing trees in Appendix B, many trees are located very close to the proposed structures and according to previous R-to-C, <i>“some of the tents and temporary structures are under the tree crown”</i>. While the Applicant claimed in R-to-C Annex II <i>“No substantial tree trimmings would be necessary to open up space for the development. Weeding and vegetation maintenance (such as trimming of excessive branches will be monitored and conducted by experts with knowledge on arboriculture”</i>, the Applicant is reminded to adhere to DEVB’s following guidelines on proper tree pruning:</p> <ul style="list-style-type: none"> • <i>Guidelines on Tree Pruning</i> (樹木修剪指引) • <i>Do's and Don'ts in Pruning</i> (樹木修剪的錦囊) • <i>Tree Management Practice Note No.3: Tree Pruning</i> (樹木管理作業備考第3號：修剪樹木) 	<p>3. Noted.</p>	

Departmental Comments		Responses	Remarks
B	Lands Department [Email dated 24.4.2024] (Contact Person: Mr. L. H. LI, Tel: 2852 4243)		
1.	The existing one-storey structure ("the Structure") straddles on Lot No. 327 in D.D. 308L ("the Lot") and the adjoining Government land. It is a surveyed squatter structure (SSS) covered by a Squatter Control Survey number. According to the record of the 1982 Squatter Control Survey, the use of the Structure is "Pump House".	<p>1. According to the proposed Layout plan (see Annex B), the portion of the existing one-storey structure erected on government land is not included in this planning application. Should the Application be approved by the Board, the applicant will rectify the structure to avoid encroaching onto Government land and apply to LandsD for the necessary permit to pursue the proposed development.</p> <p>2. Noted.</p> <p>3. Noted.</p>	
2.	The Squatter Control Survey Record of the Structure ("the Record") will be cancelled if there is non-conformity of the Record in terms of the location, dimensions, building materials or use of the Structure. Upon cancellation of the Record, the Structure will lost its status as a SSS leading to (i) a breach of the lease condition of the Lot which is an Old Schedule Agricultural Lot containing the restriction that no structures are allowed to be erected without the prior approval of the Government, and (ii) illegal occupation of Government land adjoining to the Lot.		
3.	Should planning approval be given to the subject planning application, the owner of the lot will need to apply to LandsD for approval to permit the structures to be erected or regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Such application will be considered by LandsD acting in the capacity of the landlord at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including, among other things, the payment of fees as may be imposed by LandsD.		

Departmental Comments		Responses	Remarks
C	Comments from Antiquities and Monuments Office [Email dated 26.4.2024] (Contact Person: Ms. Connie LEE, Tel: 2208 4459)		
	The application site falls within San Shek Wan Site of Archaeological Interest (SAI). It is noted from the responses of the project proponent in the Further Information submission confirm that the proposed development will involve excavation works for drainage gutter, septic tank and soakage pit. Subject to the planning approval granted by the Town Planning Board, before the commencement of the works, the project proponent shall conduct assessment on archaeological impact as proposed in the Preliminary Review on Archaeological Impact. The archaeological survey, if needed, should be conducted by an archaeologist with a licence under the Antiquities and Monuments Ordinance (Cap. 53). The assessment should also include the recommendation and implementation of mitigation measures in consultation with AMO.	Noted. Subject to the planning approval granted by the Town Planning Board, before the commencement of the works, the project proponent shall conduct assessment on archaeological impact as proposed in the Preliminary Review on Archaeological Impact.	

Departmental Comments		Responses	Remarks
D	Comments from Chief Officer (Licensing Authority), Office of the Licensing Authority/HAD [Email dated 29.4.2024] (Contact Person: Mr. LEUNG Chi-tim, Robin, Tel: 2881 7016)		
1.	<p>I have the following comments from licensing point of view:</p> <p>(a) My previous comments in memo dated 23 August 2023 and 3 January 2024 are still valid.</p> <p>(b) Regarding the existing one storey structure in Plan 1-3 and Photo 1, applicant's attention should be drawn to our comments in paragraph 2(d)(ii) of memo dated 23 August 2023 that prior approval and consent by the relevant authorities is required when making an application under the Hotel and Guesthouse Accommodation Ordinance (Cap. 349).</p>	<p>(a) Noted. Detail design of the Proposed Development will be further discussed to follow the licensing requirement upon formal license application under the Hotel and Guesthouse Accommodation Ordinance (Cap.349).</p> <p>(b) Noted.</p>	

Appendix 1. Trees within the Project Site and Buffer Areas. Grey cells indicated the trees were recorded within the Project Site.

Tree Number	Scientific Names	Chinese Names	Health Condition	Tree Form	Amenity Value
T1	<i>Ficus variegata</i>	青果榕	Fair	Fair	Medium
T2	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T3	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T4	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T5	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T6	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T7	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T8	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T9	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T10	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T11	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T12	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T13	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T14	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T15	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T16	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T17	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T18	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T19	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T20	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T21	<i>Bridelia tomentosa</i>	土蜜樹	Fair	Fair	Medium
T22	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T23	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T24	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T25	<i>Mallotus paniculatus</i>	白楸	Dead	Poor	Low
T26	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T27	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T28	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T29	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T30	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T31	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T32	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T33	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T34	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T35	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T36	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T37	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T38	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T39	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T40	<i>Schefflera octophylla</i>	鴨腳木	Fair	Fair	Medium
T41	<i>Ficus variegata</i>	青果榕	Fair	Fair	Medium
T42	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium

T43	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T44	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T45	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T46	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T47	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T48	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T49	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T50	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T51	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T52	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T53	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T54	<i>Mallotus paniculatus</i>	白楸	Dead	Poor	Low
T55	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T56	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T57	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T58	<i>Sterculia lanceolata</i>	假蘋婆	Fair	Fair	Medium
T59	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T60	<i>Sterculia lanceolata</i>	假蘋婆	Fair	Fair	Medium
T61	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T62	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T63	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T64	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T65	<i>Ficus hispida</i>	對葉榕	Dead	Poor	Low
T66	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T67	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T68	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T69	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T70	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T71	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T72	<i>Ficus variegata</i>	青果榕	Fair	Fair	Medium
T73	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T74	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T75	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T76	<i>Ficus variegata</i>	青果榕	Fair	Fair	Medium
T77	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T78	<i>Ficus variegata</i>	青果榕	Fair	Fair	Medium
T79	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T80	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T81	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T82	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T83	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T84	<i>Ficus variegata</i>	青果榕	Fair	Fair	Medium
T85	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T86	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T87	<i>Ficus variegata</i>	青果榕	Fair	Fair	Medium
T88	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T89	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium

T90	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T91	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T92	<i>Macaranga tanarius</i>	血桐	Poor	Poor	Low
T93	<i>Ficus variegata</i>	青果榕	Fair	Fair	Medium
T94	<i>Ficus variegata</i>	青果榕	Fair	Fair	Medium
T95	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T96	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T97	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T98	<i>Macaranga tanarius</i>	血桐	Poor	Poor	Low
T99	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T100	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T101	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T102	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T103	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T104	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T105	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T106	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T107	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T108	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T109	<i>Celtis sinensis</i>	朴樹	Fair	Fair	Medium
T110	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T111	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T112	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T113	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T114	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T115	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T116	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T117	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T118	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T119	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T120	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T121	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T122	<i>Macaranga tanarius</i>	血桐	Dead	Poor	Low
T123	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T124	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T125	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T126	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T127	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T128	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T129	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T130	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T131	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T132	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T133	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T134	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T135	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T136	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium

T137	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T138	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T139	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T140	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T141	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T142	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T143	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T144	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T145	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T146	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T147	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T148	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T149	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T150	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T151	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T152	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T153	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T154	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T155	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T156	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T157	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T158	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T159	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T160	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T161	<i>Schefflera octophylla</i>	鴨腳木	Fair	Fair	Medium
T162	<i>Schefflera octophylla</i>	鴨腳木	Fair	Fair	Medium
T163	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T164	<i>Schefflera octophylla</i>	鴨腳木	Fair	Fair	Medium
T165	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T166	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T167	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T168	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T169	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T170	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T171	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T172	<i>Clausena lansium</i>	黃皮	Fair	Fair	Medium
T173	<i>Clausena lansium</i>	黃皮	Fair	Fair	Medium
T174	<i>Clausena lansium</i>	黃皮	Fair	Fair	Medium
T175	<i>Clausena lansium</i>	黃皮	Fair	Fair	Medium
T176	<i>Clausena lansium</i>	黃皮	Fair	Fair	Medium
T177	<i>Clausena lansium</i>	黃皮	Fair	Fair	Medium
T178	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T179	<i>Clausena lansium</i>	黃皮	Fair	Fair	Medium
T180	<i>Clausena lansium</i>	黃皮	Fair	Fair	Medium
T181	<i>Clausena lansium</i>	黃皮	Fair	Fair	Medium
T182	<i>Clausena lansium</i>	黃皮	Fair	Fair	Medium
T183	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium

T184	<i>Clausena lansium</i>	黃皮	Fair	Fair	Medium
T185	<i>Clausena lansium</i>	黃皮	Fair	Fair	Medium
T186	<i>Clausena lansium</i>	黃皮	Fair	Fair	Medium
T187	<i>Clausena lansium</i>	黃皮	Fair	Fair	Medium
T188	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T189	<i>Clausena lansium</i>	黃皮	Fair	Fair	Medium
T190	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T191	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T192	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T193	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T194	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T195	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T196	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T197	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T198	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T199	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T200	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T201	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T202	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T203	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T204	<i>Schefflera octophylla</i>	鴨腳木	Fair	Fair	Medium
T205	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T206	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T207	<i>Schefflera octophylla</i>	鴨腳木	Fair	Fair	Medium
T208	<i>Schefflera octophylla</i>	鴨腳木	Fair	Fair	Medium
T209	<i>Mallotus paniculatus</i>	白楸	Poor	Poor	Low
T210	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T211	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T212	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T213	<i>Mallotus paniculatus</i>	白楸	Dead	Poor	Low
T214	<i>Macaranga tanarius</i>	血桐	Poor	Poor	Low
T215	<i>Microcos paniculata</i>	布渣葉	Poor	Poor	Low
T216	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T217	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T218	<i>Mallotus paniculatus</i>	白楸	Dead	Poor	Low
T219	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T220	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T221	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T222	<i>Zanthoxylum avicennae</i>	簕欖花 椒	Fair	Fair	Medium
T223	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T224	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T225	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T226	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T227	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T228	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T229	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium

T230	<i>Schefflera octophylla</i>	鴨腳木	Fair	Fair	Medium
T231	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T232	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T233	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T234	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T235	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T236	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T237	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T238	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T239	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T240	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T241	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T242	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T243	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T244	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T245	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T246	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T247	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T248	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T249	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T250	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T251	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T252	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T253	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T254	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T255	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T256	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T257	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T258	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T259	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T260	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T261	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T262	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T263	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T264	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T265	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T266	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T267	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T268	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T269	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T270	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T271	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T272	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T273	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T274	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T275	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium
T276	<i>Litchi chinensis</i>	荔枝	Fair	Fair	Medium

T277	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T278	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T279	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T280	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T281	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T282	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T283	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T284	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T285	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T286	<i>Sapium sebiferum</i>	烏柏	Fair	Fair	Medium
T287	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T288	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T289	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T290	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T291	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T292	<i>Ficus hispida</i>	對葉榕	Poor	Poor	Low
T293	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T294	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T295	<i>Mallotus paniculatus</i>	白楸	Poor	Poor	Low
T296	<i>Ficus hispida</i>	對葉榕	Poor	Poor	Low
T297	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T298	<i>Mallotus paniculatus</i>	白楸	Dead	Poor	Low
T299	<i>Schefflera octophylla</i>	鴨腳木	Fair	Fair	Medium
T300	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T301	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T302	<i>Celtis sinensis</i>	朴樹	Fair	Fair	Medium
T303	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T304	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T305	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T306	<i>Ficus hispida</i>	對葉榕	Poor	Poor	Low
T307	<i>Ficus hispida</i>	對葉榕	Poor	Poor	Low
T308	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T309	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T310	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T311	<i>Ficus variegata</i>	青果榕	Fair	Fair	Medium
T312	<i>Ficus variegata</i>	青果榕	Fair	Fair	Medium
T313	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T314	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T315	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T316	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T317	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T318	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T319	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T320	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T321	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T322	<i>Ficus variegata</i>	青果榕	Fair	Fair	Medium
T323	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium

T324	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T325	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T326	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T327	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T328	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T329	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T330	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T331	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T332	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T333	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T334	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T335	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T336	<i>Sterculia lanceolata</i>	假蘋婆	Fair	Fair	Medium
T337	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T338	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T339	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T340	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T341	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T342	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T343	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T344	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T345	<i>Celtis sinensis</i>	朴樹	Fair	Fair	Medium
T346	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T347	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T348	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T349	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T350	<i>Ficus variegata</i>	青果榕	Fair	Fair	Medium
T351	<i>Ficus variegata</i>	青果榕	Fair	Fair	Medium
T352	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T353	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T354	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T355	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T356	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T357	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T358	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T359	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T360	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T361	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T362	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T363	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T364	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T365	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T366	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T367	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T368	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T369	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T370	<i>Ficus hispida</i>	對葉榕	Dead	Poor	Low

T371	<i>Mallotus paniculatus</i>	白楸	Dead	Poor	Low
T372	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T373	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T374	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T375	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T376	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T377	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T378	<i>Aquilaria sinensis</i>	土沉香	Fair	Fair	Medium
T379	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T380	<i>Ficus hispida</i>	對葉榕	Poor	Poor	Low
T381	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T382	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T383	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T384	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T385	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T386	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T387	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T388	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T389	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T390	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T391	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T392	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T393	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T394	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T395	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T396	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T397	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T398	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T399	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T400	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T401	<i>Acacia confusa</i>	台灣相思	Fair	Fair	Medium
T402	<i>Schefflera octophylla</i>	鴨腳木	Fair	Fair	Medium
T403	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T404	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T405	<i>Sapium sebiferum</i>	烏柏	Fair	Fair	Medium
T406	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T407	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T408	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T409	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T410	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T411	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T412	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T413	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T414	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T415	<i>Trema orientalis</i>	異色山黃麻	Fair	Fair	Medium

T416	<i>Bridelia tomentosa</i>	土蜜樹	Fair	Fair	Medium
T417	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T418	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T419	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T420	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T421	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T422	<i>Ficus variegata</i>	青果榕	Fair	Fair	Medium
T423	<i>Ficus variegata</i>	青果榕	Fair	Fair	Medium
T424	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T425	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T426	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T427	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T428	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T429	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium
T430	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T431	<i>Ficus hispida</i>	對葉榕	Fair	Fair	Medium
T432	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T433	<i>Microcos paniculata</i>	布渣葉	Fair	Fair	Medium
T434	<i>Alangium chinense</i>	八角楓	Fair	Fair	Medium
T435	<i>Macaranga tanarius</i>	血桐	Fair	Fair	Medium
T436	<i>Mallotus paniculatus</i>	白楸	Fair	Fair	Medium



Structure No.	Uses	No. of Storey	Builing Height (about)	GFA(about)
1	TENT(CANOPY)	1	7m	75m ²
2	Ordinary Camp	1	2m	63m ²
3	Advanced Camp	1	3m	96m ²
4	Luxury Camp	1	4m	195m ²
A	OFFICE	1	3m	45m ²
B	ACTIVITY ROOM	1	3m	54m ²
C	STORAGE ROOM	1	3m	54m ²
D	TOILET	1	3m	48m ²
F	GUARD ROOM	1	4m	12m ²

LAYOUT PLAN 1:500

LEGEND:

- Site Boundary
- Site Elevation
- Existing Tree



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/ A/I-SW/1
Our Ref.: 23/801/L010

May 16, 2024

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

By Email

Dear Sir/Madam,

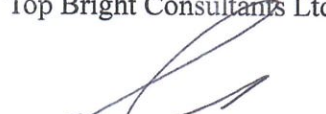
**Proposed Temporary Holiday Camp for a Period of Three Years
and Associated Excavation of Land in "Green Belt" ("GB") zone
at Lot 327 (Part) in DD308, San Shek Wan, Lantau Island, New Territories**
(Application No. A/I-SW/1)

In response to the comments of the District Planning Officer/Sai Kung and Islands, Planning Department dated 14.5.2024, we would like to submit a response to the comments table, and revised plans (General Plan, Section Position Plan, Layout Plan and Excavation Plan) with clear annotations for your consideration.

We would like to update the para. 5.08 (page 12) of the supplementary planning statement submitted to the Town Planning Board (TPB) dated 8.8.2023 related to excavation of land. To avoid doubt, we would like to delete the Site Drainage plan shown in Appendix 3 of Appendix A submitted to the TPB dated 22.3.2024.

Should you have any queries or require further information, please feel free to contact the undersigned at 2401 0173.

Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.


Lo Ming Kong

Encl.

c.c. Asia International Develop Limited (the Applicant)



Responses to Departmental Comments

Departmental Comments		Responses	Remarks
A	District Planning Officer/Sai Kung and Islands, Planning Department [Email dated 14.5.2024] (Contact Person: Mr. Steve CHEUNG, Tel: 2158 6170)		
1.	<p>(i) It is observed that footpaths connecting tents and structures are proposed at the application site. Please supplement the nature of the footpath, such as the type, width and their construction materials. Would the footpaths be paved by concrete? How and how long to remove the footpaths after the operation of the holiday camp is ceased.</p> <p>(ii) It is observed that some plans are without clear annotations/legend, such as General Plan, Section Position, Layout Plan, and excavation plan, etc.. Please revise key plans as appropriate.</p>	<p>(i) There is no land filling for the footpath at the application site. The Applicant will clear up the vegetation cover (not trees) for the footpath without pavement. The footpath is about 1.2m in width. The reinstatement of the whole site (excluding the septic tank and soakage pit) will take about 6 months after the operation of the holiday camp is ceased.</p> <p>(ii) Please find the following revised plans with clear annotations for your consideration:</p> <ol style="list-style-type: none"> 1. Revised General Plan 2. Revised Section Position Plan 3. Revised Layout Plan 4. Revised Excavation Plan 	



Section Position/场地剖面位置

Extract from Appendix 3 of Appendix A
via letter dated 22.3.2024

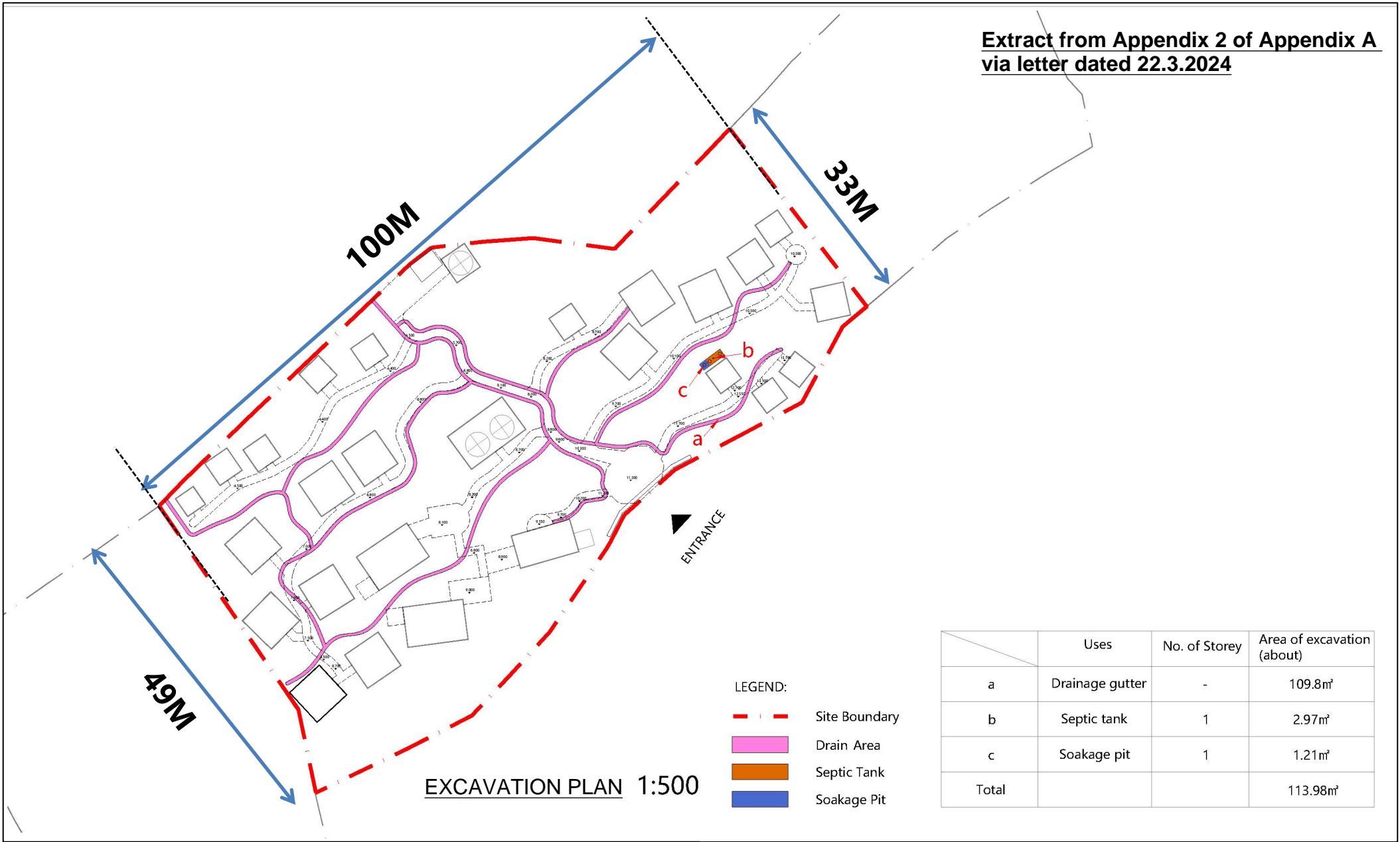


- A** Gate /入口大门
- B** Tents with Platform /帐篷区 (共22个)
 - 1-TENT(CANOPY) (3个)
 - 2-Ordinary Camp (7个)
 - 3-Advanced Camp (6个)
 - 4-Luxury Camp (6个)
- C** Fixed building /固定建筑
 - a-游客中心/办公室
 - b-活动室/饭堂
 - c-杂物房
 - d-卫生间
 - e-化粪池
 - f-保安室

-  Rainwater harvesting
-  Sectioning position
-  Application Site



Extract from Appendix 2 of Appendix A
via letter dated 22.3.2024



- The raised wooden platform is about 0.5m and a static tent of about 1.5m - 3.5m would be affixed on top.
- Septic tanks are not considered GFA accountable.

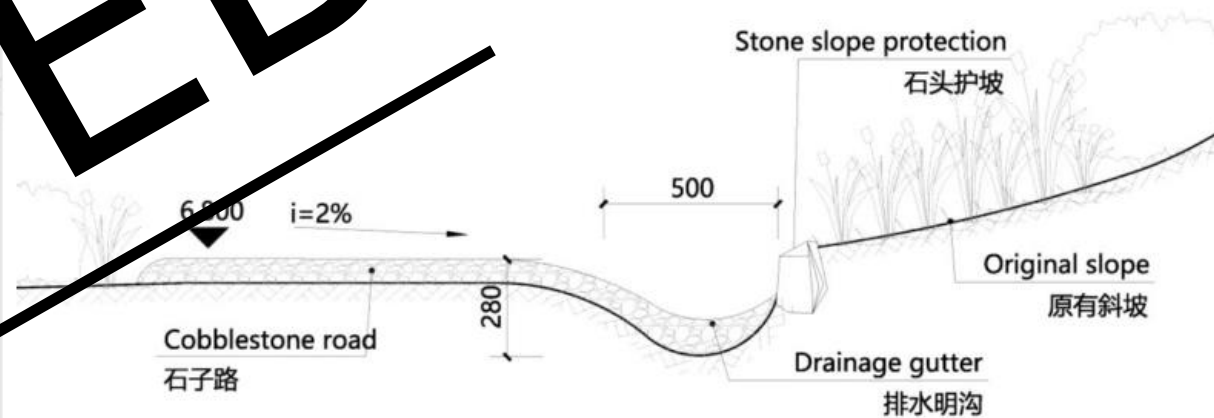
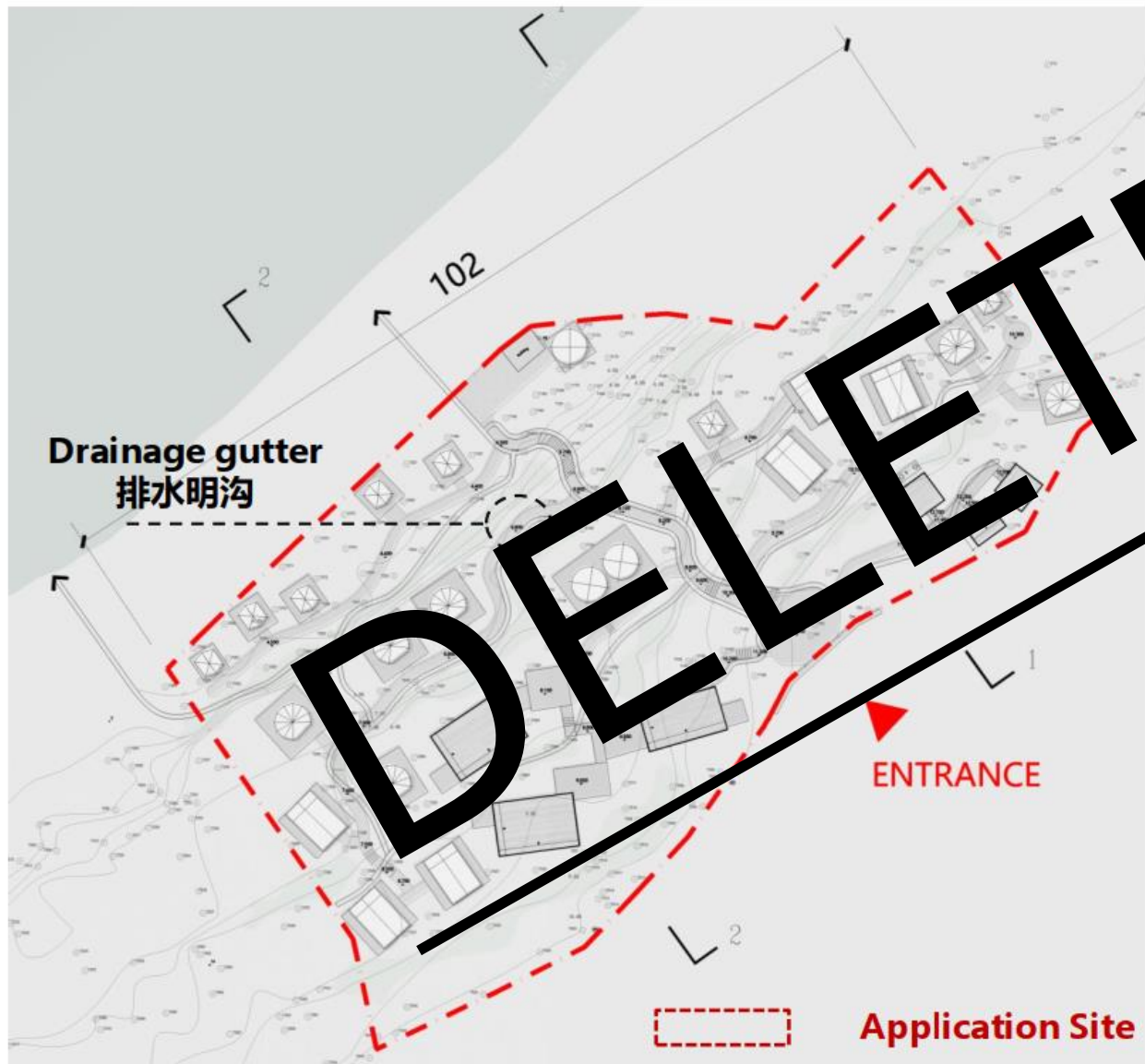
- 5.07 In order to avoid any unnecessary human disturbance to the existing natural environment, the layout and construction of the Proposed Development will respect the original terrain. All the trees will be retained to ensure that the ecological environment will not be affected. Due to the terrace landform and uneven ground level, raised wooden platforms will be used to provide the flat foundation for the tents and structures. The structures will be constructed with lightweight materials to minimize the impact on the existing topography. The height difference between the terrace and the trees can provide a screening effect for each level and protect privacy.
- 5.08 Part of the Application Site (about 109.8 square metres) will be excavated by not more than 0.15m in depth and not more than 0.3m in width to provide the drainage gutter to help discharging the rainwater to the seaside. And about 4.18 square metres will be excavated by not more than 1.14m in depth and not more than 2.55m in width to provide septic tank and excavated by not more than 2.4m in depth and not more than 1.1m in width to provide soakage pit. An excavation plan is shown in **Figure 6**.
- 5.09 There will be three zones in the 'Camping Area', which can accommodate a total of 19 tents (i.e. around 50 visitors, say an average of 2-3 persons per tent). 7 tents placed along the coast are classified as 'Ordinary Camp'. This zone is a nice spot to enjoy the sunset. 6 tents placed at the eastern and western boundaries of the Application Site are classified as 'Advanced Camp'. The last zone called "Luxury Camp" located at the upper level of the Application Site, which has a broad view facing the whole Application Site from the top. 6 tents will be placed in this zone. No caravan or car camping will be allowed on-site. The activity area will be flexibly used for passive recreational activities, such as star-glazing purposes. No campfire is allowed.
- 5.10 To promote sustainability and be compatible with the surrounding environment, natural materials will be selected for the facilities, i.e. wood panels will be used for the façades of the structures.

Traffic Arrangement

- 5.11 The Application Site can be accessed from Tung O Ancient Trail, which connects to Sham Wat Road. The visitors can access the Application Site on foot or by public transportation. They can walk for an hour from Tung Chung West to the Application Site, or take the ferry from Tung Chung Development Pier to Sha Lo Wan Pier and walk for 30 minutes to the Application Site.
- 5.12 There will be no parking and loading/unloading space provided within the Application Site and no traffic will be generated. The Proposed Development will not induce any adverse traffic impact.

Site drainage/场地排水

Extract from Appendix 3 of Appendix A
via letter dated 22.3.2024



**The site is drained according to the Po Ming ditch,
through the drainage ditch to the seaside.**

场地按坡明沟排水，通过排水沟集中排至海边。

排水沟开挖面积: 133.44m²

化粪池开挖面积: 2.97m²

渗水井开挖面积: 1.21m²

总开挖面积=133.44+2.97+1.21=137.62m²

**Relevant Extract of Town Planning Board Guidelines for
Application for Development within Green Belt Zone
under Section 16 of the Town Planning Ordinance
(TPB PG-No. 10)**

The relevant assessment criteria are as follows:

- (a) there is a general presumption against development (other than redevelopment) in a “Green Belt” (“GB”) zone. In general the Town Planning Board will only be prepared to approve applications for development in the context of requests to re-zone to an appropriate use;
- (b) an application for new development in a “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas.
- (c) passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration;
- (d) the design and layout of any proposed development should be compatible with the surrounding areas. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment;
- (e) the vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided;
- (f) the proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, road and water supply. It should not adversely affect drainage or aggravate flooding in the area;

- (g) the proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution; and
- (h) any proposed development on a slope or hillside should not adversely affect slope stability.

Detailed Comments from Relevant Government Departments

1. Land Administration

Comments of District Lands Officer/Islands, Lands Department (LandsD):

- (a) the Squatter Control Survey Record of the Structure (the Record) will be cancelled if there is non-conformity of the Record in terms of the location, dimensions, building materials or use of the existing one-storey structure (the Structure). Upon cancellation of the Record, the Structure will lost its status as a surveyed squatter structure leading to (i) a breach of the lease condition of the Lot which is an Old Schedule Agricultural Lot containing the restriction that no structures are allowed to be erected without the prior approval of the Government, and (ii) illegal occupation of Government land adjoining to the Site; and
- (b) should planning approval be given to the subject planning application, the owner of the lot will need to apply to LandsD for approval to permit the structures to be erected or to regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Such application will be considered by LandsD acting in the capacity of the landlord at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including, among other things, the payment of fees as may be imposed by LandsD.

3. Building Matters

Comments of Chief Building Surveyor/New Territories East 1 & Licence, Buildings Department (BD):

there is no record of approval by the Building Authority for the structures existing at the Site and BD is not in a position to offer comments on their suitability for the use related to the application.



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

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

30th August, 2023.

By email only

Dear Sir/ Madam,

Proposed Temporary Holiday Camp for a Period of 3 Years and Associated
Excavation of Land
(A/I-SW/1)

1. We refer to the captioned.
2. We have some questions that we would like the Board to consider:
 - How would the materials for the proposal be transported to the site?
 - During such transportation, would the environment be affected?
 - How would the sewage generated be treated and is this appropriate for such a facility?
 - Is there any such facility existing in this area? Would the approval set a precedent for similar cases in this location? Should potential cumulative impacts in this regard be considered as well? The subject site is within Green Belt.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



2

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

230901-005155-86403

提交限期**Deadline for submission:**

01/09/2023

提交日期及時間**Date and time of submission:**

01/09/2023 00:51:55

有關的規劃申請編號**The application no. to which the comment relates:**

A/I-SW/1

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Somernie

意見詳情**Details of the Comment :**

本人反對有關建議，建議會破壞大嶼山一帶動植物的棲息地，而且大嶼山已有多個營地，使用率一直偏低，此地不宜再興趣營地。

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

1 September 2023

Dear Sir/Madam,

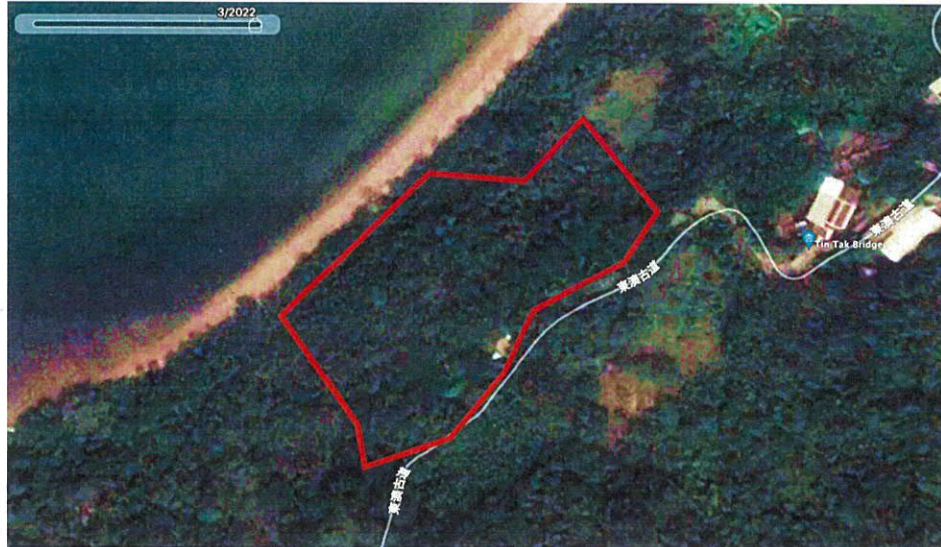
**Comments on the planning application for the proposed Temporary Holiday Camp
for a Period of 3 Years and Associated Excavation of Land at San Shek Wan (A/I-
SW/1)**

The Hong Kong Bird Watching Society (HKBWS) would like to raise following concerns about the planning application.



- 1 **Not in line with the general planning intention and the “Green Belt” (GB) zoning**
 - 1.1 According to the approved Sham Wat and San Shek Wan Outline Zoning Plan No. S/I-SW/2, the general planning intention for the area including the current application site is to *“conserve its landscape and ecological values in safeguarding the natural habitat and rural character of the Area and to preserve historical artifacts, local culture and traditions of the villages...”*
 - 1.2 Moreover, the application site is located on GB zone, where is intended *“to define the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.”*
 - 1.3 The Google Earth aerial photograph in 2023 reveals that there is well-wooded land at and surrounding the application site within the GB zone. They are well performing the function to define the limit of sub-urban development. However, the proposed holiday camp development would unavoidably lead to permanent habitat loss due to extensive vegetation clearance, earthworks and site formation to construct 29 structures, septic

tanks, footpath and fixed. This is not in line with the planning intention to retain the natural feature and landscape.



2 Potential adverse sewage and ecological impacts of the proposed development

Given that the site is very close to the coastal beach, we are highly concerned the proposed development would create adverse ecological impacts on the surround water sensitive areas if the sewage and solid waste created during construction and operation stages (e.g. during bathing, flushing, cleansing, catering and cooking) are not properly treated or directly released into the sensitive water bodies.

3 Set an undesirable precedent to the future development

The approval of this application will set an undesirable precedent to the future similar applications within the GB zone in Northwest Lantau, and thus nullifying the statutory planning control mechanism. We urge the Board to reject this application in order to protect GB zone and the existing woodland from any development threats.

4 Justifications for the decision and comments made by Government departments and the Board

According to the Hong Kong Planning Standards and Guidelines (HKPSG), Chapter 10, Section 2.1 (ii), the Board has the responsibility to, “restrict uses within conservation zones to those which sustain particular landscapes, ecological and geological attributes and heritage features”. We note that all other Government bureaux/departments are also bound to the HKPSG, the Agriculture, Fisheries and Conservation Department (AFCD) and the Planning Department (PlanD) has the responsibility to advise the Board on the ecological and planning aspects in particular¹. Given AFCD’s mission to conserve natural environment and safeguard the ecological integrity² and the proposed development is not in line with the planning intention of the statutory zoning, HKBWS would also expect AFCD and PlanD to object this application. Should AFCD, PlanD or the Board feels otherwise, we urge that the appropriate justifications are provided.

The HKBWS respectfully requests the Board to take our comments into consideration and **reject** the current application. Thank you for your kind attention.

Yours faithfully,

The Hong Kong Bird Watching Society

¹ AFCD Role of Department. Available at:
http://www.afcd.gov.hk/english/aboutus/abt_role/abt_role.html

² AFCD Vision and Mission. Available at:
http://www.afcd.gov.hk/english/aboutus/vision_mission/abt_vision_mission.html



守護大嶼聯盟

SAVE LANTAU ALLIANCE

致：城市規劃委員會秘書處

有關：強烈反對申請編號 A/I-SW/1 擬將綠化地帶
改劃為議臨時度假營（為期 3 年）及相關挖土工程



守護大嶼聯盟(聯盟)強烈反對上述改劃申請，理由如下：

1. 不符合規劃意向

根據 S/I-SW/2 - 深屈及礮石灣的分區大綱圖的說明書第 9.5 點：此地帶的規劃意向，主要是利用天然地理環境作為發展區的界限，以保存現有的天然景觀，同時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。

雖然說明書表示可供作靜態康樂場地，惟申請地點與海岸保護區毗鄰，現時該地帶都長滿林木，草地等，一旦開發作擬議中的度假營，必引發連鎖式基礎建設，並不符合利用天然地理環境作為發展區界限的原意。

申請地點分別距離深石村及東涌需要約 1 及 1.5 小時的腳程，該段步行徑屬於東澳古道地段，假日是有不少本地或外地遊客選擇的遠足路線，亦有越野單車愛好者使用。然而，聯盟曾於 2020 年 8 月前往視察時發現該段路已有人非法擴建，並有車輛進出。該段路原不准許車輛使用，民政事務處在深石路口也加上鐵欄，防止車輛使用。然而自 2020 年 8 月聯盟發現該鐵欄被移開後，已多次向該部門反映，雖已數次重置及加上告示，但全無作用。聯盟於 2023 年 8 月 23 日再前往視察，發現該鐵閘又被移開，而告示顯示該欄應在 2022 年 7 月重置，根據過去經驗，鐵欄重置後極短時間內又再被移開(聯盟曾多次得悉民政處重新安置後於兩星期內前往視察，鐵欄已被移開)(見下圖)，完全沒有效果。



有關項目將會令該段行人步帶來車流使用的壓力，對保持該片綠化地帶、海岸保護區帶來負面影響。

2. 欠缺排污、涼洗及煮食的基礎設施

該地區欠缺排污設施，申請人表示會設有衛生間及化糞池，但絕不足以有效處理排出的污水，污水極有可能經海岸保護區滲出海面，污染海洋。申請地點遠離市區，並沒有食物店支援，遊客需要在營內煮食，對該帶的衛生、排污構成嚴重壓力。

3. 落實先保育政策

申請人表示「擬議臨時度假營是響應政府政策及發展局制定的可持續發展藍圖，在大嶼山提供康樂活動場地。」不過，政府一直提倡大嶼山的「南保育」政策方向，雖然政府希望可以在適合地點提供康樂活動場地，但必須符合保育原則，而不是消費郊野以達到發展目的。

4. 申請書上聲稱「在生態敏感度較低的地區，可以開發一些低污染的休閒康樂活動。」申請人未能證明擬申請地點屬於生態敏感度較低的地區。現實上，土木工程拓展署可持續大嶼辦事處現正於磡頭至深屈、二澳及十 1 塢進行生態調查研究，在研究未完成及未有落實任何保育措施前，實不宜進行任何類似是項申請的發展。

5. 有關申請若獲批，必做成極次不良的先例，令大嶼山不少郊野地帶都會以康樂理由先進行一些軟性發展，屆時生態已被破壞，不可逆轉情況下成為進一步開發的借口。

基於以上原因，聯盟強烈反對申請編號 A/I-SW/1 擬將綠化地帶改劃為議臨時度假營（為期 3 年）及相關挖土工程的改劃申請。



長春社 Since 1968

The Conservancy Association

5

1st September 2023

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,

Comments on the Section 16 Application No. A/I-SW/1



The Conservancy Association (CA) OBJECTS to the captioned application.

1. Not in line with the general planning intention of Sham Wat and San Shek Wan

According to approved Sham Wat and San Shek Wan Outline Zoning Plan No. S/I-SW/2, *"The general planning intention for the Area is to conserve its landscape and ecological values in safeguarding the natural habitat and rural character of the Area and to preserve historical artifacts, local culture and traditions of the villages and to make provision for future Small House development for indigenous villagers of Sham Wat and San Shek Wan"* (Section 8.1). We are hard to agree that the applicant is in line with the general planning intention, as the proposed development comprises 29 temporary structures amounting to a total GFA of about 642m², including static camping tents atop raised wooden platforms, an office/visitor center, an activity room, toilets and other supporting facilities.

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Similar logic also applies to existing transport network which currently has no vehicular accesses and public transport network. We are concerned that more visitors in the proposed campsite leads to more transport needs such as new road access. Such transport improvement work, if any, would pose more environmental disturbance in the surrounding rural areas, but it seems that the applicant does not consider this in this application.

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The Conservancy Association

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- Adverse sewage impact: There are insufficient details are available to identify sources of wastewater arising from operation, particularly potential oily wastewater from the proposed activity room and canteen and how these pollution sources would be treated. We worry that if the above issues cannot be properly addressed, it may lead to serious environmental and hygiene problems within the application site and its surrounding sensitive area especially the Coastal Protection Area zone (Figure 3) which is 6m from the site.
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Yours faithfully,
Chow Oi Chuen
Campaign Officer
The Conservancy Association



Figure 1 San Shek Wan is one of the Sites of Archaeological Interest in Hong Kong

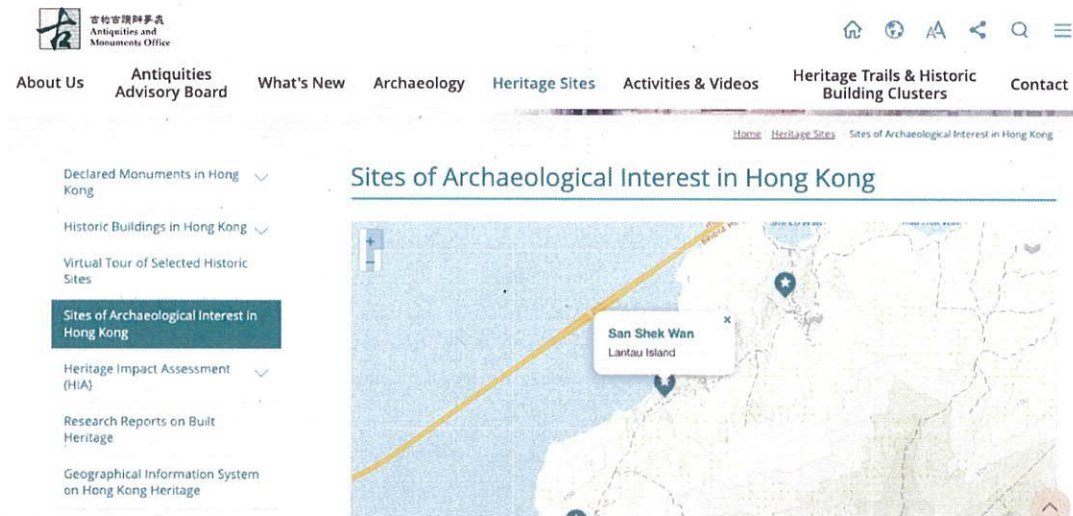


Figure 2 The application site (marked in red) is still fully vegetated with many trees and vegetation.

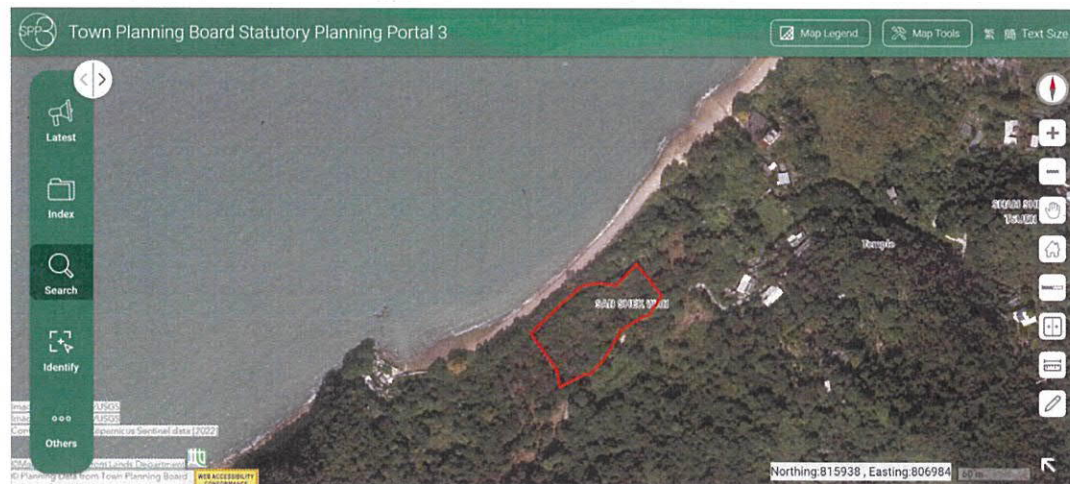


Figure 3 The application site is 6m from the Coastal Protection Area zone



Seq 2 6



守護大嶼聯盟

SAVE LANTAU ALLIANCE

致：城市規劃委員會秘書處

有關：強烈反對申請編號 A/I-SW/1 擬將綠化地帶
改劃為議臨時度假營（為期 3 年）及相關挖土工程

守護大嶼聯盟（聯盟）強烈反對上述改劃申請，附維持 2023. 09. 01 提出的意見外，現補充理由如下：

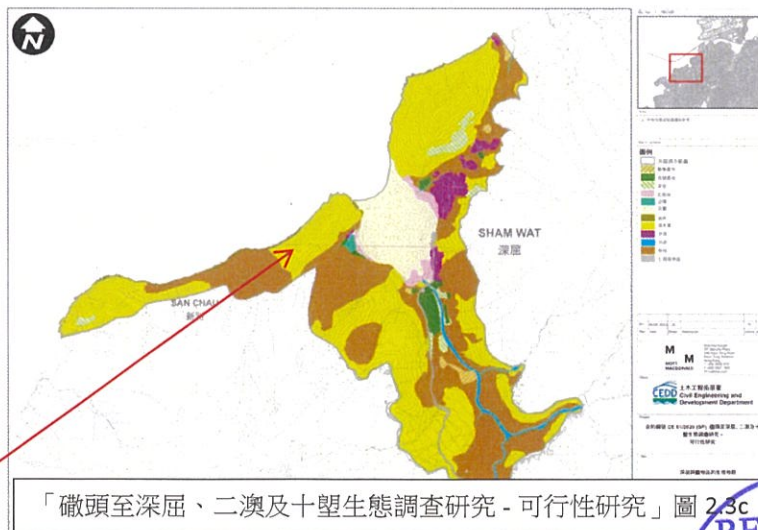
根據可持續大嶼辦事處於 2021 年 9 月 7 日開始進行「磡頭至深屈、二澳及十壆生態調查研究 - 可行性研究」，並於 2023 年 11 月公佈相關研究結果的行政摘要¹。根據該報告，深屈的整體生態價值被評為**高**

報告的 2.4.3 指出在深屈調查地區的生態實地調查中，共錄得 386 種植物、12 種哺乳動物、81 種鳥類、81 種蝴蝶、28 種蜻蜓、30 種兩棲爬行動物、105 種水生動物、111 種潮間帶生物群物種（其中包括 2 種馬蹄蟹）、75 種紅樹林群落物種及 1 種海草。

具重要保育價値物種 方面，根據調查結果及文獻綜述所得的數據發現有 15 種植物、13 種哺乳動物、22 種鳥類、41 種蝴蝶、6 種蜻蜓（其中 1 種只有稚蟲記錄）、16 種兩棲爬行動物、7 種魚類、2 種海草及 1 種馬蹄蟹是具重要保育價值的。

報告第 3.3 段指出深屈涵蓋河溪和相鄰的河谷，從昂坪延伸至深屈，還包括靠近新洲和東部深石村的山坡。在多個已識別的生態境中，泥灘、**灌木叢**、林地、河道（深屈具重要生態價値河溪）和紅樹林均被評為具重要生態價値。

而申請地點正屬於灌木叢



¹ https://www.cedd.gov.hk/filemanager/tc/content_961/27/CE61_2020_Executive%20Summary_Chinese.pdf



根據報告，深屈的灌木叢分佈在調查範圍多處，包括沿東澳步道的象山和彌勒山山腳，以及河谷內。後者與周圍的林地和深屈具重要生態價值河溪生態相連，在河谷內形成了適合不同物種生活的生境，促進高生態連繫。深屈的灌木叢與河谷內的林地結合，成為各種陸生動物的潛在繁殖地，支持多樣的動植物，包括稀有鳥類——鷓鴣，以及具重要保育價值的植物，如石梓，以及地寶蘭和鵝毛玉鳳花這兩種蘭花。遠離河谷，新洲具特殊科學價值地點的山坡擁有最大片稀有植物——毛葉杜鵑的群落，故成為本港具特殊科學價值地點之一。

深屈的林地分佈在調查範圍多處，為一大片自然生境。它與深屈具重要生態價值河溪和周圍的灌木叢生態相連，形成河谷內適合不同物種生活的生境。

基於剛公佈的「礮頭至深屈、二澳及十壘生態調查研究 - 可行性研究」報告行政摘要，顯示深屈的整體生態價值被評為高，而灌木叢與整體生態相連，成為各種陸生動物的潛在繁殖地，支持多樣的動植物以及具重要保育價值的植物。根據此地帶的規劃意向，主要是利用天然地理環境作為發展區的界限，以保存現有的天然景觀，同時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。

因此，聯盟強烈反對 A/I-SW/1 擬將綠化地帶改劃為議臨時度假營（為期 3 年）及相關挖土工程的改劃申請

守護大嶼聯盟
2024.01.04



5th January 2024

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,

Comments on the Section 16 Application No. A/I-SW/1



The Conservancy Association (CA) OBJECTS to the captioned application.

1. Not in line with the general planning intention of Sham Wat and San Shek Wan

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Yours faithfully,
The Conservancy Association



Figure 1 San Shek Wan is one of the Sites of Archaeological Interest in Hong Kong

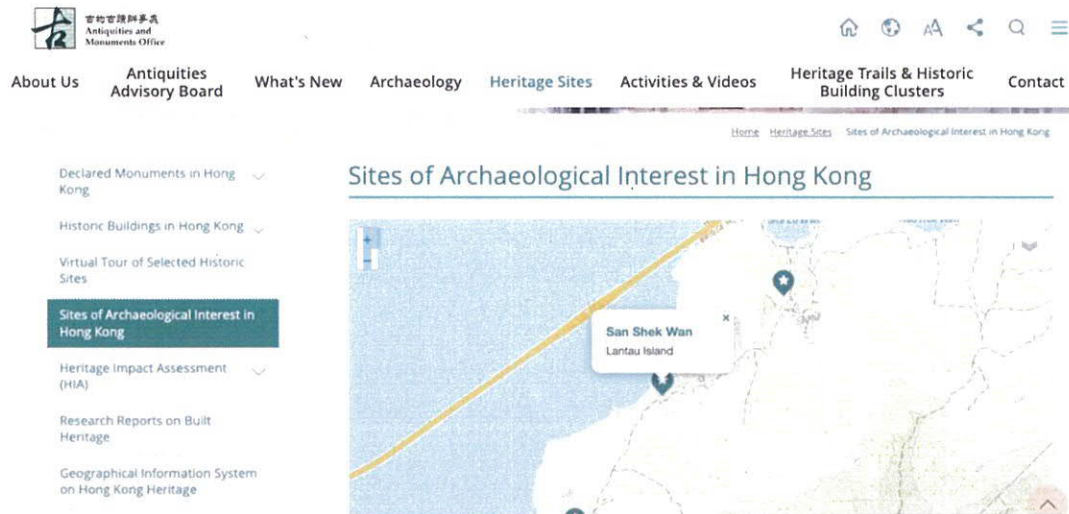


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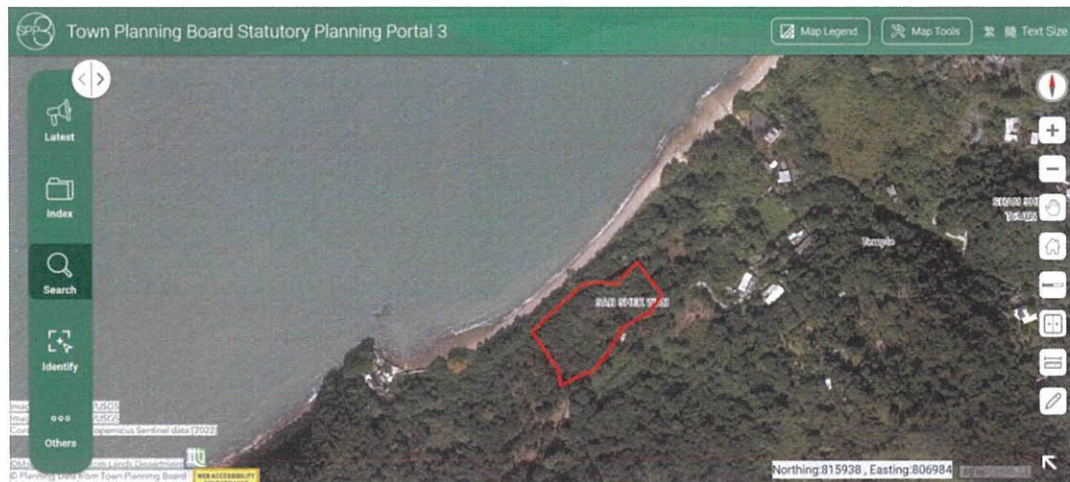


Figure 3 The application site is 6m from the Coastal Protection Area zone



8

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



A/I-SW/1 DD 308L, San Shek Wan

05/01/2024 21:49

From:

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent by: tpbpd@pland.gov.hk

File Ref:

A/I-SW/1

Lot 327 (part) in D.D. 308L, San Shek Wan, Lantau Island

Site area: About 4,759sq.m

Zoning: "Green Belt"

Applied development: 22 Platform Holiday Camp / 3 Years / **Excavation of Land**

Dear TPB Members.

Strong Objections. This is effectively a Destroy to Build application as work has already commenced. The description of the site as "mostly vacant and covered by trees, shrubs and herbs" does not indicate how many trees and vegetation have already been stripped from the site. No data provided either on existing trees.

In addition, the description of the site coverages as 13.5% is ludicrous as the layout shows that there are number paths and surrounding areas that have or will be filled in with pebbles that have been excluded from the calculation. The noise and light generated would cause considerable disturbance to flora and fauna, particularly to nocturnal species.

The large tens and two-storey structures will deprive the many visitors walking along the coast road from enjoying what should be a green and natural panorama. The aspect will be more transitional housing than idyllic natural coast line.

Then there is the issue of toilets and disposal of grey water. It appears that the sewerage will flow directly into the sea. 22 large tens plus staff indicates that around 100 people will be accommodated on the site. That is an awful lots of effluent and contaminated water. How could a septic tank cope with the volume? What about the impact on the water quality in the bay, after all junk parties, etc; swim in these waters.

What is the water source for operation, pumped from the river?

Approval of this application would set a precedent and in no time the entire coast

line would look like The Peak, dotted with structures. This is not in line with the conservation focus we were promised for South Lantau where people could escape from a built up environment and enjoy unobstructed nature.

Holiday camps should be accommodated on lots with local villages that have basic services and from where visitors can venture out to explore without making impact.

Mary Mulvihill



9

嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

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

5th January, 2024.

By email only

Dear Sir/ Madam,

**Proposed Temporary Holiday Camp for a Period of 3 Years and Associated
Excavation of Land
(A/I-SW/1)**

1. We refer to the captioned.
2. We urge the Board to consider whether our previous viewpoints are valid or have been addressed adequately (see **Appendix 1**). We also urge the Board to ask the relevant authorities as to whether they consider the revised ecological survey to be satisfactory.
3. Thank you for your attention.

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)

30th August, 2023.

By email only

Dear Sir/ Madam,

Proposed Temporary Holiday Camp for a Period of 3 Years and Associated
Excavation of Land
(A/I-SW/1)

1. We refer to the captioned.
2. We have some questions that we would like the Board to consider:
 - How would the materials for the proposal be transported to the site?
 - During such transportation, would the environment be affected?
 - How would the sewage generated be treated and is this appropriate for such a facility?
 - Is there any such facility existing in this area? Would the approval set a precedent for similar cases in this location? Should potential cumulative impacts in this regard be considered as well? The subject site is within Green Belt.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



Comments on the Section 16 Application No. A/I-SW/1

10/04/2024 11:45

From:

To: "tpbpd" <tpbpd@pland.gov.hk>

Cc:

Sent by: tpbpd@pland.gov.hk

File Ref:

1 attachment



TPB20240410(SW1).pdf

Dear Sir/Madam,

Please refer to the attachment for the captioned.

Yours faithfully,

Ng Hei Man (Mr.)

Campaign Manager

The Conservancy Association

Registered Name 註冊名稱 : The Conservancy Association 長春社

(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)

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.



10th April 2024

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

By e-mail: tpbpd@pland.gov.hk

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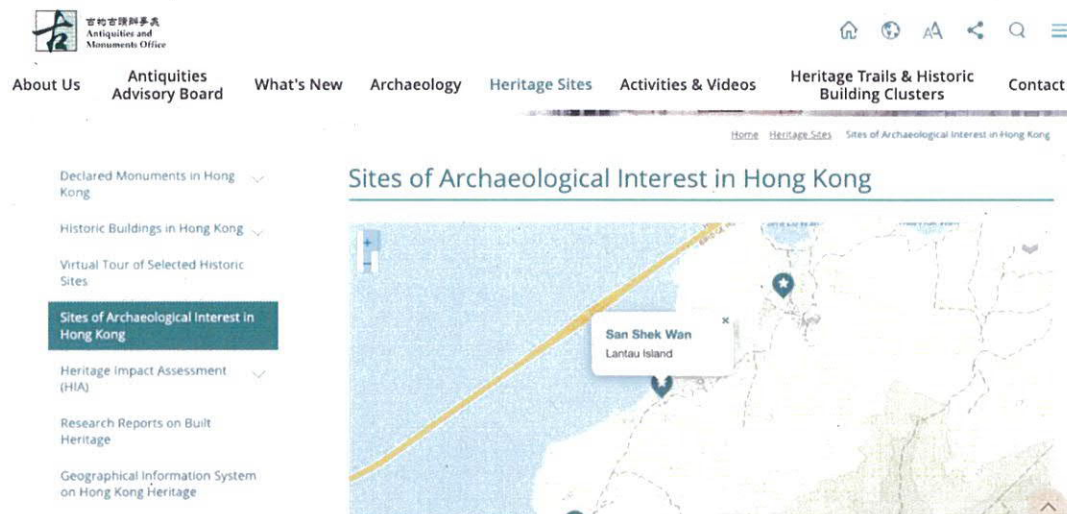


Figure 2 The application site (marked in red) is still fully vegetated with many trees and vegetation.



Figure 3 The application site is 6m from the Coastal Protection Area zone



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/I-SW/1 Received on 25/03/2024

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

支持申請臨時度假營，需配合提交經營渡假營
環境保護的計劃，以及估計對周邊的破壞，
如何做到綠色經營。

「提意見人」姓名/名稱 Name of person/company making this comment

鍾美慧 鍾慧

簽署 Signature

鍾美慧

日期 Date

21-04-2024





LAYOUT PLAN 1:500

Structure No.	Uses	No. of Storey	Building Height (about)	GFA(about)
1	TENT(CANOPY)	1	7m	75m ²
2	Ordinary Camp	1	2m	63m ²
3	Advanced Camp	1	3m	96m ²
4	Luxury Camp	1	4m	195m ²
A	OFFICE	1	3m	45m ²
B	ACTIVITY ROOM	1	3m	54m ²
C	STORAGE ROOM	1	3m	54m ²
D	TOILET	1	3m	48m ²
F	GUARD ROOM	1	4m	12m ²

申請編號 Application No. : A/I-SW/1

備註 Remarks

申請人呈交進一步資料，包括回應部門意見，初步考古影響評估及樹木資料。

The applicant submitted further information which includes responses to departmental comments, a preliminary review on archaeological impact and tree information.

有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

城市規劃條例(第 131 章)

規劃許可申請 進一步資料的提交

依據《城市規劃條例》(下稱「條例」)第 16(2D)(b)條,城市規劃委員會(下稱「委員會」)曾就以下附表所載根據條例第 16(1)條提出的規劃申請,刊登報章通知。委員會已依據條例第 16(2K)條,接受申請人提出的進一步資料,以補充已包括在其申請內的資料。該等進一步資料現於正常辦公時間內在下列地點供公眾查閱,以及在委員會的網站(<http://www.tpb.gov.hk/>)瀏覽—

- (i) 香港北角渣華道 333 號北角政府合署 17 樓規劃資料查詢處;及
- (ii) 新界沙田上禾輦路 1 號沙田政府合署 14 樓規劃資料查詢處。

按照條例第 16(2K)(c)及 16(2F)條,任何人可就該等進一步資料向委員會提出意見。意見須述明該意見所關乎的申請編號。意見須不遲於附表指定的日期,以專人送遞、郵遞(委員會秘書處:香港北角渣華道 333 號北角政府合署 15 樓)、傳真(2877 0245 或 2522 8426)、電郵(tpbpd@pland.gov.hk)或透過委員會的網站送交委員會秘書。

任何打算提出意見的人宜詳閱「根據城市規劃條例公布規劃許可申請及覆核申請以及就申請提交意見」的規劃指引。有關指引可於上述地點,以及委員會秘書處索取,亦可從委員會的網站下載。

按照條例第 16(2K)(c)及 16(2I)條,任何向委員會提出的意見,會於正常辦公時間內在上述地點(i)及(ii)供公眾查閱,直至委員會根據第 16(3)條就有關的申請作出考慮為止。

有關申請的摘要(包括位置圖),可於上述地點、委員會的秘書處,以及委員會的網站瀏覽。

委員會考慮申請的暫定會議日期已上載於委員會的網站。考慮規劃申請而舉行的會議(進行商議的部分除外),會向公眾開放。如欲觀看會議,請最遲在會議日期的一天前以電話(2231 5061)、傳真(2877 0245 或 2522 8426)或電郵(tpbpd@pland.gov.hk)向委員會秘書處預留座位。座位會按先到先得的原則分配。

供委員會在考慮申請時參閱的文件,會在發送給委員會委員後存放於規劃署的規劃資料查詢處(查詢熱線 2231 5000)、於會議前上載至委員會網站,以及在會議當日存放於會議轉播室,以供公眾查閱。

在委員會考慮申請後,可致電 2231 4810 或 2231 4835 查詢有關決定,或是在會議結束後,在委員會的網站上查閱決定摘要。

個人資料的聲明

委員會就每份意見所收到的個人資料會交給委員會秘書及政府部門,以根據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) 處理有關申請,包括公布意見供公眾查閱,同時公布「提意見人」的姓名供公眾查閱;以及
- (b) 方便「提意見人」與委員會秘書及政府部門之間進行聯絡。

附表

申請編號	地點	申請用途／發展	進一步資料	就進一步資料提出意見的期限
A/H3/449	香港上環威靈頓街 152-164 號	擬議分層住宅及准許的 商店及服務行業和食肆 用途	申請人回應部門的意見，並提交經修訂的環境評估、經修訂的交通影響評估、經修訂的排污排水影響評估、經修訂的園景設計方案、新的岩土工程規劃報告，以及地盤類別及向後退入要求的理據。	2024 年 4 月 12 日
A/TSW/81	元朗天水圍天瑞路八 號嘉湖山莊三期翠湖 居地下	擬議康體文娛場所（健身院）	申請人提交進一步資料，包括回應部門意見、經修訂的地盤界線和規劃綱領，以及申請表格的替代頁。	2024 年 4 月 12 日
A/I-SW/1	大嶼山礮石灣丈量約 份第 308 約地段第 327 號（部份）	擬議臨時度假營（為期 3 年）及相關挖土工程	申請人呈交進一步資料，包括回應部門意見，初步考古影響評估及樹木資料。	2024 年 4 月 26 日
A/YL/316	位於元朗十八鄉路路 旁的政府土地	擬議略為放寬地積比率 及建築物高度限制，以 作准許的公營房屋發展 及社會福利設施用途	申請人提交進一步資料，包括經修訂的環境影響評估、排水影響評估及排污影響評估、新提交的園境設計截視圖、綠化用地覆蓋圖及休憩用地分界圖，以回應政府部門的意見。	2024 年 4 月 26 日

2024 年 4 月 5 日

城市規劃委員會

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



Re: A/I-SW/1 DD 308L, San Shek Wan

24/04/2024 02:08

From:

To:

Sent by:

File Ref:

[REDACTED]
"tpbpd" <tpbpd@pland.gov.hk>
tpbpd@pland.gov.hk

Dear TPB Members,

Recent extreme weather and torrential rains impacting Southern China should concentrate minds on the folly of building on slopes like this.

Previous objections upheld.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Friday, 5 January 2024 9:49 PM HKT

Subject: A/I-SW/1 DD 308L, San Shek Wan

A/I-SW/1

Lot 327 (part) in D.D. 308L, San Shek Wan, Lantau Island

Site area: About 4,759sq.m

Zoning: "Green Belt"

Applied development: 22 Platform Holiday Camp / 3 Years / **Excavation of Land**

Dear TPB Members.

Strong Objections. This is effectively a Destroy to Build application as work has already commenced. The description of the site as "mostly vacant and covered by trees, shrubs and herbs" does not indicate how many trees and vegetation have already been stripped from the site. No data provided either on existing trees.

In addition, the description of the site coverages as 13.5% is ludicrous as the layout shows that there are number paths and surrounding areas that have or will be filled in with pebbles that have been excluded from the calculation. The noise and light generated would cause considerable disturbance to flora and fauna, particularly to nocturnal species.

The large tents and two-storey structures will deprive the many visitors walking along the coast road from enjoying what should be a green and natural panorama. The aspect will be more transitional housing than idyllic natural coast line.

Then there is the issue of toilets and disposal of grey water. It appears that the sewerage will flow directly into the sea. 22 large tents plus staff indicates that around 100 people will be accommodated on the site. That is an awful lots of effluent and contaminated water. How could a septic tank cope with the volume? What about the impact on the water quality in the bay, after all junk parties, etc, swim in these waters.

What is the water source for operation, pumped from the river?

Approval of this application would set a precedent and in no time the entire coast line would look like The Peak, dotted with structures. This is not in line with the conservation focus we were promised for South Lantau where people could escape from a built up environment and enjoy unobstructed nature.

Holiday camps should be accommodated on lots with local villages that have basic services and from where visitors can venture out to explore without making impact.

Mary Mulvihill

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



強烈反對申請編號A/I-SW/1 的改劃申請
24/04/2024 18:18

From:

To: "tpbpd" <tpbpd@pland.gov.hk>
Sent by: tpbpd@pland.gov.hk

File Ref:

1 attachment



強烈反對申請編號A_I-SW_1_2024.04.24.pdf

致：城市規劃委員會秘書處

由：守護大嶼聯盟

日：2024.04.24

有關：強烈反對申請編號A/I-SW/1 擬將綠化地帶
改劃為議臨時度假營（為期3年）及相關挖土工程
補充資料: 25/03/2024



守護大嶼聯盟

SAVE LANTAU ALLIANCE

致：城市規劃委員會秘書處

有關：強烈反對申請編號 A/I-SW/1 擬將綠化地帶
改劃為議臨時度假營（為期 3 年）及相關挖土工程
補充資料: 25/03/2024

守護大嶼聯盟（聯盟）強烈反對上述改劃申請，理由如下：

根據申請人在 2023 年 5 月完成的生態調查及申請地點的檢視報告，實地調查於 2023 年 4 月 25 至 5 月 10 日期間的 8 天共 16 節進行，當中 12 節是日間進行，4 節是晚間進行。該段日子正處於旱季，因此調查期間兩條季節性河溪並無流動的溪流。而與礮石灣有關的動植物群文獻參考，主要參考 1990 年代開始至 2009 年與北大嶼發展有關的研究報告及港珠澳大橋 2003 年 9 月-2004 年 5 月期間有關的生態基線研究的雀鳥資料。最近的文獻資料距今已有 20 年，而且並非全年不同時間的生態調查，未必能完全反映現況，可參考性存疑。

申請人的生態調查指出在申請地點經常發現盧氏小樹蛙，但竟建議在改善緩衝區的生境作為緩解措施；在申請地點發現有不少吸引蝴蝶覓食的植物，但竟建議移除該等植物後另培植一個蝴蝶花園作為緩解措施；申請地點發現有翡翠鴿子(Emerald Dove)的活動，避免於人為的滋擾，申請人竟建議在緩衝區的樹上築建人工鳥巢作為緩解；申請人認為營友可以在日間到大澳參加觀豚活動，但卻給海豚生境帶來進一步的壓力。

根據可持續大嶼辦事處於 2021 年 9 月 7 日開始進行的「礮頭至深屈、二澳及十壆生態調查研究 - 可行性研究」，並於 2023 年 11 月公佈相關研究結果的行政摘要¹。根據該報告，深屈的整體生態價值被評為**高**

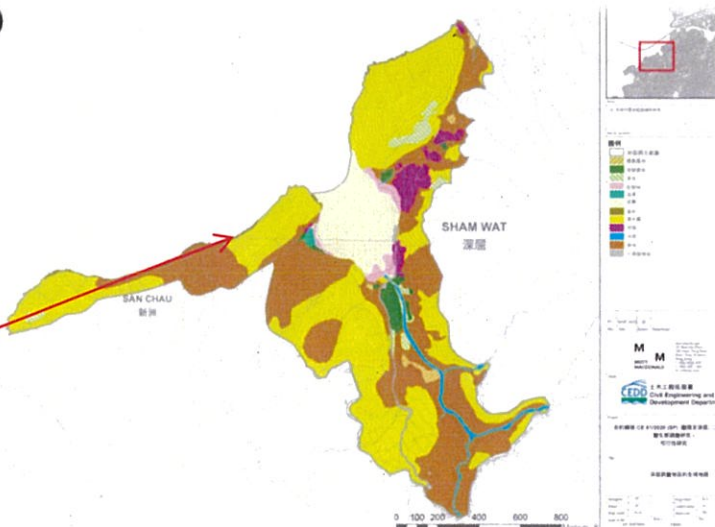
報告的 2.4.3 指出在深屈調查地區的生態實地調查中，共錄得 386 種植物、12 種哺乳動物(申請人的生態調查報告只發現 6 種哺乳動物)、81 種鳥類(申請人的生態調查報告只發現 49 種鳥類)、81 種蝴蝶(申請人的生態調查報告只發現 75 種蝴蝶)、28 種蜻蜓(申請人的生態調查報告只發現 27 種蜻蜓與豆娘)、30 種兩棲爬行動物(申請人的生態調查報告只發現 22 種兩棲爬行動物)、105 種水生動物、111 種潮間帶生物群物種（其中包括 2 種馬蹄蟹）、75 種紅樹林群落物種及 1 種海草。

具重要保育價值物種方面，根據調查結果及文獻綜述所得的數據發現有 15 種植物、13 種哺乳動物、22 種鳥類、41 種蝴蝶、6 種蜻蜓（其中 1 種只有稚蟲記

¹ https://www.cedd.gov.hk/filemanager/tc/content_961/27/CE61_2020_Executive%20Summary_Chinese.pdf

錄)、16 種兩棲爬行動物、7 種魚類、2 種海草及 1 種馬蹄蟹是具重要保育價值的。

報告第 3.3 段指出深屈涵蓋河溪和相鄰的河谷，從昂坪延伸至深屈，還包括靠近新洲和東部深石村的山坡。在多個已識別的生境中，泥灘、**灌木叢**、林地、河道（深屈具重要生態價值河溪）和紅樹林均被評為具重要生態價值。



「礮頭至深屈、二澳及十壆生態調查研究 - 可行性研究」圖 2.3c

根據「礮頭至深屈、二澳及十壆生態調查研究 - 可行性研究」報告，深屈的灌木叢分佈在調查範圍多處，包括沿東澳步道的象山和彌勒山山腳，以及河谷內。**後者與周圍的林地和深屈具重要生態價值河溪生態相連，在河谷內形成了適合不同物種生活的生境，促進高生態連繫。深屈的灌木叢與河谷內的林地結合，成為各種陸生動物的潛在繁殖地，支持多樣性的動植物生境**，包括稀有鳥類——鷓鴣，以及具重要保育價值的植物，如石梓，以及地寶蘭和鵝毛玉鳳花這兩種蘭花。遠離河谷，新洲具特殊科學價值地點的山坡擁有最大片稀有植物——毛葉杜鵑的群落，故成為本港具特殊科學價值地點之一。

深屈的林地分佈在調查範圍多處，為一大片自然生境。它與深屈具重要生態價值河溪和周圍的**灌木叢生態相連，形成河谷內適合不同物種生活的生境。**

根據 S/I-SW/2 - 深屈及礮石灣的分區大綱圖的說明書第 9.5 點：此地帶的規劃意向，主要是利用天然地理環境作為發展區的界限，以保存現有的天然景觀，同時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。

申請地點屬具考古價值地點，根據申請人提供由中文大學中國文化研究所中國考古藝術研究中心的「北大嶼山考古調查報告」考古文獻的資料，礮石灣在第四層(地層約 0.61-0.76 米之間)就發現有唐宋的陶瓷片及唐代亮灰甃遺物，評估方面，被評為 B 級(即重要級別)

9766-02	礮石灣	HP L		唐	B
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雖然申請人表示帳幕主要放在平台上，但水電的鋪設或活動參加者難免會有掘地的情況，一項為期 3 年的短期改變土地用途的活動，有可能對當區的考古價值受到破壞。

欠妥善的污水處理設施

申請人表示共有 22 個帳幕，可接待約 59 人，但整個發展區只得 3 個洗水間，1 個化糞池，是否足夠應付營友的需要及產生的污水處理，同時假若化糞池滿溢時如何清理。申請地點位於海岸邊，風暴潮影響下會受水浸的影響，化糞池的污水極有可能滲出海洋。另一方面，參加者的沖身設施、洗滌食物的污水等又如何處理，有機會直接污染環境及海洋。

基於以上原因，守護大嶼聯盟維持強烈反對申請編號 A/I-SW/1 擬將綠化地帶改劃為議臨時度假營（為期 3 年）及相關挖土工程的規劃申請

守護大嶼聯盟謹啟

2024.04.24

Advisory Clauses

- (a) to note the comments of Chief Heritage Executive (Antiquities & Monuments), Antiquities and Monuments Office (AMO) that the archaeological survey, if needed, should be conducted by an archaeologist with a licence under the Antiquities and Monuments Ordinance (Cap. 53). The assessment should also include the recommendation and implementation of mitigation measures in consultation with AMO;
- (b) to note the comments of the Chief Engineer/Hong Kong and Islands, Drainage Services Department that the applicant is responsible for the design, construction and maintenance of the proposed site stormwater drainage. The applicant shall ensure that the site stormwater drainage system functions properly so as not to increase the flooding risk to the Site as well as lands in the vicinity. Given the Site is located along the seafront and its relatively low-lying nature, the applicant should be aware that ineffective drainage conditions in adjacent areas, regardless of the cause, could lead to cross-catchment flow and generate additional runoff. Therefore, it becomes imperative to assess the necessary level of flood protection and ensure its adequacy within the Site;
- (c) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that the applicant is reminded:
 - (i) to adhere to Development Bureau's following guidelines on proper pruning
 - Guidelines on Tree Pruning (樹木修剪指引);
 - Do's and Don'ts in Pruning (樹木修剪的錦囊); and
 - Tree Management Practice Note No. 3 : Tree Pruning (樹木管理作業備考第 3號 : 修剪樹木); and
 - (ii) to note that approval of the s.16 application by the Town Planning Board does not imply approval of the trees works such as pruning, transplanting and/or felling under lease. The applicant is reminded to approach relevant authority/government department(s) direct to obtain necessary approval on tree works;
- (d) to note the comments of the Director of Fire Services that the applicant is reminded to submit fire service installations (FSIs) to Fire Services Department for approval. The layout plans should be drawn to scale and depicted with dimension and nature of occupancy; The location of proposed FSIs to be installed should be clearly marked on the layout plans; and licensing requirement would be formulated upon received of formal application via the licensing authority. The applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

(e) to note the comments of the Chief Officer (Licencing Authority), Office of the Licencing Authority, Home Affairs Department that:

- according to the Hotel and Guesthouse Accommodation Ordinance (Cap. 349) (“HAGAO”), “hotel” and “guesthouse” mean any premises whose occupier, proprietor or tenant hold out that, to the extent of his available accommodation, he will provide sleeping accommodation at a fee for any person presenting himself at the premises, unless all accommodation in the premises is provided for a period of 28 consecutive days or more for each letting which is exempted under the Hotel and Guesthouse Accommodation (Exclusion) Order (Cap. 349C);
- if the mode of operation falls within the definition of ‘hotel’ or guesthouse’ under the HAGAO, a licence under the HAGAO must be obtained before operation respectively. Whether the mode of operation of a campsite falls within the ambit of the HAGAO depends on the actual circumstances of each case;
- based on the information provided in the application, the applicant is advised on the following:

Separation between tents/tent-like structure and other structures/buildings

- (i) An unobstructed space of minimum 5m wide hall be provided between tents or building structure within the campsite. The tents/structure should also be away from the boundary by 2.5m.

Structures requiring prior approval and consent by relevant Authorities

- (ii) If any structure, which includes but not limit to the following, that constitutes as ‘building works’ or ‘building’ under the Buildings ordinance and to be included into the licence, the applicant should submit a copy of either an occupation permit issued by the Building Authority or a Certificate of Compliance issued by the Lands Department when making an application under the HAGAO;
 - Raised platforms above ground level to provide a flat surface for erection of different sizes of tents;
 - The entrance gate; and
 - Fixed buildings including tourists centre & office, activity room, canopies, sundry room, toilet and guard room as mentioned in the Project Scheme;
- (iii) The effluent of the campsite shall be suitably disposed or discharged, including any alternations to existing septic tanks or construction of new septic tanks or installation of new underground drainage within the licensed area, to the satisfaction of the Licensing Authority and other relevant authorities;

(iv) Documents required for licence application:

- Legal Advice on no-use restriction – The applicant shall provide a written legal advice given by a legal practitioner on whether there is a restrictive provision in the land lease of the premises concerned which prohibits the Site from being used (i) as a hotel or guesthouse; (ii) for commercial purpose; or (iii) other than for private residential purpose;
 - Local Consultation – Although planning application has been submitted, the application shall also provide a copy of document showing that a permission has been granted under Town Planning Ordinance for the use of the premises as a hotel or guesthouse when making licence application under HAGAO, otherwise local consultation will be arranged;
 - Management plan – A management plan illustrating the operation of the campsite in case of inclement weather shall be submitted; and
 - Layout plan for the proposed campsite – The layout plan should clearly indicate the area to be licensed that should include the campsite and all essential supporting facilities physically connected to the Site, and be enclosed by a physical boundary or defined by site boundary coming under the same ownership and/or under the control of the licensee, if such physical boundary does not exist; and
- detailed licensing requirements will be formulated upon receipt of formal application under the HAGAO, if applicable.

(f) to note the comments of Chief Building Surveyor/New Territories East 1 & Licence, Buildings Department (BD) that:

- (i) if the existing structures are erected on leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorised under Buildings Ordinance (BO) and should not be designated for any approved use under the captioned application;
- (ii) before any new building works are to be carried out on the Site, the prior approval and consent from the BD should be obtained, otherwise they are unauthorised building works (UBWs). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (iii) for UBWs erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under the BO;
- (iv) if the proposed use under application is subject to the issue of a licence, please be reminded that any existing structures on the Site intended to be used for such

purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;

- (v) in connection with (ii) above, the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of Building (Planning) Regulations (B(P)R) respectively;
 - (vi) if the Site does not abut on a specified street of width not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage; and
 - (vii) detailed comments under the BO on the private development(s)/building(s) such as permissible plot ratio, site coverage, emergency vehicular access, provision of means of escape, fire resisting construction, barrier free access and facilities, compliance with the suitable building design guidelines and drainage discharge works for septic tanks and toilets, etc. will be formulated at the formal building plan submission stage.
- (g) to note the comments of the Director of Electrical and Mechanical Services that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans to find out whether there is any underground cable within and/or in the vicinity of the Site. The applicant is reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Electricity Supply Lines (Protection) Regulation when carrying out works in the vicinity of the electricity supply lines;
- (h) to note the comments Director of Food and Environmental Hygiene (DFEH) that the operation of activities/businesses at the Site should not cause any environmental nuisance to ~~the~~ **the** surroundings. For any wastes generated from the commercial/trading activities, the applicant should handle such on their own/at their expense. If there are any services or other activities to be provided for the public at the subject premises which are regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) or other relevant legislation(s), proper licence/permit issued by DFEH is required. Based on the information provided, should the premises concerned be used for operation of a food business involving preparation of good and drinks for consumption by the public on the premises with seating accommodation, a restaurant licence (e.g. General Restaurant/Light Refreshment Restaurant licence) issued by DFEH is required. For more details about the application for a restaurant licence, the applicant can refer to the ‘Guide to Application for Licences’ available at <https://www.fehd.hksarg/english/licensing/index.html>; and
- (i) to note the comments of the Director of Leisure and Cultural Services that applicant is reminded to observe and strictly comply with Development Bureau Technical Circular (Works) No. 4/2020 and relevant guidelines for tree preservation and protection, for the approval of relevant authority if any existing trees are going to be affected in the future development / works.