

APPLICATION FOR  
AMENDMENT OF PLAN UNDER SECTION 12A OF  
THE TOWN PLANNING ORDINANCE  
(CAP.131)

根據《城市規劃條例》(第131章)  
第12A條遞交的修訂圖則申請

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)

2022年 09月 21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。

21 SEP 2022

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

**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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	Y/I-MWN / 1
	Date Received 收到日期	21 SEP 2022

- 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 )  
Paul Melsom

### 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 )  
Designing Hong Kong Limited

### 3. Application Site 申請地點

(a) Whether the application directly relates to any specific site? 申請是否直接與某地點有關?	Yes 是 <input checked="" type="checkbox"/> No 否 <input type="checkbox"/> (Please proceed to Part 6 請繼續填寫第 6 部分)
(b) 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)	Governement Land in D.D.1, Mui Wo and D.D.2, Mui Wo
(c) Site Area 申請地點面積	21.312 .....sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	21,312 .....sq.m 平方米	<input checked="" type="checkbox"/> About 約
(e) Current use(s) 現時用途	Mainly covered with well-vegetated woodland  (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)”<sup>#&</sup> on \_\_\_\_\_ (DD/MM/YYYY)  
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<sup>&</sup> on \_\_\_\_\_ (DD/MM/YYYY)  
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<sup>&</sup> on \_\_\_\_\_ (DD/MM/YYYY)  
於\_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee<sup>&</sup> on \_\_\_\_\_ (DD/MM/YYYY)  
於\_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關係的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



**6. Plan Proposed to be Amended 擬議修訂的圖則**

(a) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Mui Wo North Outline Zoning Plan No.S/I-MWN/1
(b) Land use zone(s) involved (if applicable) 涉及的土地用途地帶(如適用)	Green Belt

**7. Proposed Amendments 擬議修訂**

- (a) Propose to rezone the application site to the following zone(s)/use(s)  
(May insert more than one 「✓」) (Please illustrate the details on plan)  
建議將申請地點的用途地帶改劃作下列地帶 / 用途  
(可在多於一個方格內加上「✓」號)(請在圖則顯示詳情)

- |   |   |
|---|---|
| <input type="checkbox"/> Comprehensive Development Area [ ]<br>綜合發展區 [ ]  | <input type="checkbox"/> Commercial [ ] 商業 [ ]                                    |
| <input type="checkbox"/> Residential (Group <input type="checkbox"/> A/ <input type="checkbox"/> B/ <input type="checkbox"/> C/ <input type="checkbox"/> D/ <input type="checkbox"/> E) [ ]<br>住宅 ( <input type="checkbox"/> 甲類 / <input type="checkbox"/> 乙類 / <input type="checkbox"/> 丙類 / <input type="checkbox"/> 丁類 / <input type="checkbox"/> 戊類) [ ]  | <input type="checkbox"/> Village Type Development [ ]<br>鄉村式發展 [ ]                |
| <input type="checkbox"/> Agriculture [ ] 農業 [ ]   | <input type="checkbox"/> Industrial [ ] 工業 [ ]                                    |
| <input type="checkbox"/> Industrial (Group D) [ ] 工業 (丁類) [ ]   | <input type="checkbox"/> Open Storage [ ] 露天貯物 [ ]                                |
| <input type="checkbox"/> Government, Institution or Community [ ]<br>政府、機構或社區 [ ]   | <input type="checkbox"/> Open Space [ ] 休憩用地 [ ]                                  |
| <input type="checkbox"/> Recreation [ ] 康樂 [ ]  | <input type="checkbox"/> Green Belt [ ] 綠化地帶 [ ]                                  |
| <input type="checkbox"/> Country Park [ ] 郊野公園 [ ]  | <input type="checkbox"/> Coastal Protection Area [ ]<br>海岸保護區 [ ]                 |
| <input checked="" type="checkbox"/> Conservation Area [ ] 自然保育區 [ ]   | <input type="checkbox"/> Site of Special Scientific Interest [ ]<br>具特殊科學價值地點 [ ] |
| <input type="checkbox"/> Other Specified Uses ( <input type="checkbox"/> Business/ <input type="checkbox"/> Industrial Estate/ <input type="checkbox"/> Mixed Use/ <input type="checkbox"/> Rural Use/ <input type="checkbox"/> Petrol Filling Station/<br><input type="checkbox"/> Others (please specify _____)) [ ]<br>其他指定用途 ( <input type="checkbox"/> 商貿 / <input type="checkbox"/> 工業邨 / <input type="checkbox"/> 混合用途 / <input type="checkbox"/> 鄉郊用途 / <input type="checkbox"/> 加油站 /<br><input type="checkbox"/> 其他 (請註明: _____)) [ ] |   |
| <input type="checkbox"/> Road 道路  | <input type="checkbox"/> Others (please specify _____)<br>其他 (請註明: _____)         |

Please insert subzone in [ ] as appropriate.  
請於[ ]內註明支區，如適用。

## (b) Propose to amend the Notes of the Plan(s) 建議修訂圖則的《註釋》

☐ Covering Notes 《註釋》說明頁☐ Notes of the zone applicable to the Site 適用於申請地點土地用途地帶的《註釋》

Details of the proposed amendment(s) to the Notes of the Plan, where appropriate, are as follows:

(Please use separate sheets if the space below is insufficient)

建議修訂圖則的《註釋》的詳情，如適用：

(如下列空間不足，請另頁說明)

☐ Proposed Notes of Schedule of Uses of the zone attached  
夾附對《註釋》的擬議修訂**8. Details of Proposed Amendment (if any) 擬議修訂詳情 (倘有)**☐ Particulars of development are included in the **Appendix**.

附錄包括一個擬議發展的細節。

☒ No specific development proposal is included in this application.

這宗申請並不包括任何指定的擬議發展計劃。

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

Please see attached Planning Statement

The form consists of a large rectangular area. A solid diagonal line runs from the bottom-left corner to the top-right corner. Horizontal dotted lines are spaced evenly across the page, parallel to the top and bottom edges. On the left side, there is a faint, circular stamp or watermark.



**10. 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



Name in Block Letters  
姓名（請以正楷填寫）

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

CEO

Position (if applicable)  
職位（如適用）

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

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /  
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /  
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

Designing Hong Kong Limited

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

Date 日期

31/08/2022

(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。

APPLICATION FOR AMENDMENT OF PLAN UNDER  
SECTION 12A OF THE TOWN PLANNING ORDINANCE (CAP. 131)  
根據城市規劃條例(第 131 章)第 12A 條遞交的修訂圖則申請

Development Proposal (only for indicative purpose)  
擬議發展的發展計劃 (只作指示用途)

1. Development Proposal 擬議發展計劃

<input type="checkbox"/> Proposed Gross floor area (GFA) 擬議總樓面面積	..... sq.m. 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> Proposed plot ratio 擬議地積比率	.....	<input type="checkbox"/> About 約
<input type="checkbox"/> Proposed site coverage 擬議上蓋面積	..... %	<input type="checkbox"/> About 約
<input type="checkbox"/> Proposed number of blocks 擬議座數	.....	
<input type="checkbox"/> Proposed number of storeys of each block 每座建築物的擬議層數	..... storeys 層 <input type="checkbox"/> include 包括.....storeys of basements 層地庫 <input type="checkbox"/> exclude 不包括.....storeys of basements 層地庫	
<input type="checkbox"/> Proposed building height of each block 每座建築物的擬議高度	..... m 米 ..... mPD 米(主水平基準上)	<input type="checkbox"/> About 約 <input type="checkbox"/> About 約
<input type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積	..... sq.m. 平方米	<input type="checkbox"/> About 約
number of units 單位數目	.....	
average unit size 單位平均面積	..... sq.m. 平方米	<input type="checkbox"/> About 約
estimated number of residents 估計住客數目	.....	
<input type="checkbox"/> Non-domestic part 非住用部分		
<input type="checkbox"/> hotel 酒店	..... sq.m.平方米 <input type="checkbox"/> About 約 ..... sq.m.平方米 <input type="checkbox"/> About 約 (please specify the number of rooms 請註明房間數目: .....)	
<input type="checkbox"/> office 辦公室	..... sq.m.平方米 <input type="checkbox"/> About 約	
<input type="checkbox"/> shop and services/eating place 商店及服務行業/食肆	..... sq.m.平方米 <input type="checkbox"/> About 約	
<input type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施	(please specify the use(s) and concerned land area(s)/GFA(s)) (請註明用途及有關的地面面積/總樓面面積) ..... ..... .....	
<input type="checkbox"/> other(s)其他	(please specify the use(s) and concerned land area(s)/GFA(s)) (請註明用途及有關的地面面積/總樓面面積) ..... ..... .....	
<input type="checkbox"/> Open space 休憩用地	(please specify land area(s)) (請註明面積)	
<input type="checkbox"/> private open space 私人休憩用地	..... sq.m.平方米 <input type="checkbox"/> Not less than 不少於	
<input type="checkbox"/> public open space 公共休憩用地	..... sq.m.平方米 <input type="checkbox"/> Not less than 不少於	



<input type="checkbox"/> Transport-related facilities 與運輸有關的設施		
<input type="checkbox"/> parking spaces 停車位		
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)		(please specify type(s) and number(s)) (請註明種類及數目)
<input type="checkbox"/> loading/unloading spaces 上落客貨車位		
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)		(please specify type(s) and number(s)) (請註明種類及數目)
<input type="checkbox"/> other transport-related facilities 其他與運輸有關的設施		
(please specify type(s) and number(s)) (請註明種類及數目)		
Use(s) of different floors (if applicable) 各樓層的用途(如適用)		
[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
Proposed use(s) of uncovered area (if any) 露天地方(倘有)的擬議用途		
Any vehicular access to the site? 是否有車路通往地盤?		
Yes 是 <input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明道路名稱(如適用))		
<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)		
No 否 <input checked="" type="checkbox"/>		
<b>For Development involving columbarium use, please complete the table in the Annex to this Appendix.</b> <b>如發展涉及靈灰安置所用途，請填妥於此附件後附錄的表格。</b>		



## 2. 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。

<p>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?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input 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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><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</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 .....m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/></p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<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 checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <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>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

**For Developments involving Columbarium Use, please also complete the following:**  
如發展涉及靈灰安置所用處，請另外填妥以下資料

Ash interment capacity 骨灰安放容量<sup>@</sup>

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

<sup>@</sup> Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;  
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and  
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.  
在該骨灰安置所內，總共最多可安放多少份骨灰。

## 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	Governement Land on the Northeast of Wo Tin, Mui Wo
Site area 地盤面積	21,312 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 21,312 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Mui Wo North Outline Zoning Plan No.S/I-MWN/1
Zoning 地帶	Green Belt
Proposed Amendment(s) 擬議修訂	<input type="checkbox"/> Amend the Covering Notes of the Plan 修訂圖則《註釋》的說明頁 <input type="checkbox"/> Amend the Notes of the zone applicable to the site 修訂適用於申請地點土地用途地帶的《註釋》 <input checked="" type="checkbox"/> Rezone the application site from <u>Green Belt</u> to <u>Conservation Area</u> 把申請地點由_____地帶改劃為_____

## Development Parameters (for indicative purpose only) 發展參數(只作指示用途)

(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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		



(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積			% <input type="checkbox"/> About 約
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	

(vii) 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) <hr/>	
	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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/>	

### 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 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 type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

### Reports 報告書

Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Verification Survey (attached in the planning statement)		

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。

Amendment of Plan under Section 12A of Town Planning Ordinance

# Proposed rezoning for a piece of Government land from Green Belt to Conservation Area on the Northeast of Wo Tin, Mui Wo

Mui Wo North Outline Zoning Plan (S/I-MWN/1)

Mr. Paul Melsom (Horticultural conservation & restoration practitioner)  
Designing Hong Kong Limited  
Kadoorie Farm and Botanic Garden Corporation

August 2022



## **Executive Summary**

On behalf of Mr. Paul Melsom (the applicant), this planning statement is prepared in support of an S.12A application to the Town Planning Board for the proposed rezoning of a piece of Government land in the Northeast of Wo Tin in D.D.1 Mui Wo and D.D.2 Mui Wo, Lantau, from Green Belt (GB) to Conservation Area (CA).

The proposed rezoning site is mainly covered with high ecological value woodland at present. The site is bounded by the Lantau North (Extension) Country Park to its North and East, and Green Belt to its South and West under the Draft Mui Wo North Outline Zoning Plan. Reforestation within the application site was carried out by the applicant and his volunteers around 20 years ago, with tree seedlings first donated by the Agriculture, Fisheries and Conservation Department (AFCD) and later provided by Kadoorie Farm and Botanic Garden (KFBG).

The site features numerous native species of conservation significance. In the verification survey conducted by KFBG's botanical experts, a total of 86 species of native tree/shrub were identified within the application site. Twenty of them are considered to be species of conservation concern. The inspected trees within the site are in very good health in general. Many trees are of significant size and are capable of producing fruits, indicating that the woodland is already self-regenerating. The site at present can be considered to be covered with a unique and highly diverse native young secondary woodland that directly adjoins the nearby Country Park.

The diversity of tree species at the site is very much broader than is typical of secondary native woodland in Hong Kong. The site also represents one of just a few known locations for many rare and restricted species. Importantly, the coexistence of multiple species of high conservation value adds to the site's unique ecological value. The site is now a 'living seed bank' that functions as self-regenerating tree island that both buffers the margin of the adjacent Country Park from edge effects and facilitates the regeneration of rare plants and their dependent taxa, including insects, birds and mammals. In addition, the site is easily accessible for educational purposes and future ecological studies. Indeed, the efforts of the applicant and his volunteers have transformed the site into an exceptional model of 'Ecological Restoration' in Hong Kong.

By rezoning the area of concern to CA, we hope that, in future, everyone – including the works authorities – will be able to note and see for themselves the special value of the site in terms of its unique conservation significance and heritage value for Lantau and Hong Kong as a whole. By demarcating its precise location as CA zone clearly marked on the Outline Zoning Plan, all relevant parties shall be able to avoid carrying out any works/activities that would negatively impact the successfully regenerated forest, thereby allowing the native trees, as well as the associated naturally recovered wider ecosystem, to further mature and develop.

With no development proposal under this application, we are confident that there will be no adverse impact on the visual quality, drainage, transport, environment and ecology of the site. We believe the application is in line with the general planning intention of the Mui Wo North Area and the principle of “Development in the North; Conservation for the South” pursued by the Government. Therefore, we respectfully request the members of the Town Planning Board to give favourable consideration to the application.

## 行政摘要

此規劃綱領乃受 Paul Melsom 先生（下稱申請人）所託而編寫，以支持一份根據城市規劃條例第 12A 條所提交的修訂圖則申請。申請人希望將窩田東北一片位於梅窩第 1 丈量及梅窩第 2 丈量的政府土地，由綠化地帶改劃為自然保育區。

擬議改劃地點現時主要由具高生態價值的樹林覆蓋。申請地點北面和東面與北大嶼郊野公園（擴建部分）接壤，而南面和西面則被梅窩北分區計劃大綱草圖的綠化地帶所包圍。申請人與其義工在約二十年前在申請地點內進行植樹。樹苗初期由漁農自然護理署捐贈，及後轉由嘉道理農場暨植物園（下稱嘉道理農場）提供。

申請地點內有許多具保育重要性的本地物種。根據嘉道理農場植物專家的實地考察，申請地點內共辨認出 86 種原生喬木或灌木，當中 20 種被視為具保育價值。申請地點內經專家檢驗的樹木總體非常健康，很多都長得很高大且能夠結出果實，代表這樹林已經能夠自然更替。改劃地點現時被獨特且多樣性高的年輕次生林所覆蓋，並毗鄰郊野公園。

申請地點內的樹種多樣性比香港其他典型的原生次生林為高，而且是部份稀有或分布狹窄物種在香港境內少數已知的棲息地。多種具保育價值的物種在同一地點共生亦構造了申請地點獨有的生態價值。申請地點現已成為一個能自然更替的樹木種子庫。樹林自然生長不但可以令毗連的郊野公園免受邊緣效應影響，亦能促進稀有植物及倚賴其生長的昆蟲、鳥類及哺乳類族群再生。此外，申請地點能夠輕易到達，十分適合作教育用途和未來生態研究的場所。申請人與其義工的努力，已經把申請地點創建為香港「生態修復」的典範。

我們希望透過將申請地點改劃為自然保育區，令包括政府工務部門在內的所有人都能理解該地點對大嶼山甚至香港的獨特保育意義和自然遺產價值。通過在分區計劃大綱圖上劃定其精準位置，我們期望所有相關機構都能避免進行任何可影響該地點的工程或活動，從而讓該處樹林內的本地物種及生態系統進一步成熟和發展。

此修訂圖則申請並沒有任何發展建議，因此我們有信心改劃不會對申請地點的視覺、排水、交通、環境及生態等造成任何負面影響。這申請亦符合梅窩北分區計劃大綱草圖內的整體規劃意向，以及政府為大嶼山所提倡的「北發展、南保育」政策。因此，我們懇請城市規劃委員會委員積極考慮接納有關申請。

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## 1. Introduction

1.1 On 29 April 2022, a Town Planning Board (TPB, or the Board) hearing was held for considering the representations and comments regarding the Draft Mui Wo North Outline Zoning Plan (OZP)<sup>1</sup>. During the meeting, Mr. Paul Melsom presented his views on a piece of land proposed to be zoned as Green Belt (GB) near Wo Tin, and recommended to rezone this place to Conservation Area (CA) as it contains many native trees, including many rare species, which were planted in the area around 20 years ago. Although his representation/ comment was not upheld by the Board, the following was mentioned in the meeting minutes:

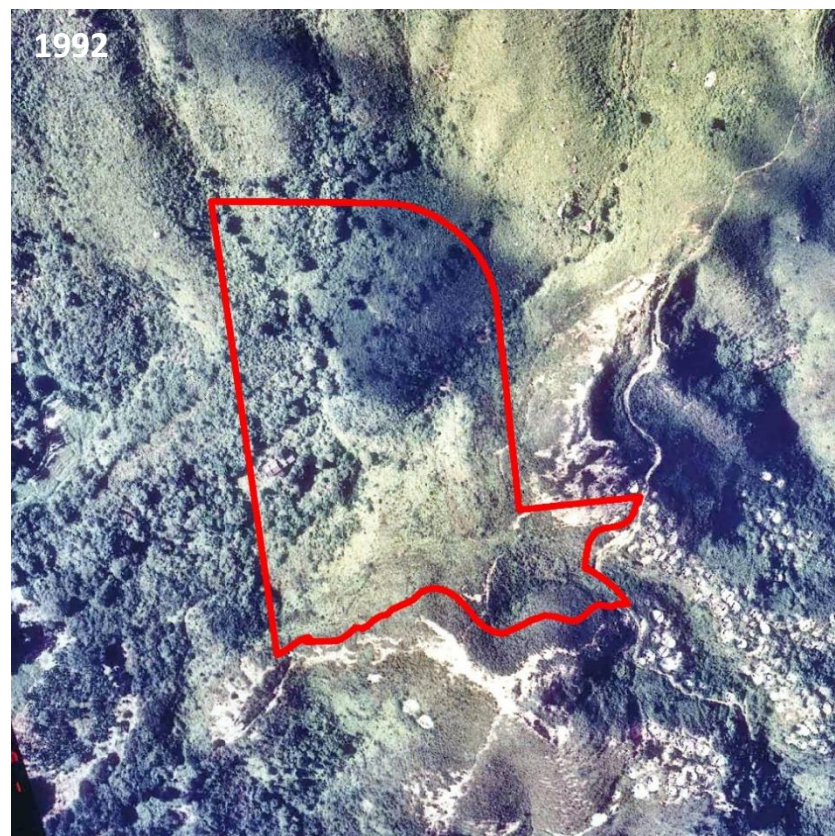
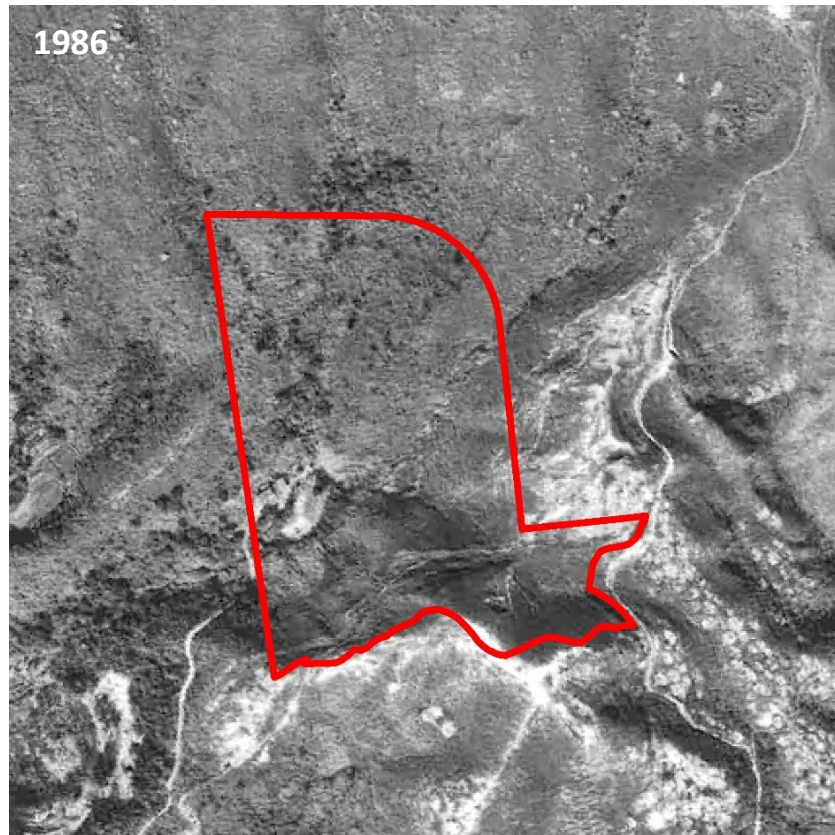
*'118. Some Members appreciated R10/C5 (Mr. Paul Melsom)'s expertise as well as persistence and passionate effort in re-forestation in Wo Tin and Tung Hang Mei over the past 30 years. However, Members in general considered the information submitted and presented by R10/C5 inadequate to justify the rezoning of Wo Tin and Tung Hang Mei from "GB" to "CA" zone. Notwithstanding that, Members considered the rezoning proposal would be worth studying further by the relevant government departments and further amendment to the OZP might be submitted to the Board for consideration in future if considered appropriate. Meanwhile, relevant departments should monitor the area to ensure there was no eco-vandalism.'*<sup>1</sup>

1.2 In this regard, we thank the Board for offering a window of opportunity to explore this possibility, and in response to this, Designing Hong Kong (DHK) and Kadoorie Farm and Botanic Garden (KFBG) decided to work with Mr. Paul Melsom to submit a rezoning application to turn the area of concern from GB to CA in order to reflect its uniqueness and help the authorities to protect it.

## 2. Background

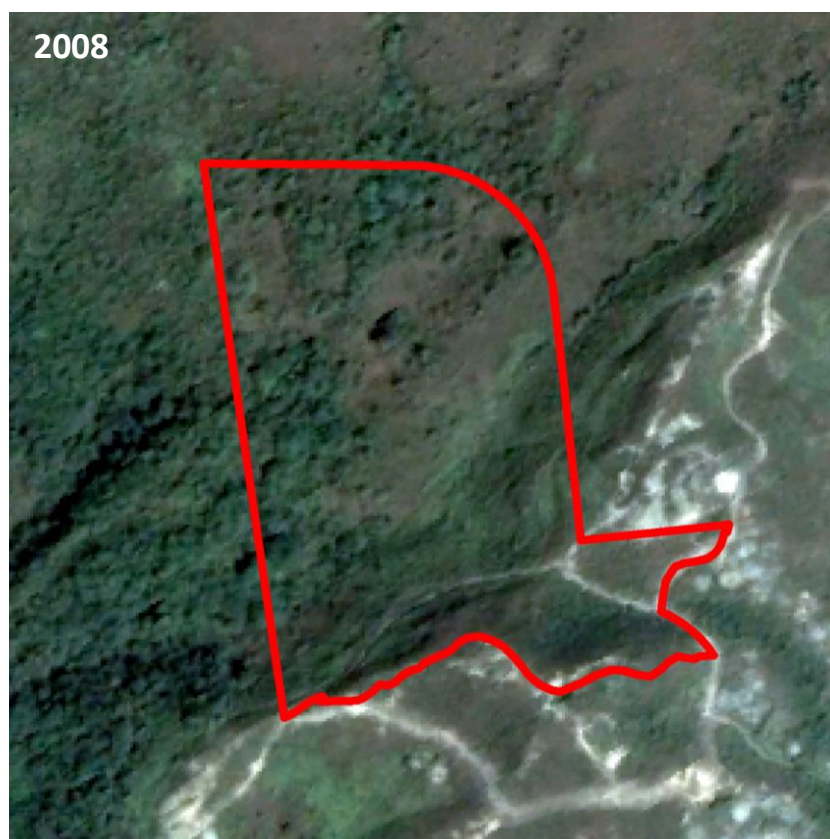
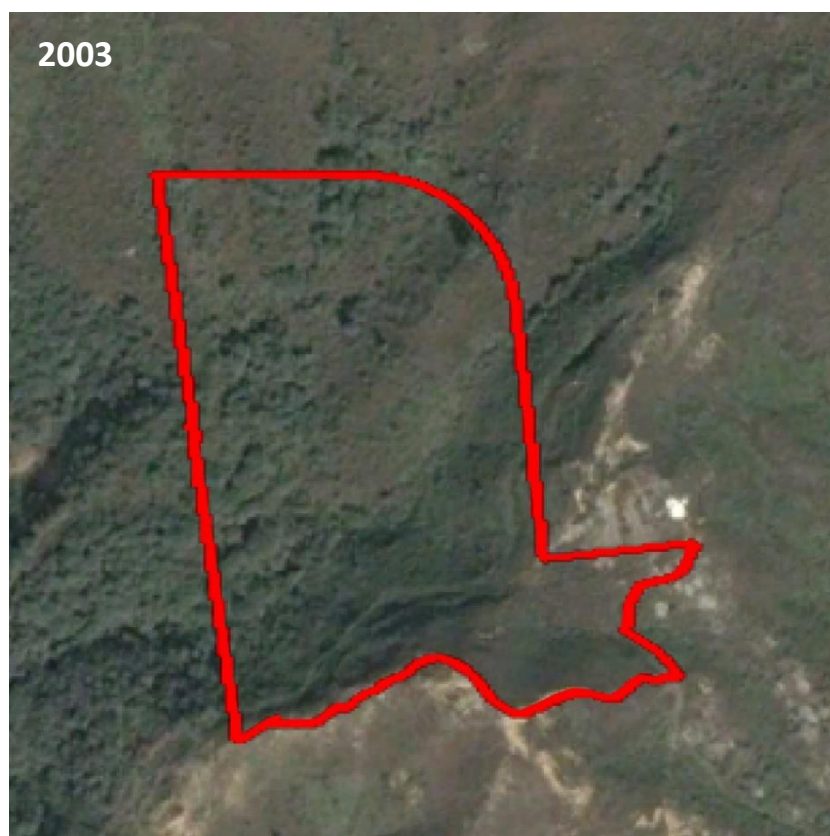
2.1 From over 20 years ago, during the years of 1999, 2002 and 2003, Mr. Paul Melsom started to reforest the application site with the help of volunteers. In the first year, tree seedlings were donated by the Agriculture, Fisheries and Conservation Department (AFCD), and later the tree nursery of KFBG became the source of tree seedlings. Species provided by KFBG (starting from 2002) are all native, including many species of conservation significance. As specified above, reforestation at the application site was initially carried out in three years, but since 2004 the project shifted further north and east into the then-proposed Country Park (extension) area and is still ongoing. After planting the newly planted trees at the application site, the tree seedlings were continuously maintained during the initial planting period by Mr. Paul Melsom and his volunteers, and the site is now largely covered with dense woodland (see **Figure 1** below). Without the subsequent management and maintenance (including watering, weeding and installation of tree guards), we do not believe that many of the seedlings planted at the site would have been able to survive until now, especially the rarer species. Aerial photos showing the appearance of the site at different time points are presented below.

**Figure 1.** Aerial photos taken in various years. The proposed rezoning site is approximately marked by the red line.





**Figure 1. Cont'd.**





**Figure 1.** Cont'd.



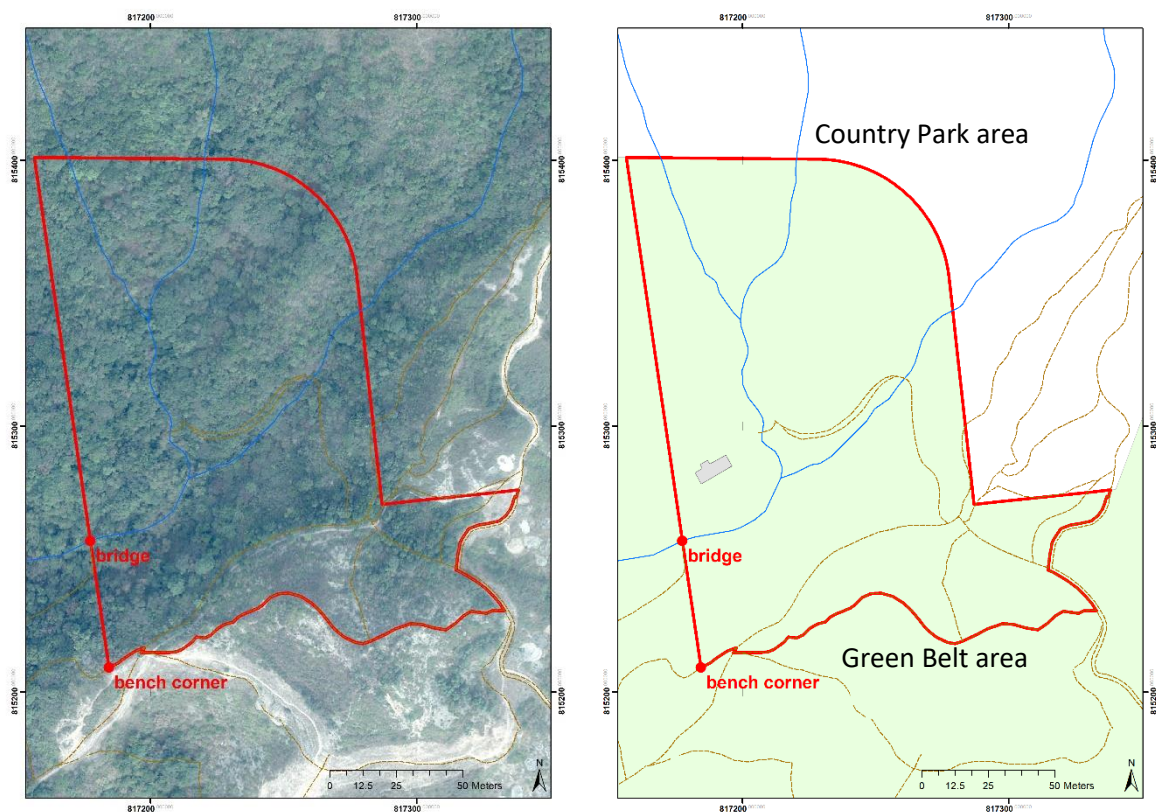
### 3. The Applicant, Authorised Agent and Consultant

3.1 Mr. Paul Melsom, who is the person in charge of the restoration project and also a resident in Mui Wo for over 20 years, is the Applicant for this application. DHK is the Authorised Agent, mainly involved in the administration of the application, and KFBG is responsible for providing independent scientific review, including conducting verification surveys at the site and producing relevant maps showing precisely the location of the application site. Both DHK and KFBG are working on a voluntary basis. The present planning statement was jointly compiled by Mr. Paul Melsom, KFBG and DHK.

### 4. Site Context

4.1 The area of the site is around 21,312 sq. m. The exact location and boundary of the site is shown in **Figure 2** below and **Appendix 1**. It covers the upper part of a valley to the northeast of Wo Tin, Mui Wo, Lantau. In addition to covering the main reforestation area, the site is also demarcated by making reference to existing boundary and features (e.g., footpaths shown on Government's map) to avoid confusion (see below paragraph).

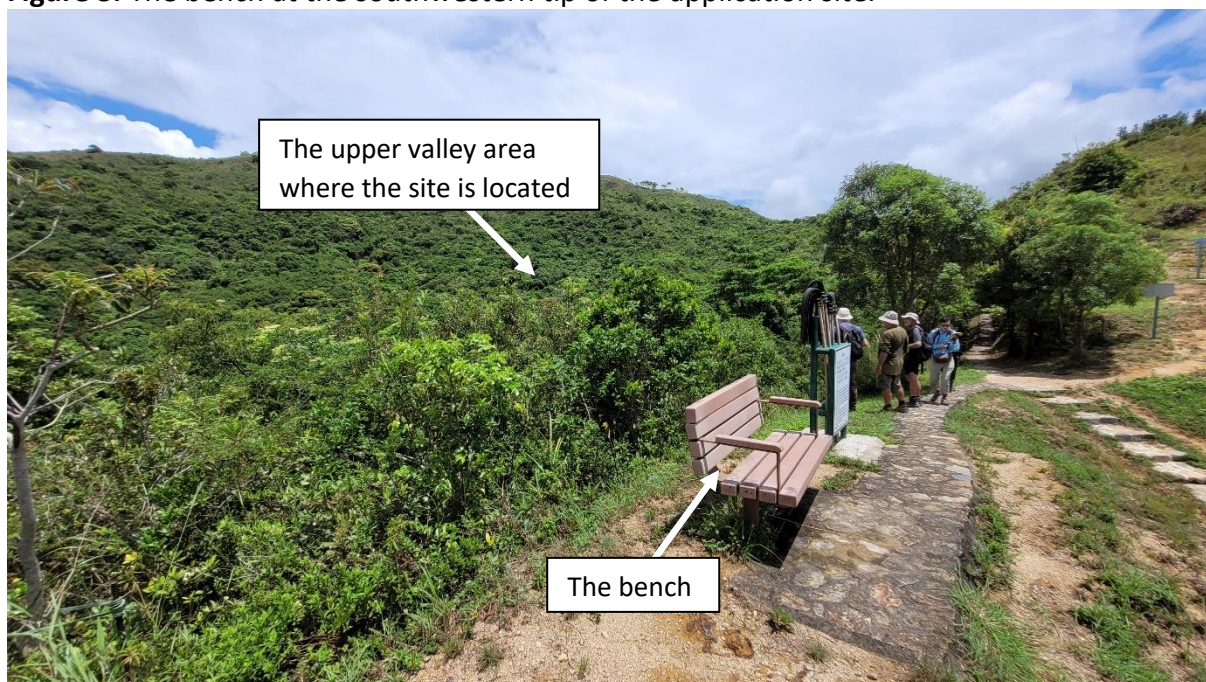
**Figure 2.** The application site (exact boundary marked by the red line).





4.2 The northern and eastern sides of the site is bounded by the boundary of the Lantau North (Extension) Country Park (or the Draft Mui Wo North OZP itself). Boundary on the southern and southeastern sides tallies with the footpaths marked on Lands Department's map. The western boundary is a straight line starting from an existing bench (HK80 coordinates: Easting (m) 817184.3; Northing (m) 815209.1; **Figure 3**) at the hill top on the south, passing through an existing foot-bridge (**Figure 4**; which is also shown in the Lands Department's map) and extending all the way north to the boundary of the Country Park.

**Figure 3.** The bench at the southwestern tip of the application site.



**Figure 4.** The footbridge, which is also marked on the GeoInfo Map.





4.3 According to the information gathered from the GeoInfo Map of the Lands Department, there are no private land lots or permitted burial ground within the application site. There is an abandoned house (**Figure 5**; location shown at **Figure 4**, which is marked as 'ruin') and two points marked as 'grave' as shown in the GeoInfo Map within the site, but they are now already covered by the existing GB zone, and the graves could not be observed during our site visits. No obvious and recent large-scale human activities (e.g., farming) could be observed within the site during our visits or from desktop surveys (e.g., checking aerial photos; see above **Figures 1 and 2**). Thus, at present, the entire site does not seem to be under any active use. If the rezoning application is successful, the CA zone will be completely bounded by Country Park and GB zone; it would not be adjacent to any existing development zonings, including Village Type Development zone.

**Figure 5.** The abandoned house within the site, which is marked as 'ruin' in the GeoInfo Map of the Lands Department (see **Figure 4**).





## 5. Rezoning Intention

5.1 The application site is now covered by the extensive GB zone under the Draft Mui Wo North OZP. Although it only covers a small area within this GB zone (**Figure 6**), we consider the site to be unique and differ significantly from the rest of the zone, from a conservation perspective. This is the result of the reforestation effort and subsequent initial management by Mr. Paul Melsom and his volunteers. Thus, to appropriately reflect its true value and its distinction from the rest of the GB zone, we consider it important to specially upgrade the zoning of this particular area and to clearly mark its location by an upgraded zoning, thereby more precisely reflecting its outstanding ecological significance. Its importance and uniqueness are to be further elaborated in the below Section 8 ‘Planning Justifications’.

**Figure 6.** Location of the application site within the Draft Mui Wo North OZP (approximately marked by the red line and the arrow).



5.2 Furthermore, although there is a general presumption against development within GB zone<sup>2</sup>, many housing development proposals targeting GB zones have been approved in recent years, such as those GB rezoning proposals involving well-wooded areas in Ma On Shan, Tseung Kwan O, etc. In addition, several transportation improvement proposals have been raised in Lantau recently<sup>3</sup>. Although some of these proposals involve only tunnels and may thus not directly affect above-ground vegetation, we consider underground development would nevertheless impact the underground water table and so impact drainage patterns, thereby affecting streams and wetlands, and so indirectly impact above-ground vegetation. Slope stabilisation works would also sometimes need to be carried out in hilly terrains by relevant authorities.

5.3 Since the site is of unique conservation importance, we recommend it is essential to clearly demarcate the area, with a view to informing everyone including the works authorities (such as authorities responsible for slope stabilisation) and the general public that the site is of special conservation importance and should receive a higher level of protection and attention, formally through a statutory process. Indeed, this can also help relevant authorities to monitor the site (e.g., we consider a clearly marked CA with the precise coordinates/ landmarks as mentioned in the current application can at least help them to locate the area), which was a request made by some TPB members<sup>1</sup>. Thus we propose to rezone the site from GB to CA to fulfil all the above purposes. We hope that in the future everyone, including the works authorities, would be able to note (and pay attention to) the special value of the site and its precise location (i.e., a CA zone clearly marked on the OZP). We also hope rezoning this site will enable all parties to avoid carrying out any works/ activities that would negatively impact the regenerated forest, so as to allow the replanted native trees, as well as the associated naturally recovered wider ecosystem, to further mature.

## 6. Proposed Amendment

6.1 We propose to rezone the area as shown in **Figure 2** from GB to CA. We would like to emphasise that the present application site is smaller than the area proposed to be rezoned by Mr. Paul Melsom during the TPB hearing on 29 April 2022 (i.e., only about one-third of the original area).

## 7. Verification Survey

7.1 For this rezoning proposal, the site was visited by KFBG's experts twice. The first visit was conducted on 22 July 2022 mainly to inspect the site and the second visit was conducted on 18 August 2022 for demarcating the area, verifying the tree and shrub species within the site and reviewing the conservation importance of the site. With help from Mr. Paul Melsom and his volunteer, the first site visit was conducted by a Senior Ecologist of the KFBG; in the second visit, besides the personnel above, a GIS Specialist, a Restoration Ecologist and the Head of the Flora Conservation Department of KFBG also participated. Coordinates and the boundary were marked in-situ using GPS (Trimble Geo7X with RTK correction).

7.2 A total of 86 species of native tree/ shrub were identified within the application site. 20 of them are considered to be species of conservation concern (e.g., restricted in distribution and/ or locally rare, as assessed by local experts/ authorities, or otherwise nationally important/ threatened or globally threatened). 55 species of the surveyed trees within the site are producing fruits (and thus also seeds) and 10 are of conservation concern. Furthermore, we could see that some of the seeds produced were germinating at the site and a second generation of some of the planted species could be observed. The list showing these species is given in **Appendix 2**.

7.3 We estimated the height of 67 selected individual trees (mainly species of conservation concern/special interest). Some of these trees were found to exceed or reach 10 m in height. We also marked the locations of these 67 trees. **Appendix 3** provides the heights and the coordinates of all these individuals.

7.4 In general, the inspected trees are in very good health. Many trees are of significant size and are very vigorous. There are also several smaller individuals, but this just reflects the slower growth rate of these species. Many species that can be very difficult to plant, grow and establish in the wild could also be identified within the application site. The site at present can be considered to be covered with a unique and highly diverse native young secondary woodland.

## 8. Planning Justifications

8.1 We consider the application site to be of unique conservation and educational significance and definitely worthy of being upgraded to CA zone. Specific justifications are provided below.

### Accelerating and transforming the forest regeneration pattern – a local showcase of ‘Ecological Restoration Area’

8.2 Virtually all of Hong Kong’s forests were completely decimated through logging and fire between approx. 400 to 800 years ago<sup>4</sup>, leaving many native plant species on the brink of extinction and their habitats severely degraded and eroded. In many cases, the remaining trees are unable to recover naturally because the animal species that would have formerly aided the dispersal of their seeds have become locally extinct. This means that many rare and protected trees are nowadays unable to regenerate and spread by themselves. These species can only survive and recover through dedicated, high quality restoration projects such as the present one.

8.3 In addition to severe deforestation over a period of centuries, the current application site has also suffered in recent decades through recurrent hill fire, leaving an extremely reduced biodiversity and predominantly eroded, very poor mineral soils with virtually no organic matter, which are required for healthy plant growth.

8.4 Through the effort of Mr. Paul Melsom and his volunteers starting from around 20 years ago, however, the site has been gradually turned into a flourishing secondary woodland comprising many native species, many of them extremely rare in Hong Kong today. KFBG’s experts consider that this would never have happened if not for the efforts of Mr. Paul Melsom and his volunteers.

8.5 More importantly, KFBG's experts consider that this is not simply a tree planting site; more precisely, the application site should be considered a very successful 'Ecological Restoration Area'. As mentioned above, at least 86 tree species were identified within the site (i.e., 60 species were planted and not naturally occurring at the application site; 14 were planted and also naturally occurring at the site; and 12 are growing naturally at the site). The diversity and ecological value of these trees is remarkable. For instance, species of conservation concern such as *Ormosia pachycarpa* and *Castanopsis concinna*, which cannot be easily planted in many other places, were found thriving at the site. In fact, adequate and subsequent maintenance is essential for the survival of these species; without the effort of Mr. Paul Melsom and his volunteers (including the provision of tree guards, weeding and manual watering, i.e., carrying buckets filled with water by hand up to the site), the seedlings of these and many native tree species of conservation concern would not have been able to survive, owing to their sensitive habitat requirements.

8.6 The view of KFBG's experts is that the tree composition now observed within the site could not normally be found in areas with a similar site history in Hong Kong, and it would also not be possible for a self-regenerated woodland to contain such a species composition. For example, other areas within the same GB zone under the Draft Mui Wo North OZP, even though they may appear to be well-wooded, do not contain such rich plant communities, mainly because there are no parent trees available anywhere in the area as a seed source for recovery. This is true for the vast majority of tree species now found within the application site. As such, the application site represents an exceptional, unique role model for how forest restoration (to restore and enhance species diversity and thus support re-establishment of a more diverse ecosystem) should be done in Hong Kong, and the existence of flourishing individuals of many unusual species also indicates that planting of these species, usually considered to be difficult to grow in many places, is possible. The efforts by Mr. Paul Melsom and his volunteers demonstrate how this can be achieved.



8.7 The diversity of tree species present at the site is much broader than typical secondary native shrubland or woodland in Hong Kong. Secondary native associations commonly seen at low to mid-elevations in Hong Kong are seriously depleted of species diversity, as compared with pristine or only moderately disturbed forests in the region. Whereas authentic primary forest in South China can contain > 100 different tree species, Hong Kong's secondary forest associations are usually dominated by just one or a few. The 80+ species confirmed at the site near Wo Tin is therefore far greater than what can normally be found in Hong Kong, reflecting the presence of a large, active species pool of high ecological value.

8.8 Because many of the trees are uncommon in Hong Kong, **the site represents one of just a few known locations for many rare species.** The coexistence of multiple species of high conservation value adds to the site's unique ecological value, both on Lantau Island itself and throughout Hong Kong.

8.9 Hong Kong's natural areas are in a dynamic state of recovery following centuries of disturbance and degradation. The regeneration of species diversity following clearance of land for agriculture can take centuries and is impeded by a number of profound, inter-related ecological factors. For example, repeated outbreaks of hill fire can lead to severe soil erosion and permanently remove species from the landscape. Even once scrubby vegetation has been able to regenerate, the very dense, low thickets that normally form can prevent the re-establishment of native forest, because shade-tolerant tree species are often unable to grow in full sun and compete with hardy grasses, ferns and shrubs. The advanced state of ecological succession seen at the Wo Tin site indicates that several of these innate barriers to succession have already been overcome: many trees are now large (> 5 m tall), creating the structure of true forest with a diversity of distinct microhabitats, such as dark, moist streamside forest in valleys and lighter, more open forest edges on slopes. This in turn allows an even greater mix of dependent fauna and flora species (such as forest-dependent birds, mammals, butterflies, moths, other insects, shrubs and herbs) to recolonise.

8.10 The site itself also provides valuable information on the habitat conditions required by the replanted species. As aforementioned, due to the virtual complete deforestation of Hong Kong many years ago, the ideal growing conditions for many native tree species are largely unknown; so the successful growing of specific tree species at the application site acts as an important reference for future reforestation projects – providing valuable knowledge for the planting conditions required for these species. It also provides insights regarding future restoration of Lantau, Hong Kong and even South China.

8.11 All the above clearly indicate the uniqueness of the site.

A living seed bank of plant diversity deserving robust protection

8.12 There is strong evidence to suggest that this developing young forest is ecologically functional, in that many of the species are already setting seed and reproducing. For example, the rare trees *Cyclobalanopsis hui*, *Pyenarrhia spectabilis*, *Elaeocarpus nitentifolius*, *Gmelina chinensis* and *Fraxinus griffithii* were all observed in fruit. This indicates that the trees are able to complete their life cycles here. This promotes forest health through the recruitment of young trees and by ensuring species turn-over, thereby conferring ecological resilience for the forest as a whole (this also helps to ensure the survival of rare species, reducing their chances of becoming locally extinct). This is rarely seen in Hong Kong. If the trees within the site are allowed to become more mature in the future, we can foresee that the site would produce many more seeds, in terms of both quantity and diversity. However, this can only be guaranteed if the site is well protected.

8.13 Moreover, a growing, self-regenerating forest such as this has the potential to expand and improve the ecological value of surrounding lower quality vegetation, including that in the neighbouring Country Park, by attracting birds, mammals and insects that will help pollinate the plants and spread their seeds. Such ‘tree islands’ are becoming increasingly recognised as important in vegetation management and restoration in many other countries.

A better buffer to the Lantau North (Extension) Country Park and the current tree planting area

8.14 As above mentioned, now the ongoing tree planting activities by Mr. Paul Melsom and his volunteers have already shifted into the adjoining Country Park areas (since 2004). By rezoning the application site, these adjacent Country Park areas and the existing tree planting site(s) within would be better buffered and protected as rules controlling uses in/ close to CA zone would be more stringent (e.g., through the mechanism of Environmental Impact Assessment Ordinance Cap. 499) and thus more consideration is required.

An easily accessible area for future studies

8.15 The site is easily accessible through existing footpaths. Besides providing valuable information on the habitat requirements of many species of conservation concern, with so many native tree species including many rare ones growing in a very accessible location, the application site also provides an excellent opportunity for educational purposes (e.g., for university and school students, environmental managers, local villagers, hikers and tourists). It can help enhance the overall educational value of the area including the adjoining Country Park. The well-established woodland now within the site also demonstrates how an existing fire break around the site can help protect well-vegetated areas from hill fires. The wide variety of trees planted at the site also adds beauty to the landscape where once it was a scrubby, eroded hillside. In addition, the canopy of the planted trees provides a cool, shaded walkway – it is simply an enjoyable, living educational corridor for relevant professionals (e.g., landscape architect) to actually see and touch the tree species which would not even be observable in most of our countryside. To conclude, the site provides a lot of opportunities for many types of future studies that cannot be offered by many other well wooded areas – this is contributed by the unique composition of the existing forest and the existing setting.

In line with the general planning intention of the Mui Wo North Area and the principle of “Development in the North; Conservation for the South” by the Government

8.16 According to the Explanatory Statement of the Draft Mui Wo North OZP, the general planning intention of the Mui Wo North Area is to ‘*conserve its landscape and ecological value in safeguarding the natural habitats and to maintain the unique natural and rural character and cultural heritage of the Area*’.<sup>2</sup>

8.17 Rezoning the area of concern from GB to CA can definitely provide better protection to and help better maintain the unique reforestation site as aforementioned (see elaboration in above Sections 5 and 8.14). Approval of this application can ensure that the unique natural habitat now within the site (i.e., a self-regenerating forest with many rare trees and a composition rarely seen in Hong Kong) and associated ecological value would be more appropriately conserved. This is not just completely in line with the general planning intention of the Area, but also echoes the overarching principle of 'Conservation for the South' embraced in the Sustainable Lantau Blueprint promulgated by the Government in 2017<sup>5</sup>.

## 9. Conclusion

9.1 The site presents a range of biological and ecological features that are unique on Lantau Island and very rare in Hong Kong. These include the diverse mix of thriving tree species in a lowland setting, the advance stage of forest recovery that has withstood and recovered from repeated damage by hill fires (e.g., in 2003/2004, 2009 and 2018 in various parts of the application site; but the fire break above the Wang Tong Cemetery has been considerably widened over recent years to better prevent hill fires from spreading into the site), and strong empirical evidence that suggests the new woodland is increasingly self-sustaining and can thereby support many forest-dependent species of birds, mammals, insects and other plants. All of these factors are indicative of the site's prime conservation importance.

9.2 Indeed, several of the tree species are not only ecologically important locally at the scale of Hong Kong, but are of national and global conservation significance (e.g., as indicated on the International Union for Conservation of Nature (IUCN)'s Red List; see **Appendix 2**). In this context, it is worth highlighting that, from 2021, we are in the United Nations (UN)' decade of ecosystem restoration, which seeks to prevent, halt and reverse the degradation of ecosystems worldwide<sup>6</sup>. The UN Biodiversity Conference (COP15), which will be held in Montreal, Canada (with China holding the presidency) in coming December<sup>7</sup>, will also focus on protecting nature and halting biodiversity loss around the world. Offering a more stringent zoning to better protect the present site and the unique forest within would show that Hong Kong is embracing these core conservation values.

9.3 Many local reforestation projects in the past have been overly planted with millions of non-native tree species; learning from successful projects like the present one can provide more knowledge for planting a larger variety of native trees in the future. Indeed, China has also made significant progress in ecological restoration<sup>8</sup>, again underscoring the relevance of such practices and effort in line with China's national goal. The dedication and enthusiasm of Mr. Paul Melsom and his volunteers, as well as their contribution to Hong Kong's ecology, are commendable and ought to be supported by available statutory means in Hong Kong. Strengthening statutory protection of the site by rezoning it as CA is wholeheartedly advised.



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- 6 United Nations. *United Nations Decade on Ecosystem Restoration 2021-2030*. Retrieved from <https://www.decadeonrestoration.org>
- 7 Government of Canada. 2022, June 22. *Canada Welcomes delegates to Montréal for biological diversity conference, COP15*. Retrieved from <https://www.canada.ca/en/environment-climate-change/news/2022/06/canada-welcomes-delegates-to-montreal-for-biological-diversity-conference-cop15.html>
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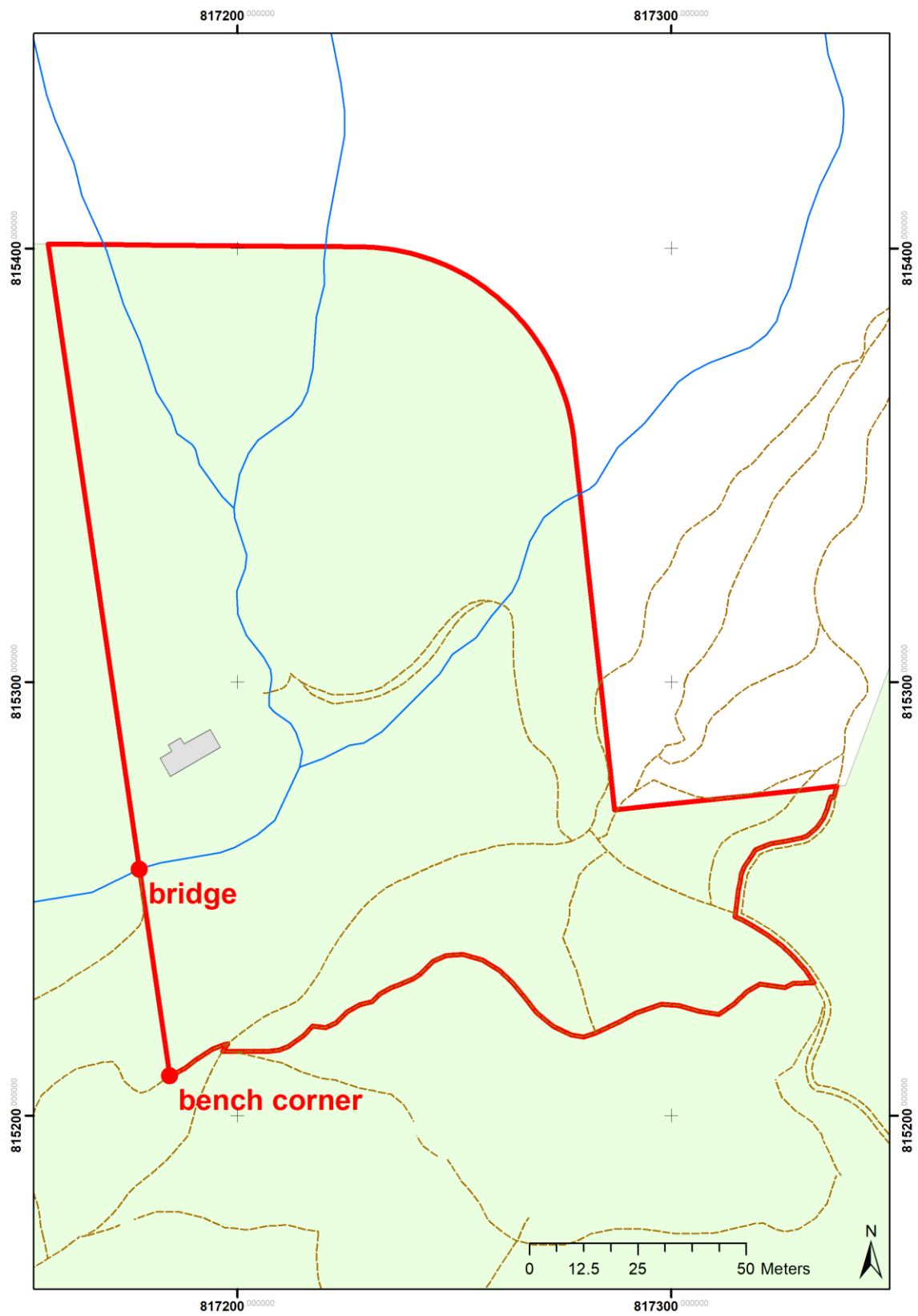
## **11. Appendices**

Appendix 1 Site Location Map

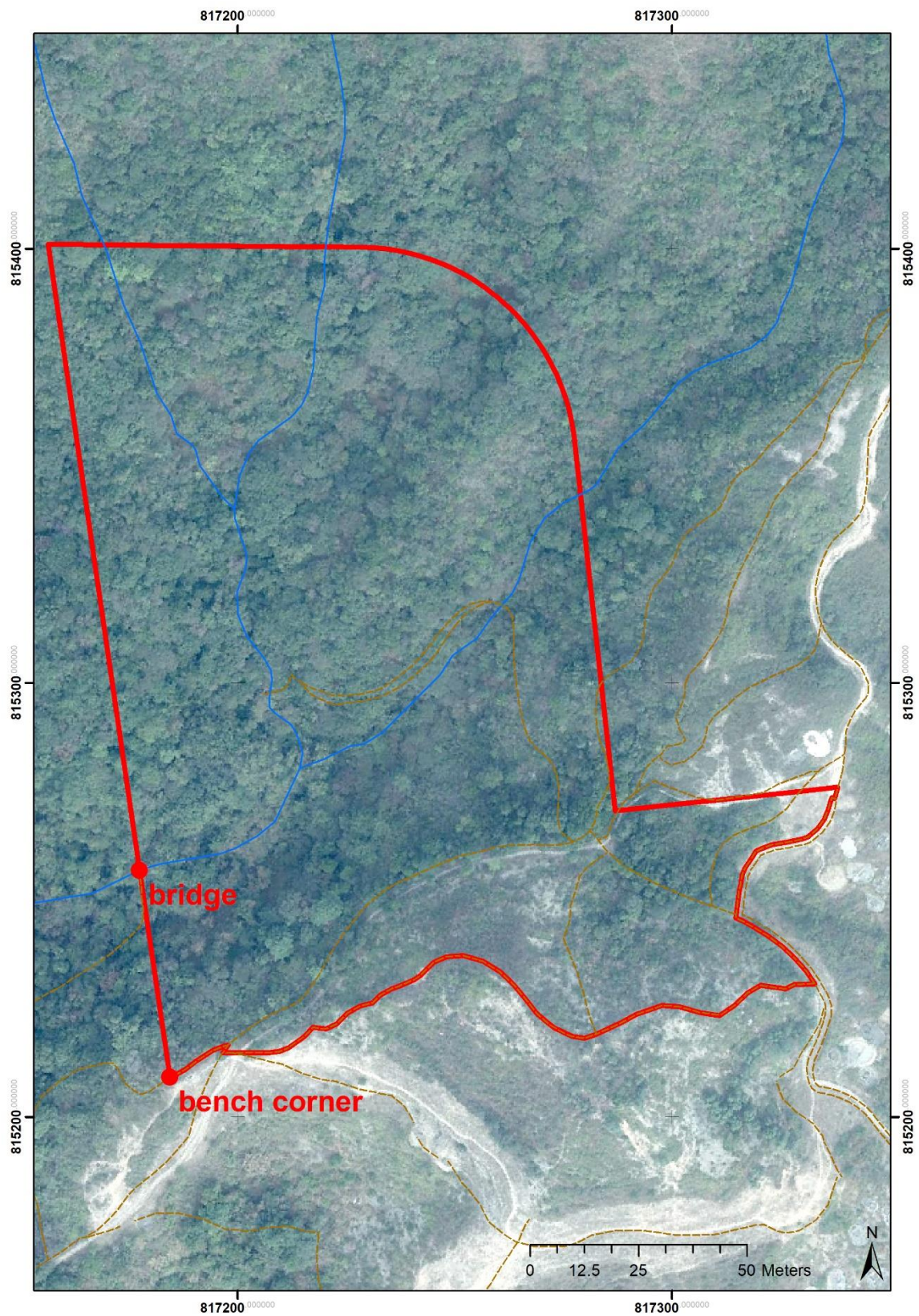
Appendix 2 Native tree and shrub species found within the application site and their status

Appendix 3 Locations and parameters of some selected species/ individuals

## Appendix 1: Site Location Map



## Appendix 1: Site Location Map





**Appendix 2.** Native tree and shrub species found within the application site and their status.

Scientific name*	Chinese name	Local status <sup>1</sup>	Conservation status <sup>2</sup> and categories <sup>3</sup>	Remarks	Fruiting within site	Food source of native birds and/or mammals
<i>Castanopsis concinna</i>	華南錐	Restricted	VU; Category 2	IUCN Red List: Vulnerable; State Key Protected Plant Species (II); endemic to southern China.		Yes
<u><i>Aquilaria sinensis</i></u>	土沉香	Common	NT; Category 2	IUCN Red List: Vulnerable; protected under Cap. 586; State Key Protected Plant Species (II); listed as Vulnerable in China Plant Red Data Book; endemic to China.	Yes	
<i>Gmelina chinensis</i>	石梓	Common	VU; Category 3		Yes	
<i>Acer tutcheri</i>	嶺南槭	Restricted	LC; Category 4	First discovered on Lantau Island in 1894 (type locality).		
<i>Ormosia pachycarpa</i>	茸莢紅豆	Restricted	EN; Category 4			
<i>Cyclobalanopsis edithiae</i> ( <i>Quercus edithiae</i> )	華南青岡	Restricted		IUCN Red List: Endangered		Yes
<i>Cyclobalanopsis neglecta</i> ( <i>Quercus bambusifolia</i> )	竹葉青岡	Restricted		IUCN Red List: Endangered		Yes

Appendix 2: Native tree and shrub species found within the applications site and their status

Scientific name*	Chinese name	Local status <sup>1</sup>	Conservation status <sup>2</sup> and categories <sup>3</sup>	Remarks	Fruiting within site	Food source of native birds and/or mammals
<i>Acer sino-oblongum</i>	濱海槭	Common		IUCN Red List: Endangered; globally found only in coastal evergreen forest along the Guangdong seashore.	Yes	
<i>Ilex graciliflora</i>	細花冬青	Common		IUCN Red List: Endangered		
<i>Cyclobalanopsis hui</i>	雷公青岡	Very rare			Yes	Yes
<i>Ilex chapaensis</i>	沙壩冬青	Very rare				
<i>Elaeocarpus nitentifolius</i>	絹毛杜英	Rare		Restricted to Ho Chung, Sai Kung, and Tate's Carin area in Hong Kong.	Yes	Yes
<i>Pyrenaria spectabilis</i>	石筆木	Restricted		Protected under Cap. 96	Yes	
<i>Fraxinus griffithii</i>	光蠟樹	Restricted		Restricted to Lantau in Hong Kong	Yes	
<i>Cyclobalanopsis championii</i>	嶺南青岡	Restricted				
<i>Endospermum chinense</i>	黃桐	Restricted			Yes	Yes
<i>Helicia cochinchinensis</i>	小果山龍眼	Restricted				
<i>Lithocarpus harlandii</i>	港柯	Restricted				Yes
<i>Osmanthus matsumuranus</i>	牛矢果	Restricted			Yes	Yes

Appendix 2: Native tree and shrub species found within the applications site and their status

Scientific name*	Chinese name	Local status <sup>1</sup>	Conservation status <sup>2</sup> and categories <sup>3</sup>	Remarks	Fruiting within site	Food source of native birds and/or mammals
<i>Pyrus calleryana</i>	豆梨	Restricted			Yes	Yes
<i>Adinandra millettii</i>	黃瑞木	Common			Yes	Yes
<i>Alangium chinense</i>	八角楓	Common			Yes	
<i>Archidendron lucidum</i>	亮葉猴耳環	Common			Yes	
<i>Castanopsis fabri</i>	羅浮錐	Common				Yes
<i>Castanopsis fissa</i>	鷺蒴錐	Common			Yes	Yes
<i>Choerospondias axillaris</i>	南酸棗	Common			Yes	Yes
<i>Cinnamomum camphora</i>	樟	Common				
<i>Cinnamomum parthenoxylon</i>	黃樟	Common				
<i>Cyclobalanopsis myrsinifolia</i>	小葉青岡	Common				
<u><i>Daphniphyllum calycinum</i></u>	牛耳楓	Common			Yes	
<i>Daphniphyllum oldhamii</i>	虎皮楠	Common			Yes	

Appendix 2: Native tree and shrub species found within the applications site and their status

Scientific name*	Chinese name	Local status <sup>1</sup>	Conservation status <sup>2</sup> and categories <sup>3</sup>	Remarks	Fruiting within site	Food source of native birds and/or mammals
<i>Elaeocarpus chinensis</i>	中華杜英	Common			Yes	Yes
<i>Engelhardia roxburghiana</i>	黃杞	Common				
<i>Eriobotrya fragrans</i>	香花枇杷	Common			Yes	
<u><i>Gardenia jasminoides</i></u>	梔子	Common			Yes	
<i>Glochidion lanceolarium</i>	艾膠算盤子	Common			Yes	
<i>Ilex cinerea</i>	灰冬青	Common				
<i>Ilex rotunda</i> var. <i>microcarpa</i>	小果鐵冬青	Common			Yes	
<i>Ilex viridis</i>	綠冬青	Common				
<i>Ligustrum liukiuense</i>	台灣女貞	Common				
<i>Liquidambar formosana</i>	楓香	Common				
<i>Lithocarpus glaber</i>	柯	Common				Yes
<i>Lithocarpus hancei</i>	硬殼柯	Common			Yes	Yes
<i>Litsea cubeba</i>	木薑子	Common			Yes	

Appendix 2: Native tree and shrub species found within the applications site and their status

Scientific name*	Chinese name	Local status <sup>1</sup>	Conservation status <sup>2</sup> and categories <sup>3</sup>	Remarks	Fruiting within site	Food source of native birds and/or mammals
<b><i>Maesa perlarius</i></b>	鯽魚膽	Common			Yes	
<i>Melastoma malabathricum</i>	野牡丹	Common			Yes	
<b><u><i>Melastoma sanguineum</i></u></b>	毛荳	Common			Yes	
<b><u><i>Melicope pteleifolia</i></u></b>	蜜茱萸	Common			Yes	
<b><i>Morella rubra</i></b>	楊梅	Common				Yes
<b><i>Ormosia emarginata</i></b>	凹葉紅豆	Common			Yes	
<b><i>Photinia raupingensis</i></b>	饒平石楠	Common			Yes	Yes
<b><i>Pygeum topengii</i></b>	臀果木	Common				Yes
<b><i>Reevesia thyrsoides</i></b>	梭羅樹	Common			Yes	
<b><u><i>Rhus succedanea</i></u></b>	木蠟樹	Common			Yes	
<b><i>Schima superba</i></b>	木荷	Common			Yes	
<b><i>Scolopia chinensis</i></b>	刺柊	Common				
<b><i>Styrax suberifolius</i></b>	栓葉安息香	Common			Yes	
<b><i>Syzygium hancei</i></b>	韓氏蒲桃	Common				Yes



Appendix 2: Native tree and shrub species found within the applications site and their status

Scientific name*	Chinese name	Local status <sup>1</sup>	Conservation status <sup>2</sup> and categories <sup>3</sup>	Remarks	Fruiting within site	Food source of native birds and/or mammals
<i>Syzygium levinei</i>	山蒲桃	Common				Yes
<i>Ternstroemia gymnanthera</i>	厚皮香	Common			Yes	Yes
<u><i>Tetradium glabrifolium</i></u>	棟葉吳茱萸	Common			Yes	
<i>Zanthoxylum avicennae</i>	簕欖花椒	Common			Yes	
<i>Diplospora dubia</i>	狗骨柴	Common			Yes	
<i>Phoenix loureiroi</i>	刺葵	Common			Yes	
<i>Adina pilulifera</i>	水團花	Very Common			Yes	
<u><i>Cratoxylum cochinchinense</i></u>	黃牛木	Very Common			Yes	
<i>Diospyros morrisiana</i>	羅浮柿	Very Common			Yes	Yes
<i>Elaeocarpus slyvestris</i>	山杜英	Very Common			Yes	Yes
<i>Garcinia oblongifolia</i>	嶺南山竹子	Very Common			Yes	Yes

Appendix 2: Native tree and shrub species found within the applications site and their status

Scientific name*	Chinese name	Local status <sup>1</sup>	Conservation status <sup>2</sup> and categories <sup>3</sup>	Remarks	Fruiting within site	Food source of native birds and/or mammals
<i>Ilex asprella</i>	梅葉冬青	Very Common			Yes	
<b><i>Lithocarpus corneus</i></b>	煙斗柯	Very Common				Yes
<i>Litsea rotundifolia</i> var. <i>oblongifolia</i>	圓葉豺皮樟	Very Common			Yes	
<b><i>Machilus breviflora</i></b>	短序潤楠	Very Common				
<b><u><i>Mallotus paniculatus</i></u></b>	白楸	Very Common			Yes	Yes
<b><i>Myrsine seguinii</i></b>	密花樹	Very Common				
<b><u><i>Phyllanthus emblica</i></u></b>	餘甘子	Very Common			Yes	Yes
<b><i>Polyspora axillaris</i></b>	大頭茶	Very Common			Yes	
<b><i>Prunus phaeosticta</i></b>	腺葉桂櫻	Very Common				
<i>Psychotria asiatica</i>	九節	Very Common			Yes	

Appendix 2: Native tree and shrub species found within the applications site and their status

Scientific name*	Chinese name	Local status <sup>1</sup>	Conservation status <sup>2</sup> and categories <sup>3</sup>	Remarks	Fruiting within site	Food source of native birds and/or mammals
<b><u>Raphiolepis indica</u></b>	石斑木	Very Common			Yes	
<i>Rhodomyrtus tomentosa</i>	桃金娘	Very Common			Yes	Yes
<b><u>Sapium discolor</u></b>	山烏柏	Very Common			Yes	
<b><u>Schefflera octophylla</u></b>	鵝掌柴	Very Common			Yes	Yes
<b><u>Sterculia lanceolata</u></b>	假蘋婆	Very Common				
<b><i>Viburnum odoratissimum</i></b>	珊瑚樹	Very Common			Yes	Yes
<b><i>Viburnum sempervirens</i></b>	常綠莢蒾	Very Common				

\* Species in bold are species planted by Mr. Paul Melsom and his volunteers and not naturally occurring at the application site (60 spp.); species in bold and underlined are those planted by Mr. Paul Melsom and volunteers and also naturally occurring at the application site. (14 spp.); species not bold and/or underlined are those growing naturally at the application site, not planted (12 spp.).

1. Xing, F., Ng, S.-c., and Chau, L.K.C. 2000. Gymnosperms and Angiosperms of Hong Kong. *Memoirs of The Hong Kong Natural History Society*. No. 23, pp. 21-136.
2. Information from Hon Kong Herbarium website: <https://herbarium.gov.hk/en/home/index.html>; status following 'Rare and Previous Plants of Hong Kong': LC: Least Concern; NT: Near Threatened; VU: Vulnerable; EN: Endangered.
3. Categories following '100 Rare and Previous Plants of Hong Kong' listed on Hong Kong Herbarium website: Category 2: species that are native to Hong Kong and of national importance; Category 3: species that are native to Hong Kong and of importance in Guangdong; Category 4: native species that have important scientific interests or potential value in various uses, or those having small populations or sparse distribution in Hong Kong.

**Appendix 3.** Locations and parameters of some selected species/ individuals.

Species	No. of trees	Estimated height (m)	HK80 coordinates		Elevation (m)
			Easting (m)	Northing (m)	
<i>Cyclobalanopsis championii</i>	1	1	817330.1	815233.9	92
<i>Ilex graciliflora</i>	1	1	817285.2	815222.8	109
<i>Fraxinus griffithii</i>	2	4	817203.3	815215.6	94
<i>Engelhardtia roxburghiana</i>	1	2	817203.3	815215.6	94
<i>Fraxinus griffithii</i>	1	6	817193.6	815214.9	93
<i>Gmelina chinensis</i>	1	3	817193.6	815214.9	93
<i>Gmelina chinensis</i>	1	4	817184.3	815209.6	94
<i>Meliosma rigida</i>	1	3 to 4	817184.3	815209.6	94
<i>Aquilaria sinensis</i>	1	2 to 3	817187.9	815213.9	93
<i>Castanopsis fabri</i>	1	3.5	817205.0	815221.8	94
<i>Photinia raupingesis</i>	1	4	817205.0	815221.8	94
<i>Fraxinus griffithii</i>	1	7	817205.0	815221.8	94
<i>Endospermum chinense</i>	1	11	817214.2	815227.3	93
<i>Aquilaria sinensis</i>	1	8	817218.5	815233.4	93
<i>Endospermum chinense</i>	1	8	817218.5	815233.4	92
<i>Castanopsis concinna</i>	1	5	817218.5	815233.4	92



Species	No. of trees	Estimated height (m)	HK80 coordinates		Elevation (m)
			Easting (m)	Northing (m)	
<i>Ormosia emarginata</i>	1	3 to 4	817218.5	815233.4	92
<i>Cyclobalanopsis neglecta</i>	1	6	817220.7	815237.5	95
<i>Endospermum chinense</i>	1	12	817227.3	815247.2	94
<i>Osmanthus matsumuranus</i>	1	7	817227.3	815247.2	94
<i>Castanopsis concinna</i>	1	5	817238.7	815255.6	95
<i>Acer sino-oblongum</i>	1	2	817244.8	815257.1	99
<i>Fraxinus griffithii</i>	1	8	817244.8	815257.1	99
<i>Styrax suberifolius</i>	1	7 to 8	817249.8	815259.6	95
<i>Elaeocarpus nitentifolius</i>	1	7 to 8	817249.8	815259.6	95
<i>Castanopsis fabri</i>	1	6	817265.0	815262.1	97
<i>Osmanthus matsumuranus</i>	2	6	817265.0	815262.1	97
<i>Pyrus calleryana</i>	1	2	817270.8	815262.9	98
<i>Pyrus calleryana</i>	1	4	817270.8	815262.9	98
<i>Pyrus calleryana</i>	1	6	817270.8	815262.9	98
<i>Cyclobalanopsis neglecta</i>	1	4	817270.8	815262.9	98
<i>Ilex graciliflora</i>	1	1.5	817324.1	815263.9	100
<i>Cyclobalanopsis championii</i>	1	1.5	817324.1	815263.9	100

Species	No. of trees	Estimated height (m)	HK80 coordinates		Elevation (m)
			Easting (m)	Northing (m)	
<i>Cyclobalanopsis hui</i>	3	2.5	817321.9	815267.5	100
<i>Elaeocarpus chinensis</i>	1	2 to 3	817321.9	815267.5	100
<i>Pyrenaria spectabilis</i>	2	8 to 9	817289.7	815251.1	101
<i>Ilex chapaensis</i>	1	4	817289.7	815251.1	101
<i>Ormosia pachycarpa</i>	1	1	817289.7	815251.1	101
<i>Ormosia pachycarpa</i>	1	4	817281.3	815239.5	104
<i>Helicia cochinchinensis</i>	1	3	817281.3	815239.5	104
<i>Lithocarpus harlandii</i>	1	8	817273.8	815271.4	99
<i>Castanopsis fabri</i>	4	9 to 10	817273.8	815271.4	99
<i>Castanopsis concinna</i>	2	6	817273.8	815271.4	99
<i>Elaeocarpus nitentifolius</i>	1	10	817273.8	815271.4	99
<i>Eriobotrya fragrans</i>	1	4 to 5	817276.7	815280.2	100
<i>Ligustrum liukuense</i>	2	3 to 4	817276.7	815280.2	100
<i>Ternstroemia gymnanthera</i>	1	2	817276.7	815280.2	100
<i>Acer tutcheri</i>	1	2	817277.6	815282.4	94
<i>Ilex rotunda</i>	1	2 to 3	817277.6	815282.4	94
<i>Syzygium levinei</i>	1	3 to 4	817277.6	815282.4	94

Appendix 3: Locations and parameters of some selected species/ individuals

Species	No. of trees	Estimated height (m)	HK80 coordinates		Elevation (m)
			Easting (m)	Northing (m)	
<i>Lithocarpus corneus</i>	1	3 to 4	817279.7	815301.7	101
<i>Cyclobalanopsis myrsinifolia</i>	1	4 to 5	817279.7	815301.7	101
<i>Lithocarpus hancei</i>	1	3 to 4	817279.7	815301.7	101
<i>Elaeocarpus chinensis</i>	1	3 to 4	817279.7	815301.7	101
<i>Fraxinus griffithii</i>	1	4 to 5	817279.7	815301.7	101
<i>Cyclobalanopsis edithiae</i>	1	2	817280.1	815302.9	99
<i>Choerospondias axillaris</i>	1	9 to 10	817280.1	815302.9	99

**GREEN BELT**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Burial Ground Columbarium (within a Religious Institution or extension of existing Columbarium only) Crematorium (within a Religious Institution or extension of existing Crematorium only) Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Holiday Camp House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Place of Recreation, Sports or Culture Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution Rural Committee/Village Office School Service Reservoir Social Welfare Facility Utility Installation for Private Project

**Planning Intention**

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.

(Please see next page)

**GREEN BELT** (cont'd)

Remarks

Any diversion of stream, filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.



### CONSERVATION AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use (other than Plant Nursery)	Barbecue Spot*
Country Park**	Field Study /Education/Visitor Centre
Nature Reserve	Government Refuse Collection Point
Nature Trail	Government Use (not elsewhere specified)
On-Farm Domestic Structure	Holiday Camp*
Picnic Area*	House (Redevelopment only)
Wild Animals Protection Area	Pier*
	Public Convenience
	Public Utility Installation
	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
	Tent Camping Ground*
	Utility Installation for Private Project*

\* *Add where appropriate*

\*\* *Also add where appropriate but, if added, country park should be marked with \* and the following remark should be added:*

\* *Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). All uses and developments require consent from the Country and Marine Parks Authority and approval from the Town Planning Board is not required.*

#### Planning Intention

*This zoning is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Site of Special Scientific Interest or Country Park from the adverse effects of development.*

*There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.*

#### Remarks

- (a) No redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication in the Gazette of the notice of the interim/draft\* development permission area plan.
- (b) Any *diversion of stream*, \* filling of land/pond\* or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (*except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding\* works*)\*, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim/draft\* development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

\* *Remarks in italics to be added where appropriate*



## 離島區議會余漢坤區議員辦事處

Office of YU HON KWAN, Member of Islands District Council

香港大嶼山梅窩銀灣鄧銀日樓123室 Rm.123, Ngan Yat House, Ngan Wan Est., Mui Wo, Lantau Island.  
香港大嶼山大澳龍田鄧天富樓102室 Rm.102, Tin Fu House, Lung Tin Est., Tai O, Lantau Island.

Tel: (852) 29847633, 29847656, 29855022 Fax: (852) 29842124, 29855221 Email: lantaurandy@gmail.com

敬啟者：

**意見書：大嶼山梅窩丈量約份第1約及第2約的政府土地  
把「綠化地帶」改劃為「自然保育區」地帶(申請編號：Y/I-MWN/1)**

本人對上述標題的諮詢，表示反對。

本人認為綠化地帶的規劃，經已足以反映現時地的規劃狀況。

如有任何疑問，可致電與本人聯絡，電話：29847633。

肅此 順頌

鈞安



離島區議會主席

余漢坤 敬約

2022年10月19日



**BY EMAIL ONLY**

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

**Mr. WU Kwok Yuen, Jacky, JP**  
Head of the Sustainable Lantau Office  
Civil Engineering and Development Department  
13/F, North Point Government Offices,  
333 Java Rd, North Point, Hong Kong  
(Email: jackykywu@cedd.gov.hk)

cc.

17<sup>th</sup> October, 2022

Dear Sir / Madam,

**Green Power's comments on the proposed rezoning of a reforested site in the Northeast of  
Wo Tin, Mui Wo from Green Belt to Conservation Area (Y/I-MWN/1)**

1. Green Power would like to support the above amendment of Mui Wo North Outline Zoning Plan (S/I-MWN/2) to enhance the protection of a reforested site of unique ecological significance by rezoning it from Green Belt to Conservation Area for the following reasons.

**Intrinsic Conservation Value**

2. The recovery of forest diversity, structure and function through advanced succession observed in the application site is rare in the territory, as it is a result of locally uncommon combination of intensive effort made and site-specific favourable conditions which overcome barriers of forest restoration in Hong Kong. Provision of tree guards against seedling predation from herbivores, maintenance of vegetation structure via appropriate pruning, manual weeding and watering, together with the presence of a fire break protecting the site, all contribute to the high survival rate of the native seedlings requiring specific growing conditions, and thus the resulting structural and species diversity observed today. This would not be possible through plantation with less maintenance effort or natural succession on such a degraded and highly disturbed landscape, which is common throughout Hong Kong.
3. This living example not only serves as an essential reference for future forest restoration practice in Hong Kong and the South China region. The observed healthy development of trees, especially those of conservation concern, indicates the site would be an indispensable seed source of important native plant species for adjacent areas as well as other areas within the territory which require similar restoration interventions. The parent trees could only be safeguarded if the application site receives enhanced protection.
4. The fact that "the site represents one of just a few known locations for many rare species", some of which cannot be planted or self-sustained easily in other sites, requires particular consideration. We support the notion that "the coexistence of multiple species of high conservation value adds to the site's unique ecological value, both on Lantau Island itself and throughout Hong Kong." (section 8.8, Planning Statement), and thus further protection of the site.

### Benefits to Butterfly Diversity

5. Green Power has been conducting butterfly surveys in Mui Wo, including Wo Tin and its nearby areas since 2014, with a total of 154 species of butterflies (>57% of HK species total) recorded. The high butterfly diversity is likely a result of the diverse plant community in Mui Wo, as butterflies are specific in their larval diets, and for some species also in their adult diets. The availability of different larval food plants and adult nectar plants helps enhance the butterfly diversity in the area.
6. The application site constitutes an important part of the woodlands in Mui Wo, and may serve as a reserve for a number of butterfly-beneficial plants. According to Appendix A of the Planning Statement submitted by the Applicant, a total of 86 tree or shrub species have been recorded at the site. Among them are at least 30 butterfly larval food plants (e.g. the rare *Cyclobalanopsis edithiae* as the food plant of Burmese Bush Blue *Arhopala birmana*, *Castanopsis fissa* as the food plant of the locally uncommon Hooked Oak Blue *Arhopala paramuta*, both of which are planted species at the site). According to Green Power's surveys, 35 of the butterfly species recorded (e.g. the locally uncommon Orange Punch *Dodona egeon* and Malayan *Megisba malaya*) are species which may rely on 23 of these food plants during their larval stages. There are also 20 nectar plants, with six of them able to attract 21 - 51 species of butterflies when they flower (Green Power, unpublished data). The potential value of this piece of woodland in supporting the butterfly fauna in addition to other taxa, such as birds and mammals in Mui Wo, needs to be acknowledged.

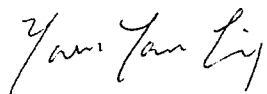
### Conclusion

7. Given its unusual features and values in the conservation of local biodiversity, the application site deserves a higher degree of statutory protection. Upgrading the site from Green Belt to Conservation Area implements more stringent control on its land use under the Town Planning Ordinance (Cap. 131) and compulsory procedures at the site and adjacent areas under the Environmental Impact Assessment Ordinance (Cap. 499).
8. Not only would this enhance the protection of the site, the adjoining country park and nearby areas, but also accord with the planning intention of Mui Wo North Area and the plenary principle of 'Development in the North; Conservation for the South' upheld in the 2017 Sustainable Lantau Blueprint. We sincerely hope the amendment could be adopted to preserve the natural treasure built on the hard work of frontline conservationists in Hong Kong.

Thank you for your kind attention and we look forward to your favourable decision.

Yours sincerely,

YUEN Yan Ling, Elaine



Conservation & Research Manager  
Green Power





長春社 Since 1968

Appendix Vb of RNTPC  
Paper No.Y/I-MWN/1

## The Conservancy Association

會址: 香港新界葵涌貨櫃碼頭路 77-81 號 Magnet Place 一期十三樓 1305-6 室 電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538  
Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port Road, Kwai Chung, New Territories, H.K. 電子郵件 E-mail: cahk@cahk.org.hk  
網址 Website: www.cahk.org.hk

18<sup>th</sup> October 2022

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 12A Application No. Y/I-MWN/1

The Conservancy Association SUPPORTS the captioned application.

#### **1. In line with the planning intention of Approved Mui Wo North Outline Zoning Plan**

According to the approved Mui Wo North Outline Zoning Plan (OZP) No. S/I-MWN/2, the general planning intention of the Area *“is to conserve its landscape and ecological values in safeguarding the natural habitats and to maintain the unique natural and rural character and cultural heritage of the Area”*. The proposed rezoning site is well-vegetated with high diversity of native trees and species of conservation significance. As mentioned in the verification survey, a total of 86 species of native tree/shrub were identified within the application site. 20 of them are considered to be species of conservation.

To reflect the unique condition of this native secondary woodland, it would be more appropriate to rezone this site to Conservation Area (CA) zone. This would be more in line with the general planning intention of the Mui Wo North OZP.

#### **2. A good place for scientific and environmental studies**

Since September 2021, we together with the University of Hong Kong (School of Biological Science) have started a three-year project on the study of forest carbon



# 長春社

Since 1968

## The Conservancy Association

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Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port Road, Kwai Chung, New Territories, H.K. 電子郵件 E-mail:cahk@cahk.org.hk  
網址 Website:www.cahk.org.hk

stock estimation in Hong Kong<sup>1</sup>. In brief, our research team selected 5 types of woodland, 70 sampling plots in total, to conduct field measurements of trees. A calculation method will be formulated for local use and the carbon stock in each type of woodland will be calculated and hence the total carbon storage of Hong Kong woodland will be estimated. The reforested woodland plot in the proposed application site is now identified as one of the field survey plots in our project.

The recent IPCC special report Global Warming of 1.5 °C has identified forest conservation, forest management, reforestation and afforestation as important strategies in achieving carbon dioxide reduction (CDR) which are also bringing positive impacts on nutrients, biodiversity and ecosystem services and are low in energy requirement in comparison with other strategies such as bioenergy with carbon capture and storage<sup>2</sup>. There is a good potential in managing Hong Kong's vegetation for CDR without affecting other land uses. Accurate estimation of forest carbon stocks and stock changes would then be important in formulating long-term strategies in climate mitigation.

We hope that this woodland, not only offers a good opportunity for forest carbon stock estimation, but also similar scientific research in future. It would be worthwhile for more proper protection by rezoning the site to CA zone.

Yours faithfully,

Ng Hei Man

Campaign Manager

The Conservancy Association

<sup>1</sup> The Conservancy Association Annual Report 2021-2022

<https://drive.google.com/file/d/1M5bEuTh4eUN1Xnl5KYpzqYWQrzXRPmQG/view>

<sup>2</sup> de Coninck, H. et al., 2018. Strengthening and Implementing the Global Response. In: *Global Warming of 1.5°C*. An IPCC Special Report on the impacts of global warming of 1.5°C above pre-industrial levels and related global greenhouse gas emission pathways, in the context of strengthening the global response to the threat of climate change, sustainable development, and efforts to eradicate poverty [Masson-Delmotte, V., P. Zhai, H.-O. Pörtner, D. Roberts, J. Skea, P.R. Shukla, A. Pirani, W. Moufouma-Okia, C. Péan, R. Pidcock, S. Connors, J.B.R. Matthews, Y. Chen, X. Zhou, M.I. Gomis, E. Lonnoy, T. Maycock, M. Tignor, and T. Waterfield (eds.)]. IPCC, 2018.



致 城市規劃委員會

### **就規劃申請 Y/I-MWN/1 之意見書**

環保觸覺（本會）贊成規劃申請 Y/I-MWN/1，即把大嶼山梅窩丈量約份第 1 約及第 2 約的政府土地，由「綠化地帶」改劃為「自然保育區」地帶，並提出以下意見，詳情如下：

本會曾在梅窩北發展審批地區草圖編號 DPA-I-MWN-1 的申述提出，該區大部分土地擁有豐富生境，希望未來在製訂分區計劃大綱圖詳細圖則（詳細圖則）時，可以將這些高生態價值地點列入自然保育區、海岸保護區，甚至將部分地點列為具特殊科學價值地點，亦希望如大蠔、黃龍坑般，將整個河岸列入保育地帶。基於整個地區的生態價值較高，亦接近郊野公園範圍，本會期望未來製訂詳細圖則時，將大部分地點列入自然保育區或綠化地帶，限制發展。

在製訂詳細圖則時，當局將大部分與郊野公園和河谷相鄰的土地劃為綠化帶，甚至是農業用途，卻沒有將土地列為「自然保護區」，稍為低估區內成熟次生林和河谷的生態價值。本申請的位置正正就是人為干預少、生態價值高卻被低估生態的位置，據申請人所做的生態調查，申請範圍可辨認出的 86 種原生喬木或灌木，當中有 20 種具保育價值，可以媲美一個較小型風水林的生態價值。

自然保育區和綠化地帶的分別，主要是准許的用途有別。根據城規會的法定圖則註釋總表，自然保育區所允許的用途較綠化地帶為少，規劃意向是保護和保存區內現有的天然景觀、生態系統或地形特色，以達到保育目的及作教育和研究用途，並且分隔開易受破壞的天然環境如「具特殊科學價值地點」或「郊野公園」，以免發展項目對這些天然環境造成不良影響。與「綠化地帶」用途相比，自然保育區對保護現有環境的成效更高，更適合保護本申請所處之用地。

本會期待城規會批准是次改劃，完善此份大綱圖，本會亦期待當局未來亦進一步檢視現有綠化地帶的價值，將較高價值的地點改劃成自然保育區，加強對高生態價值地區的保護。

為減少行政開支及紙張，請勿郵寄確認信予本會。回覆請致電 8100-4877 或電郵至 info@greensense.org.hk 與劉先生聯絡。

環保觸覺

2022 年 10 月 19 日

1

建議的土地用途地帶建議後，漁護署會進行實地視察，以檢視建議的土地用途地帶是否恰當，能否為重要生境提供足夠保護；以及

聯盟委員的提問已指出問題所在，而漁護署的回應更突顯有關部門在提供意見時未盡審慎，以致未能將該地生境豐富的重新造林的範圍賦予較高級別的保育規劃，以反映該帶生態的重要性。事實上根據 Paul 提交申請書內容，Paul 已清楚指出涉及改劃建議的地點與範圍，亦同時提供重植樹林後的樹木/灌木的物種，亦有民間自發的雀鳥紀錄，證明該帶的生物多樣式的豐富程度。然而，漁護署並沒有根據申述人提供的資料作進一步的了解及確認，只作一般性的回應，完全妄顧及不尊重申述人的努力及專業的意見。

漁護署另一回應

(d) 漁護署完全掌握環保團體所提供的生態資料，並認為「綠化地帶」已足以作一般保育用途。把有關地點一帶劃為「自然保育區」地帶需要有更充分的理據，而漁護署一般不建議根據特定物種的個別觀察記錄來劃設多個細小的「自然保育區」地帶。

是項申請的範圍涉及 21,312 平方米(2.13 公頃)，相等於兩個足球場的面積，事實上 Paul 的申述意見建議的範圍較是項申請的面積更大<sup>4</sup>，其原意希望可以提供一個生態走廊，有利提供一個生態友善的環境。因此，該範圍並非多個細小的「自然保育區」地帶，加上該重新造林的範圍是與北大嶼山郊野公園(擴展部份)相連接，彼此有息息相關的關係。聯盟建議改劃的範圍應擴展至 Paul 的原建議：「把窩田的植樹區由「綠化地帶」改劃為「自然保育區」地帶，以保護由蓮花山、白銀鄉風水林、窩田樹林至北大嶼郊野公園(擴建部分)的野生生物走廊」。

6. 是項申請，反映保留公眾人士可以透過 s12A 提出改劃申請的權利。政府修例建議第 4(b)項提出「限定第 12A 條改劃申請只可由申請地點的現行土地擁有人（或任何取得其同意的人士），或相關公職人員及公共機構提出。」聯盟反對有關修例建議，首先現行土地的擁有人大部份都屬於政府土地，事實上土地原屬於人民，而政府只應擔當監管代理人的角色，因此，限制政府土地只能在獲政府同意下或由相關公職人員及公共機構提出，違反民主規劃原則；再者一般市民擬採用由下而上的改劃申請，不容易先取得政府的同意，但連這個機會都被抹煞，難以避免一些因政府程序不完善而未能顧及一些環境友善的情況下，相關地帶未能獲對等的保育規劃措施加以保護。

基於以上原因，聯盟強烈支持 Y/I-MWN/1 透過 s12A 把「綠化地帶」改劃為「自然保育區」地帶的改劃申請。

守護大嶼聯盟謹啟  
2022.10.21

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<sup>4</sup> 見註 1 第 18 頁

## 就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

## 參考編號

Reference Number:

221001-004055-63880

## 提交限期

Deadline for submission:

21/10/2022

## 提交日期及時間

Date and time of submission:

01/10/2022 00:40:55

## 有關的規劃申請編號

The application no. to which the comment relates:

Y/I-MWN/1

## 「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Mandy Wong

## 意見詳情

Details of the Comment :

呢啲所謂環保團體，利用城規條例，攻擊政府的土地政策。這張圖則，剛完成規劃程序，現在不足一個月，就有這些樣團體出來申請改劃。如果政府部門認為合適，同意這申請就更可笑，這等於城規會制圖時出現錯誤。真的不該。看到這樣諷刺的城規條例。如果這樣下去，政府的土地政策只會被這些環團透過改劃申請，一拖再拖，一拐一拐。我在這裡支持上屆林鄭政府之前的提議，恥奪這些團體有權提出這些改劃申請，趕走這些以保育之名、破壞政府施政為實的特區政府敵人。



就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

221004-191054-72610

提交限期

Deadline for submission:

21/10/2022

提交日期及時間

Date and time of submission:

04/10/2022 19:10:54

有關的規劃申請編號

The application no. to which the comment relates:

Y/I-MWN/1

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lim

意見詳情

Details of the Comment :

申請規劃地點包括私人農地及政府土地，現時香港土地資源缺乏，反對增加任何土地資源作保育用途，政府應審視該土地是否適合房屋發展。  
同時反對在沒有任何賠償的情況下將私人土地作保育用途，侵吞民產！

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

Y/I-MWN/1

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對理由是保育區選址不當，太接近民居，理應  
遠離居民集中地。而「自然保育區」地帶應該  
選址在「大東山及鳳凰山」，並且在旅遊人士  
及遠足徑一帶，最為合適做「自然保育區」。

(黃文漢)

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

梅窩鄉事委員會

簽署 Signature

黃文漢

日期 Date

12 OCT 2022





# 梅窩鄉事委員會

MUI WO RURAL COMMITTEE

香港 大嶼山 梅窩 鄉事會路 45 號 電話TEL: 2984 8473 傳真FAX: 2984 9089  
45 Mui Wo Rural Committee Rd., Mui Wo, Lantau Island, H.K. 電郵E-mail: muiworc@gmail.com

本會檔號: MWRC/22 MW/2022/00021

敬啟者:

**有關大嶼山梅窩丈量約份第1約及第2約的政府土地**  
**把「綠化地帶」改劃為「自然保育區」地帶**  
**(申請編號:Y/I-MWN/1)**

茲本會在2022年10月3日收到城市規劃委員會寄出的有關大嶼山梅窩丈量約份第1約及第2約的政府土地把「綠化地帶」改劃為「自然保育區」地帶(申請編號:Y/I-MWN/1), 標題所述的圖則在公眾諮詢期至2022年10月21日或之前以書面方式直接向貴會提出。

本會非常關注以上地段由「綠化地帶」改劃為「自然保育區」地帶, 以上地段「自然保育區」地帶還不當, 太接近民居, 理應遠離民居集中地, 而「自然保育區」地帶應該選址在「大東山及鳳凰山」, 並且在旅遊人士及遠足徑一帶最為合適, 還可以讓更多旅遊人士觀賞及認識「自然保育區」內的各種保育生態品種, 方為適合。

希望貴會聽取居民的意見, 將大嶼山梅窩丈量約份第1約及第2約的政府土地(申請編號:Y/I-MWN/1)地帶維持「綠化地帶」, 保護傳統權益。建設社區和諧及避免造成社區居民矛盾及分化。

特修此函, 祈請貴會向有關部門溝通跟進, 同時亦希望能落區與業權人持份者居民作重點諮詢聆聽地區需要。長遠發展, 達致多方共贏。以造福居民, 不勝感激! 如有任何疑問, 請致電2984 8473與本會秘書處聯絡。

此致  
城市規劃委員會



梅窩鄉事委員會

主席 黃文漢

副主席 鄒長福

李國強

謹啟

2022年10月10日



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

Y/I-MWN/1

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人得知城規會將上述編號申請，把「綠化地帶」改劃為「自然保育區地帶」，  
本人表示反對，因早年該上述地點，已經劃為綠化帶，已受法例所保障，早年  
「漁農自然護理處」經已將上述地點，批出有關人士種植樹木，而該處  
地點位於山頭之上，水源缺乏，並沒有自然環境。現應該由使用人士  
作出「自然保育」的責任。

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

黃福根

簽署 Signature

日期 Date

17-10-2022

# 梅窩鄉事委員會

MUI WO RURAL COMMITTEE

香港 大嶼山 梅窩 鄉事會路 45 號 電話TEL: 2984 8473 傳真FAX: 2984 9089  
45 Mui Wo Rural Committee Rd., Mui Wo, Lantau Island, H.K. 電郵E-mail: muiworc@gmail.com



本會檔號: MWRC/22 WT/2022/0001

敬啟者:

有關大嶼山梅窩丈量約份第1約及第2約的政府土地  
把「綠化地帶」改劃為「自然保育區」地帶  
(申請編號:Y/I-MWN/1)

茲本人在2022年10月3日收到城市規劃委員會寄出的有關大嶼山梅窩丈量約份第1約及第2約的政府土地把「綠化地帶」改劃為「自然保育區」地帶(申請編號:Y/I-MWN/1), 標題所述的圖則在公眾諮詢期至2022年10月21日或之前以書面方式直接向 貴會提出。

本人非常關注及反對以上地帶改劃為「自然保育區」地帶, 理應遠離民居方為適合, 大嶼山梅窩窩田村全體村民, 反對政府將窩田村納入郊野公園計畫, 限制日後發展及資源運用, 影響深遠, 原有村民利益及權利, 上下一心堅持反對不妥協, 希望政府不要違反村民意見, 以上地帶維持「綠化地帶」, 保護傳統權益。建設社區和諧及避免造成社區居民矛盾及分化。

特修此函, 祈請 貴會向有關部門溝通跟進, 同時亦希望能落區與業權人持份者居民作重點諮詢聆聽地區需要。長遠發展, 達致多方共贏。以造福居民, 不勝感激! 如有任何疑問, 請致電與本人 [REDACTED] (鄧家洪)聯絡。

此致  
城市規劃委員會

梅窩鄉事委員會  
窩田村村長 鄧家洪  
敬啟  
2022年10月13日

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

Y/I-MWN/1

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

我係大嶼山梅窩, 窩田村, 要  
極力反對任何人到窩田村申請張窩田  
轉為保育區。

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

鄧家洪

簽署 Signature

鄧家洪

日期 Date

致城市規劃委員會秘書:

Y/I-MWN/1

意見詳情:

大嶼山梅窩窩田村全體村民反對司  
馬文到大嶼山梅窩窩田村以保育為  
明，侵佔窩田村產業。

簽署: TANG Ka WO	簽署: 霍錦添
簽署: 洛家洪村長	簽署: 霍錦祥 莊富金
簽署: 鄧尉齡	簽署: 霍錦文
簽署: 鄧少梅	簽署: 鄧煥義
簽署: 鄧嘉儀	簽署: 鄧灝靈
簽署: 鄧華	簽署: 何達江
簽署: 鄧珍	簽署: 何達進
簽署: 梁永志	簽署: 何達遠
簽署: 童可兒	簽署: 何達健
簽署: TANG WAI PONG	簽署: 張運聲
簽署: 霍穎妍	簽署: 張運光
日期: 12-10-2022	簽署: 張果榮
	簽署: 張運福