

2023年 7月 13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 13 JUL 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.

Form No. S16-III  
表格第 S16-III 號

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

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](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](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



2301758

29/6 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/NE-LCW/8
	Date Received 收到日期	13 JUL 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 )

Association for Sha Tau Kok Culture and Ecology (沙頭角文化生態協會)

### 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 )

### 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)	Lots 916, 918, 919, 930, 931, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 949, 950, 964, 965, 966, 967, 968, 969 in D.D.141 and adjoining government land, Mui Tsz Lam, Sha Tau Kok, N.T.
(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 4,750 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 10 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)	730 sq.m 平方米 <input checked="" 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 Lai Chi Wo, Siu Tan and Sam A Tsuen Outline Zoning Plan No. S/NE-LCW/2
(e) Land use zone(s) involved 涉及的土地用途地帶	Green Belt
(f) Current use(s) 現時用途	Agriculture  (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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。
- ☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 –

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)”<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the “current land owner(s)” <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於\_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
28/06/2023 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 28/06/2023 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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 with Ancillary Facilities  
for a Period of 3 Years with 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 ..... 4,740 .....sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 ..... 10 .....sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 ..... 1 .....

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 ..... 10 .....sq.m ☒ About 約Proposed gross floor area 擬議總樓面面積 ..... 10 .....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)

A dry eco-toilet with a height of about 3.8m will be placed in the tent camping area.

## 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																																	
The camping activities will mainly take place in the dry season between October and March during weekdays, weekends and public holidays, operating 24 hours upon reservation.																																	
(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	<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))																															
	No 否	<input checked="" 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)																															
(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	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....																															
	No 否	<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	<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...0.45..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 .....0.6.....m 米 <input checked="" type="checkbox"/> About 約																															
	No 否	<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 border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>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 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 type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input 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) 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>All trees with DBH over 95mm and plant with conservation concern will be preserved. “Leave no trace” and “sustainable living” will be the key themes promoted. Related guidelines will be issued to all campers. For details, please refer to the planning statement.</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>Reason(s) for non-compliance: 仍未履行的原因：</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	
<p>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。</p>	
<p>Please see the attached planning statement.</p>	

Please see the attached planning statement.



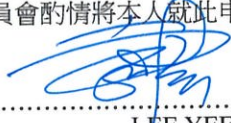
**8. Declaration 聲明**

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




LEE YEE KEUNG

Name in Block Letters  
姓名（請以正楷填寫）

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

Chairperson

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ 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

Association for Sha Tau Kok Culture and Ecology Limited (沙頭角文化生態協會有限公司)

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

Date 日期

29/6/2023

(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 as far as possible. 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	Lots 916, 918, 919, 930, 931, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 949, 950, 964, 965, 966, 967, 968, 969 in D.D.141 and adjoining government land, Mui Tsz Lam, Sha Tau Kok, N.T. 新界沙頭角梅子林丈量約份第141約地段第916號，918號，919號，930號，931號，933號，934號，935號，936號，937號，938號，939號，940號，941號，942號，949號，950號，964號，965號，966號，967號，968號，969號和毗連政府土地
Site area 地盤面積	4,750 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 730 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Lai Chi Wo, Siu Tan and Sam A Tsuen Outline Zoning Plan No. S/NE-LCW/2 荔枝窩、小灘及三桠村分區計劃大綱核准圖編號 S/NE-LCW/2
Zoning 地帶	“Green Belt” 「綠化地帶」
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 3 <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 with Ancillary Facilities for a Period of 3 Years with Associated Excavation of Land 為期三年的臨時度假營及配套設施，以及進行與擬議發展相關挖土工程



(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	10 <input checked="" 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
(ii) No. of block 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	<input type="checkbox"/> (Not more than 不多於) m 米
		N/A	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	3.8	<input type="checkbox"/> (Not more than 不多於) m 米
		1	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	N/A % <input 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  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) _____ _____		0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  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) _____ _____		0

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
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 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 checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan and Lot Index Plan		
<b>Reports 報告書</b>		
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 checked="" 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"/>
Vegetation 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。



25 August 2023

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

Ref: A/NE-LCW/8

Dear Sir/Madam,

**Section 16 Planning Application for Proposed Temporary Holiday Camp  
with Ancillary Facilities for a Period of 3 Years with Associated Excavation of Land  
(Application No. A/NE-LCW/8)**

We refer to the comments from the Chief Town Planner/Urban Design and Landscape,  
Planning Department (CTP/UD&L, PlanD) via email on 16 August 2023.

The “farming zone” serves as a demonstration farm managed by our staff which aims to reactivate farming activities on the abandoned terrace and demonstrate agroforestry practices. Agroforestry is an intentional integration of trees into crop farming systems to create environmental, economic, and social benefits. Therefore, all trees with good health and structure will be preserved. Shade-tolerant crops including coffee, cocoa, mushroom, plum and other native herbs species are planted under the canopy using organic farming method. The farm is managed and regularly monitored by our staff. The holiday campers will NOT take part in any farming activity within the farming zone. Campers can visit the “farming zone” through guided tour to learn about sustainable farming concept while appreciating the farming terrace landscape.

Regarding the removable decks, the exact location will be planned according to the site condition and technical feasibility. We have developed stringent tree protection measures for the deck installation. All trees (DBH>95mm) with good health and structure and species of conservation concerns will be retained and a 1-m diameter tree protection zone will be set. All removable decks will be placed on the ground outside the tree protection zone. Soil compaction and grade changes should be avoided within the tree protection zone as far as possible. After the installation, regular inspection and management will be carried out by tree specialists/arborists to assess tree health and the potential risks.

Should you have any questions, please do not hesitate to contact Mr. Chu at [REDACTED]. Thank you for your attention.

Yours faithfully,  
for and on behalf of  
Association for Sha Tau Kok Culture and Ecology Limited



Chu Wai Kee  
Project Manager

30 August 2023

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

Ref: A/NE-LCW/8

Dear Sir/Madam,

**Section 16 Planning Application for Proposed Temporary Holiday Camp  
with Ancillary Facilities for a Period of 3 Years with Associated Excavation of Land  
(Application No. A/NE-LCW/8)**

We refer to the comments received during the statutory public periods of the planning application No. A/NE-LCW/8. Our clarification in response to the public comments are as follows.

**Rationale in Site Selection**

The site is selected after considering the environmental condition, land ownership and owner's consent, as well as the suitability/compatibility of the area. Efforts were made to further understand the ecological sensitivity of the site through a detailed vegetation baseline survey in the area; results from the surveys were also shared and discussed with various stakeholders and experts through engagement events. Based on the historic aerial photos, the site was terraced farmland in the 1980s with little to no vegetation cover. Among all the privately owned farmlands in the village, this site is comparatively flat, and it is located on an elevated terrace which is relatively distant from the stream. The detailed vegetation baseline survey conducted shows that the proposed site is mainly comprised of *very common* and *common* plant species. The project team has also successfully gained consensus among the landowners regarding the proposal.

**Vegetation Impact and Mitigation**

As the proposal is part of a Nature Conservation Management Agreement, the project team is dedicated to enhancing the biodiversity and the overall conservation value of the Mui Tsz Lam and Kop Tong. Enrichment planting of butterfly food and nectar plants will be performed. Please refer to Appendix F of the application for the potential plant list of enhancement planting. In addition, butterfly gardens and wildlife microhabitats were set up around the village area under this project to enhance habitat heterogeneity.

**Sewage Impact and Mitigation**

Guidelines will be set up to ensure the natural stream will not be disturbed during both the construction and operation phases. During construction, which mainly involves the setting up of the removable wooden deck, no temporary storage will be placed close to the stream. Good site practices will be employed to prevent disturbance on the natural stream, such as avoiding soil excavation works in rainy seasons and proper handling and disposing waste. Regarding the operation phase, a camping code will be established to promote sustainable camping practices. Campers are advised to avoid producing a large quantity of wastewater and treat oily wastewater separately with the support from the nearby villagers at their homes with more proper waste treatment facilities. For the 5 proposed temporary soakaway pits, reference has been made to the design of the existing soakaway pits at the campsites in local Country Park. As the maximum number of campers per night is 40 and they mainly stay during the



weekends, the amount of wastewater generated is expected to be limited. Close monitoring will be done and timely treatment or improvement will be made if necessary.

Regarding the concerns with the eco-dry toilet, the project team has not confirmed a specific model yet. Nevertheless, with reference to the projects supported by government funding in remote areas, we will appoint an experienced dehydration toilet provider to provide the product and ancillary services. The proposed eco-dry toilet will be placed at least 20m away from the stream to avoid contamination. With effective measures and regular monitoring, the impact on the natural stream is negligible.

### **Activities provided at the campsite**

Apart from camping, a wide range of nature appreciation activities is proposed in the activity zone which includes nighttime eco-tour, forest bathing and forest yoga. Campers are required to follow the camping code and keep nuisance to the minimum during their stay. Good site practices will be monitored by our staff to keep the campsite clean without environmental deterioration.

### **Land recovery and regular monitoring**

Since all the setup is temporary and removable, including the deck, lights and toilet, the land can be recovered within a short period of time, given that all trees are not impacted. With continuous biodiversity monitoring during the whole project period, the project team will conduct regular monitoring and adopt adaptive management to allow swift responses to any potential ecological impacts found. Should an unacceptable impact be observed, the management practices would be on hold or even ceased to prevent further damage.

### **Sustainable use of land**

With proper vegetation planning and the proposed enhancement measures, we believe habitat diversity can be enhanced. As the site is surrounded by a large piece of abandoned farmland, there is a relatively low habitat diversity with similar ecological characteristic. We believe that proper site and habitat management, including the agroforestry farming, will create more diverse habitats and thus enhance overall conservation value. 'Sustainable use' is one of the three goals of the Convention on Biological Diversity. With all the enhancement measures and collaboration with the villagers, the cultural and provisional ecosystem services of the villages will be increased, and therefore serve as a good example of sustainable use.

Should you have any questions, please do not hesitate to contact Mr. Chu at [REDACTED]. Thank you for your attention.

Yours faithfully,

for and on behalf of

Association for Sha Tau Kok Culture and Ecology Limited



Chu Wai Kee  
Project Manager



RE: Application A/NE-LCW/8 Departmental Comments (TD)04/09/2023 18:00

From: Daisy Yeung <[REDACTED]>

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

Cc: "cyklo@pland.gov.hk" <cyklo@pland.gov.hk>, "jpkwong@pland.gov.hk" <jpkwong@pland.gov.hk>, [REDACTED], "Wai Kee Chu" <[REDACTED]>, 沙頭角文化生態協會 <info@astkce.hk>, Siu Him Leung <[REDACTED]>

File Ref:

History:

This message has been forwarded.

Dear Ken,

I refer to the comments from the Transport Department via email on 4 September 2023.

The traffic impact due to the proposed campsite is negligible as the maximum number of campers is 40 per night. The traffic impact will also be confined by the limited public transportation options between the urban areas and the site. There are currently 3 recommended options for the campers to reach the proposed campsite from the urban area by public transport:

1. Campers can take the Water Bus from Tai Shui Hang (available on Tuesdays and Thursdays) or the Kaito Ferry from Ma Liu Shui (available on weekends and public holidays) to Lai Chi Wo Pier. From there, they can hike for about 30 minutes to reach the campsite. The carrying capacity of the Water Bus and Kaito Ferry is about 200 pax.
2. Campers can take minibus No. 20R or bus No. 275R (available on weekends only) from Tai Po to Wu Kau Tang. From there, they can reach the campsite with a 90-minute hike.
3. Campers can take minibus No. 56K from Fanling to Luk Keng. From there, they can reach the campsite with a 3-hour hike.

Please let us know if further clarification is needed. Thank you.

Regards,  
Daisy Yeung  
Project officer  
Centre for Civil Society and Governance  
The University of Hong Kong  
Tel: 39171255



**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 Board will only be prepared to approve applications for development in the context of requests to rezone 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. With the exception of New Territories Exempted Houses, a plot ratio up to 0.4 for residential development may be permitted.
- (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 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.
- (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, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area.
- (g) The proposed development must comply with the development controls and restrictions of areas designated as water gathering grounds.
- (h) The proposed development should not overstrain the overall provision of G/IC facilities in the general area.
- (i) 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.
- (j) Any proposed development on a slope or hillside should not adversely affect slope stability.

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

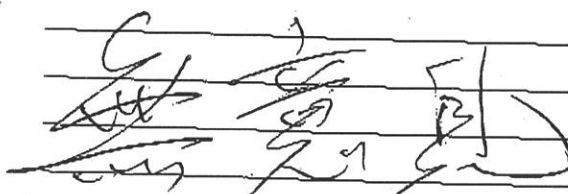
By e-mail : tpbpd@pland.gov.hk

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有關的規劃申請編號 The application no. to which the comment relates  
A/NE-LCW/8

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

簽署 Signature



日期 Date 2023. 7. 25



城市規劃委員會秘書處  
香港北角渣華道 333 號  
北角政府合署 15 樓



支持「永續鄉村：梅子林及蛤塘社區為本的森林村落生態系統管理」計劃  
就有關臨時度假營及配套設施之規劃申請

規劃申請編號：A NE-LCW 8

梅子林擁有三百多年客家村文化，隨著居民遷出，從前充滿活力的社區在過去數十年間逐漸式微。近年吸納不同團體進村與村民合作，共同保育及活化梅子林的自然生態和建築，讓村裡重現生氣。村民非常樂見香港大學公民社會與治理研究中心和沙頭角文化生態協會得到鄉郊保育資助計劃的資助，兩年多前展開「永續鄉村：梅子林及蛤塘社區為本的森林村落生態系統管理」計劃。港大和協會一直積極透過協調在地村民和義工，推廣偏遠鄉郊可持續發展。

作為村民代表，我大力支持是次規劃申請，為梅子林迎來新的機會。不但能活用荒廢已久的梯田，並可以吸引更多人到來梅子林，透過露營體驗，認識香港的偏遠鄉郊，探索本地獨特的生態、文化和歷史。

為此，我們希望城市規劃委員會能夠正面及積極考慮通過這項規劃申請。

此致

城市規劃委員會



梅子林村村代表 曾玉安

2023 年 8 月 3 日

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

By email only

11 August 2023

Dear Sir/Madam,

**Comments on the planning application for the proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years and Associated Excavation of Land at Mui Tsz Lam, Sha Tau Kok (A/NE-LCW/8)**

The Hong Kong Bird Watching Society (HKBWS) notices the sustainable landscape design and management approach would be adopted in the proposed tent camping use to maintain minimal interventions. As the site is currently well-covered by trees and is ecologically connected with the Country Park, we consider the site selection, design and management of any recreational uses should be carefully conducted after taking full environmental considerations. However, there is no information of ecological assessment to show how the location and extent of camping site was selected in order to avoid or minimize disturbance to the on-site and surrounding sensitive ecological resources. Besides, we have the following concerns about the potential impacts of sewage of the planning application.

1. It is noted that eco-toilet system will be installed. Despite that “the volume of wastewater generated would be minimal” while the “dry organic matter generated from the toilet will be regularly collected and properly composted by staff for enhancement planting only”, we consider the applicant should also provide (i) the product information to explain its mechanism, requirements, certification and capacity to treat both urine and faeces, and (ii) the estimated amount of sewerage generated from the proposed camping use.



2. The sewage generated from cooking and dishwashing would be treated by placing 5 temporary soakaway pits (about 30cm x 30cm) *"which allows wastewater to drain off and slowly soak into the ground"*. As two of the pits are less than 20m from the nearby stream, there will be risk of water pollution if the sewage cannot be treated properly by the proposed pits and directly flow into the stream. The applicant shall (i) provide the expected amount of wastewater to be generated, (ii) demonstrate that the infiltration capability and the performance of the proposed pits are sufficient to treat the wastewater effectively before feeding into the nearby streams, and (iii) clarify if the wastewater that contains high amount of oil would be treated separately.

The HKBWS respectfully requests the Board to take our comments into consideration.  
Thank you for your kind attention.

Yours faithfully,  
The Hong Kong Bird Watching Society



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

11th August 2023.

By email only

Dear Sir/ Madam,

**Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years**  
**and Associated Excavation of Land**  
**(A/NE-LCW/8)**

1. We refer to the captioned, and we have queries about this application.
2. There are approved applications (with conditions relating to sewage and/ or drainage, fire services, transport, etc.) at Lai Chi Wo Village (not Mui Tsz Lam) for providing accommodation to visitors (i.e., utilising old village houses within the Village Type Development zone), without directly occupying the surrounding Green Belt (GB) or even Agriculture zone. We would like the Board to liaise with relevant parties as to what the objective of the current application is, and whether utilising the old houses (e.g., after renovation/ reconstruction) at Mui Tsz Lam Village can also fulfill the same need (if not, why?).
3. We understand 'tent camping group' is a 'Column 1' use in the concerned GB zone. But we would like the Board to liaise with relevant authorities/ parties as to what the difference between a tent camping ground and the current proposal is. If tent camping ground is always permitted, why this application is still necessary? The Board should also consider, after knowing the difference, if any, whether the approval would set a precedent for similar applications to penetrate in other Country Park Enclave areas such as those in the same region like Sam A Tsuen, So Lo Pun, Kuk Po, Fung Hang, etc., and whether this would become an undesirable precedent. The Board should think about the potential cumulative impacts.



4. We would like to remind the Board that Country Park Enclaves, as the name suggests, are very close to Country Parks or even Marine Parks, and any significant/ continuous environment impacts appearing within these enclaves would have a very high chance to affect the nearby Country Parks as well. Activities/ uses within these enclaves should be carefully planned from an environmental and nature conservation perspective. Therefore, it is not surprising to see the following general planning intention for the concerned Outline Zoning Plan (OZP)<sup>1</sup>:

***‘The Area forms an integral part of the natural system of the natural woodlands in the adjoining Plover Cove Country Park with a wide spectrum of natural habitats including, inter alia, coastal mangrove, mudflat, intertidal water ponds, EIS, freshwater streams, undisturbed terrestrial and hilly forests, woodlands, mature (fung shui) woodlands, shrubland, with active and fallow agricultural land etc., supporting some rare/uncommon flora and fauna of the Area which should be preserved and protected. The general planning intention in the Area is to protect its high conservation and landscape value which complements the overall naturalness and the landscape beauty of the surrounding Plover Cove Country Park.***

*Apart from the environmental and ecological considerations, **development in the Area is constrained by limited transport and infrastructural provisions.** It is also intended to consolidate village development so as to avoid undesirable disturbances to the natural environment and overtaxing the limited infrastructure in the Area.’*

5. We would also like to remind the Board the planning intention of the concerned GB; below text is extracted from the Explanatory Note of the concerned OZP<sup>1</sup>.

***‘The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.***

*Areas with natural vegetation, woodland, hilly terrain, hillside shrubland, grassland and streamcourses including the EIS and its riparian zone together with a narrow strip of land in between the “Lai Chi Wo Special Area” and the village cluster of Lai Chi Wo*

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<sup>1</sup> [https://www1.ozp.tpb.gov.hk/plan/ozp\\_plan\\_notes/en/S\\_NE-LCW\\_2\\_e.pdf](https://www1.ozp.tpb.gov.hk/plan/ozp_plan_notes/en/S_NE-LCW_2_e.pdf)

*Village have been designated as "GB" so as to protect existing green areas and preserve the hilly terrain in the Area.....*

*.....There is a general presumption against development within this zone. Development in this zone will be strictly controlled. Development proposals will be considered by the Board on individual merits taking into account the relevant Town Planning Board Guidelines.....'*

6. In view of the potential conservation concern in this region, we would also like to know whether a proper ecological impact assessment has been done (and submitted for supporting this application) to identify and evaluate the potential ecological impacts and if not, we urge the Board to consider whether this is appropriate to approve an application like this (i.e., within GB) within a Country Park Enclave. Also, we would like to remind that the application site is close to a watercourse as shown in the map of the gist. We urge the Board to consider the potential impacts on this watercourse as well (e.g., Would it become full of garbage or polluted effluent after this application is approved? Have any measures proposed to protect this watercourse from potential water quality impacts (if any)?). Please note that this watercourse drains into the Yan Chau Tong Marine Park.

7. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

cc. The Conservancy Association  
Designing Hong Kong  
Green Power  
Hong Kong Bird Watching Society  
WWF-HK



長春社 Since 1968

## The Conservancy Association

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11<sup>th</sup> August 2023

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

By e-mail: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

Dear Sir/Madam,

### Comments on the Section 16 Application No. A/NE-LCW/8

Surrounded by Plover Cove Country Park with great variety of natural habitats, the proposed site is indeed ecologically-linked with the adjacent environment. With such high conservation importance and high quality landscape, The Conservancy Association (CA) opines that any works in such high conservation importance and high quality landscape need good justification and careful assessment. Initially we would like to raise concerns on the captioned application.

#### **1. Impact on tree and vegetation**

It is known that the applicant would like to preserve the forest structure and conserve species with conservation value. For example, all trees with DBH exceeding 95mm and plant species with conservation concern will be preserved. A plant protection zone with a 1-metre diameter will be set up around the individual. All plants within the plant protection zone will be preserved and will not be cleared during site preparation work. Meanwhile, the applicant also proposed an enhancement planting around the tent camping area under the tree canopy.

Based on the Landscape and Tree Treatment Plan together with site photos in the planning application, we are concerned that after necessary vegetation clearance work for tent camping area, it seems that there might not be much space for additional enhancement planting and vegetation/tree growth in future. While we recognize the intention of enhancement planting to increase ecological value of the site, such planting may also





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overlap with space for camping and other related activities. Clarification on initial enhancement planting, such as number and planting location of plant, would be necessary.

### 2. Impact on water quality in natural stream

There is an existing natural stream in the west of the main camping zone. We hope that the applicant can further clarify how the natural stream would not be disturbed during both construction and operation phase. Here are some of our initial concerns/comments:

- It is assumed that transporting construction materials through the existing footpath would be necessary during construction phase. Please clarify if temporary works, such as widening of footpath, storage of construction materials/equipment, etc., would be needed and close to the natural stream.
- Good site practice should be employed to prevent disturbance on natural stream.
- Despite provision of 5 temporary soakaway pits for visitors, to be in line with “leave no trace” and “sustainable” concepts promoted by this planning application, the applicant should also advise the visitor to minimize their wastes as well as the sewage, instead of relying the use of soakaway pits.
- For the proposed temporary soakaway pits, are there any initial evaluation on its capacity to prevent overflow, site percolation test to determine soil permeability, sufficient soakaway area, etc.? These are also important to avoid excessive wastewater from entering the natural stream.
- It is also noticed that a dry eco-toilet will be set up for the visitors. Are there any back-up plans once maintenance works or temporary closure of dry eco-toilet is necessary? We worry that if the above issues cannot be properly addressed, it may lead to serious environmental and hygiene problems in natural stream and its surrounding area.

### 3. Lacking details of plans on land recovery

It is noticed that the application proposed 15 removable wood decks for running a holiday camp temporarily. However, the applicant did not provide further details on how to reinstate the site after 3 years. It will be better to have the recovery plan for the site.



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### 4. Details of construction and operation plan

To better identify sources of environmental impacts and suggest measures to minimize or mitigate potential environmental disturbance, it would be grateful if there are further elaboration on various items:

- Site work schedule

No initial site work schedules, such as date of commencement and completion, are available. These can help determine duration of various environmental impacts during construction and operation phase.

- Possible activity programme in the proposed activity zone

According to the Planning Statement, we noticed that there will be an activity zone, Apart from camping activities, it would be grateful to clarify what activity programme would be initially proposed. This is important to identify potential environmental impacts and then evaluate measures to avoid or minimize them.

- Control on animal wildlife from entering the camping site

As the site is surrounded by Country Park with a mixture of natural habitat supporting different flora and fauna, we assume that wildlife such as wild boar, barking deer, etc., would still be observed within this site. How to balance the protection of animal wildlife and operation need should be one of the outstanding issues in this application. While more elaboration on this concern is necessary, any ecological baseline or surveys related to wildlife records in this site can also help review the current operation plan.

Yours faithfully,

Chow Oi Chuen

Campaign Officer

The Conservancy Association

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:

should planning approval be given to the subject planning application, the lot owner(s) will need to apply to his office for a Short Term Wavier (STW) to permit the proposed structures to be erected and the applicant will need to apply for a Short Term Tenancy (STT) to cover the occupation of Government land. Besides, given the proposed use is temporary in nature, only application for erection of temporary structure(s) will be considered. The applications will be considered by the LandsD acting in the capacity of the lessor and landlord at its sole discretion and there is no guarantee that such applications will be approved. If such applications are approved, they will be subject to such terms and conditions, including among others the payment of rent/fee and administrative fee, if charged, as may be imposed by the LandsD.

- (b) to note the comments of the Director of Environmental Protection (DEP) that:

the applicant is advised:

- (i) to follow the requirements stipulated in “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site”;
- (ii) to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use. If septic tank and soakaway system will be use in case of unavailability of public sewer, its design and construction shall follow the requirements of Environmental Protection Department’s Practice Note for Professional Person (ProPECC) PN 5/93 “Drainage Plans”; and
- (iii) to meet the statutory requirements under relevant pollution control ordinances.

- (c) to note the comments of the Director of Fire Services (D of FS) that:

- (i) in consideration of the design/nature of the proposal, fire service installations (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:
  - 1. the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
  - 2. the location of proposed FSI to be installed should be clearly marked on the layout plan; and
  - 3. licensing requirement would be formulated upon received of formal application via the licensing authority.



- (ii) the applicant is also reminded that if the proposed structure(s) is 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.
- (d) to note the comments of the Chief Officer (Licensing Authority), Office of the Licensing Authority, Home Affairs Department (CO(LA), OLD, HAD):
- (i) 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 of 28 consecutive days or more for each letting which is exempted under the Hotel and Guesthouse Accommodation (Exclusion) Order (Cap. 349C);
  - (ii) under the Clubs (Safety of Premises) Ordinance (Cap. 376) (“CuSPO”), “club” means any corporation or association of persons formed for the purpose of affording its members facilities for social intercourse or recreation and which:
    - (i) provides services for its members (whether or not for the purpose of gain); and
    - (ii) has a club-house of which only its members and their accompanied guests have a right of use;
  - (iii) if the mode of operation falls within the definition of “hotel” or “guesthouse” under the HAGAO or “club” under the CuSPO, a licence under the HAGAO or a Certificate of Compliance under the CuSPO must be obtained before operation respectively. Whether the mode of operation of a camping site falls within the ambit of the HAGAO and/ or CuSPO depends on the actual circumstances of each case; and
  - (iv) if any structure which constitutes as “building works” or “building” under the Building Ordinance 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 and/or CuSPO.

Section 16 Planning Application for Proposed Temporary Holiday Camp  
with Ancillary Facilities for a Period of 3 Years with Associated Excavation of Land

**Section 16 Planning Application for  
Proposed Temporary Holiday Camp with Ancillary Facilities  
for a Period of 3 Years with Associated Excavation of Land**

**PLANNING STATEMENT**

Prepared by The Association for Sha Tau Kok Culture and Ecology  
on 29 June 2023

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## **EXECUTIVE SUMMARY**

This planning application is submitted to the Town Planning Board to seek planning approval for Temporary Holiday Camp with Ancillary Facilities for a period of 3 years with Associated Excavation of Land at Lots 916, 918, 919, 930, 931, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 949, 950, 964, 965, 966, 967, 968, 969 in D.D.141 and adjoining government land, Mui Tsz Lam, Sha Tau Kok, N.T.. The application site, with an area of about 4,750 m<sup>2</sup>, falls within an area zoned “Green Belt” on the Approved Lai Chi Wo, Siu Tan and Sam A Tsuen Outline Zoning Plan (the OZP) No. S/NE-LCW/2.

The proposal is part of a Nature Conservation Management Agreement project funded by the Countryside Conservation Funding Scheme under the Countryside Conservation Office. It aims to provide a tent camping ground for the public to experience the natural environment and Hakka village culture by spending one to a few nights in the abandoned farming terraces. Apart from the camping experience, participants are expected to join training, education, volunteering and leisure activities around the nearby areas during their stay. Only temporary structures including a dry eco-toilet and 10-15 removable wooden decks will be placed with heights ranging from 0.3 m to 3.8 m. Minor excavation works for the construction of on-site sewage pits will involve a total excavation area of 0.45 m<sup>2</sup> with depth of about 0.6 m.

The operation will be mainly in the dry season between October and March during weekends and public holidays. There will be a maximum of 40 participants, who will spend one to a few nights on the site during the operation days. The tents used by the participants are temporary hiking tents that will only be set up during their stay and will be removed afterwards. The justifications for this application are:

1. ☐ Aligns with the planning intention of the zoning;
2. ☐ Suitable for the proposed uses;
3. ☐ Compatible with the surrounding land uses;
4. ☐ No adverse impacts to the surroundings;
5. ☐ Beneficial to the public by providing a place for education, wellness development and long-term sustainability of the remote village communities.

In view of the justifications presented in this planning statement, it is hoped that members of the Board and relevant Government departments will give favourable consideration to this planning application.

## 行政摘要

(內容如有差異，應以英文版為準)

此規劃申請現提交給城市規劃委員會，以尋求在新界沙頭角梅子林丈量約份第 141 約地段第 916 號，918 號，919 號，930 號，931 號，933 號，934 號，935 號，936 號，937 號，938 號，939 號，940 號，941 號，942 號，949 號，950 號，964 號，965 號，966 號，967 號，968 號，969 號和毗連政府土地申請為期三年的臨時度假營及配套設施，以及進行與擬議發展相關挖土工程之規劃許可。申請用地面積約 4,750 平方米，位於荔枝窩、小灘及三桠村分區計劃大綱核准圖編號 S/NE-LCW/2 之綠化地帶內。

擬議的發展項目是由香港特別行政區政府鄉郊保育辦公室轄下的鄉郊保育資助計劃資助的自然保育管理協議項目的一部分。發展項目旨在為公眾提供一個體驗自然環境和客家村落文化的場所，讓他們在荒廢的梯田上作一至數晚的露營體驗。除露營體驗外，預計參加者在營地逗留期間將參加附近地區的培訓、教育、義工服務和休閒活動。擬建發展項目只有臨時裝置，包括一個生態旱廁和 10-15 個用於放置帳篷的可移動木板。這些裝置的高度約 0.3 米到 3.8 米不等。項目將為污水穴進行小型挖土工程，總面積約 0.45 平方米，深度約 0.6 米。

申請用途的運營將主要在 10 月至 3 月旱季期間的周末和公眾假期。最多有 40 名參加者會在營運日期間逗留一至數晚。參加者使用的帳幕為臨時帳幕，僅在入住期間搭建，之後會拆除。本申請的理據如下：

1. ☐ 擬建項目符合規劃意向；
2. ☐ 申請用地適合申請用途；
3. ☐ 擬建項目與周邊土地用途互相兼容；
4. ☐ 擬議發展不會對周圍環境造成不良影響；
5. ☐ 擬議的發展將為公眾提供一個教育和身心健康發展的場所以及有利偏遠村落社區長遠可持續性。

鑑於本規劃綱領所提出的理據，希望委員會成員及相關政府部門積極考慮此規劃申請。



## **1. □ INTRODUCTION**

1.1.1 □ This proposal forms part of the Planning Application to the Town Planning Board (TPB) for Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years with Associated Excavation of Land at Mui Tsz Lam, Sha Tau Kok by the Association for Sha Tau Kok Culture and Ecology (ASTKCE, the Applicant).

1.1.2 □ The proposed temporary holiday camp with ancillary facilities covers Lots 916, 918, 919, 930, 931, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 949, 950, 964, 965, 966, 967, 968, 969 in D.D.141 and adjoining government land. The area is about 4,750 m<sup>2</sup>, falls within an area zoned “Green Belt” (“GB”) on the Approved Lai Chi Wo, Siu Tan and Sam A Tsuen Outline Zoning Plan (the OZP) No. S/NE-LCW/2 gazetted on 19 February 2016. “Holiday Camp” is a use in Column 2 under the OZP.

1.1.3 □ The proposal is a part of a Nature Conservation Management Agreement project named “Forest Village – Mui Tsz Lam and Kop Tong Sustainable Village Programme (2021-2023)” (the Project) supported by the Countryside Conservation Funding Scheme (CCFS) under the Countryside Conservation Office (CCO). The Project, built upon the principle of environmental stewardship, aims to conserve, revitalise and enhance the natural, cultural and landscape values of Mui Tsz Lam and Kop Tong. The project is jointly organised by the Centre for Civil Society and Governance of the University of Hong Kong (CCSG-HKU) and the Applicant. The two parties have been in collaboration since 2019 on an art revitalisation project in Mui Tsz Lam, which is an extension of the revitalisation effort of CCSG in the nearby Lai Chi Wo village since 2013.

1.1.4 □ The proposal is an important strategy in supporting various environmental and cultural experiential learning activities for both the public members and the village community at a remote rural location. While the operation of the tent camping area is not profit-making, the associated community-based economic activities will contribute to the long-term sustainability of the village. Not only does this benefit the local community but also the wider public as the village is conserved as a place for leisure and learning. In addition, converting the abandoned farming terraces into a tent camping area will partly uncover the traditional farming landscape of Mui Tsz Lam for the appreciation of cultural landscape heritage. By adopting the sustainable operation and management approaches, the establishment of a properly managed tent camping area in a

remote rural village could prove to be one of the options for the conservation and sustainable development of the village.

1.1.5□ As part of a comprehensive process of the proposal, the idea has been discussed with local green groups to seek their initial views in 2021. A two-month-long Sustainable Campsite Design Hackathon has been organised between April and June 2022 in collaboration with the Division of Landscape Architecture of the University of Hong Kong. A design and development plan was developed after the Hackathon with the concept of “Øscape”, a sustainable landscape design approach which aims to maintain minimal interventions. The plan has been communicated with the local community through various engagement events. It serves as the implementation guideline for the campsite development.

1.1.6□ Founded in Sha Tau Kok, the Applicant has been actively engaged in sustainable eco-tourism, education and rural revitalisation projects in the northeast New Territories since 2017. It serves to impel constructive advancement in rural neighbourhoods, provide diversified experiential eco- or cultural activities and enhance integrated informative green tourism platforms and carrying capacity of rural tourism. The Applicant has become a charitable institution with tax exemption under Section 88 of the Inland Revenue Ordinance since 17 April 2023.

## **2. SITE CONTEXT**

### **2.1. The Site**

2.1.1. The site is located on the northern slope of Tiu Tang Lung hill in Sha Tau Kok. It includes the abandoned farming terraces in close proximity to the built area of the village. The total site area is about 4,750 m<sup>2</sup>, zoned as “GB” on the OZP.

2.1.2. The proposed tent camping area is located about 50 m away from the southern side of the village houses in the Mui Tsz Lam village. There is a footpath connecting the village and the proposed tent camping area which is comprised of concrete and boulders (**Figure 1** refers).

2.1.3. As Mui Tsz Lam is surrounded by the Plover Cove Country Park, there is no vehicular access to the Site. Currently, the closest point where public transport is available is the Lai Chi Wo Pier, which is about 30 mins hike from Mui Tsz Lam. Limited Kaito ferry service is available between Ma Liu Shui and Lai Chi Wo. Another spot with public transport is Wu Kau Tang, which is about 90 mins hike from Mui Tsz Lam. Vehicular access is available there and there are daily minibus services and bus services on public holidays between Tai Po and Wu Kau Tang.

2.1.4. All the concerned Lots of the proposed tent camping area used to be active farming terraces as evidenced by the aerial photo records (**Figures 2 & 3**). The area has then been overgrown with trees and other vegetation after decades of abandonment (**Figures 4 & 5**).

### **2.2. Surrounding Area of the Site**

2.2.1. The surrounding area is rural in character with terrace farmlands, orchards, fung shui woodlands and secondary woodlands surrounding the proposed tent camping area (**Figure 1** refers). The two patches of fung shui woodlands are located at the west of the village houses and on a small hill to the northeast of the village houses, about 100 m away from the village houses cluster.

2.2.2. To the north of the proposed tent camping area, there are two main rows of houses and ruins of houses, laying from north to south facing east.

2.2.3. To the west of the proposed tent camping area, there is a stream which flows through the village’s farming terraces from the southwestern side to the



northeastern side. Regarding drinking water, there is no government freshwater supply and villagers rely on a small local reservoir located upstream about 250 m away from the village.

### **2.3. □ Background and Recent Development of the Village**

2.3.1. □ Mui Tsz Lam Village is a Hakka village with around 400 years of history. It is believed to be the origin of the Tsang's clan who started the nearby Lai Chi Wo with the Wong's clan after the initial settlement in Mui Tsz Lam. The landscape had not changed much between the 1940s and 1970s according to the Government's aerial photo records. The period between the 1960s and 1970s was the heyday of the village when there were 16 households living in the village with about 100 people. The community had been practising farming (**Figures 2 & 3**).

2.3.2. □ From 1980s onward, villagers gradually moved out and Mui Tsz Lam was left desolated. The majority of the landscape around the village has gradually turned into a secondary forest under natural succession because of the abandonment of the farming terraces and orchards and the cease of harvesting of natural resources around the area.

2.3.3. □ In May 2019, electricity supply was reconnected by CLP Power Hong Kong Limited to the village and the nearby Kop Tong village after 40 years of disconnection to the power grid. In the same year, with consent from the village, the applicant started the "Nature, Earth and Human – Mui Tsz Lam Art Revitalization Project" in collaboration with CCSG-HKU with support from the Hong Kong Bank Foundation via the HSBC Rural Sustainability Programme.

2.3.4. □ Starting from the mid 2010s, a few villagers came back to the village regularly to maintain the village and the patch of terrace farmland in front of the village houses. In recent years, more villagers and community members returned to the village frequently due to a number of projects in the village including the Project co-organized by the Applicant and CCSG-HKU and other projects supported by the CCFS of the CCO.

### **3. □ LAND ASPECTS**

3.1.1. □ The application site comprises Lots 916, 918, 919, 930, 931, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 949, 950, 964, 965, 966, 967, 968, 969 in D.D. 141 and adjoining government land in, Mui Tsz Lam, Sha Tau Kok, N.T.. Please refer to **Appendix B** for the Lot Index Plans.

3.1.2. □ The lease of the subject lots was granted and demise into the lessee in 1905 under the Block Crown Lease. Under the condition of the lease, the lots included in the proposed tent camping area shall be used for agricultural purposes or garden grounds. Please refer to **Appendix C** for the relevant extract of the lease document.

#### 4. THE DEVELOPMENT

##### 4.1. Development Parameters

4.1.1. The proposal is temporary with a total site area of about 4,750 m<sup>2</sup> for a tent camping area on abandoned farming terraces. It will provide 10-15 tents for a maximum of 40 people. **Figure 6** shows the Layout Plan. There will be a dry eco-toilet and 10-15 temporary wooden decks (about 3m x 3m and 3m x 7m) for camping tent placement and some movable furniture like tables and chairs. A modular design will be adopted for the wooden decks. They will be designed to be removable and could be fixed in the lots by their own weight. (Please refer to **Figure 8** for the photomontage of the proposed tent camping area).



**Reference Photo 1** Wooden Decks at the Twisk Campsite, Tai Lam Country Park, managed by Agriculture, Fisheries and Conservation Department of Hong Kong (AFCD). (Taken on 22 May 2023)

4.1.2. A dry eco-toilet (about 2.6m x 3.8m x 3.8m) will be set up with reference to the dry eco-toilet at Fung Yuen Organic Farm as shown below. The applicant will appoint an experienced dehydration toilet provider to provide the product and ancillary services including transportation and construction. Transportation could be done by ferry to Lai Chi Wo and then by trolley via the existing hiking trail. Dredging will be avoided during construction.





**Reference Photos 2 & 3** A standalone dry toilet at Fung Yuen Organic Farm, Hong Kong. (Source: DEHTLET)

- 4.1.3. □ Apart from the main camping zone with the wooden decks, the remaining parts of the terraces will be used as farming experience zone and activity zone (**Figure 6** refers).
- 4.1.4. □ By adopting an “Øscape” approach, the preparation and installation of the tent camping area involve only minimal facilities. Local materials, boulders and soil, for example, will be utilized as far as possible. The setup will rely on handmade structures with intensive labour input. A group of experienced tutors specialised in handmade hiking trail repair were recruited to conduct training for another volunteer training programme of the Project. They will be responsible for the site preparation work, with the aid of a group of trained volunteers. It is expected that the preparation and the upkeep of the site will be a continuous process to be done by a keen group of core volunteers.
- 4.1.5. □ To preserve the rural character and landscape resource, there will be no permanent structures erected within the Site. The landscape of the farming terraces would be mostly retained. Since the abandoned farming terraces remain flat, no levelling will be involved in the transformation except minor repair to handle the holes created by the rooting activities of wild boars. The Applicant is also committed to conserve all the trees in the camping site with a diameter at breast height (DBH) over 95mm. Please refer to **Appendix D** for the tree survey report.

4.1.6. □ Furthermore, enhancement planting around the tent camping area under the tree canopy will be done after the necessary understory clearance. Food and nectar plants for butterflies or native folklore plants will be planted to increase both aesthetic and ecological values. This also ensures sufficient ground coverage to avoid soil erosion and increases the plant diversity in the area. With the experience in successfully setting up the butterfly gardens under the Project, the Project team is confident in managing the planting works. Please refer to **Appendix F** for the potential plant list. Suitable plants will be selected for planting depending on the conditions of each lot.

#### 4.2. □ Operation & Management

##### *Daily Operation of the campsite*

4.2.1. □ The camping activities will mainly take place in the dry season between October and March during weekdays, weekends and public holidays upon reservation. There will be a maximum of 40 participants, who will spend one to a few nights during the operation days. The average number of campers per day will be around 10 to 15 people. The campsite will operate with a mandatory 'visit-by-appointment' system on a 'first-come-first-served basis'. It will target groups and individual campers of the general public.

4.2.2. □ The operation will be managed by the staff of ASTKCE and volunteers in two shifts. The daytime shift is between 9:30 am – 4:30 pm and the night shift is between 4:30 pm – 9:30 am.

4.2.3. □ Annual maintenance work will be done during its closure in the wet seasons. The seasonal operation and the controlled number of campers could limit the impact brought by the campers and allow time for the environment to recover. This will be an advantage of a privately-managed campsite with a booking system compared with most of the camping grounds within the Country Parks. There will be an entrance fee and charges for camping gear rental on a cost-recovery basis.

##### *Campsite Sustainable Management*

4.2.4. □ Upon the completion of the preparation works, strict management measures will be employed. A camping code will be established to promote sustainable camping practice. For example, no public announcement system or audio amplification system would be allowed within the site. Disturbance to the

wildlife, including noise and light should be avoided. “Leave no trace” and “sustainable living” will be the key themes promoted in the camping activities and related education programmes.

- 4.2.5. □ Simple cooking is allowed in the tent camping area with portable electricity powered facilities provided. To comply with the CCFS condition, the use of fire will be prohibited within the camping ground during the respective project period. There will be on-site monitoring to minimise the chance of hill fire and other disturbance to the invaluable mature secondary forest nearby when the camping area is in use.

#### *Waste Management*

- 4.2.6. □ Given that the dehydration toilet system of the eco-toilet has no provision of fresh and flushing water, the volume of wastewater generated would be minimal. The dry organic matter generated from the toilet will be regularly collected and properly composted by staff for enhancement planting only. Good site practices will be monitored to ensure a clean, hygienic tent camping area without environmental deterioration.

- 4.2.7. □ Sewage will be generated from cooking and dishwashing. 5 temporary soakaway pits (about 30cm x 30cm) will be placed which allows wastewater to drain off and slowly soak into the ground. The soakaway pits will be similar to those at the campsites managed by AFCD (refers to the reference photo below). They will be cleaned by staff regularly, at least once a week. To provide the soakaway pits, minor excavation works of land will be done, covering a total area of 0.45 m<sup>2</sup> with depth of about 0.6m. Additional waste treatment installations, such as grease traps, will be added as appropriate. The soakaway pits will be cleaned by staff regularly.

- 4.2.8. □ Campers are required to strictly follow the camping code. For example, wastewater shall only be disposed into the drains, and the use of chemical soap is strictly prohibited. Biodegradable dishwasher will be provided.

- 4.2.9. □ For solid waste, campers are encouraged to use reusable item, bring their trash out of the village, and dispose responsibly in designated waste collection points.



**Reference Photo 4** A soakaway pit at the Twisk Campsite, Tai Lam Country Park, managed by AFCD. (Taken on 22 May 2023)



## **5. □ PLANNING JUSTIFICATIONS**

### **5.1. □ Align with the Planning Intention of the Zoning**

5.1.1. □ According to the notes in the OZP, the planning intention of the “GB” is “defining the limits of the urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets.” While there is a general presumption against development, “Tent Camping Ground” managed by the Government is under Column 1 uses which is always permitted. The proposed tent camping area would have a similar layout and provision compared with those in the Country Parks.

5.1.2. □ The proposed use fully complies with the Town Planning Board Guidelines for ‘Application for Development within Green Belt Zone under Section 16 of the Town Planning Ordinance’ (TPG PG-No. 10). The temporary set up is in small scale and the intensity and uses are compatible with the surrounding environment. It is solely for passive recreational purposes. The proposal does not involve erection of any permanent structures.

5.1.3. □ Considering the recent upward trends of public members camping in designated camping grounds as well as non-designated government lands, a privately managed campsite with tailored nature-friendly management measures could better manage the impacts brought by the camping activities. It is believed that the proposal will serve as a good exemplar in the management of a passive recreational outlet, which aligns with the planning intention.

### **5.2. □ Suitable for the Proposed Use**

5.2.1. □ The site is suitable for the proposed tent camping area. The abandoned farming terrace has maintained its level and some of the retaining walls are still present which resembles a typical camping ground. Minimal alteration is required to convert the terraces into camping lots.

5.2.2. □ The proposal will better utilise the abandoned farmlands and allow the public to enjoy the nature with minimal disturbance to the environment.

### **5.3. □ Compatible with the Surrounding Land Uses**

5.3.1. □ The proposal is compatible with the surrounding areas which is rural and natural in character. The proposed tent camping ground provides recreational opportunities which complements with the leisure activities happening in the village.

#### **5.4. ☐ No Adverse Impacts to the Surroundings**

##### *Landscape and Visual Impact*

- 5.4.1. ☐ Referring to the Vegetation Survey Report<sup>1</sup> (**Appendix E**), the application site is a regenerated forest with mostly common species. The applicant will strictly follow the conservation measures recommended in the report that all trees with DBH exceeding 95mm and plant species with conservation concerns should be preserved to minimise the impact. The level of the farming terrace will be retained as well, so that the overall landscape will remain as the surrounding area. Enhancement planting will also be carried out.

##### *Environmental Impact*

- 5.4.2. ☐ The environmental impacts are negligible due to the controlled size and intensity of the camping activities. The size of camping activities is confined to a designated area. Regarding the intensity, the number of campers and frequency of camping activities will be controlled by the 'visit-by-appointment' system and limited mainly in dry season. The campsite will be closed during the wet season for maintenance. Campers' behaviour will be closely monitored by on-site officers. Campers will be reminded of the eco-friendly camping practice and safety precautions upon registration.

##### *Drainage and Sewerage Impact*

- 5.4.3. ☐ No significant drainage impact is anticipated as no there is concrete structure. Surface runoff will be absorbed and infiltrated into the soil. Excessive surface runoff will be drained away along the terraces and discharged to the nearby stream.

- 5.4.4. ☐ No showering facilities will be provided within the tent camping ground. If campers need to shower, they might approach the villagers at the village houses nearby. Villagers have kindly expressed their support verbally.

- 5.4.5. ☐ With the 5 temporary soakaway pits installed, sewage will drained off and slowly soak into the ground. They will be cleaned by staff regularly, at least once a week.

##### *Traffic Impact*

- 5.4.6. ☐ No adverse traffic impacts are anticipated due to the restricted number of

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<sup>1</sup> The study area is larger than the proposed tent camping area as the vegetation survey was conducted under the requirement of the agreement with CCFS.

campers.

#### *Fire Safety*

5.4.7. □ As there is no vehicular access and public water supply to the village for firefighting support, alternative fire safety measures will be taken. Fire extinguishers and fire blankets will be placed at the tent camping ground where appropriate. Campers are required to follow the camping code strictly to prevent fire and protect the mature secondary forest in the surrounding. Staff will be required to take the fire safety training course arranged by Fire Services Department.

5.4.8. □ After all, the impacts of the camping activities will be limited with the seasonal peak of operation and limit on the number of campers. The nature of the camping activities, which is education-oriented with the cultivation of citizen's environmental stewardship, also enables the operator to better manage the impact and expectation of the campers.

#### **5.5. □ Beneficial to the Public by Providing a Place for Education, Wellness Development and Long-term Sustainability of the Remote Village Communities**

5.5.1. □ The primary goal of the proposal is to facilitate public education activities of the Project. With a tent camping ground located close to a culturally rich Hakka village, the campers could enjoy both the natural and cultural features of a landscape once demonstrated a good example of human-nature interaction. The applicant will design more in-depth experiential learning activities and utilise the night-time to create a unique experience for the participants, for example, night safari and stargazing activities. Together with the experiential activities, campers will be inspired to rethink their resources-intensive urban lifestyle.

5.5.2. □ Meanwhile, the local community would also be benefited from the associated community-based economic activities which contribute to the long-term sustainability of the village and their traditions and culture. It is believed that the proposal could increase the overall habitability of the village and entice more local villagers to become part of the active community again. The presence of local villagers is considered an important element for the long-term sustainability of the village.

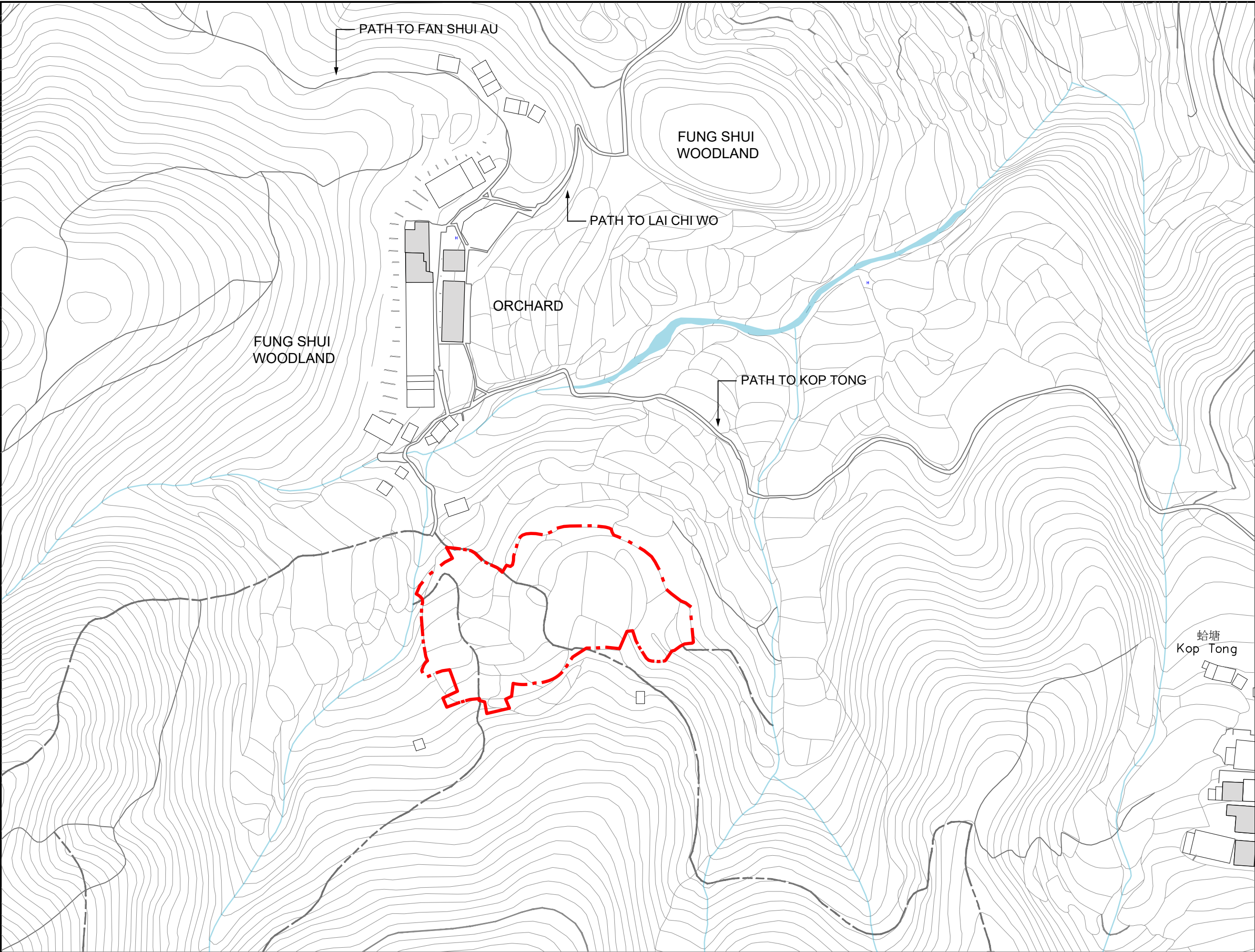
5.5.3. □ As more visitors learn about and appreciate the values brought by rural villages

and the surrounding natural environment, a greater sense of stewardship for our countryside will be developed in both the local community and the wider community.



## **6. CONCLUSION**

6.1.1. In view of all the above justifications, it is clear that the proposal is compatible with the surrounding environment and will not result in any unacceptable impact with proper management measures and mitigations. Therefore, it is hoped that members of the Board and relevant Government departments will give favourable consideration to this planning application.



**LEGEND**

- APPLICATION BOUNDARY
- EXISTING PATHS
- EXISTING STREAM
- EXISTING HOUSE
- RUINS/TEMPORARY STRUCTURES

NO.	DATE	REVISIONS	DESIGNED	REVIEWED

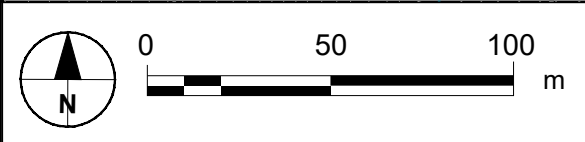
PROJECT:

SECTION 16 PLANNING APPLICATION FOR PROPOSED TEMPORARY HOLIDAY CAMP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS WITH ASSOCIATED EXCAVATION OF LAND AT MUI TSZ LAM

TITLE:

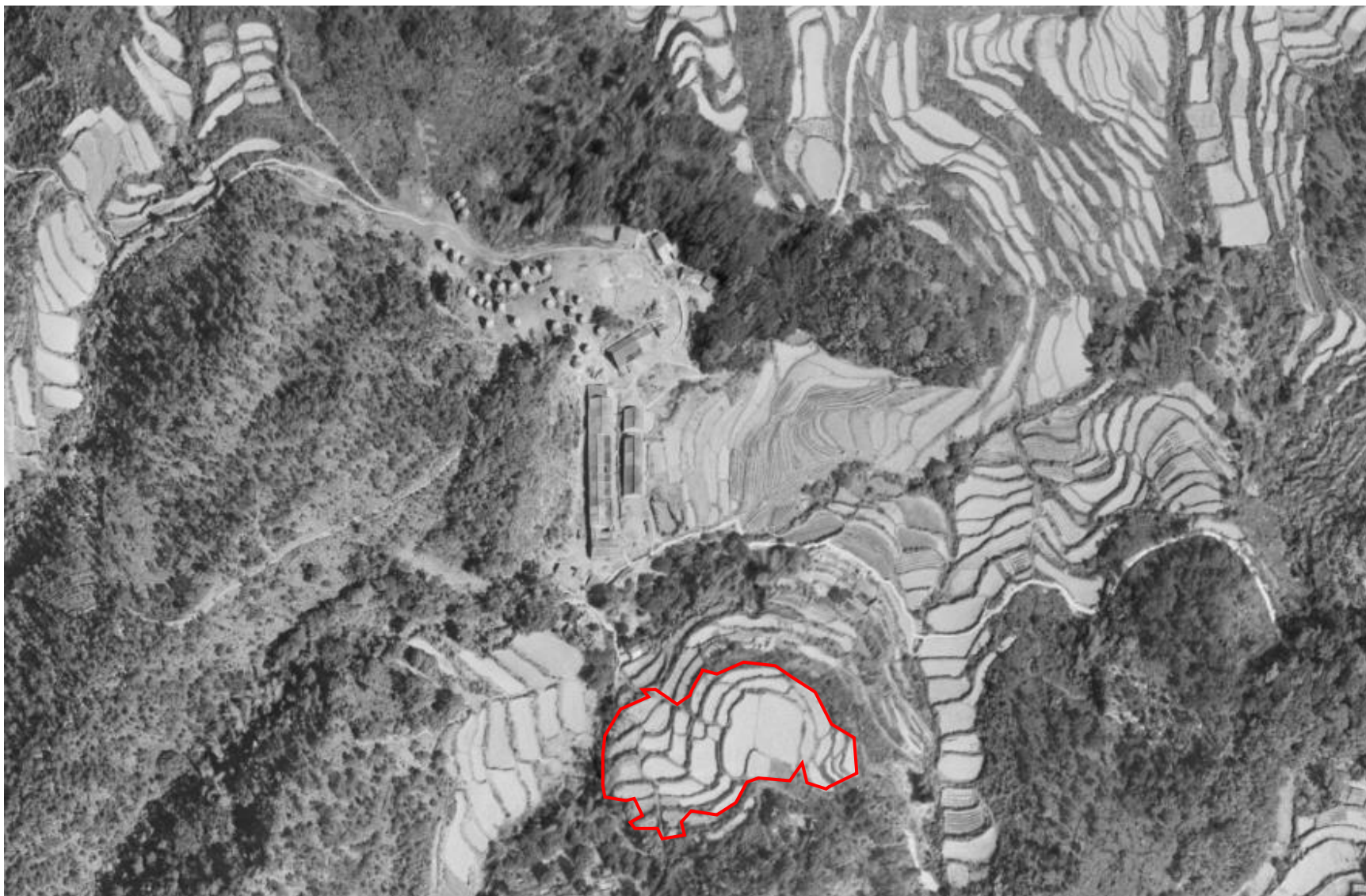
LOCATION PLAN

DATE:	03/2023	SCALE:	AS SHOWN ON MAP
DESIGNED:	< MF >	REVIEWED:	< KL >
JOB NO.	DRAWING NO. FIGURE 1	REV. NO.	-



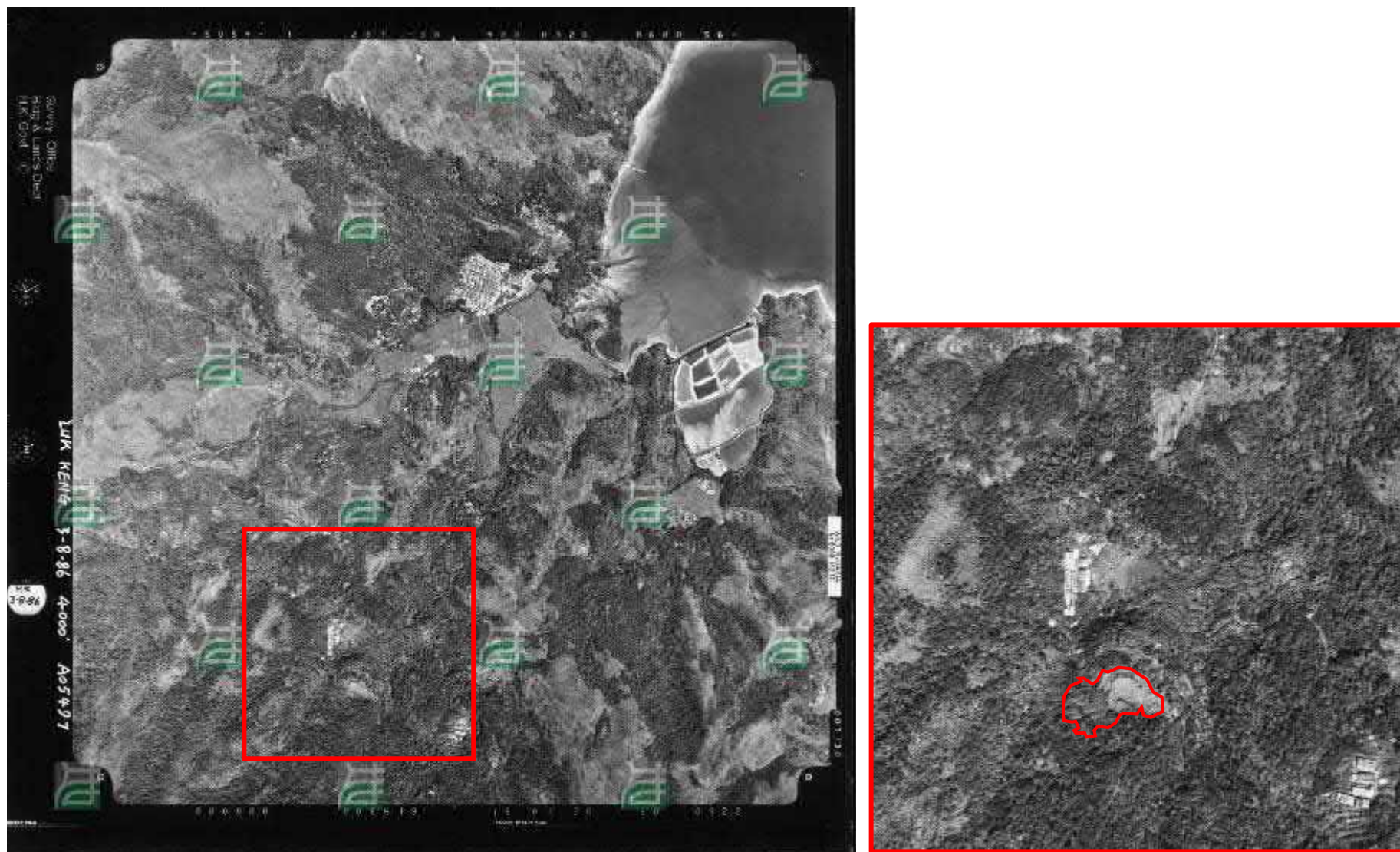


**Figure 2 - Aerial photo of Mui Tsz Lam in 1963**



Aerial photo of Mui Tsz Lam taken in 1963. *(The copyright belongs to the Government and HONG KONG GEODATA STORE)*

**Figure 3 - Aerial photo of Mui Tsz Lam in 1986**



Aerial Photo of the application taken in 1986



**Figure 4 - Aerial photo of Mui Tsz Lam in 2022 (I)**



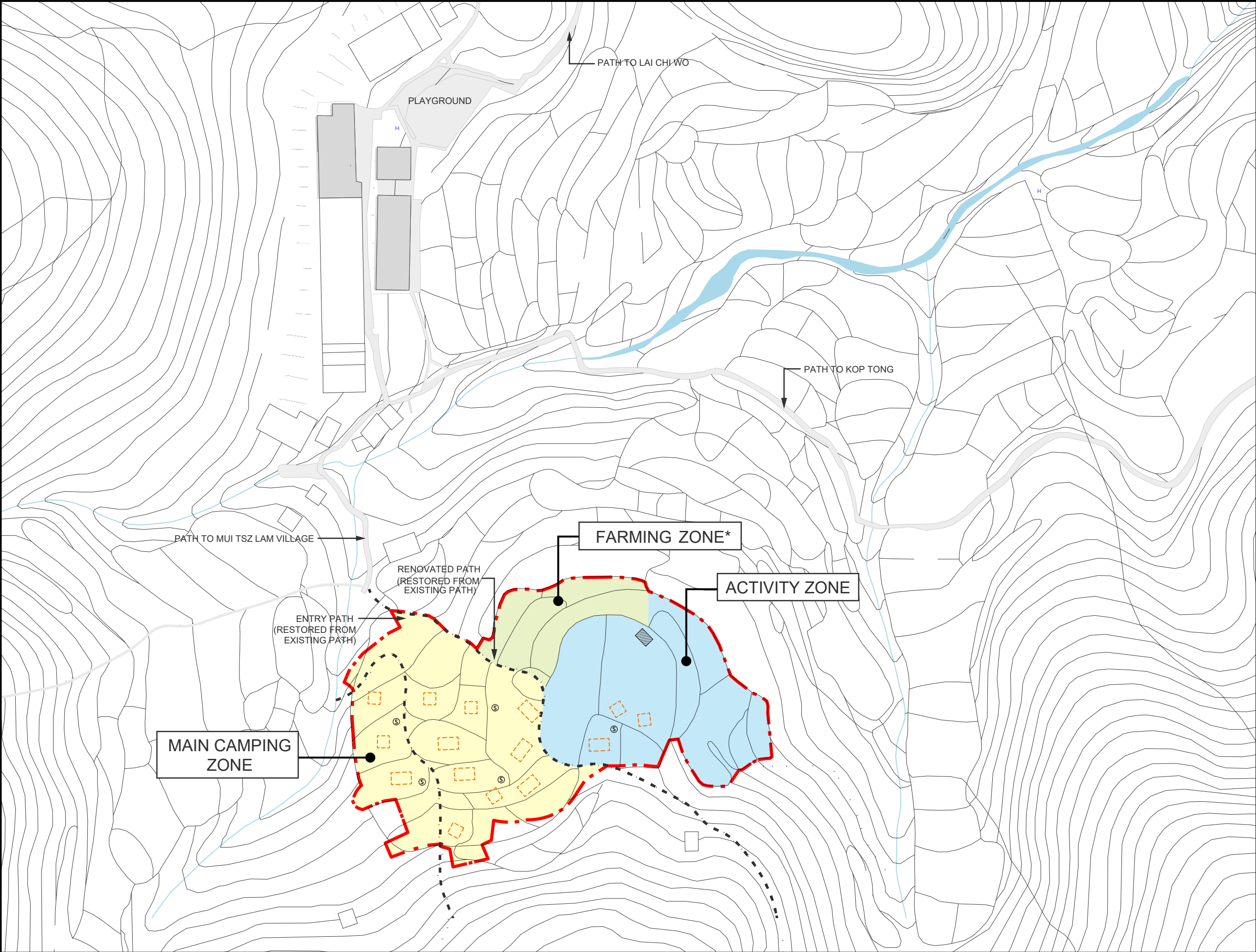
Aerial photo of Mui Tsz Lam taken in 2022. (The site location is approximately marked)



**Figure 5 - Aerial photo of Mui Tsz Lam in 2022 (II)**



Aerial photo of Mui Tsz Lam taken in 2022



**LEGEND**

- APPLICATION BOUNDARY
- EXISTING PATHS
- RESTORED PATHS
- EXISTING STREAM
- REMOVABLE WOOD DECK
  - SMALL - 3m x 3m (L x W)
  - LARGE - 3m x 7m (L x W)
- ECO-TOILET
  - 2.6m x 3.8m x 3.8m (L x W x H)
- ENHANCEMENT
  - PLANTING AREA
- SOAKAWAY PIT
  - 30cm x 30cm x 60cm (L x W x D)

\*Farming activities will only be done by staff.

NO.	DATE	REVISIONS	DESIGNED	REVIEWED

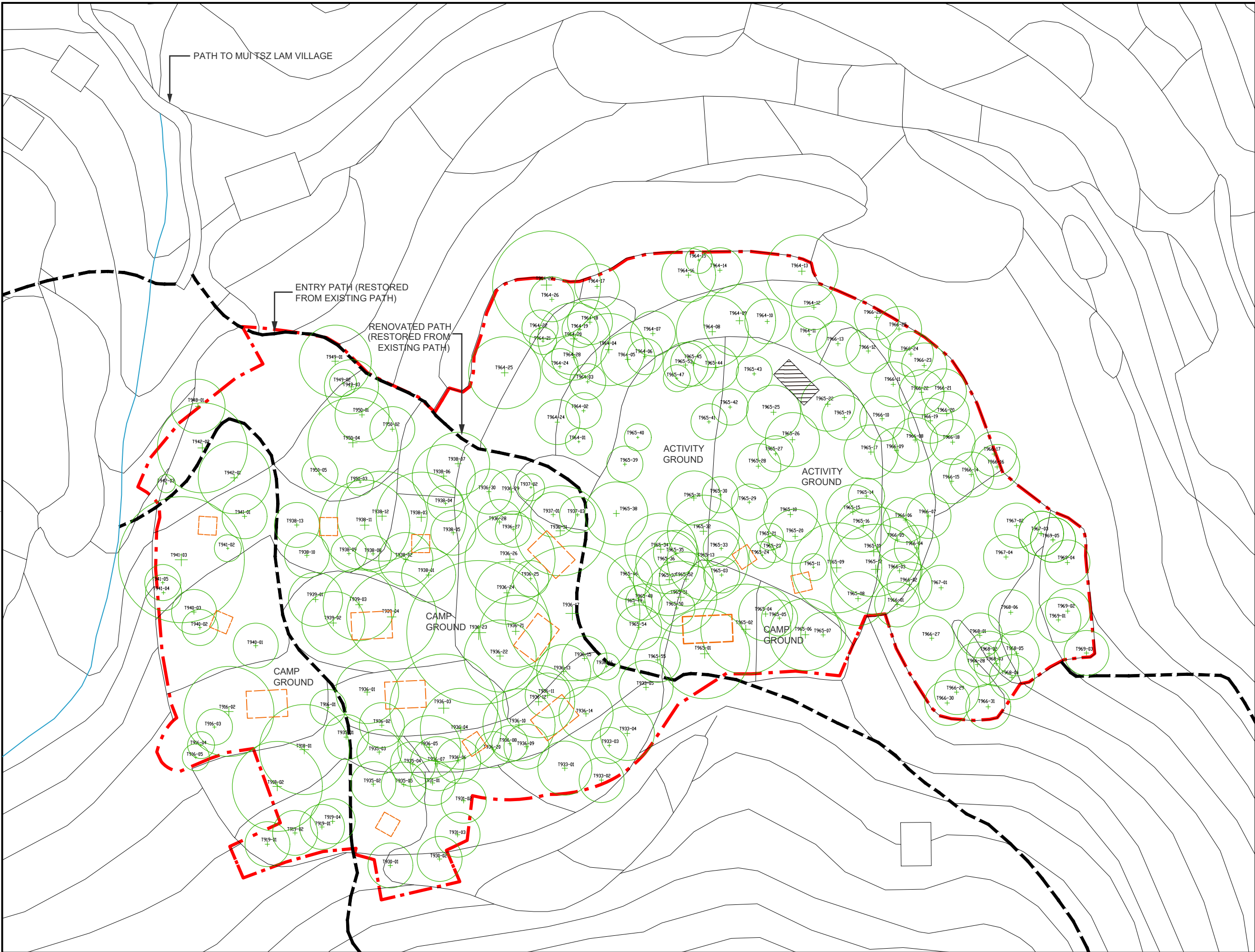
PROJECT:  
SECTION 16 PLANNING APPLICATION  
FOR PROPOSED TEMPORARY HOLIDAY  
CAMP WITH ANCILLARY FACILITIES  
FOR A PERIOD OF 3 YEARS WITH  
ASSOCIATED EXCAVATION OF LAND  
AT MUI TSZ LAM

TITLE:  
LAYOUT PLAN

DATE: 06/2023	SCALE: 1:400@A3	
DESIGNED: < MF >	REVIEWED: < KL >	
JOB NO.	DRAWING NO. FIGURE 6	REV. NO. -

INDICATIVE ONLY





**LEGEND**

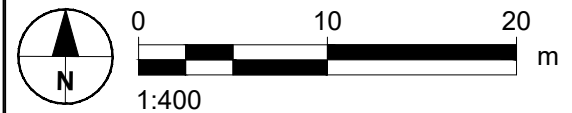
- APPLICATION BOUNDARY
- PATHS
- REMOVABLE WOOD DECK (NO GROUND FIXING)
- ECO-TOILET
- ALL EXISTING TREES TO BE RETAINED
- T916-00 TREE NUMBER

NO.	DATE	REVISIONS	DESIGNED	REVIEWED

PROJECT:  
SECTION 16 PLANNING APPLICATION  
FOR PROPOSED TEMPORARY HOLIDAY  
CAMP WITH ANCILLARY FACILITIES  
FOR A PERIOD OF 3 YEARS WITH  
ASSOCIATED EXCAVATION OF LAND  
AT MUI TSZ LAM

TITLE:  
LANDSCAPE &  
TREE TREATMENT PLAN

DATE: 03/2023		SCALE: 1:400@A3	
DESIGNED: ( MF )		REVIEWED: ( KL )	
JOB NO.	DRAWING NO. FIGURE 7		REV. NO. -





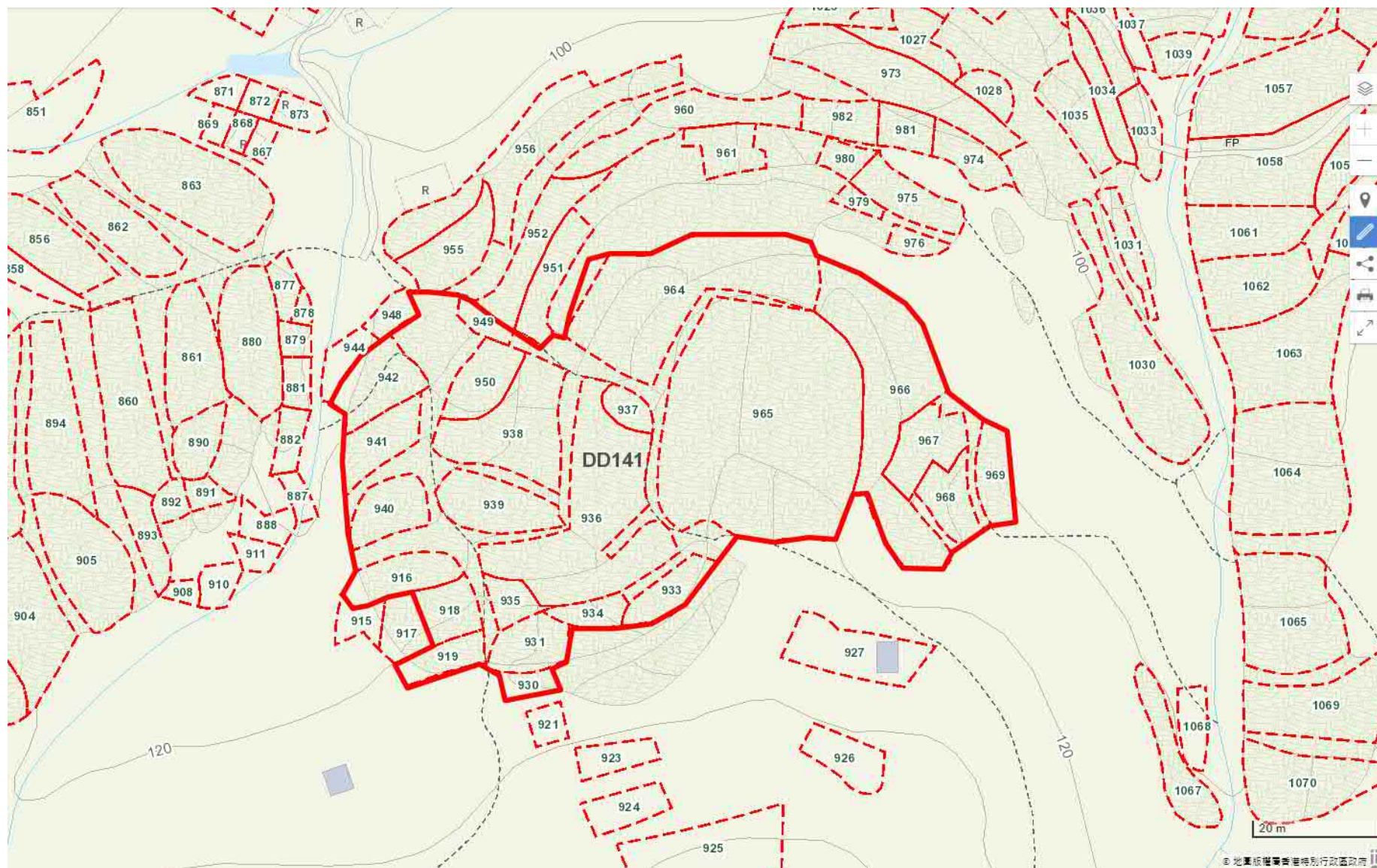
**Figure 8 – Photomontage**



Photomontage of the proposed tent camping area



## Appendix A - Lot Index Plans





## Appendix B - Lease Document for D.D. 141

land in this thereof under the previous, next hereinafter contained in Current Money of the said Colony of Hongkong, on the thirtieth day of June in every year from and after then all Taxes, Rates, Charges, Assessments and Deductions whatsoever, charged upon or in respect of the said premises or any part thereof, payment of the said Rent for the current year becoming due on the thirtieth day of June One thousand nine hundred and forty ~~British~~ Chinese shillings and of or hereby agreed and confirmed that on the expiration of the first ten years of the term hereby granted the said hereby conveyed shall cease and thereafter said rent shall be paid and become payable in respect of the said premises for the reason of the term hereby granted as shall be fairly and impartially fixed by the Surveyor to His said Majesty, His Heirs, Successors or Assigns (now the Director of Public Works) as the fair and reasonable rental value of the ground at that date: Whereby also that in the event of any building being erected on any premises disposed to be granted as agricultural or garden ground the rent payable in respect of such premises shall be such sum as shall be specified in the Deed for the erection of such building to be granted in manner hereinafter appearing: With such Lease for himself and herself and his and her heirs and assigns only and not the one for the heirs of them both hereby consent with His said Majesty, His Heirs, Successors or Assigns for those premises in manner following, that is to say, that the Lessee shall and will yearly, and every year, during the said term hereby granted, well and truly pay or cause to be paid to His said Majesty, His Heirs, Successors or Assigns, the said yearly Rent stated in the Schedule herein appended. The last number of the premises disposed to him or her or such other person as shall become payable under the previous limitations contained clear of all deductions as ascertained on the several days and times and in the manner hereinafter recorded and made payable: AND ALSO that the Lessee shall well and truly all the said term hereby granted, bear, pay and discharge all taxes, rates, charges and assessments whatsoever, which now are or shall be hereafter assessed or charged upon or in respect of, the said premises hereby expressed to be demised to him or her or any part thereof: And will pay the said taxes, rates, charges and assessments for such and every year by actual payments in advance with the rent hereinafter reserved on the thirtieth day of June in every year: AND ALSO that the Lessee shall and will, from time to time, and in all those hereafter places, where, and as often as need or occasion shall be and require, at his or her and, their proper costs and charges, well and sufficiently Repair, Uphold, Support, Maintain, Pave, Plaster, Fence, Cleanse, Dredge, Ammend and keep the messuages or tenements, and all other erections and buildings, open or or any time hereafter standing upon the said pieces or parcels of ground hereby expressed to be demised, and all the Walls, Rails, Lights, Fences, Piers, Docks, Drains, and Water-courses therewith belonging and which shall in anywise taking or appertaining unto the same, be, by, and with all and all manner of useful and necessary reparations, cleaning and amendments whatsoever, the whole to be done in the satisfaction of the Surveyor of His said Majesty, His Heirs, Successors or Assigns, And the said messuages or tenements, erections, buildings and premises being so well and sufficiently repaired, sustained and amended, at the end or sooner determination of the said term hereby granted shall and will peacefully and quietly deliver up to His said Majesty, His Heirs, Successors or Assigns: And further it shall and may be lawful to and for His said Majesty, His Heirs, Successors or Assigns, by his or their Surveyors, or other persons deputed in and for Him or them, now or otherwise in every year during the said term, at all reasonable times in the day, to enter and come into and upon the said premises hereby expressed to be demised in view, search, and see, the condition of the same, and of all decay, defect, and want of reparations and amendments, which upon every such view or views shall be found, to give or have notice or warning in writing, at or upon the said premises or some part thereof, now or for the Lessee to repair and amend the same within Three Calendar Months then next following, within which said time or space of Three Calendar Months, after every such notice or warning shall be so given, or left as aforesaid, the Lessee will repair and amend the same accordingly: AND FURTHER that the Lessee or any other person or persons shall not, or will, during the continuance of this demise, cut, remove or fell, in or upon the said premises, or any part thereof, any way, manner or otherwise trade or business whatever, the recovery any ground hereby expressed to be demised as agricultural or garden ground into use for building purposes other than for the proper occupation of the same ground as agricultural or garden ground without the previous License of His said Majesty, His Heirs, Successors or Assigns, signified in writing by the Governor of the said Colony of Hongkong, or other person duly authorized in that behalf: AND FURTHER that the Lessee or any other person or persons shall not, nor will at any time during the said term erect or construct any building or structure of any description on the said demised premises or any part thereof whether claimed as agricultural or garden ground or otherwise without first having obtained the approval thereof of the Surveyor to His said Majesty, His Heirs, Successors or Assigns, or other person duly authorized by the Governor of the said Colony of Hongkong, in that behalf: AND ALSO that the Lessee shall not, or will, assign, devise, mortgage, or otherwise part with, all or any part of the said premises hereby expressed to be demised for all or any part of the term hereby expressed to be granted without forthwith registering such alienation in the Land Office, or such other Office as may hereafter be appointed for the purpose of Land Registration in the said Colony of Hongkong, and paying all reasonable fees and other expenses therein.

Application for Proposed Temporary Holiday Camp with Ancillary Facilities  
for a Period of 3 Years with Associated Excavation of Land

~~Provided~~ always, and it is hereby agreed and declared, that in case the said yearly rents hereinafore reserved, or any part thereof, shall for an arrear and unpaid by the space of twenty-one days next over, or after any or either of the said days wherein the same ought to be paid as aforesaid whether lawfully demanded or not) or in case of the breach or non-performance of any or either of the covenants and conditions herein contained, and by or on the part and behalf of the Lessee to be kept done and performed, then, and in either of the said cases, it shall and may be lawful so and for His said Majesty, His Heirs, Successors or Assigns, by the Governor of Hongkong, or other person duly authorized in that behalf, in and upon the said premises hereby expressed to be deemed as report of which such rent shall be in arrear or such breach or non-performance shall have occurred or any part thereof in the name of the whole, to re-enter, and the same to have again, retain, re-possess, and enjoy, as in His or their then or former estate, as if those premises had not been made, and the Lessee and all other occupants of the said premises thereon and thereon utterly to expel, put out and remove, this Indenture or anything contained herein to the contrary notwithstanding: ~~Provided~~ also, and it is hereby further agreed and declared that His said Majesty, His Heirs, Successors and Assigns, shall have full power to re-enter, enter into, and resume possession of all or any part of the premises hereby expressed to be demised, if required for the improvement of the said Colony of Hongkong, or for any other public purposes whatsoever, Three Calendar Months' notice being given to the Lessee of its being so required, and full and fair compensation for the said Land and the Buildings thereon, being paid to the said Lessee at a valuation, to be fairly and impartially made by the Surveyor of His said Majesty, His Heirs, Successors or Assigns, and upon the exercise of such power the term and estate hereby created shall respectively cease, determine and be void: ~~Provided~~ also, and it is hereby further agreed and declared that such Lease shall in such cases where the premises are demised for a term of Seventy-five Years be extended on the expiration of the said term of Seventy-five Years to a renewed Lease of the premises respectively demised to him or her for a further term of twenty-four Years less three days without payment of any Fine or Premium therefor and at the Rent hereinafter mentioned; And His said Majesty, His Heirs, Successors or Assigns shall and will at the request and cost of such Lessee grant unto him or her on the expiration of the said term of Seventy-five Years hereby granted a new Lease of the said premises for the term of twenty-four Years less three days at such Rent as shall be fairly and impartially fixed by the Surveyor of His said Majesty, His Heirs, Successors, or Assigns as the fair and reasonable rental value of the ground at the time of such renewal: And in all other respects such new Lease shall be granted upon the same terms and under and subject to the same reservations, covenants, stipulations, provisions and declarations as are contained in this present Lease with the exception of this proviso for renewal which shall not be contained in such new Lease. ~~It is~~ ~~Whereof~~ the said Sir HERNIMUS NARRAS duly authorized by His said Majesty as aforesaid hath executed these presents, and hereunto set the Public Seal of the Colony of Hongkong aforesaid, in the Name and on behalf of His said Majesty.

*Matthew Lee*

LS

Examined and certified to be correct,

*Ch. H. H. H.*  
Recorder of the Court

Land Officer.

SCHEDULE OF CROWN LESSEES.

DISTRICT No. 141

Lot No.	Term of Lease in years	Area	Description of Lot	Name of Lessee		Amount	Term Rent			Remarks
				Chinese	Transliteration		Shen	Y	P	
794	75	01	Redi	[Redacted]	[Redacted]	2.5	45		45	
795	75	01	"			2.5	45		45	
796	75	01	"			2.5	45		45	
797	75	01	"			2.5	45		45	
798	75	01	"			2.5	45		45	
799	75	01	"			2.5	45		45	
800	75	01	"			2.5	45		45	
801	75	01	"			2.5	45		45	
802	75	01	"			2.5	45		45	
803	75	01	"			2.5	45		45	
804	75	01	"			2.5	45		45	
805	75	01	"			2.5	45		45	
806	75	01	"			2.5	45		45	
807	75	01	"			2.5	45		45	
808	75	01	"			2.5	45		45	
809	75	01	"			2.5	45		45	
810	75	01	"			2.5	45		45	
811	75	01	"			2.5	45		45	
812	75	01	"			2.5	45		45	
813	75	01	"			2.5	45		45	
814	75	01	"			2.5	45		45	
815	75	01	"			2.5	45		45	
816	75	01	"			2.5	45		45	
817	75	01	"			2.5	45		45	
818	75	01	"			2.5	45		45	
819	75	01	"			2.5	45		45	
820	75	01	"			2.5	45		45	
821	75	01	"			2.5	45		45	
822	75	01	"			2.5	45		45	
823	75	01	"			2.5	45		45	
824	75	01	"			2.5	45		45	
825	75	01	"			2.5	45		45	
826	75	01	"			2.5	45		45	
827	75	01	"			2.5	45		45	
828	75	01	"			2.5	45		45	
829	75	01	"			2.5	45		45	
830	75	01	"			2.5	45		45	
831	75	01	"			2.5	45		45	
832	75	01	"			2.5	45		45	
833	75	01	"			2.5	45		45	
834	75	01	"			2.5	45		45	
835	75	01	"			2.5	45		45	
836	75	01	"			2.5	45		45	
837	75	01	"			2.5	45		45	
838	75	01	"			2.5	45		45	
839	75	01	"			2.5	45		45	
840	75	01	"			2.5	45		45	
841	75	01	"			2.5	45		45	
842	75	01	"			2.5	45		45	
843	75	01	"			2.5	45		45	
844	75	01	"			2.5	45		45	
845	75	01	"			2.5	45		45	
846	75	01	"			2.5	45		45	
847	75	01	"			2.5	45		45	
848	75	01	"			2.5	45		45	
849	75	01	"			2.5	45		45	
850	75	01	"			2.5	45		45	
851	75	01	"			2.5	45		45	
852	75	01	"			2.5	45		45	
853	75	01	"			2.5	45		45	
854	75	01	"			2.5	45		45	
855	75	01	"			2.5	45		45	
856	75	01	"			2.5	45		45	
857	75	01	"			2.5	45		45	
858	75	01	"			2.5	45		45	
859	75	01	"			2.5	45		45	
860	75	01	"			2.5	45		45	
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862	75	01	"			2.5	45		45	
863	75	01	"			2.5	45		45	
864	75	01	"			2.5	45		45	
865	75	01	"			2.5	45		45	
866	75	01	"			2.5	45		45	
867	75	01	"			2.5	45		45	
868	75	01	"			2.5	45		45	
869	75	01	"			2.5	45		45	
870	75	01	"			2.5	45		45	
871	75	01	"			2.5	45		45	
872	75	01	"			2.5	45		45	
873	75	01	"			2.5	45		45	
874	75	01	"			2.5	45		45	
875	75	01	"			2.5	45		45	
876	75	01	"			2.5	45		45	
877	75	01	"			2.5	45		45	
878	75	01	"			2.5	45		45	
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880	75	01	"			2.5	45		45	
881	75	01	"			2.5	45		45	
882	75	01	"			2.5	45		45	
883	75	01	"			2.5	45		45	
884	75	01	"			2.5	45		45	
885	75	01	"			2.5	45		45	
886	75	01	"			2.5	45		45	
887	75	01	"			2.5	45		45	
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889	75	01	"			2.5	45		45	
890	75	01	"			2.5	45		45	
891	75	01	"			2.5	45		45	
892	75	01	"			2.5	45		45	
893	75	01	"			2.5	45		45	
894	75	01	"			2.5	45		45	
895	75	01	"			2.5	45		45	
896	75	01	"			2.5	45		45	
897	75	01	"			2.5	45		45	
898	75	01	"			2.5	45		45	
899	75	01	"			2.5	45		45	
900	75	01	"			2.5	45		45	



Application for Proposed Temporary Holiday Camp with Ancillary Facilities  
for a Period of 3 Years with Associated Excavation of Land

SCHEDULE OF CROWN LESSEES.

DISTRICT No. 487

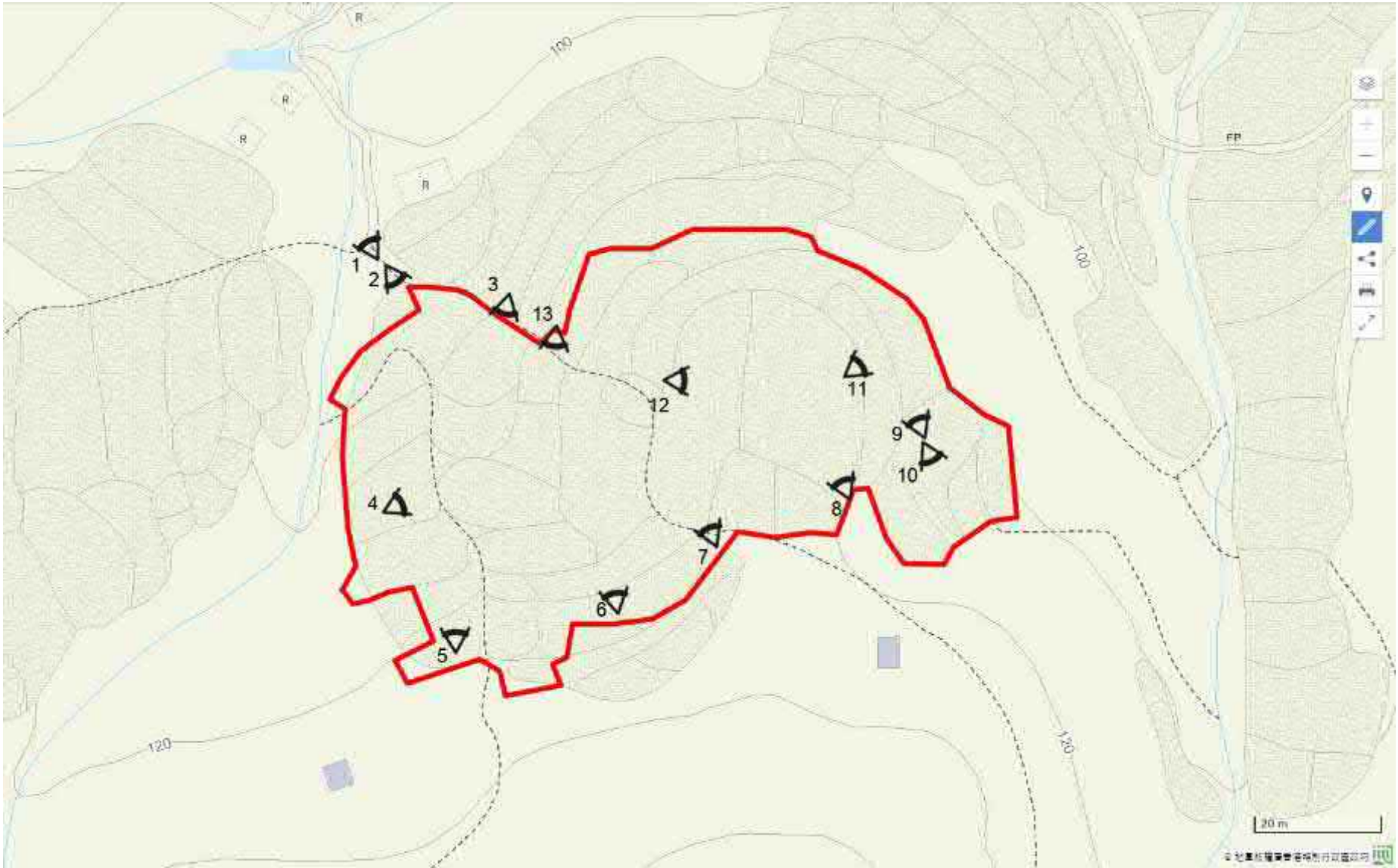
Lot No.	Area of Lot in Acres	Date of Lease	Description of Lot	Owner's Name		Address	Area		Remarks
				Given	Yield/acre		Size	\$	
94	1.0	18	ag. culture			文子林 42	42		
95	1.0	18				43	43		
96	1.0	18				44	44		
97	1.0	18				45	45		
98	1.0	18				46	46		
99	1.0	18				47	47		
100	1.0	18				48	48		
101	1.0	18				49	49		
102	1.0	18				50	50		
103	1.0	18				51	51		
104	1.0	18				52	52		
105	1.0	18				53	53		
106	1.0	18				54	54		
107	1.0	18				55	55		
108	1.0	18				56	56		
109	1.0	18				57	57		
110	1.0	18				58	58		
111	1.0	18				59	59		
112	1.0	18				60	60		
113	1.0	18				61	61		
114	1.0	18				62	62		
115	1.0	18				63	63		
116	1.0	18				64	64		
117	1.0	18				65	65		
118	1.0	18				66	66		
119	1.0	18				67	67		
120	1.0	18				68	68		
121	1.0	18				69	69		
122	1.0	18				70	70		
123	1.0	18				71	71		
124	1.0	18				72	72		
125	1.0	18				73	73		
126	1.0	18				74	74		
127	1.0	18				75	75		
128	1.0	18				76	76		
129	1.0	18				77	77		
130	1.0	18				78	78		
131	1.0	18				79	79		
132	1.0	18				80	80		
133	1.0	18				81	81		
134	1.0	18				82	82		
135	1.0	18				83	83		
136	1.0	18				84	84		
137	1.0	18				85	85		
138	1.0	18				86	86		
139	1.0	18				87	87		
140	1.0	18				88	88		
141	1.0	18				89	89		
142	1.0	18				90	90		
143	1.0	18				91	91		
144	1.0	18				92	92		
145	1.0	18				93	93		
146	1.0	18				94	94		
147	1.0	18				95	95		
148	1.0	18				96	96		
149	1.0	18				97	97		
150	1.0	18				98	98		
151	1.0	18				99	99		
152	1.0	18				100	100		

SCHEDULE OF CROWN LESSEES.

DISTRICT No. 487

Lot No.	Area of Lot in Acres	Date of Lease	Description of Lot	Owner's Name		Address	Area		Remarks
				Given	Yield/acre		Size	\$	
153	1.0	18				文子林 42	42		
154	1.0	18				43	43		
155	1.0	18				44	44		
156	1.0	18				45	45		
157	1.0	18				46	46		
158	1.0	18				47	47		
159	1.0	18				48	48		
160	1.0	18				49	49		
161	1.0	18				50	50		
162	1.0	18				51	51		
163	1.0	18				52	52		
164	1.0	18				53	53		
165	1.0	18				54	54		
166	1.0	18				55	55		
167	1.0	18				56	56		
168	1.0	18				57	57		
169	1.0	18				58	58		
170	1.0	18				59	59		
171	1.0	18				60	60		
172	1.0	18				61	61		
173	1.0	18				62	62		
174	1.0	18				63	63		
175	1.0	18				64	64		
176	1.0	18				65	65		
177	1.0	18				66	66		
178	1.0	18				67	67		
179	1.0	18				68	68		
180	1.0	18				69	69		
181	1.0	18				70	70		
182	1.0	18				71	71		
183	1.0	18				72	72		
184	1.0	18				73	73		
185	1.0	18				74	74		
186	1.0	18				75	75		
187	1.0	18				76	76		
188	1.0	18				77	77		
189	1.0	18				78	78		
190	1.0	18				79	79		
191	1.0	18				80	80		
192	1.0	18				81	81		
193	1.0	18				82	82		
194	1.0	18				83	83		
195	1.0	18				84	84		
196	1.0	18				85	85		
197	1.0	18				86	86		
198	1.0	18				87	87		
199	1.0	18				88	88		
200	1.0	18				89	89		
201	1.0	18				90	90		
202	1.0	18				91	91		
203	1.0	18				92	92		
204	1.0	18				93	93		
205	1.0	18				94	94		
206	1.0	18				95	95		
207	1.0	18				96	96		
208	1.0	18				97	97		
209	1.0	18				98	98		
210	1.0	18				99	99		
211	1.0	18				100	100		

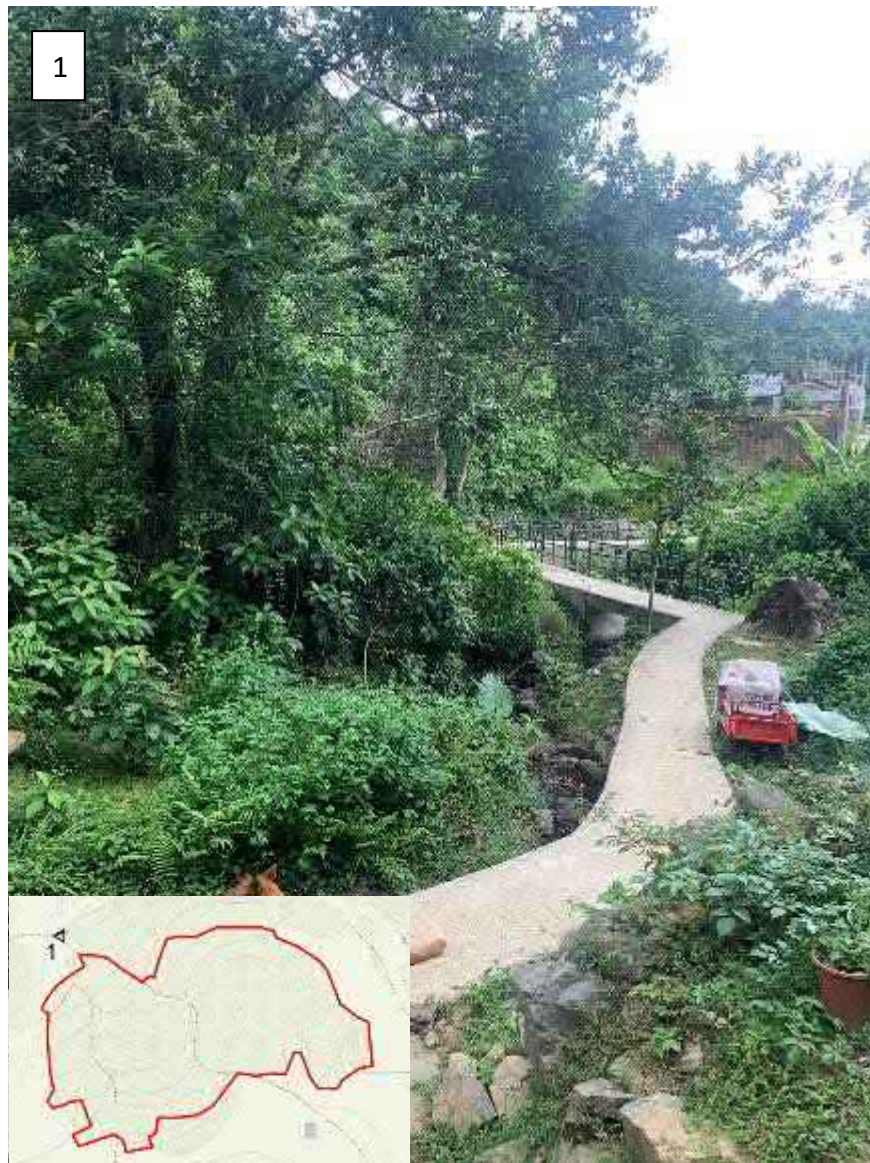
Appendix C - Site Photos & Location Plans



Location Plan



Application for Proposed Temporary Holiday Camp with Ancillary Facilities  
for a Period of 3 Years with Associated Excavation of Land





Application for Proposed Temporary Holiday Camp with Ancillary Facilities  
for a Period of 3 Years with Associated Excavation of Land





Application for Proposed Temporary Holiday Camp with Ancillary Facilities  
for a Period of 3 Years with Associated Excavation of Land





Application for Proposed Temporary Holiday Camp with Ancillary Facilities  
for a Period of 3 Years with Associated Excavation of Land

5





Application for Proposed Temporary Holiday Camp with Ancillary Facilities  
for a Period of 3 Years with Associated Excavation of Land





Application for Proposed Temporary Holiday Camp with Ancillary Facilities  
for a Period of 3 Years with Associated Excavation of Land





Application for Proposed Temporary Holiday Camp with Ancillary Facilities  
for a Period of 3 Years with Associated Excavation of Land





Application for Proposed Temporary Holiday Camp with Ancillary Facilities  
for a Period of 3 Years with Associated Excavation of Land





Application for Proposed Temporary Holiday Camp with Ancillary Facilities  
for a Period of 3 Years with Associated Excavation of Land





Application for Proposed Temporary Holiday Camp with Ancillary Facilities  
for a Period of 3 Years with Associated Excavation of Land





Application for Proposed Temporary Holiday Camp with Ancillary Facilities  
for a Period of 3 Years with Associated Excavation of Land





Application for Proposed Temporary Holiday Camp with Ancillary Facilities  
for a Period of 3 Years with Associated Excavation of Land





**Appendix D - Tree Survey Report**

**Tree Survey Report for the  
Countryside Conservation Funding Scheme  
Nature Conservation Management Agreement Project  
“Forest Village: Mui Tsz Lam and Kop Tong Sustainable  
Village Programme (2021-2024)”**

Prepared by:  
Centre for Civil Society and Governance,  
The University of Hong Kong

Survey completion date:  
November 2022

Report completion date:  
December 2022

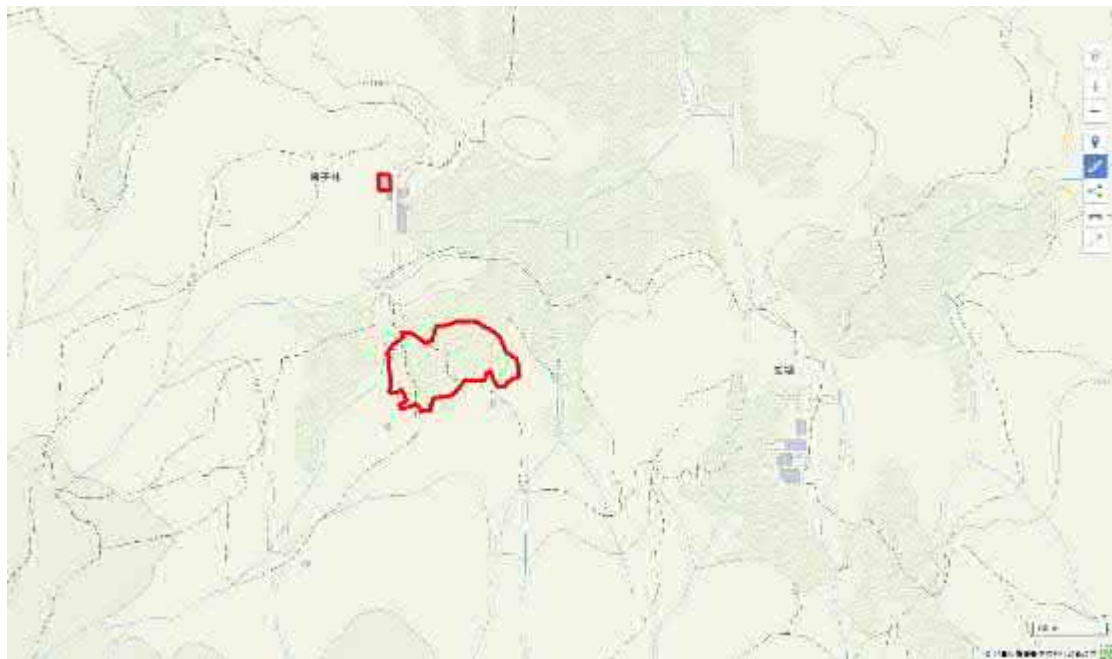


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## I.□ Introduction

This tree survey report is prepared for the Forest Village: Mui Tsz Lam and Kop Tong Sustainable Village Programme (2021-2024) (The Programme). As one of the initiatives of the Programme, a camping area is proposed to be set up in the abandoned farmland located at the southern side of the Mui Tsz Lam village in the Sha Tau Kok District (Figure 1.).



*Figure 1. Site location (site boundaries in red)*

While no tree will be felled in the purposed camping area development as a commitment for nature conservation, a tree survey was conducted to record all the trees within the site boundary. The main objective of the survey is to stocktake the trees for future management and identify species of conservation concern for protection. Basic information, including the species, height, diameter at breast height (DBH) and crown spread of the trees were recorded. A photograph of each tree was taken and the tree location was marked on a map. No assessment on the structural and health conditions or tree risk assessment were done in the survey and thus no recommendation was made for the above-mentioned aspect.



This report includes the methodology, results and findings of the survey.

1

## II. □ Methodology

A plant is considered as a “tree” in this survey if its DBH is 95mm or above. All trees within the site boundaries were recorded by active searching. Plant identification was assisted by binoculars and digital cameras. Measuring tape was used to measure the DBH and the height and spread of the tree were estimated. The tree location in the respective lot was marked on the map and a photo was taken for each of the tree. Each tree was also tagged with a tree tag with a unique number.

In addition, tree seedlings (with DBH under 95mm) of species with conservation concern<sup>1</sup> were also tagged, recorded and measured for in-situ conservation.

## III. □ Results

A tree survey plan (Figure 2.) showing the locations of individual trees and trees with conservation concern can be found below. While trees were marked with a green dot with the respective number in the lot, trees with conservation concern were marked with different shapes and colour as illustrated in the legend.

A total of 232 individuals were recorded within the site boundaries (details can be found in Appendix I Tree Survey Schedule). Three tree species of conservation concern were found in the survey: *Aquilaria sinensis* (2 individuals), *Elaeocarpus dubius* (6 individuals) and *Pavetta hongkongensis* (6 individuals).

Photos surveyed trees can be found in Appendix II.

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<sup>1</sup> Conservation status determined with reference to:

The Forests and Countryside Ordinance (Cap. 96), The Protection of Endangered Species of Animals and Plants Ordinance (Cap 586), IUCN Red List of Threatened Species, “China Red Data Book”, “Rare and Precious Plants of Hong Kong” and “Hong Kong Vascular plants: Distribution and status” (Corlett et al., 2000).



Figure 2. Tree Survey Plan

#### IV. □ Summary and Findings

Most of the tree species found within the site boundaries are commonly found species. Three dominant species recorded includes: *Litsea monopetala* (52 individuals), *Saurauia tristyla* (45 individuals), and *Viburnum odoratissimum* (32 individuals). Most of the bigger trees (between 30 mm to 500 mm in DBH) on site are *Litsea monopetala*, *Viburnum odoratissimum* and *Machilus spp.*. Only two trees are bigger than 500 mm in DBH which are a *Averrhoa carambola* (503 mm) and a *Machilus chekiangensis* (828 mm).



Among the 3 species of conservation concern scattered around the site, most *Aquilaria sinensis* and *Pavetta hongkongensis* are small seedlings while *Elaeocarpus dubius* are small trees ranging from 114 to 243 mm in DBH.

## **V.□ Appendices**

Appendix I: Tree Survey Schedule

Appendix II: Tree Photographs

Application for Proposed Temporary Holiday Camp with Ancillary Facilities  
for a Period of 3 Years with Associated Excavation of Land

Appendix I: Tree Survey Schedule

Tree Survey Schedule

Tree No.	Tree Species		DBH (mm)	Height (m)	Spread (m)	Remarks
	Chinese Name	Botanical Name				
91601	三椏苦	<i>Melicope pteleifolia</i>	153	7	4	
91602	假柿樹	<i>Litsea monopetala</i>	370, 114, 171	14	10	
91603	假柿樹	<i>Litsea monopetala</i>	251	8	4	
91604	黃心樹	<i>Machilus gamblei</i>	102	7	3	
91605	香港大沙葉	<i>Pavetta hongkongensis</i>	65	4	3	
91606	八角楓	<i>Alangium chinense</i>	150, 73	8	6	
91607	水東哥	<i>Saurauia tristyla</i>	150, 91	5	4	
91801	假柿樹	<i>Litsea monopetala</i>	416	13	9	
91802	楊桃	<i>Averrhoa carambola</i>	503	11	12	
91901	對葉榕	<i>Ficus hispida</i>	145	5	3	
91902	楊桃	<i>Averrhoa carambola</i>	102	6	4	
91903	水東哥	<i>Saurauia tristyla</i>	100	5	3	
91904	水東哥	<i>Saurauia tristyla</i>	102, 115	5	4	
93001	假柿樹	<i>Litsea monopetala</i>	233, 231, 346	15	14	
93002	水東哥	<i>Saurauia tristyla</i>	110	8	5	
93101	香港大沙葉	<i>Pavetta hongkongensis</i>	32	4	2	
93102	假柿樹	<i>Litsea monopetala</i>	274	16	10	
93103	水東哥	<i>Saurauia tristyla</i>	110	9	6	
93104	水東哥	<i>Saurauia tristyla</i>	125, 100, 75	6	6	
93301	水東哥	<i>Saurauia tristyla</i>	210, 141, 201	9	6	
93302	水東哥	<i>Saurauia tristyla</i>	125	6	5	
93303	黃毛五月茶	<i>Antidesma fordii</i>	100	6	3	
93304	水東哥	<i>Saurauia tristyla</i>	46, 145, 47	7	6	
93305	水東哥	<i>Saurauia tristyla</i>	103, 132	8	6	
93501	假柿樹	<i>Litsea monopetala</i>	315	11	8	
93502	水東哥	<i>Saurauia tristyla</i>	98	7	4	
93503	香港大沙葉	<i>Pavetta hongkongensis</i>	N/A	1	0.4	
93504	水東哥	<i>Saurauia tristyla</i>	118	8	4	
93505	水東哥	<i>Saurauia tristyla</i>	210	7	7	
93601	水東哥	<i>Saurauia tristyla</i>	123	7	7	
93602	水東哥	<i>Saurauia tristyla</i>	103	7	5	
93603	假柿樹	<i>Litsea monopetala</i>	371, 256	16	12	
93604	八角楓	<i>Alangium chinense</i>	157	9	9	
93605	翻白葉樹	<i>Pterospermum heterophyllum</i>	180	12	7	
93606	珊瑚樹	<i>Viburnum odoratissimum</i>	180	9	5	
93607	鴨腳木	<i>Schefflera heptaphylla</i>	179	10	6	
93608	水東哥	<i>Saurauia tristyla</i>	123	7	4	
93609	水東哥	<i>Saurauia tristyla</i>	118	7	5	
93610	假柿樹	<i>Litsea monopetala</i>	359	12	8	
93611	三椏苦	<i>Melicope pteleifolia</i>	62, 131	7	5	
93612	刨花潤楠	<i>Machilus pauhoi</i>	197	11	8	
93613	水東哥	<i>Saurauia tristyla</i>	181	8	6	
93614	水東哥	<i>Saurauia tristyla</i>	91, 100	8	6	
93615	水東哥	<i>Saurauia tristyla</i>	88, 92	7	5	
93616	水東哥	<i>Saurauia tristyla</i>	117	6	3	
93617	黃心樹	<i>Machilus gamblei</i>	488	18	15	
93620	水東哥	<i>Saurauia tristyla</i>	130	6	4	



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Tree No.	Tree Species		DBH (mm)	Height (m)	Spread (m)	Remarks
	Chinese Name	Botanical Name				
93621	假柿樹	<i>Litsea monopetala</i>	258	15	8	
93622	假柿樹	<i>Litsea monopetala</i>	164	15	8	
93623	假柿樹	<i>Litsea monopetala</i>	472	18	16	
93624	刨花潤楠	<i>Machilus pauhoi</i>	178	13	7	
93625	珊瑚樹	<i>Viburnum odoratissimum</i>	129	8	4	
93626	假柿樹	<i>Litsea monopetala</i>	451	16	10	
93627	假柿樹	<i>Litsea monopetala</i>	123	9	4	
93628	水東哥	<i>Saurauia tristyla</i>	90, 125	7	5	
93629	水東哥	<i>Saurauia tristyla</i>	127	8	5	
93630	水東哥	<i>Saurauia tristyla</i>	141	7	5	
93631	假柿樹	<i>Litsea monopetala</i>	375	14	10	
93632	土沉香	<i>Aquilaria sinensis</i>	5	1.5	1.1	
93633	鴨腳木	<i>Schefflera heptaphylla</i>	225	7	5	
93701	翻白葉樹	<i>Pterospermum heterophyllum</i>	175	10	5	
93702	韓氏蒲桃	<i>Syzygium hancei</i>	115	5	3	
93703	鴨腳木	<i>Schefflera heptaphylla</i>	168	6	4	
93801	假柿樹	<i>Litsea monopetala</i>	225	12	6	
93802	黃牙果	<i>Garcinia oblongifolia</i>	145	9	6	
93803	假柿樹	<i>Litsea monopetala</i>	493	15	10	
93804	鴨腳木	<i>Schefflera heptaphylla</i>	151	8	4	
93805	鴨腳木	<i>Schefflera heptaphylla</i>	175	10	5	
93806	水東哥	<i>Saurauia tristyla</i>	109, 90	8	7	
93807	珊瑚樹	<i>Viburnum odoratissimum</i>	310	10	7	
93808	水東哥	<i>Saurauia tristyla</i>	95	7	4	
93809	水東哥	<i>Saurauia tristyla</i>	105	7	4	
93810	珊瑚樹	<i>Viburnum odoratissimum</i>	150	9	5	
93811	翻白葉樹	<i>Pterospermum heterophyllum</i>	293	18	10	
93812	翻白葉樹	<i>Pterospermum heterophyllum</i>	291	16	10	
93813	銀柴	<i>Aporosa dioica</i>	109	9	5	
93814	刨花潤楠	<i>Machilus pauhoi</i>	392	9	10	
93815	刨花潤楠	<i>Machilus pauhoi</i>	181	10	7	
93901	珊瑚樹	<i>Viburnum odoratissimum</i>	95, 77	9	6	
93902	刨花潤楠	<i>Machilus pauhoi</i>	160	10	7	
93903	假柿樹	<i>Litsea monopetala</i>	409, 102	13	8	
93904	假柿樹	<i>Litsea monopetala</i>	375	13	10	
93905	珊瑚樹	<i>Viburnum odoratissimum</i>	130	6	4	
93906	三椏苦	<i>Melicope pteleifolia</i>	125	7	5	
93907	八角楓	<i>Alangium chinense</i>	155	9	5	
94001	假柿樹	<i>Litsea monopetala</i>	230	8	5	
94002	三椏苦	<i>Melicope pteleifolia</i>	105	6	4	
94003	水東哥	<i>Saurauia tristyla</i>	181	7	5	
94004	珊瑚樹	<i>Viburnum odoratissimum</i>	113	7	4	
94101	韓氏蒲桃	<i>Syzygium hancei</i>	147	9	5	
94102	土蜜樹	<i>Bridelia tomentosa</i>	110	8	3	
94103	假柿樹	<i>Litsea monopetala</i>	175, 290, 270	16	14	
94104	水東哥	<i>Saurauia tristyla</i>	105, 107	7	4	
94105	水東哥	<i>Saurauia tristyla</i>	88, 95	7	4	
94106	假柿樹	<i>Litsea monopetala</i>	342, 291, 156	16	10	

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Tree No.	Tree Species		DBH (mm)	Height (m)	Spread (m)	Remarks
	Chinese Name	Botanical Name				
94201	假柿樹	<i>Litsea monopetala</i>	263	15	8	
94202	翻白葉樹	<i>Pterospermum heterophyllum</i>	234, 343, 360	14	10	
94203	翻白葉樹	<i>Pterospermum heterophyllum</i>	240, 75	7	2	
94204	假柿樹	<i>Litsea monopetala</i>	274	13	8	
94901	顯脈杜英	<i>Elaeocarpus dubius</i>	225	12	8	
94902	八角楓	<i>Alangium chinense</i>	139	8	3	
94903	珊瑚樹	<i>Viburnum odoratissimum</i>	181	10	6	
95001	韓氏蒲桃	<i>Syzygium hancei</i>	119	8	6	
95002	水東哥	<i>Saurauia tristyla</i>	184	9	5	
95003	水東哥	<i>Saurauia tristyla</i>	104	7	3	
95004	假柿樹	<i>Litsea monopetala</i>	274, 230	15	10	
95005	龍眼	<i>Dimocarpus longan</i>	124	8	4	
96401	刨花潤楠	<i>Machilus pauhoi</i>	100	7	3	
96402	假柿樹	<i>Litsea monopetala</i>	230	9	4	
96403	顯脈杜英	<i>Elaeocarpus dubius</i>	145	7	4	
96404	牛矢果	<i>Osmanthus matsumuranus</i>	235	12	8	
96405	刨花潤楠	<i>Machilus pauhoi</i>	195	9	6	
96406	黃心樹	<i>Machilus gamblei</i>	135	7	4	
96407	刨花潤楠	<i>Machilus pauhoi</i>	140	7	5	
96408	水東哥	<i>Saurauia tristyla</i>	148, 90	8	8	
96409	假柿樹	<i>Litsea monopetala</i>	215, 185	10	8	
96410	珊瑚樹	<i>Viburnum odoratissimum</i>	135	7	5	
96411	珊瑚樹	<i>Viburnum odoratissimum</i>	120	7	4	
96412	韓氏蒲桃	<i>Syzygium hancei</i>	170	8	5	
96413	浙江潤楠	<i>Machilus chekiangensis</i>	828	12	8	
96414	刨花潤楠	<i>Machilus pauhoi</i>	105	7	5	
96415	韓氏蒲桃	<i>Syzygium hancei</i>	105	6	3	
96416	假柿樹	<i>Litsea monopetala</i>	210	7	6	
96417	黃心樹	<i>Machilus gamblei</i>	180	8	5	
96418	黃心樹	<i>Machilus gamblei</i>	135	9	5	
96419	黃心樹	<i>Machilus gamblei</i>	135	8	4	
96420	假柿樹	<i>Litsea monopetala</i>	215	10	8	
96421	珊瑚樹	<i>Viburnum odoratissimum</i>	110	6	3	
96422	三桠苦	<i>Melicope pteleifolia</i>	110, 85	6	4	
96423	刨花潤楠	<i>Machilus pauhoi</i>	155	7	4	
96424	水東哥	<i>Saurauia tristyla</i>	130	7	5	
96425	假柿樹	<i>Litsea monopetala</i>	310	12	8	
96426	翻白葉樹	<i>Pterospermum heterophyllum</i>	180	10	5	
96427	青果榕	<i>Ficus variegata</i>	450	12	12	
96428	香港大沙葉	<i>Pavetta hongkongensis</i>	10	2	1	
96429	香港大沙葉	<i>Pavetta hongkongensis</i>	10	2	1	
96430	八角楓	<i>Alangium chinense</i>	190	12	7	
96431	土蜜樹	<i>Bridelia tomentos</i>	180	10	6	
96501	假柿樹	<i>Litsea monopetala</i>	293	16	10	
96502	假柿樹	<i>Litsea monopetala</i>	236, 127	16	10	
96503	簕欖花椒	<i>Zanthoxylum avicennae</i>	160	8	4	
96504	假柿樹	<i>Litsea monopetala</i>	233	11	6	
96505	山蒲桃	<i>Syzygium levinei</i>	93	8	4	



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Tree No.	Tree Species		DBH (mm)	Height (m)	Spread (m)	Remarks
	Chinese Name	Botanical Name				
96506	假柿樹	<i>Litsea monopetala</i>	328	14	8	
96507	水東哥	<i>Saurauia tristyla</i>	108, 44	7	5	
96508	珊瑚樹	<i>Viburnum odoratissimum</i>	102, 102, 113	9	6	
96509	假柿樹	<i>Litsea monopetala</i>	152	7	6	
96510	假柿樹	<i>Litsea monopetala</i>	158	10	6	
96511	珊瑚樹	<i>Viburnum odoratissimum</i>	90	7	3	
96512	刨花潤楠	<i>Machilus pauhoi</i>	262	14	10	
96513	刨花潤楠	<i>Machilus pauhoi</i>	407	14	9	
96514	珊瑚樹	<i>Viburnum odoratissimum</i>	120	8	4	
96515	珊瑚樹	<i>Viburnum odoratissimum</i>	142, 95	9	6	
96516	山杜英	<i>Elaeocarpus sylvestris</i>	311	12	6	
96517	珊瑚樹	<i>Viburnum odoratissimum</i>	185, 162, 168	8	6	
96518	青果榕	<i>Ficus variegata</i>	161	7	6	
96519	刨花潤楠	<i>Machilus pauhoi</i>	195	10	5	
96520	鐵冬青	<i>Ilex rotunda</i>	140	8	6	
96521	假柿樹	<i>Litsea monopetala</i>	151	6	3	
96522	珊瑚樹	<i>Viburnum odoratissimum</i>	218	10	6	
96523	珊瑚樹	<i>Viburnum odoratissimum</i>	100	6	3	
96524	黃牛木	<i>Cratoxylum cochinchinense</i>	113	8	3	
96525	刨花潤楠	<i>Machilus pauhoi</i>	225	12	6	
96526	珊瑚樹	<i>Viburnum odoratissimum</i>	90	7	6	
96527	珊瑚樹	<i>Viburnum odoratissimum</i>	100	6	4	
96528	珊瑚樹	<i>Viburnum odoratissimum</i>	139	6	5	
96529	顯脈杜英	<i>Elaeocarpus dubius</i>	114	8	4	
96530	韓氏蒲桃	<i>Syzygium hancei</i>	111	8	4	
96531	浙江潤楠	<i>Machilus chekiangensis</i>	120	7	6	
96532	假柿樹	<i>Litsea monopetala</i>	226	12	8	
96533	珊瑚樹	<i>Viburnum odoratissimum</i>	112	8	4	
96534	假柿樹	<i>Litsea monopetala</i>	197	14	8	
96535	水東哥	<i>Saurauia tristyla</i>	95, 72, 63	7	5	
96536	水東哥	<i>Saurauia tristyla</i>	128, 108	10	7	
96537	假柿樹	<i>Litsea monopetala</i>	163	14	8	
96538	假柿樹	<i>Litsea monopetala</i>	136	10	7	
96539	珊瑚樹	<i>Viburnum odoratissimum</i>	98, 45	7	4	
96540	珊瑚樹	<i>Viburnum odoratissimum</i>	140	6	3	
96541	珊瑚樹	<i>Viburnum odoratissimum</i>	127	6	4	
96542	珊瑚樹	<i>Viburnum odoratissimum</i>	150	7	4	
96543	三椏苦	<i>Melicope pteleifolia</i>	111	5	4	
96544	珊瑚樹	<i>Viburnum odoratissimum</i>	144	7	5	
96545	假柿樹	<i>Litsea monopetala</i>	206	9	5	
96546	假柿樹	<i>Litsea monopetala</i>	228	14	10	
96547	假柿樹	<i>Litsea monopetala</i>	256	9	3	
96548	水東哥	<i>Saurauia tristyla</i>	157	8	4	
96549	水東哥	<i>Saurauia tristyla</i>	99	7	4	
96550	水東哥	<i>Saurauia tristyla</i>	100	7	4	
96551	顯脈杜英	<i>Elaeocarpus dubius</i>	243	12	8	
96552	土蜜樹	<i>Bridelia tomentosa</i>	274	9	6	
96553	白楸	<i>Mallotus paniculatus</i>	150	5	3	

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Tree No.	Tree Species		DBH (mm)	Height (m)	Spread (m)	Remarks
	Chinese Name	Botanical Name				
96554	水東哥	<i>Saurauia tristyla</i>	132	7	5	
96555	水東哥	<i>Saurauia tristyla</i>	116	8	5	
96556	土蜜樹	<i>Bridelia tomentosa</i>	125, 100, 120	7	5	
96601	銀柴	<i>Aporosa dioica</i>	135	10	4	
96602	假柿樹	<i>Litsea monopetala</i>	416	14	7	
96603	浙江潤楠	<i>Machilus chekiangensis</i>	225	13	8	
96604	假柿樹	<i>Litsea monopetala</i>	259	15	6	
96605	香港大沙葉	<i>Pavetta hongkongensis</i>	25	3	2	
96606	假柿樹	<i>Litsea monopetala</i>	209	12	5	
96607	浙江潤楠	<i>Machilus chekiangensis</i>	343	13	8	
96608	銀柴	<i>Aporosa dioica</i>	112	8	4	
96609	水東哥	<i>Saurauia tristyla</i>	102	7	3	
96610	土蜜樹	<i>Bridelia tomentosa</i>	175	4	4	
96611	假柿樹	<i>Litsea monopetala</i>	140	6	6	
96612	假柿樹	<i>Litsea monopetala</i>	243	9	5	
96613	銀柴	<i>Aporosa dioica</i>	130	6	4	
96614	韓氏蒲桃	<i>Syzygium hancei</i>	101	9	5	
96615	假柿樹	<i>Litsea monopetala</i>	180	10	5	
96616	刨花潤楠	<i>Machilus pauhoi</i>	337	10	8	
96617	假柿樹	<i>Litsea monopetala</i>	151	7	4	
96618	珊瑚樹	<i>Viburnum odoratissimum</i>	97	7	4	
96619	羊舌樹	<i>Symplocos glauca</i>	140	8	5	
96620	珊瑚樹	<i>Viburnum odoratissimum</i>	102	6	3	
96621	假柿樹	<i>Litsea monopetala</i>	122	7	4	
96622	珊瑚樹	<i>Viburnum odoratissimum</i>	118	6	3	
96623	假柿樹	<i>Litsea monopetala</i>	241	11	6	
96624	珊瑚樹	<i>Viburnum odoratissimum</i>	168	7	4	
96625	簕欖花椒	<i>Zanthoxylum avicennae</i>	105	7	6	
96626	刨花潤楠	<i>Machilus pauhoi</i>	250	12	6	
96627	銀柴	<i>Aporosa dioica</i>	97	7	3	
96628	銀柴	<i>Aporosa dioica</i>	122	9	4	
96629	黃毛五月茶	<i>Antidesma fordii</i>	86, 62, 54, 43	6	5	
96630	刨花潤楠	<i>Machilus pauhoi</i>	276	14	9	
96631	翻白葉樹	<i>Pterospermum heterophyllum</i>	109	6	4	
96701	顯脈杜英	<i>Elaeocarpus dubius</i>	191	9	6	
96702	顯脈杜英	<i>Elaeocarpus dubius</i>	196	12	5	
96703	珊瑚樹	<i>Viburnum odoratissimum</i>	140	9	4	
96704	刨花潤楠	<i>Machilus pauhoi</i>	227	10	5	
96705	白楸	<i>Mallotus paniculatus</i>	200	12	5	
96801	水東哥	<i>Saurauia tristyla</i>	115	7	4	
96802	刨花潤楠	<i>Machilus pauhoi</i>	238	12	7	
96803	土蜜樹	<i>Bridelia tomentosa</i>	202, 189	8	6	
96804	銀柴	<i>Aporosa dioica</i>	116	9	3	
96805	白楸	<i>Mallotus paniculatus</i>	210	8	5	
96806	梅	<i>Prunus mume</i>	59	4	2	
96901	土沉香	<i>Aquilaria sinensis</i>	N/A	1	1	
96902	荔枝	<i>Litchi chinensis</i>	205, 133	8	8	
96903	刨花潤楠	<i>Machilus pauhoi</i>	352	14	8	



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Tree No.	Tree Species		DBH (mm)	Height (m)	Spread (m)	Remarks
	Chinese Name	Botanical Name				
96904	荔枝	<i>Litchi chinensis</i>	55	4	4	
96905	土蜜樹	<i>Bridelia tomentos</i>	195	3	5	

Appendix II: Tree Photographs

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09		 A photograph showing a tree with a thick, gnarled trunk. A blue plastic barrel is positioned at the base of the tree, leaning against it. The ground is covered with dry leaves and twigs. The background is filled with dense green foliage.	
10		 A photograph of a tree trunk in a wooded area. The trunk is relatively straight and has a light brown bark. The surrounding area is filled with green leaves and branches, creating a dense canopy. The ground is covered with dry leaves.	
11		 A photograph of a tree trunk in a wooded area. The trunk is relatively straight and has a light brown bark. The surrounding area is filled with green leaves and branches, creating a dense canopy. The ground is covered with dry leaves.	



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**Appendix E – Vegetation Survey Report**

**Vegetation Survey Report for the  
Countryside Conservation Funding Scheme  
Nature Conservation Management Agreement Project  
“Forest Village: Mui Tsz Lam and Kop Tong Sustainable  
Village Programme (2021-2024)”**

Prepared by:  
Outdoor Wildlife Learning Hong Kong Limited

Report date:  
9<sup>th</sup> February, 2021

This report is prepared by Outdoor Wildlife Learning Hong Kong Limited,  
contracted by Centre for Civil Society and Governance, The University of Hong Kong



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## Appendix F - Potential Plant List for Enhancement Planting

Scientific Name	Chinese Name	Remark
<i>Melicope pteleifolia</i>	三桠苦	Butterfly food plants
<i>Maesa perlaris</i>	鯽魚膽	Butterfly food plants
<i>Cratoxylum cochinchinense</i>	黃牛木	Butterfly food plants
<i>Uvaria macrophylla</i>	紫玉盤	Butterfly food plants, local folklore plants
<i>Microcos nervosa</i>	破布葉	Butterfly food plants, local folklore plants
<i>Urena lobata</i>	肖梵天花	Butterfly food plants
<i>Desmos chinensis</i>	假鷹爪	Butterfly food plants
<i>Ricinus communis</i>	蓖麻	Butterfly food plants
<i>Oxalis corniculata</i>	酢漿草	Butterfly food plants
<i>Melastoma malabathricum</i>	野牡丹	Nectar plants
<i>Sambucus chinensis</i>	接骨草	Nectar plants
<i>Sapium sebiferum</i>	烏桕	Nectar plants
<i>Strobilanthes cusia</i>	馬藍	Natural dye plants
<i>Dioscorea cirrhosa</i>	薯蕷	Natural dye plants
<i>Phrynium placentarium</i>	尖苞柊葉	Local folklore plants



## I. □ Introduction

Under the Countryside Conservation Funding Scheme Nature Conservation Management Agreement Project “Forest Village: Mui Tsz Lam and Kop Tong Sustainable Village Programme (2021-2024)” initiated by the Centre for Civil Society and Governance at The University of Hong Kong (The Programme), selected areas of the project site will undergo different management measures and changes for agroforestry and camping site uses (“study area”). As a funding condition imposed by the Advisory Committee on Countryside Conservation, submission of a vegetation survey report for the site proposed for agroforestry and camping activities for approval by the relevant HKSAR Government development(s) prior to site modification is required. Hereby, a baseline vegetation survey is conducted to assess the existing vegetation in the future agroforestry and camping site (study area). This survey aims to record information on the plant species diversity and identify plant species of conservation concern in the study area, while tree survey and tree risk assessment were not included in the scope of this survey. The survey was conducted in February 2021 and this report includes the site descriptions, methodology of the survey, a list of plant species identified, results and discussion with recommendations on distinct findings.

## II. □ Site Descriptions

The study area is located on the south side of Mui Tsz Lam village in the North district and on the north side of Tiu Tang Lung ridge (**Figure 1** and **Figure 2**). The study area covers an elevated hillside with a maximum height lower than 120m. It is about 8,500 square meter in area, enclosing 46 lots with lot numbers listed below:

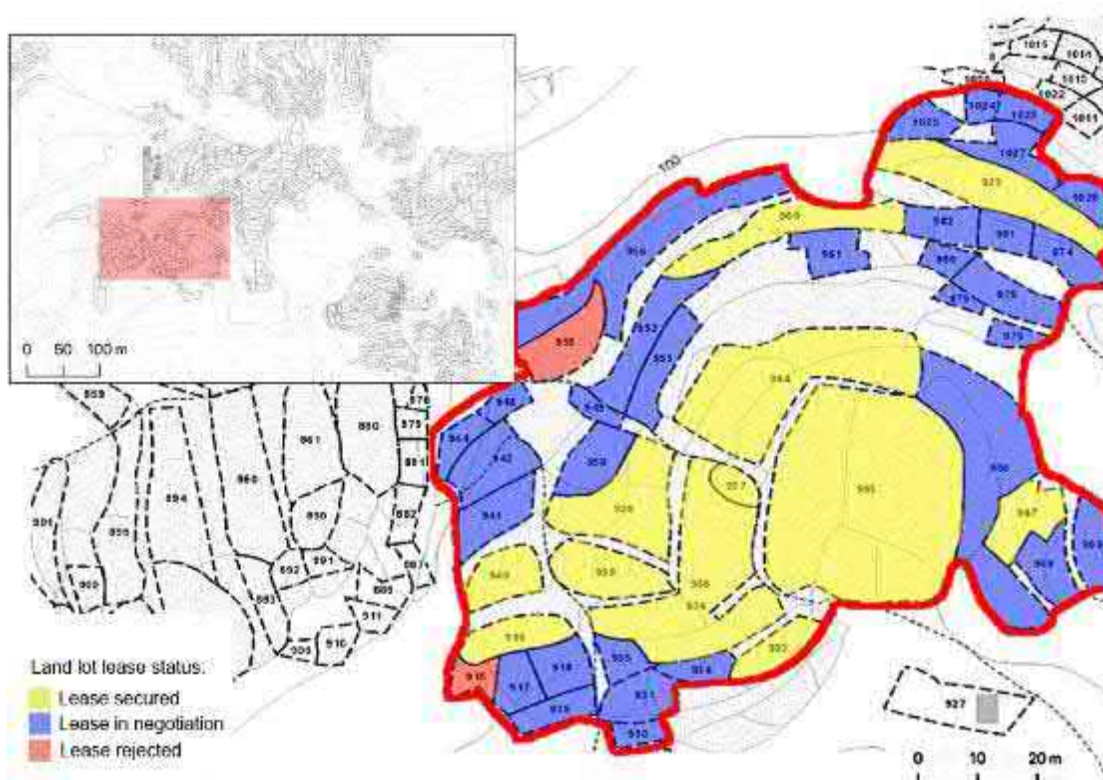
D.D. 141 Lot. No. 915, 916, 917, 918, 919, 930, 931, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 944, 948, 949, 950, 951, 952, 955, 956, 960, 961, 964, 965, 966, 967, 968, 969, 973, 974, 975, 976, 979, 980, 981, 982, 1023, 1024, 1025, 1027, and 1028

The area used to be terrace farmlands compartmented with stone walls. It is currently a regenerated forest with scattered tree canopy tallest at around 12m (**Figure 3**) and covered with understory vegetation (**Figure 4**). The gradient around the upper edge of the area is relatively gentle while the lower edge of the area is bounded by a hiking trail and a stream.

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**Figure 1** Overview of study area (left side in photo)



**Figure 2** Boundary of study area (enclosed by red line).





**Figure 3** Canopy of study site



**Figure 4** Understory of study site

### III. □ Methodology

The vegetation survey was conducted on 8<sup>th</sup> February 2021. This survey only surveyed the regenerated forest inside the study area. The hiking trail and stream along the lower edge of the area was not included in this survey. The survey was conducted by two local plant experts, each with at least 5-year experience in conducting plant surveys. Key surveyors included Mr. SHUM Ting Wing and Miss LO Pei Lai Janice. Surveyors walked around the site and recorded all the plant species encountered on site. All plants including ferns, gymnosperms and angiosperms found within the study area were recorded by direct observation and active searching. Plant identification and searching were assisted by binoculars and digital cameras. A plant list was generated for the study area and the relative abundance of each plant species was estimated.

In the plant list, basic information for each plant species encountered was recorded, including species name, Chinese name and growth form. The relative abundance for each plant species was captured with an arbitrary estimation with reference to the overall composition of plants encountered on site. The commonness in Hong Kong of each plant species was captured with reference to the study by Corlett et al. (2000) with updates from unpublished data and personal observations. Corlett et al. (2000) is a reference material being used in Environmental Impact Assessments in Hong Kong for the conservation assessment of plants. In consideration of more field data and information available in



the past ten years, the status of some of the species mentioned in the paper may be outdated for the current situation. Nonetheless, Corlett et al. (2000) is the only reference available with the conservation status of plants in Hong Kong. Thus, it is still used in this survey as a parameter to illustrate the status of plants. For species' status being out of date in Corlett et al. (2000), surveyors' personal observations were applied to the list. Protection and conservation classification of certain plant species were also captured whenever the species appeared in one or more locally- or globally-recognized ordinance(s) or document(s).

During the survey, tree with diameter at breast height (DBH) equals to or greater than 95mm were marked with a yellow string, an example is shown in **Figure 5** below:



**Figure 5** A tree with DBH over 95mm marked by yellow string

For rare and protected species, the number of individuals encountered was recorded and each individual was marked with a red string on site (**Figure 6**).

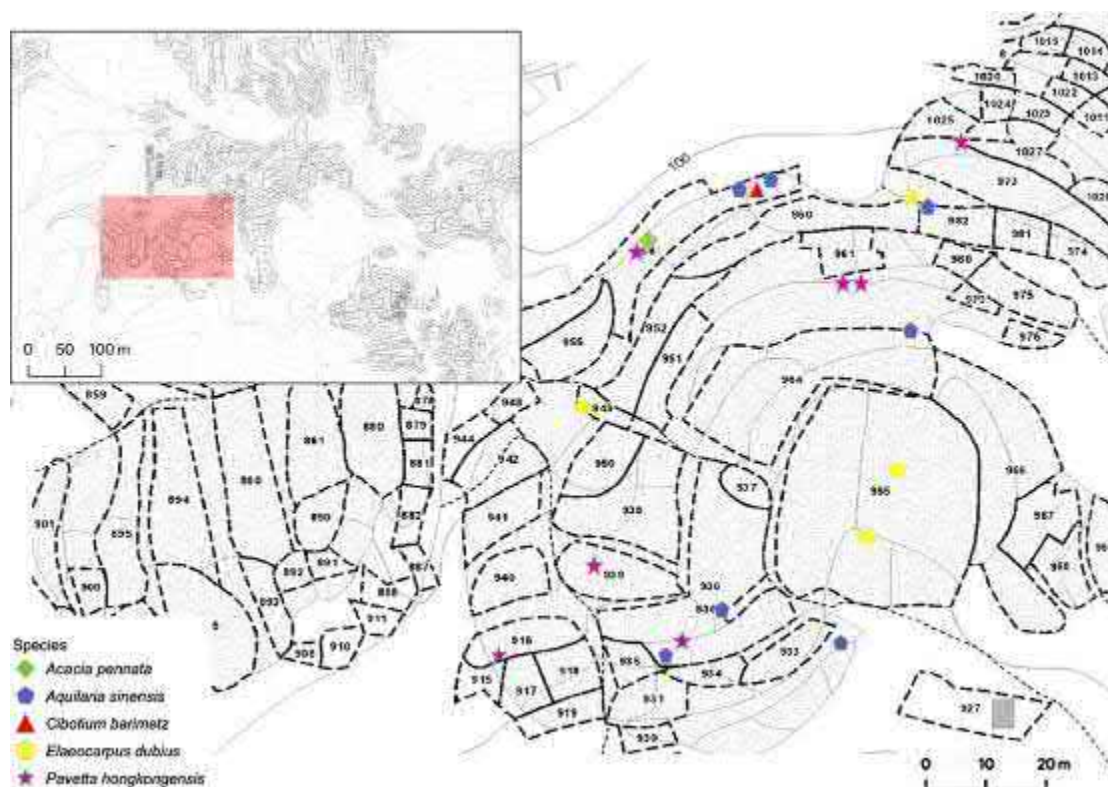


**Figure 6** A *Pavetta hongkongensis* individual marked by a red string

#### IV. □ Results

From the survey, a total of 132 plant species and their relative abundance were recorded (**Appendix 1**). Majority of the recorded species were either very common or common in Hong Kong (Corlett et al., 2000).

A total of 5 concerned plant species listed below were found in the study site. These plant species are either considered with conservation concerns or categorized as rare by Corlett et al. (2000). The locations of individual tagged plants with conservation concerns are marked in **Figure 7**. Photos taken on site of the concerned plant species are included in **Appendix 2**.



**Figure 7** Locations of tagged individuals of plants with conservation concerns in the study area

### 1. **Acacia pennata** (Snake Acacia 羽葉金合歡)

#### Distribution range

*Acacia pennata* is considered rare locally (Corlett et al., 2000). Its distribution covers tropical Africa and Asia, including Hainan, Guangdong, Fujian and Yunnan (Hong Kong Herbarium and South China Botanical Garden, 2011). In this survey, one large individual was found within the study area.

#### Habitat requirements

*Acacia pennata* can usually be found in thin forests (Hong Kong Herbarium and South China Botanical Garden, 2011). As a climber, it is usually found climbing on shrubs and trees of smaller sizes.

### 2. **Aquilaria sinensis** (Incense Tree 土沉香)

#### Distribution range

*Aquilaria sinensis* is protected under Cap 586. It is also listed in Rare and Precious Plants of Hong Kong and is classified as Near Threatened in China. It is also considered as vulnerable in China Plant Red Data Book, and vulnerable with a declining population in IUCN Red List (Harvey-Brown, 2018). It is found in South-eastern China, including Hainan, Guangdong, Guangxi, and Taiwan (Hong Kong Herbarium and South China Botanical Garden, 2011). In this survey, seven individuals of seedling were recorded in the study area.



### Habitat requirements

This species requires lowland forests as its habitat (Hong Kong Herbarium and South China Botanical Garden, 2011).

### **3. *Cibotium barometz* (Lamb of Tartary 金毛狗)**

#### Distribution range

*Cibotium barometz* is protected under Cap. 586, and is listed in Rare and Precious Plants of Hong Kong and is classified as Vulnerable in China. This native species is common in Hong Kong and is distributed in South China, Japan, Vietnam, Myanmar, India, and Indonesia (Hong Kong Herbarium and South China Botanical Garden, 2011). In this study, three individuals were recorded within the study area.

### Habitat requirements

*Cibotium barometz* grows on shade and moist places in ravines and under forests (Hong Kong Herbarium and South China Botanical Garden, 2011).

### **4. *Elaeocarpus dubius* (Mock Elaeocarpus 顯脈杜英)**

#### Distribution range

*Elaeocarpus dubius* is considered as Rare in Hong Kong (Corlett et al., 2000). This native tree is distributed in Guangdong, Hainan, Guangxi, Yunnan and Vietnam. In Hong Kong, they can be found in Tai Po and Fung Shui Woods at Wu Kau Tang and Sheung Wo Hang (Hong Kong Herbarium and South China Botanical Garden, 2011). In this survey, four individuals were found within the study area.

### Habitat requirements

*Elaeocarpus dubius* grows on evergreen broadleaved forests. (Hong Kong Herbarium and South China Botanical Garden, 2011).

### **5. *Pavetta hongkongensis* (Hong Kong Pavetta 香港大沙葉)**

#### Distribution range

*Pavetta hongkongensis* is protected under Cap. 96 in Hong Kong. The type specimen of this small tree was collected from Happy Valley between 1847 and 1850 and it is distributed in Hainan, Guangdong, Guangxi, Yunnan and Vietnam. This plant is considered common in Hong Kong (Hong Kong Herbarium and South China Botanical Garden, 2011). In this survey, seven individuals were found within the study area.

### Habitat requirements

*Pavetta hongkongensis* grows on thickets and forests in Hong Kong (Hong Kong Herbarium and South China Botanical Garden, 2011).

## V. □ Discussions and recommendations

The Programme proposed the selective removal of understory vegetation in locations identified for crop production, major pathways, camping areas, facility and activity areas during the site preparation stage for the agroforestry and camping site. Unnecessary clearance of vegetation would be avoided to reduce the impacts on flora diversity of the site. In order to preserve the forest structure and conserve the species with conservation values, all trees with DBH exceed 95mm and plant species with conservation concern should be preserved in situ. Coloured strings are marked on these concerned plants as an indication to prevent misidentification and being removed by workers accidentally.

Before site preparation work begins, provision of a briefing for site workers by plant experts is recommended. Site workers will be informed about the colour strings marked on plants within the study area and brought by plant experts to the location of actual individuals tagged on site, as well as being informed about the indications on trees with DBH above 95mm and individuals of plant species with conservation concern in yellow string and red string respectively. Therefore, site workers will be well-acknowledged about the exact location of the plant individual of concern. This would reduce the chance of misidentification during site preparation.

Trees tagged in yellow strings will be preserved and should not be chopped during site preparation. For all plant species with conservation concern, a plant protection zone with a 1-metre diameter will be set up around the individual. All plants within the plant protection zone will be preserved and will not be cleared during site preparation work. The strings used to temporarily tagged the tree should be replaced by suitable tree tags that could last without strangling the trees.

Clearance of vegetation in the understory would reduce the flora diversity of the study site directly. Temporary disturbance to local fauna during the site preparation phase is expected. Nonetheless, the disturbance is inevitable during site preparation and the affected vegetation is confined to common plant species. With the suggested mitigation measures listed above, the impact will be minimized and no unacceptable impact will be generated. Therefore, the impact on overall biodiversity is limited.

## VI. □ References

Corlett RT, FW Xing, SC Ng, LKC Chau and LMY Wong. 2000. Hong Kong vascular plants: Distribution and status. *Memoirs of the Hong Kong Natural History Society* 23: 1-157.

Application for Proposed Temporary Holiday Camp with Ancillary Facilities  
for a Period of 3 Years with Associated Excavation of Land

Hong Kong Herbarium and South China Botanical Garden (eds.). 2011. Flora of Hong Kong. Agriculture,  
Fisheries and Conservation Department, Government of Hong Kong Special Administrative  
Region, Hong Kong.



## Appendix 1

### Plant species recorded in study area

Scientific Name	Chinese Name	Growth Form	Relative Abundance	Commonness in Hong Kong	Conservation status (remarks below table)
<i>Acacia pennata</i>	羽葉金合歡	C	+	Rare	4
<i>Acronychia pedunculata</i>	山油柑	T	+	Very Common	
<i>Adiantum flabellulatum</i>	扇葉鐵線蕨	H	+	Very Common	
<i>Ageratum conyzoides</i>	勝紅薊	H	+	Common	
<i>Aidia cochinchinensis</i>	茜樹	S, T	+	Common	
<i>Alangium chinense</i>	八角楓	S, T	+	Common	
<i>Alpinia hainanensis</i>	草豆蔻	H	+	Very Common	
<i>Amischotolype hispida</i>	穿鞘花	H	+	Restricted	
<i>Ampelopsis cantoniensis</i>	廣東蛇葡萄	C	+	Very Common	
<i>Antidesma fordii</i>	黃毛五月茶	T	+++	Restricted	
<i>Aporosa dioica</i>	銀柴	T	+++	Very Common	
<i>Aquilaria sinensis</i>	土沉香	T	+	Common	2, 9, 10
<i>Ardisia crenata</i>	朱砂根	S	+	Common	
<i>Ardisia hanceana</i>	郎傘樹	S	+	Restricted	
<i>Ardisia quinqueгона</i>	羅傘樹	T	+++	Very Common	
<i>Averrhoa carambola</i>	楊桃	T	++	N/A	
<i>Blastus cochinchinensis</i>	柏拉木	T	+	Common	
<i>Breynia fruticosa</i>	黑面神	S	+	Very Common	
<i>Bridelia insulana</i>	大葉逼迫仔	T	+	Common	
<i>Bridelia tomentosa</i>	土蜜樹	T	+	Very Common	
<i>Byttneria grandifolia</i>	刺果藤	C	++	Common	
<i>Calamus tetradactylus</i>	白藤	C	+	Common	
<i>Callicarpa nudiflora</i>	裸花紫珠	S, T	+	Common	
<i>Casearia velutina</i>	毛嘉賜樹	T	+	Restricted	
<i>Catunaregam spinosa</i>	山石榴	T	+	Restricted	
<i>Celastrus hindsii</i>	青江藤	C, S	+	Very Common	
<i>Celastrus monospermus</i>	獨子藤	C, S	+	Common	
<i>Celastrus stylosus</i>	顯柱南蛇藤	C, S	++	N/A	
<i>Celtis sinensis</i>	朴樹	T	+	Common	
<i>Cibotium barometz</i>	金毛狗	F	+	Very Common	2, 3
<i>Citrus maxima</i>	柚	T	+	N/A	

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Scientific Name	Chinese Name	Growth Form	Relative Abundance	Commonness in Hong Kong	Conservation status (remarks below table)
<i>Citrus reticulata</i>	柑橘	T	+	N/A	
<i>Clausena lansium</i>	黄皮	T	+	N/A	
<i>Cratoxylum cochinchinense</i>	黄牛木	S, T	+	Very Common	
<i>Croton tiglium</i>	巴豆	T	+	Common	
<i>Cyclosorus parasiticus</i>	華南毛蕨	F	++	Very Common	
<i>Cyrtococcum patens</i>	弓果黍	H	++	Very Common	
<i>Dalbergia benthamii</i>	兩廣黃檀	C	+	Common	
<i>Daphniphyllum calycinum</i>	牛耳楓	T	++	Common	
<i>Desmos chinensis</i>	假鷹爪	C, S	+++	Common	
<i>Dimocarpus longan</i>	龍眼	T	+	Restricted	
<i>Dioscorea cirrhosa</i>	薯莨	C	++	Common	
<i>Dioscorea cirrhosa</i>	薯莨	C	+	Common	
<i>Dioscorea fordii</i>	山薯	C	++	Common	
<i>Diplazium subsinuatum</i>	單葉雙蓋蕨	F	+	Common	
<i>Elaeagnus loureirii</i>	羅氏胡頹子	C, S	++	Common	
<i>Elaeocarpus chinensis</i>	中華杜英	T	+	Common	
<i>Elaeocarpus dubius</i>	顯脈杜英	T	+	Rare	4
<i>Eleutherococcus trifoliatus</i>	白藜	C, S	+	Restricted	
<i>Embelia laeta</i>	酸藤子	C, S	++	Very Common	
<i>Embelia vestita</i>	密齒酸藤子	C, S	+	Common	
<i>Ficus fistulosa</i>	水同木	T	++	Common	
<i>Ficus formosana</i>	台灣榕	S	+	Restricted	
<i>Ficus hirta</i>	粗葉榕	S, T	+	Common	
<i>Ficus hispida</i>	對葉榕	S, T	+	Very Common	
<i>Ficus variegata</i>	青果榕	T	+	Common	
<i>Garcinia oblongifolia</i>	黃牙果	T	+	Very Common	
<i>Gelsemium elegans</i>	斷腸草	C	+	Restricted	
<i>Glochidion eriocarpum</i>	毛果算盤子	T	+	Very Common	
<i>Glycosmis parviflora</i>	小花山小橘	S	+	Restricted	
<i>Hedyotis hedyotideae</i>	牛白藤	C, S	+	Very Common	
<i>Hylodesmum laterale</i>	側序長柄山 螞蝗	H	+++	Common	
<i>Ilex asprella</i>	梅葉冬青	S	+	Very Common	
<i>Ilex pubescens</i>	毛冬青	S	+	Very Common	

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Scientific Name	Chinese Name	Growth Form	Relative Abundance	Commonness in Hong Kong	Conservation status (remarks below table)
<i>Ilex rotunda</i>	鐵冬青	T	+	Common	
<i>Ipomoea cairica</i>	五爪金龍	H	+	Very Common	
<i>Kadsura heteroclita</i>	異形南五味子	C	+	Restricted	
<i>Lantana camara</i>	馬纓丹	S	+	Very Common	
<i>Lindera communis</i>	香葉樹	T	+	Very Common	
<i>Lindsaea orbiculata</i>	團葉鱗始蕨	H	+	Very Common	
<i>Litchi chinensis</i>	荔枝	T	+	Restricted	
<i>Litsea monopetala</i>	假柿木薑子	T	+++	Restricted	
<i>Litsea rotundifolia</i> (Nees) Hemsl. var. <i>oblongifolia</i> (Nees)	豺皮樟	S, T	+	Very Common	
<i>Lophatherum gracile</i>	淡竹葉	H	++	Very Common	
<i>Lygodium japonicum</i>	海金沙	F	+	Very Common	
<i>Lygodium scandens</i>	小葉海金沙	C, H	++	Common	
<i>Machilus breviflora</i>	短序潤楠	T	+	Very Common	
<i>Machilus chekiangensis</i>	浙江潤楠	T	+	Very Common	
<i>Machilus gamblei</i>	黃心樹	T	+	Restricted	
<i>Machilus pauhoi</i>	刨花潤楠	T	+++	N/A	
<i>Maesa perlarius</i>	鯽魚膽	S	+++	Common	
<i>Mallotus paniculatus</i>	白楸	S, T	+	Very Common	
<i>Melastoma malabathricum</i>	野牡丹	S	+	Common	
<i>Melicope pteleifolia</i>	三椏苦	T	+	Common	
<i>Merremia umbellata</i>	山豬菜	H	+	Common	
<i>Microcos nervosa</i>	布渣葉	T	+	Common	
<i>Mikania micrantha</i>	薇甘菊	C	++	Very Common	
<i>Morinda parvifolia</i>	雞眼藤	C	+	Very Common	
<i>Mussaenda pubescens</i>	玉葉金花	C, S	+	Very Common	
<i>Pandanus austrosinensis</i>	露兜草	H	+	N/A	
<i>Panicum brevifolium</i>	短葉黍	H	+	Very Common	
<i>Pavetta hongkongensis</i>	香港大沙葉	T	+	Common	1
<i>Pericampylus glaucus</i>	細圓藤	C	+	Restricted	
<i>Persicaria chinensis</i>	火炭母	H	+	Very Common	
<i>Piper hancei</i>	山茺	C	+++	Very Common	
<i>Pronephrium simplex</i>	單葉新月蕨	F	++	Very Common	



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Scientific Name	Chinese Name	Growth Form	Relative Abundance	Commonness in Hong Kong	Conservation status (remarks below table)
<i>Psidium guajava</i>	番石榴	T	+	Common	
<i>Psychotria asiatica</i>	九節	S, T	+++	Very Common	
<i>Pteris linearis</i>	線羽鳳尾蕨	F	++	Restricted	
<i>Pteris semipinnata</i>	半邊旗	F	+++	Very Common	
<i>Pterospermum heterophyllum</i>	翻白葉樹	T	+++	Restricted	
<i>Pueraria lobat</i> var. <i>montana</i>	葛麻姆	C	+	Common	
<i>Rhaphiolepis indica</i>	車輪梅	T	+	Very Common	
<i>Rourea microphylla</i>	小葉紅葉藤	C, S	+	Common	
<i>Rubus leucanthus</i>	白花懸鉤子	C, S	++	Common	
<i>Rubus pirifolius</i>	梨葉懸鉤子	C, S	++	Common	
<i>Rubus reflexus</i>	蛇泡簕	C, S	+	Very Common	
<i>Sabia limoniacea</i>	檸檬清風藤	C	+	Very Common	
<i>Sageretia thea</i>	雀梅藤	C, S	+	Very Common	
<i>Sapium discolor</i>	山烏柏	T	+	Very Common	
<i>Sarcandra glabra</i>	草珊瑚	H	++	Very Common	
<i>Saurauia tristyla</i>	水東哥	T	+++	Common	
<i>Schefflera heptaphylla</i>	鴨腳木	T	++	Very Common	
<i>Selaginella</i> sp.	卷柏 sp.	F	++	N/A	
<i>Smilax china</i>	菝葜	C	+	Very Common	
<i>Smilax glabra</i>	土茯苓	C	+	Very Common	
<i>Solanum torvum</i>	水茄	T	+	Common	
<i>Stephania longa</i>	蕁箕篤	C	+	Common	
<i>Sterculia lanceolata</i>	假蘋婆	T	+	Very Common	
<i>Strobilanthes cusia</i>	馬藍	H	+	N/A	
<i>Symplocos glauca</i>	羊舌樹	T	++	Common	
<i>Syzgium hancei</i>	韓氏蒲桃	T	+++	Common	
<i>Syzygium jambos</i>	蒲桃	T	+	Common	
<i>Syzygium levinei</i>	山蒲桃	T	++	Common	
<i>Tetracera asiatica</i>	錫葉藤	C	++	Very Common	
<i>Tylophora ovata</i>	娃兒藤	C	+	Common	
<i>Urena lobata</i>	地桃花	S	+	Common	
<i>Uvaria macrophylla</i>	紫玉盤	C,S	++	Common	
<i>Viburnum odoratissimum</i>	珊瑚樹	T	++	Very Common	
<i>Viola diffusa</i>	蔓堇菜	H	+	Common	

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Scientific Name	Chinese Name	Growth Form	Relative Abundance	Commonness in Hong Kong	Conservation status (remarks below table)
<i>Vitex quinata</i>	山牡荊	T	+	Common	
<i>Zanthoxylum nitidum</i>	兩面針	C, S	++	Very Common	

Relative abundance

For abundance of woody species, +: 1-10 individuals; ++: 11-30 individuals; +++: 31 individuals or above.

For area coverage of herb, climber and fern species, +: 1-10%; ++: 11-30%; +++: 31% or above.

Conservation status

1. ☐ Protected under The Forests and Countryside Ordinance (Cap. 96).
2. ☐ Protected under The Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586).
3. ☐ Listed in the *Rare and Precious Plants of Hong Kong* (status in China: Vulnerable).
4. ☐ Considered as Rare in "*Hong Kong vascular plants: Distribution and status*" (Corlett et al., 2000).
5. ☐ Considered as Very Rare in "*Hong Kong vascular plants: Distribution and status*" (Corlett et al., 2000).
6. ☐ Listed in the *Rare and Precious Plants of Hong Kong* (status in China: Least Concern).
7. ☐ Classified as Vulnerable on the IUCN Red List of Threatened Species.
8. ☐ Classified as Near Threatened on the IUCN Red List of Threatened Species.
9. ☐ Listed in the *Rare and Precious Plants of Hong Kong* (status in China: Near Threatened).
10. ☐ Classified as Vulnerable on the *China Red Data Book*.

## Appendix 2

### Photos of concerned plant species in study area

1. *Acacia pennata* (羽葉金合歡)







2. *Aquilaria sinensis* (土沉香)







3. *Cibotium barometz* (金毛狗)



4. *Elaeocarpus dubius* (顯脈杜英)







5. *Pavetta hongkongensis* (香港大沙葉)







### Appendix G - Development Proposal

<b>Total Development Area:</b>	4,750 m <sup>2</sup>
<b>Location:</b>	Lots 916, 918, 919, 930, 931, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 949, 950, 964, 965, 966, 967, 968, 969 in D.D.141 and adjoining government land, Mui Tsz Lam, Sha Tau Kok, N.T.
<b>Current Land Use Zoning:</b>	Green Belt
<b>Related Statutory Plan:</b>	Approved Outline Zonin Plan No. S/NE-LCW/2
<b>Proposed Development:</b>	Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years with Associated Excavation of Land
<b>Impacts of Development Proposal:</b>	
Alteration of existing building	No
Diversion of stream	No
Filling of pond	No
Filling and excavation of land	No
Adverse impacts on environment, traffic, water supply, drainage and slope	No
Affected by slopes	No
Landscape impact	No
Tree felling	No
Visual impact	No