



Reference SHH/2/VIN/07  
Date 25 November 2021

By HAND only

The Secretary, Town Planning Board  
c/o Planning Department  
15/F North Point Government Offices  
333 Java Road, North Point, HONG KONG

Dear Sirs / Madams,

**SECTION 12A PLANNING APPLICATION  
THE TOWN PLANNING ORDINANCE (CHAPTER 131)**

**PROPOSED AMENDMENT TO THE APPROVED CLEAR WATER BAY PENINSULA SOUTH  
OUTLINE ZONING PLAN NO. S/SK-CWBS/2 FROM "VILLAGE TYPE DEVELOPMENT" TO  
"COASTAL PROTECTION AREA" AT PART OF HIU PO PATH,  
SHEUNG SZE WAN, SAI KUNG**

Townland Consultants Limited on behalf of some residents of Sheung Sze Wan hereby submits the captioned Section 12A Planning Application to seek the BOARD's permission.

Please find enclosed 5 copies of the Section 12A Planning Application Form duly completed and the Site Location Plan, together with 8 hard copies of the Supplementary Planning Statement (SPS) for Government Departmental circulation and distribution to Members of the BOARD.

Should there be any queries, please do not hesitate to contact the undersigned, Ms Cindy Tsang, Mr. Vincent Lau, or Mr Leo Chung.

Yours faithfully  
FOR AND ON BEHALF OF  
TOWNLAND CONSULTANTS LIMITED

K. R. Seddon  
Chief Executive Officer

KRS/VIN/LEOC

Enc Application Form – 5 copies  
SPS – 8 hard copies.

cc Client

城  
市  
規  
劃  
部  
門

MAIN HONG KONG OFFICE :

2801, 28th Floor, 148 Electric Road, North Point, Hong Kong  
Telephone : (852) 2521 2911 Facsimile : (852) 2521 6631  
E-mail address : tcld@townland.com Website : www.townland.com

CHINA OFFICE :

Room 803, North Wing, Cangsong Building, Tairan 6th Road, Chegongmiao,  
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E-mail address : tcld@townland.com

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CRD Samarth, 3rd Floor, 86 S.V. Road, Khar (W),  
Mumbai, 400 052, India  
Telephone : (91 22) 2600 0583  
E-mail address : tcpl@townland.com

INDONESIA OFFICE :

Gedung Menara Anugrah, Lantai 2 J  
Kantor Taman E.3.3, J. DR. Ide Anak Agung Gde Agung Lot.8.6-8.7  
Kawasan Mega Kuningan, Jakarta Selatan 12950  
Telephone : (62 21) 2941 0621  
E-mail address : tcjkt@townland.com

ASSOCIATED COMPANIES :

TOWNLAND CONSULTANTS (INTERNATIONAL) LIMITED (International)

TOWNLAND CONSULTANTS (SHENZHEN) LIMITED (China)

TOWNLAND CONSULTANTS PVT. LIMITED (India)

PT TOWNLAND INTERNATIONAL (Indonesia)

HOWARD & SEDDON PARTNERSHIP (United Kingdom)



ISO 9001:2015  
Certificate No.: CC844

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01月4日

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

This document is received on 2202 JAN 4  
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<br>請勿填寫此欄 | Application No.<br>申請編號 | Y / SK - CWBS / 5 |
|                                 | Date Received<br>收到日期   | - 4 JAN 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 )

Townland Consultants Limited

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

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

### 3. Application Site 申請地點

(a) Whether the application directly relates to any specific site?  
申請是否直接與某地點有關? Yes 是 ☒ No 否 ☐ (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)  
Part of Hiu Po Path and Adjoining Government Land, Sheung Sze Wan, Sai Kung

(c) Site Area 申請地點面積  
..... 1,390 ..... sq.m 平方米 ☒ About 約

|                                                                  |                                                                                                                                                                                                                                                                 |                                             |
|------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|
| (d) Area of Government land included (if any)<br>所包括的政府土地面積 (倘有) | 1,390<br>.....sq.m 平方米                                                                                                                                                                                                                                          | <input checked="" type="checkbox"/> About 約 |
| (e) Current use(s) 現時用途                                          | Local access road (Hiu Po Path) with some alleged unauthorised uses/works<br><br>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)<br>(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)'<br>「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<br>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<br>(DD/MM/YYYY)<br>取得同意的日期<br>(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)'<br>「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<br>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<br>(DD/MM/YYYY)<br>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)<br>有關法定圖則的名稱及編號 | Approved Clear Water Bay Peninsula South Outline Zoning Plan<br>No. S/SK-CWBS/2 |
| (b) Land use zone(s) involved (if applicable)<br>涉及的土地用途地帶(如適用)      | "Village Type Development"                                                      |

**7. Proposed Amendments 擬議修訂**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) Propose to rezone the application site to the following zone(s)/use(s)<br>(May insert more than one 「✓」) (Please illustrate the details on plan)<br>建議將申請地點的用途地帶改劃作下列地帶 / 用途<br>(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 [ ]<br><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) [ ]<br><input type="checkbox"/> Agriculture [ ] 農業 [ ]<br><input type="checkbox"/> Industrial (Group D) [ ] 工業 (丁類) [ ]<br><input type="checkbox"/> Government, Institution or Community [ ]<br>政府、機構或社區 [ ]<br><input type="checkbox"/> Recreation [ ] 康樂 [ ]<br><input type="checkbox"/> Country Park [ ] 郊野公園 [ ]<br><input type="checkbox"/> Conservation Area [ ] 自然保育區 [ ]<br><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: _____)) [ ]<br><input type="checkbox"/> Road 道路 | <input type="checkbox"/> Commercial [ ] 商業 [ ]<br><input type="checkbox"/> Village Type Development [ ]<br>鄉村式發展 [ ]<br><input type="checkbox"/> Industrial [ ] 工業 [ ]<br><input type="checkbox"/> Open Storage [ ] 露天貯物 [ ]<br><input type="checkbox"/> Open Space [ ] 休憩用地 [ ]<br><input type="checkbox"/> Green Belt [ ] 綠化地帶 [ ]<br><input checked="" type="checkbox"/> Coastal Protection Area [ ]<br>海岸保護區 [ ]<br><input type="checkbox"/> Site of Special Scientific Interest [ ]<br>具特殊科學價值地點 [ ]<br><input type="checkbox"/> Others (please specify _____)<br>其他 (請註明: _____) |
| Please insert subzone in [ ] as appropriate.<br>請於[ ]內註明支區，如適用。                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <input type="checkbox"/> Proposed Notes of Schedule of Uses of the zone attached<br>已夾附對土地用途地帶的《註釋》的擬議修訂                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

## (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)

## 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 refer to the Supplementary Planning Statement

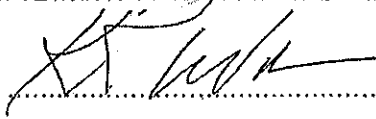
This image shows a single page of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

**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 an application to the Board 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.  
本人現准許委員會的情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署



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

K. R. Seddon  
Name in Block Letters  
姓名（請以正楷填寫）

Chief Executive Officer  
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

Townland Consultants Limited

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



Date 日期

25/11/2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in an application to the Board 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<br>每座建築物的擬議層數        | ..... storeys 層<br><input type="checkbox"/> include 包括..... storeys of basements 層地庫<br><input type="checkbox"/> exclude 不包括..... storeys of basements 層地庫 |                                                                      |
| <input type="checkbox"/> Proposed building height of each block<br>每座建築物的擬議高度          | ..... m 米<br>..... mPD 米(主水平基準上)                                                                                                                           | <input type="checkbox"/> About 約<br><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<br>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<br>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<br>政府、機構或社區設施 | (please specify the use(s) and concerned land<br>area(s)/GFA(s))<br>(請註明用途及有關的地面面積/總樓面面積)<br>.....<br>.....<br>.....                                       |                                                                      |
| <input type="checkbox"/> other(s)其他                                                    | (please specify the use(s) and concerned land<br>area(s)/GFA(s))<br>(請註明用途及有關的地面面積/總樓面面積)<br>.....<br>.....<br>.....                                       |                                                                      |
| <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                                                                                         |                                                                                                                                      |                                                      |
|                                                                                                                                     |                                                                                                                                      | (please specify type(s) and number(s))<br>(請註明種類及數目) |
| 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)                                                                                                    |                                                                                                                                      | .....                                                |
|                                                                                                                                     |                                                                                                                                      | .....                                                |
| <input type="checkbox"/> loading/unloading spaces 上落客貨車位                                                                            |                                                                                                                                      |                                                      |
|                                                                                                                                     |                                                                                                                                      | (please specify type(s) and number(s))<br>(請註明種類及數目) |
| 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)                                                                                                    |                                                                                                                                      | .....                                                |
|                                                                                                                                     |                                                                                                                                      | .....                                                |
| <input type="checkbox"/> other transport-related facilities<br>其他與運輸有關的設施                                                           |                                                                                                                                      |                                                      |
|                                                                                                                                     |                                                                                                                                      | (please specify type(s) and number(s))<br>(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]<br>[座數]                                                                                                              | [Floor(s)]<br>[層數]                                                                                                                   | [Proposed use(s)]<br>[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)<br>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)<br>有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) |                                                      |
|                                                                                                                                     | .....                                                                                                                                |                                                      |
|                                                                                                                                     | .....                                                                                                                                |                                                      |
| No 否                                                                                                                                | <input type="checkbox"/>                                                                                                             |                                                      |
| For Development involving columbarium use, please complete the table in the Annex to this Appendix.<br>如發展涉及靈灰安置所用處, 請填妥於此附件後附錄的表格。 |                                                                                                                                      |                                                      |

## 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，請另頁表示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。

|                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                |                                |                |                                |                                |                     |                                |                                |                 |                                |                                |               |                                |                                |                          |                                |                                |                         |                                |                                |                   |                                |                                |                      |                                |                                |                                  |                                |                                |
|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|--------------------------------|----------------|--------------------------------|--------------------------------|---------------------|--------------------------------|--------------------------------|-----------------|--------------------------------|--------------------------------|---------------|--------------------------------|--------------------------------|--------------------------|--------------------------------|--------------------------------|-------------------------|--------------------------------|--------------------------------|-------------------|--------------------------------|--------------------------------|----------------------|--------------------------------|--------------------------------|----------------------------------|--------------------------------|--------------------------------|
| Does the development proposal involve alteration of existing building?<br>擬議發展計劃是否包括現有建築物的改動? | Yes 是<br><br><br><br><br>No 否                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <input type="checkbox"/> Please provide details 請提供詳情<br>.....<br>.....<br>.....                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                |                                |                |                                |                                |                     |                                |                                |                 |                                |                                |               |                                |                                |                          |                                |                                |                         |                                |                                |                   |                                |                                |                      |                                |                                |                                  |                                |                                |
| Does the development proposal involve the operation on the right?<br>擬議發展是否涉及右列的工程?           | Yes 是<br><br><br><br><br>No 否                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <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)<br>(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)<br><br><input type="checkbox"/> Diversion of stream 河道改道<br><br><input type="checkbox"/> Filling of pond 填塘<br>Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約<br><br><input type="checkbox"/> Filling of land 填土<br>Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約<br><br><input type="checkbox"/> Excavation of land 挖土<br>Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約 |                                |                                |                |                                |                                |                     |                                |                                |                 |                                |                                |               |                                |                                |                          |                                |                                |                         |                                |                                |                   |                                |                                |                      |                                |                                |                                  |                                |                                |
| Would the development proposal cause any adverse impacts?<br>擬議發展計劃會否造成不良影響?                  | <table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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 type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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 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 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 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 type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table><br>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)<br>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)<br>.....<br>.....<br>.....<br>.....<br>.....<br>..... | On environment 對環境                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> |
| On environment 對環境                                                                            | Yes 會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | No 不會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                |                                |                |                                |                                |                     |                                |                                |                 |                                |                                |               |                                |                                |                          |                                |                                |                         |                                |                                |                   |                                |                                |                      |                                |                                |                                  |                                |                                |
| On traffic 對交通                                                                                | Yes 會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | No 不會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                |                                |                |                                |                                |                     |                                |                                |                 |                                |                                |               |                                |                                |                          |                                |                                |                         |                                |                                |                   |                                |                                |                      |                                |                                |                                  |                                |                                |
| On water supply 對供水                                                                           | Yes 會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | No 不會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                |                                |                |                                |                                |                     |                                |                                |                 |                                |                                |               |                                |                                |                          |                                |                                |                         |                                |                                |                   |                                |                                |                      |                                |                                |                                  |                                |                                |
| On drainage 對排水                                                                               | Yes 會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | No 不會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                |                                |                |                                |                                |                     |                                |                                |                 |                                |                                |               |                                |                                |                          |                                |                                |                         |                                |                                |                   |                                |                                |                      |                                |                                |                                  |                                |                                |
| On slopes 對斜坡                                                                                 | Yes 會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | No 不會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                |                                |                |                                |                                |                     |                                |                                |                 |                                |                                |               |                                |                                |                          |                                |                                |                         |                                |                                |                   |                                |                                |                      |                                |                                |                                  |                                |                                |
| Affected by slopes 受斜坡影響                                                                      | Yes 會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | No 不會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                |                                |                |                                |                                |                     |                                |                                |                 |                                |                                |               |                                |                                |                          |                                |                                |                         |                                |                                |                   |                                |                                |                      |                                |                                |                                  |                                |                                |
| Landscape Impact 構成景觀影響                                                                       | Yes 會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | No 不會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                |                                |                |                                |                                |                     |                                |                                |                 |                                |                                |               |                                |                                |                          |                                |                                |                         |                                |                                |                   |                                |                                |                      |                                |                                |                                  |                                |                                |
| Tree Felling 砍伐樹木                                                                             | Yes 會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | No 不會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                |                                |                |                                |                                |                     |                                |                                |                 |                                |                                |               |                                |                                |                          |                                |                                |                         |                                |                                |                   |                                |                                |                      |                                |                                |                                  |                                |                                |
| Visual Impact 構成視覺影響                                                                          | Yes 會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | No 不會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                |                                |                |                                |                                |                     |                                |                                |                 |                                |                                |               |                                |                                |                          |                                |                                |                         |                                |                                |                   |                                |                                |                      |                                |                                |                                  |                                |                                |
| Others (Please Specify) 其他 (請列明)                                                              | Yes 會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | No 不會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                |                                |                |                                |                                |                     |                                |                                |                 |                                |                                |               |                                |                                |                          |                                |                                |                         |                                |                                |                   |                                |                                |                      |                                |                                |                                  |                                |                                |

**For Developments involving Columbarium Use, please also complete the following:**  
如發展涉及靈灰安置所用途，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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

|                               |                                                                                                                                                                                                                                                                                                                                                                 |
|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application No.<br>申請編號       | (For Official Use Only) (請勿填寫此欄)<br><br>Y / SK - CWBS / 5                                                                                                                                                                                                                                                                                                       |
| Location/address<br>位置/地址     | Part of Hiu Po Path and Adjoining Government Land,<br>Sheung Sze Wan, Sai Kung<br>西貢相思灣曉波徑的部分和毗連的政府土地                                                                                                                                                                                                                                                           |
| Site area<br>地盤面積             | 1,390 sq. m 平方米 <input checked="" type="checkbox"/> About 約<br>(includes Government land of 包括政府土地 1,390 sq. m 平方米 <input checked="" type="checkbox"/> About 約)                                                                                                                                                                                                 |
| Plan<br>圖則                    | Approved Clear Water Bay Peninsula South Outline Zoning Plan No. S/SK-CWBS/2<br>清水灣半島南大綱核准圖編號S/SK-CWBS/2                                                                                                                                                                                                                                                        |
| Zoning<br>地帶                  | "Village Type Development"<br>「鄉村式發展」                                                                                                                                                                                                                                                                                                                           |
| Proposed Amendment(s)<br>擬議修訂 | <input type="checkbox"/> Amend the Covering Notes of the Plan<br>修訂圖則《註釋》的說明頁<br><input type="checkbox"/> Amend the Notes of the zone applicable to the site<br>修訂適用於申請地點土地用途地帶的《註釋》<br><input checked="" type="checkbox"/> Rezone the application site from <u>"Village Type Development"</u> to <u>"Coastal Protection Area"</u><br>把申請地點由「鄉村式發展」地帶改劃為「海岸保護區」 |

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

| (i) Gross floor area and/or plot ratio<br>總樓面面積及/或地積比率 |                     | sq.m 平方米                                                                       | Plot Ratio 地積比率                                                                |
|--------------------------------------------------------|---------------------|--------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
|                                                        | Domestic<br>住用      | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 |
|                                                        | Non-domestic<br>非住用 | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 |
| (ii) No. of block<br>幢數                                | Domestic<br>住用      |                                                                                |                                                                                |
|                                                        | Non-domestic<br>非住用 |                                                                                |                                                                                |
|                                                        | Composite<br>綜合用途   |                                                                                |                                                                                |

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

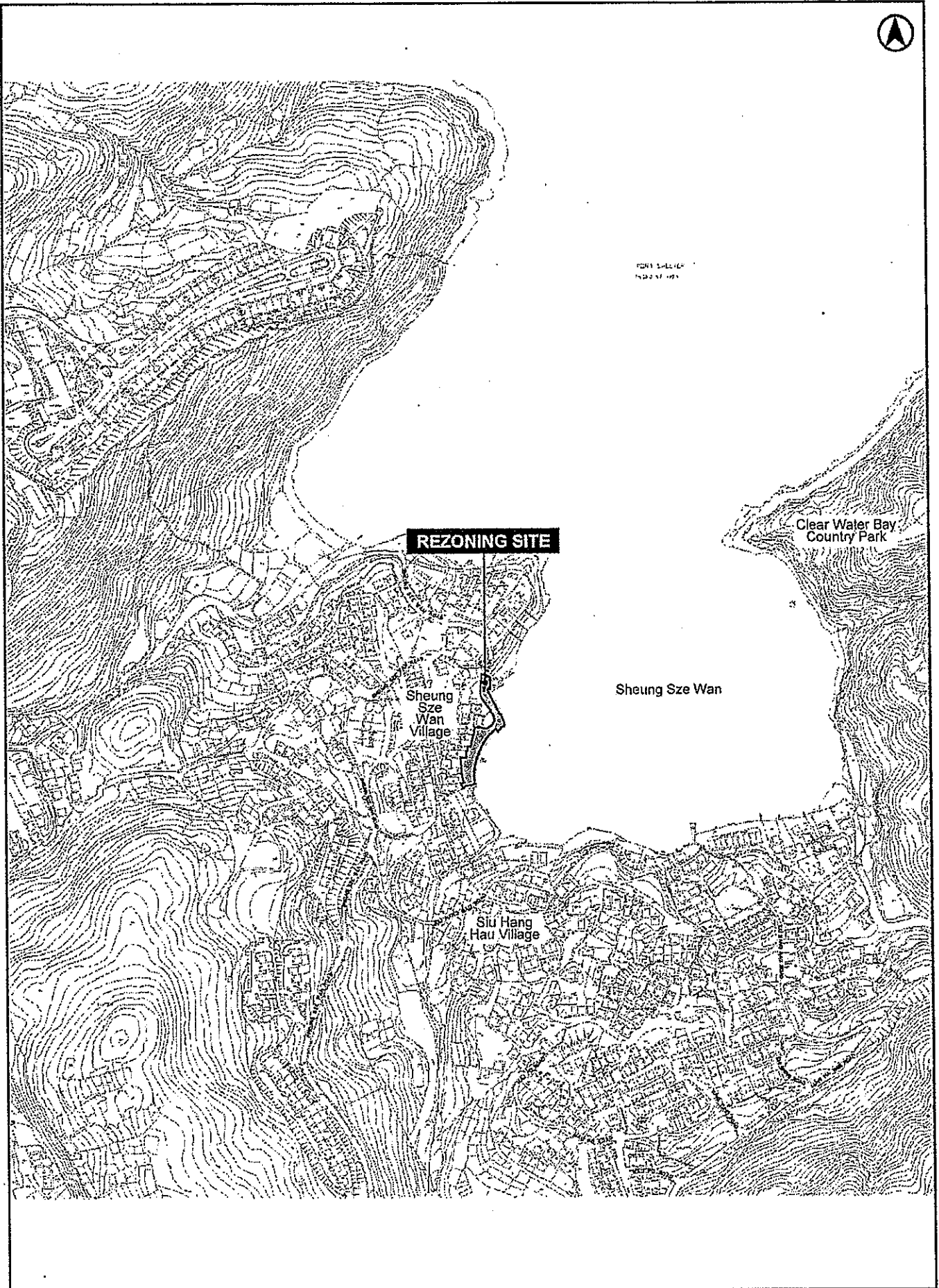
|                                                                            |                                                                                                                                                                                                                                                                                                                   |  |
|----------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| (vii) No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數<br>Private Car Parking Spaces 私家車車位<br>Motorcycle Parking Spaces 電單車車位<br>Light Goods Vehicle Parking Spaces 輕型貨車泊車位<br>Medium Goods Vehicle Parking Spaces 中型貨車泊車位<br>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位<br>Others (Please Specify) 其他 (請列明)<br>_____<br>_____ |  |
|                                                                            | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客貨車位/停車處總數<br>Taxi Spaces 的士車位<br>Coach Spaces 旅遊巴車位<br>Light Goods Vehicle Spaces 輕型貨車車位<br>Medium Goods Vehicle Spaces 中型貨車車位<br>Heavy Goods Vehicle Spaces 重型貨車車位<br>Others (Please Specify) 其他 (請列明)<br>_____<br>_____                               |  |

### Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

|                                                                                      | Chinese<br>中文            | English<br>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"/>            |
| <b>Reports 報告書</b>                                                                   |                          |                                     |
| Planning Statement/Justifications 規劃綱領/理據                                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions)<br>環境評估 (噪音、空氣及/或水的污染) | <input type="checkbox"/> | <input type="checkbox"/>            |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估                                   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估                                | <input type="checkbox"/> | <input type="checkbox"/>            |
| Visual impact assessment 視覺影響評估                                                      | <input type="checkbox"/> | <input type="checkbox"/>            |
| Landscape impact assessment 景觀影響評估                                                   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Tree Survey 樹木調查                                                                     | <input type="checkbox"/> | <input type="checkbox"/>            |
| Geotechnical impact assessment 土力影響評估                                                | <input type="checkbox"/> | <input type="checkbox"/>            |
| Drainage impact assessment 排水影響評估                                                    | <input type="checkbox"/> | <input type="checkbox"/>            |
| Sewerage impact assessment 排污影響評估                                                    | <input type="checkbox"/> | <input type="checkbox"/>            |
| Risk Assessment 風險評估                                                                 | <input type="checkbox"/> | <input type="checkbox"/>            |
| Others (please specify) 其他 (請註明)                                                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Ecological Appraisal Report 生態評估報告                                                   |                          |                                     |
| 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。



SHH/2

**SITE LOCATION PLAN**  
SCALE 1 : 5,000



# *Appendix 1*

---

ECOLOGICAL APPRAISAL REPORT



# **Ecological Assessment for a Proposed Rezoning Exercise at Sheung Sze Wan, Clearwater Bay**

## **Ecological Appraisal Report (Executive Summary)**

Job Ref.: 20/1961/562 TCL-SSW  
Date: 2<sup>nd</sup> November 2021

**Ecological Assessment for a Proposed Rezoning Exercise at  
Sheung Sze Wan, Clearwater Bay**

**Ecological Appraisal Report  
(Executive Summary)**

(Issue 1)

November 2021

|              | Name                                | Signature                                                                             |
|--------------|-------------------------------------|---------------------------------------------------------------------------------------|
| Prepared by: | <b>Tommy HUI</b>                    |  |
| Reviewed by: | <b>David STANTON</b>                |  |
| Date:        | <b>2<sup>nd</sup> November 2021</b> |                                                                                       |

## EXECUTIVE SUMMARY

1. aec Limited has been commissioned to carry out an Ecological Assessment for a S12A Application/ Rezoning Request under Section 12A of the Town Planning Ordinance to revert the zoning of a concerned site at Sheung Sze Wan from "Village-Type Development" to "Coastal Protection Area" on the Approved Clear Water Bay Peninsula South Outline Zoning Plan No. S/SKCWBS/2 (the Approved OZP). The intention of the Rezoning Request is to cease the worsening environmental degradation and reinstate the environmental and ecological vibrancy of the Sheung Sze Wan Bay.
2. A desktop review of available literature, aerial photographs and maps was conducted. Field ecological surveys with special attention to the intertidal flora and fauna at the concerned site were also carried out in dry and wet seasons in 2021 in order to establish an ecological baseline for the Site. The surveys covered the flora (primarily seagrasses) and intertidal fauna of the intertidal habitat and watercourses nearby. A total of 3 seagrass, 9 bird, 45 fish and 23 invertebrate species were recorded from literature review and recent field surveys. Based on the findings, it is considered that Sheung Sze Wan is of Moderate to High ecological value.
3. It is known that there are operations of alleged unauthorized recreational kayak businesses, dive shops and eateries on and around Hiu Po Path. In particular, some recreational kayak businesses are located very close to the identified seagrass area. Based on field observations, it is found that these businesses resulted in various direct ecological impacts to the seagrasses in the form of physical damages such as trampling. Indirect impacts from human disturbance and environmental degradation due to construction works and water pollution may also arise from the alleged unauthorized businesses.
4. In order to understand the current effort in seagrass sites protection in Hong Kong and to compare the situation of Sheung Sze Wan with other sites, a review of the existing protection measures and current zonings of all 26 recognised seagrass sites in Hong Kong has been carried out. The review suggests that, considering that Sheung Sze Wan is the only seagrass site in the entire Clear Water Bay Peninsular, and that the site is one of a few localities in Hong Kong that supports the rare seagrass *Zostera japonica*. The site at Sheung Sze Wan is severely under protected; the seagrass beds are vulnerable to disturbance from local construction practices, increased visitor numbers and unregulated water-sports operations. The fragmented CPA zones (interrupted by V zones along the shore) fails to offer sufficient protection for the coastal ecological community.
5. Our review and assessment suggest that the seagrass site in Sheung Sze Wan warrants a better form of protection, which would directly benefit the seagrass, the intertidal and subtidal habitats, as well as the various floral and faunal communities that depend on these habitats. It is considered that urgent planning enforcement should be taken, followed by rezoning of the V zones facing the waterfront to CPA zones (consistent with their CPA designation on the Former Adopted ODP prior to 2002) to offer a holistic statutory protection for the seagrasses and the intertidal habitat in Sheung Sze Wan.

## END OF EXECUTIVE SUMMARY



# **Ecological Assessment for a Proposed Rezoning Exercise at Sheung Sze Wan, Clearwater Bay**

## **Ecological Appraisal Report**

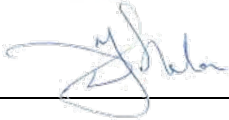
Job Ref.: 20/1961/562 TCL-SSW  
Date: 23<sup>rd</sup> November 2021

## Ecological Assessment for a Proposed Rezoning Exercise at Sheung Sze Wan, Clearwater Bay

### Ecological Appraisal Report

(Issue 5)

November 2021

|              | Name                                 | Signature                                                                             |
|--------------|--------------------------------------|---------------------------------------------------------------------------------------|
| Prepared by: | <b>Tommy HUI</b>                     |  |
| Reviewed by: | <b>David STANTON</b>                 |  |
| Date:        | <b>23<sup>rd</sup> November 2021</b> |                                                                                       |

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# 1 INTRODUCTION

## 1.1 Background

1.1.1 aec Limited has been commissioned by Townland Consultants Limited to carry out an Ecological Assessment in support of a S12A Application/ Rezoning Request under Section 12A of the Town Planning Ordinance to revert the zoning of a concerned site at Sheung Sze Wan from "Village-Type Development" to "Coastal Protection Area" on the Approved Clear Water Bay Peninsula South Outline Zoning Plan No. S/SKCWBS/2 (the Approved OZP). The intention of the Rezoning Request is to cease the worsening environmental degradation and reinstate the environmental and ecological vibrancy of the Sheung Sze Wan Bay.

1.1.2 This Ecological Appraisal Report is prepared to:

1. present findings on the ecological baseline condition of the site from literature review and recent ecological field surveys;
2. discuss and evaluate the ecological value of the site; and
3. review whether the existing zoning and protection measures are appropriate and adequate.

## 2 LEGISLATION

2.1.1 Legislations and guidelines relevant to this ecological assessment include:

- Forests and Countryside Ordinance (Cap. 96) and its subsidiary legislation, the Forestry Regulations;
- Wild Animals Protection Ordinance (Cap. 170);
- Country Parks Ordinance (Cap. 208) and its subsidiary legislation;
- Marine Parks Ordinance (Cap. 476);
- Environmental Impact Assessment Ordinance (Cap. 499) and the associated Technical Memoranda; and
- Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586) and its subsidiary legislation.

2.1.2 Where relevant and practical, this assessment also takes into account the following guidelines and standards:

- Hong Kong Planning Standards and Guidelines (HKPSG) Chapter 10, "Conservation";
- PELB Technical Circular 1/97 – Works Branch Technical Circular No. 4/97 "Guidelines for Implementing the Policy on Off-site Ecological Mitigation Measures";
- EIAO Guidance Note No. 6/2010 – Some Observations on Ecological Assessment from the Environmental Impact Assessment Ordinance Perspective;
- EIAO Guidance Note No. 7/2010 – Ecological Baseline Survey for Ecological Assessment;
- EIAO Guidance Note No. 10/2010 – Methodologies for Terrestrial and Freshwater Ecological Baseline Surveys;
- EIAO Guidance Note No. 11/2010 – Methodologies for Marine Ecological Baseline Surveys;



- New Nature Conservation Policy; and
- Hong Kong Biodiversity Strategy and Action Plan (2016-21).

2.1.3 Other international conventions and guidelines that are relevant to this assessment include the following:

- Convention on International Trade in Endangered Species of Wild Fauna and Flora ("CITES"). This Convention regulates international trade in certain animal and plant species. Their trade is subject to permits or certificates of origin. Hong Kong's obligations under this Convention are enforced via the Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586);
- IUCN – The World Conservation Union maintains, through its Species Survival Commission, a "Red List" of globally threatened species of wild plants and animals (see <http://www.iucnredlist.org>);
- United Nations Convention on Biological Diversity. This convention requires parties to regulate or manage biological resources important for the conservation of biological diversity whether within or outside protected areas, with a view to ensuring their conservation and sustainable use. It also requires parties to promote the protection of ecosystems, natural habitats and the maintenance of viable populations of species in natural surroundings. The People's Republic of China ratified the Convention on Biological Diversity on 5<sup>th</sup> January 1993. The HKSAR Government has stated that it is "committed to meeting the environmental objectives" of the Convention. The Convention and Protocol were extended to Hong Kong on 9<sup>th</sup> May 2011.

### 3 METHODOLOGY

#### 3.1 General

3.1.1 A desktop review of available and relevant literature, aerial photographs and maps was conducted to collect information regarding the ecological characteristics of Sheung Sze Wan and its vicinity. Special attention was paid to ecologically sensitive habitats, species of conservation interest within the area.

#### 3.2 Methodologies of the Ecological Survey

3.2.1 Field ecological surveys with special attention and focus to the intertidal flora and fauna at Sheung Sze Wan intertidal area were carried out in order to establish an ecological baseline for assessing the ecological value of the Site. The surveys covered the flora (primarily seagrasses) and intertidal fauna (including avifauna, intertidal/estuarine fishes and macro-invertebrates) of the intertidal habitat and watercourses near the concerned site. Seagrass species on the intertidal habitat were recorded and identified. Extent of seagrass bed was mapped by GPS device. For fauna species, detailed walk-over surveys were conducted along the intertidal area adjoining the coast to record species present.

3.2.2 Due to the seasonal difference in growth pattern among various seagrass species, the field surveys were carried out in both wet season and dry season in 2021. **Table 1** below shows the schedule of field surveys conducted under the current study.

**Table 1.** Schedule of field survey conducted under the current study

| Survey     |        | 2021       |     |     |     |            |     |     |     |     |
|------------|--------|------------|-----|-----|-----|------------|-----|-----|-----|-----|
|            |        | Jan        | Feb | Mar | Apr | May        | Jun | Jul | Aug | Sep |
|            |        | Dry Season |     |     |     | Wet Season |     |     |     |     |
| Intertidal | Floral |            | ✓   | ✓   |     |            | ✓   |     |     | ✓   |

|               |  |   |   |  |  |   |  |  |   |
|---------------|--|---|---|--|--|---|--|--|---|
| Surveys       |  |   |   |  |  |   |  |  |   |
| Fauna Surveys |  | ✓ | ✓ |  |  | ✓ |  |  | ✓ |

## 4 ECOLOGICAL BASELINE CONDITIONS

### 4.1 Findings from Literature Review

#### General

- 4.1.1 Seagrasses are a group of flowering plants with a habitat preference in sheltered marine environment (Wong 2018). They are commonly referred to as 'seagrass' since most of the species are morphologically similar to grasses (i.e. with elongated and linear leaves) (den Hartog & Kuo 2006). Whilst they also resemble some marine algae, all seagrasses are in fact higher plants which have well developed vascular system, leaves, rhizomes (underground horizontal stems), roots, and produce flowers and fruits for sexual reproduction (Wong 2018). Some seagrasses occur in subtidal marine environment up to 60m in depth, though generally they occur in intertidal habitats, which are submerged during high tide and exposed to air during low tide (Hogarth 2007, Wong 2018). Some species of seagrasses have developed special ecological and physiological adaptations to the estuarine habitats that are primarily brackish, where salinity is lower than sea water and fluctuates rapidly and regularly (Wong 2018).
- 4.1.2 In Hong Kong, five seagrass species, namely *Halophila beccarii*, *H. ovalis*, *H. minor*, *Ruppia maritima* and *Zostera japonica*, have been recorded (Hong Kong Herbarium 2012). As shown in **Plate 1**, seagrasses in Hong Kong are mainly distributed in the coastlines of Northwest New Territories, Lantau Island, Sha Tau Kok Hoi, Tolo Harbor, Tolo Channel and Sai Kung. **Table 2** below presents the known localities of the five seagrass species in Hong Kong as summarised in Wong (2018).

**Table 2.** Known localities of the five seagrass species in Hong Kong (per Wong 2018)

| Species                   | Known Localities                                                                                                                                                                                                   |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Halophila beccarii</i> | Sheung Pak Nai, Pak Nai, Ha Pak Nai, Nan Chung Yeung Uk, Tai Tam Bay, Tsim Bei Tsui, Tai Ho Wan                                                                                                                    |
| <i>Halophila ovalis</i>   | San Tau, Kai Kuk Shue Ha, Starfish Bay (Hoi Sing Wan), To Kwa Peng, Yam O, Nim Shue Wan, Ho Chung, Lai Chi Wo, Siu Tan, Sheung Sze Wan, Tsam Chuk Wan, Hoi Ha, Sheung Pak Nai, Wu Shek Kwok, Tai Tam Bay, Ting Kok |
| <i>Halophila minor</i>    | San Tau, Lai Chi Wo, Siu Tan, Tsam Chuk Wan, Yim Tin Tsai, Ho Chung, To Kwa Peng, Tai Tam, Hoi Ha, Sunny Bay, Yam O                                                                                                |
| <i>Ruppia maritima</i>    | Mai Po, Ham Tin, Shek O                                                                                                                                                                                            |
| <i>Zostera japonica</i>   | Lai Chi Wo, San Tau, Sheung Sze Wan, So Lo Pun, Siu Tan                                                                                                                                                            |

#### Sheung Sze Wan

- 4.1.3 As shown on **Plate 1**, Sheung Sze Wan is the only site in the Clear Water Bay Peninsular where seagrass occurs. The seagrasses at Sheung Sze Wan were first reported in Fong (1998a), where two species, namely *H. ovalis* and *Z. japonica*, were recorded in the bay.
- 4.1.4 Fong (1999a) reported that subsequent monitoring following Fong (1998a) revealed that the *H. ovalis* expanded from several small patches covering 10m<sup>2</sup> in 1998 to about 1 hectare in 1999, while the bed of *Z. japonica* found in 1998 (less than 10m<sup>2</sup>) have increased in coverage to 20m<sup>2</sup> in the following year. In Kwok *et al.* (2005), the measured seagrass areas in Sheung Sze Wan are 6m<sup>2</sup> for *H. ovalis* and 375m<sup>2</sup> for *Z. japonica*.
- 4.1.5 No subsequent information after 2005 regarding the seagrass at Sheung Sze Wan is available, although the Sheung Sze Wan site is still presented on the updated distribution map of

seagrasses in Hong Kong prepared by the Agriculture, Fisheries and Conservation Department (AFCD) (see **Plate 1**).

- 4.1.6 Both *H. ovalis* and *Z. japonica* are listed in Rare and Precious Plants of Hong Kong (AFCD 2003) as “native species that have important scientific interests or potential value in various uses”, with “small populations and sparse distribution” in the context of Hong Kong. In Hong Kong, both species are listed as Rare (Corlett *et al.* 2000).
- 4.1.7 Like other seagrasses, they are considered to be of special scientific interest because they are one of a few marine flowering plants in Hong Kong. *Zostera japonica* was previously thought to be limited to temperate region and is thus of additional special interest in terms of plant biogeography.

## 4.2 Findings from Field Surveys

### Flora

- 4.2.1 The surveyed site is a sheltered bay area with an extensive intertidal sandflat (see **Plate 2**). During the survey period, two species of seagrass, namely *H. minor* and *Z. japonica*, were recorded from Sheung Sze Wan (see **Plates 3 to 6**). *H. ovalis*, which was reported to occur in Sheung Sze Wan, was not recorded in the present surveys.
- 4.2.2 Unlike some other sites in Hong Kong where seagrasses form continuous, unfragmented beds of large size, the seagrasses in Sheung Sze Wan were found as isolated patches of small sizes. Due to the patchiness and small size, measurement of total seagrass coverage in the bay area was not conducted. Instead, the approximate distribution and extent of seagrass patches within the bay was mapped with the aid of GPS device (see **Figure 1**).
- 4.2.3 As shown on the map, the seagrasses are mainly distributed in the southwest of the bay, near Hiu Po Path and Siu Hang Hau. The largest extent of seagrass was recorded in the dry season surveys. Extensive *Sargassum* bed was also observed in the sub-tidal shallow waters of Sheung Sze Wan. *Sargassum* is a genus of brown macroalgae (i.e. seaweed) that generally inhabit shallow water and reefs, providing food, refuge, and nursery grounds for an array of marine animals.
- 4.2.4 In the wet season, however, only a few small patches of *Z. japonica* remained, and no *Halophila* species were sighted. The *Z. japonica* patches seen in the wet season were also in poor growth condition (see **Plates 7 and 8**).

### Intertidal and sub-tidal fauna

- 4.2.5 A total of nine bird, 45 fish, and 23 invertebrate species was observed in the intertidal and subtidal habitats in Sheung Sze Wan. A full list of recorded bird, fish and invertebrate species are provided in **Appendix 1**.
- 4.2.6 Five of the bird species recorded are of conservation importance, namely Little Egret, Pacific Reef Heron, Black Kite, Grey-tailed Tattler and Collared Crow. Although the abundance of these birds are generally low (i.e. in singles), they were found foraging in the bay. Some species in particular, e.g. Little Egret and Pacific Reef Heron, were recorded frequently in the surveys.
- 4.2.7 A moderate diversity of fishes and invertebrates were recorded; these are mainly comprised of common and widespread species that are typical of intertidal sandflats and rocky reefs in Hong Kong. Some of the recorded species are uncommon in Hong Kong (AFCD 2021, To *et al.*

2013), and five of the recorded species are considered as indicator reef fish species, suggesting that the reef in Sheung Sze Wan is of moderate ecological value.

## 5 DISCUSSION

### 5.1 Evaluation of Ecological Value of Sheung Sze Wan

5.1.1 The ecological value of Sheung Sze Wan as an intertidal/subtidal habitat complex is evaluated here in accordance with the guidelines provided in Annex 8 of the Technical Memorandum of Environmental Impact Assessment Ordinance (EIAO-TM).

**Table 3. Ecological evaluation of the Sheung Sze Wan intertidal and subtidal habitat complex**

| Criteria                                   | Sheung Sze Wan intertidal and subtidal habitat complex                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Naturalness</b>                         | Sheung Sze Wan is a largely natural, sheltered bay comprised of two small estuaries, a moderate-sized sandflat with seagrasses and subtidal rocky reef. The site's naturalness, however, has been compromised by nearby human disturbances (see details in Section 5.3 below)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Size</b>                                | Moderate size                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Diversity</b>                           | Moderate diversity for intertidal and subtidal fauna community                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Rarity</b>                              | Sheung Sze Wan is a rare habitat in both local and regional contexts. Locally speaking, Sheung Sze Wan is the only seagrass site in the Clear Water Bay Peninsular, which is geographically distinct from Sai Kung where more seagrass sites are known from. In the context of Hong Kong as a whole, seagrass bed only accounts for less than 0.01% of land area in Hong Kong and is thus the rarest habitat in the HKSAR (ERM 2008). In terms of species, all three seagrass species that have been recorded in Sheung Sze Wan (namely <i>H. minor</i> , <i>H. ovalis</i> and <i>Z. japonica</i> ) are considered Rare in Hong Kong. In particular, <i>Z. japonica</i> is only known from five localities in Hong Kong. Other fauna species of conservation importance (incl. Little Egret, Pacific Reef Heron, Black Kite, Grey-tailed Tattler and Collared Crow) have also been recorded in the area. |
| <b>Re-creatability</b>                     | It is practically impossible to re-create any habitat with the same ecological functions in the Sheung Sze Wan elsewhere, especially the seagrass colonies. Previous transplantation of seagrass had demonstrated a low success rate in Hong Kong, and it is often difficult to find a site to fulfil the biological and physical requirements for persistence of transplantation of seagrasses due to the small size of Hong Kong and the lack of suitable areas for seagrasses (as most natural low-gradient coastlines have been destroyed (Fong 1999a, 1999b, 2000).                                                                                                                                                                                                                                                                                                                                 |
| <b>Fragmentation</b>                       | No fragmentation is observed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Ecological Linkage</b>                  | There are good, functional ecological and hydrological linkages between subtidal zones, the intertidal area (incl. the seagrasses colonies), as well as the semi-natural streams in the south feeding into the bay. These allow exchange of water and nutrients and movement of organisms. The linkages between the sea and those streams suggest that migratory (diadromous) fish species of conservation importance (such as <i>Stiphodon</i> spp., <i>Kuhlia</i> spp. and <i>Anguilla</i> spp.) may make use of the migration corridor and could potentially occur upstream to the bay area. Sheung Sze Wan is also linked to other marine ecological hotspots such as the coral areas in Port Shelter.                                                                                                                                                                                               |
| <b>Potential Value</b>                     | Although the Sheung Sze Wan area is now frequented by visitors, and that the seagrasses appeared to be disturbed, the potential value remains high as seagrasses in Hong Kong is known to be able to recover very quickly if allowed to grow in suitable habitats naturally without any artificial disturbance (Fong 1999a, 1999b, 2000). Therefore, if the existing human disturbances in the area could be stopped with proper protection measures implemented, the ecological value of the bay could further increase.                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Nursery/<br/>Breeding Ground</b>        | Nursery and breeding ground for seagrasses and other marine/intertidal fauna                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Age</b>                                 | Presumably old; seagrass was reported to be common in Sheung Sze Wan in the 1970's (Fong 1999a)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Abundance/<br/>Richness of Wildlife</b> | Moderate to high                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Ecological Value</b>                    | The ecological value of the intertidal and subtidal habitat complex of Sheung Sze Wan is considered to be <b>MODERATE TO HIGH</b> due particularly to : <ul style="list-style-type: none"> <li>the uniqueness of the site as the only seagrass site in Clear Water Bay Peninsular;</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

| Criteria | Sheung Sze Wan intertidal and subtidal habitat complex                                                                                                                                                                                                                                                                    |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          | <ul style="list-style-type: none"> <li>the presence of <i>Z. japonica</i> which is the second rarest seagrass in Hong Kong;</li> <li>the presence of other species of conservation importance;</li> <li>the fact that the site is not re-creatable;</li> <li>Good ecological linkages and high potential value</li> </ul> |

## 5.2 Evaluation of Species of Conservation Importance

5.2.1 The ecological value of species of conservation importance recorded are evaluated here in accordance with the guidelines provided in Annex 8 of the EIAO-TM.

**Table 4.** Ecological evaluation of flora species of conservation importance recorded

| Species                 | Conservation & Protection Status                            | Status in HK <sup>1</sup> | Distribution <sup>2</sup> | Ecological Value |
|-------------------------|-------------------------------------------------------------|---------------------------|---------------------------|------------------|
| <i>Halophila ovalis</i> | Listed in Rare and Precious Plants of Hong Kong (AFCD 2003) | Rare                      | Widespread                | Moderate         |
| <i>Halophila minor</i>  | -                                                           | Rare                      | Widespread                | Moderate         |
| <i>Zostera japonica</i> | Listed in Rare and Precious Plants of Hong Kong (AFCD 2003) | Rare                      | Restricted                | Moderate to High |

**Note:**

1. Status in Hong Kong refers to Corlett *et al.* 2000.
2. Distribution refers to Wong (2018).

**Table 5.** Ecological evaluation of fauna species of conservation importance recorded

| Species             | Conservation & Protection Status <sup>1</sup> | Status in HK <sup>2</sup> | Distribution <sup>2</sup> | Ecological Value |
|---------------------|-----------------------------------------------|---------------------------|---------------------------|------------------|
| Little Egret        | PRC (RC)                                      | Abundant                  | Widespread                | Low to Moderate  |
| Pacific Reef Heron  | (LC); CSMPS(II)                               | Common                    | Widespread                | Low to Moderate  |
| Black Kite          | (RC); CITES(II); CSMPS(II); Cap.586           | Abundant                  | Widespread                | Low to Moderate  |
| Grey-tailed Tattler | LC; IUCN(NT)                                  | Common                    | Widespread                | Low to Moderate  |
| Collared Crow       | LC; RLCV(NT); IUCN(VU)                        | Common                    | Widespread                | Low to Moderate  |

**Note:**

1. Conservation and protection status refers to Fellowes *et al.* (2002), Red List of China's Vertebrates (Jiang *et al.* 2016), IUCN (2021), China State Major Protection Status, CITES (2021), Cap. 170 and Cap. 586.
  - a. Conservation status by Fellowes *et al.* (2002): LC = Local Concern; PRC = Potential Regional Concern; RC = Regional Concern. Letters in parentheses indicate that the assessment is on the basis of restrictedness in breeding and/or roosting sites rather than in general occurrence.
  - b. Conservation status by Red List of China's Vertebrates (RLCV) (Jiang *et al.* 2016): NT = Near Threatened.
  - c. Conservation status by IUCN (2021): NT = Near Threatened; VU = Vulnerable.
  - d. Protection status by China State Major Protection Status (CSMPS): II = Class II Protected Species in China.
  - e. Protection status by CITES (2019): II = Listed in CITES Appendix II.
  - f. All wild birds in Hong Kong are protected under Cap. 170 Wild Animals Protection Ordinance.
  - g. Cap. 586 = Protection of Endangered Species of Animals and Plants Ordinance.
2. Status in Hong Kong refers to Carey *et al.* 2001 and the latest Hong Kong Bird Report.

## 5.3 Identification of Potential Ecological Impacts

### Direct Impacts

5.3.1 It is known that there are operations of alleged unauthorised recreational kayak businesses, dive shops and eateries on and around Hiu Po Path. In particular, some recreational kayak businesses are located very close to the seagrass area (see **Figure 1 and Plate 9**).

5.3.2 In the dry season, i.e. the low-season for watersports, it was noted that a lot of kayaks that are not in use were stored along the shore bordering Hiu Po Path, directly on top of the seagrass patches, especially *Z. japonica*. Seagrasses in Hong Kong including *Z. japonica* are adapted to exposed environments. With the kayaks placed directly on top of these

seagrasses, shading occurs, and sunlight is blocked which will negatively affect the seagrasses' ability to photosynthesize. Further to the blockage of light, in low tides, the kayaks become stranded on the sandflat and cause physical damage to the seagrass due to direct contact. These are indicated in **Plates 9 to 14**.

- 5.3.3 In the wet season, when kayaking activities increase, it was noted that number of visitors also increased substantially. Therefore, the seagrasses in Sheung Sze Wan becomes particularly vulnerable to direct impacts from trampling by visitors. Some visitors were even observed collecting seagrasses and marine organisms in the bay. During low tides, kayakers drag the kayaks from the shore near Hiu Po Path towards deeper waters to start kayaking. This dragging of kayaks causes further physical damage to the seagrasses. These are indicated in **Plates 15 to 19**.

#### Indirect Impacts

- 5.3.4 Disturbance impacts include active disturbance arising from noise or other human activities such as increased traffic and human presence, and passive disturbance resulting from avoidance by fauna of the area. For fauna species there are two main reactions to disturbance. The earliest reaction is to become alert, which usually involves the cessation of foraging or roosting; this in itself is energy-intensive and reduces foraging efficiency. The second reaction is to move away or (in the case of birds) take flight, or 'flush', when it is felt security is threatened. Disturbance effects may cause the complete avoidance of an area because a sense of security is compromised all the time (which is comparable to habitat loss), reduced densities (where only less-sensitive individuals utilise an area) or reduced habitat quality (where feeding efficiency is reduced as a result of increased vigilance). Thus, although a species may be observed close to a disturbance source, this is not necessarily evidence that there is no disturbance effect. Ultimately, an organism will only approach a potential disturbance source up to the point at which the negative effects prevent achieving sufficient benefits of being there.
- 5.3.5 In Hong Kong, disturbance impacts are most significant to larger mammals and large birds using open habitats, notably waterbirds and large raptors. The distances within which species were predicted to be excluded and disturbed are often unknown, and the low abundance of waterbirds and raptors recorded in the bay despite its relatively large size and availability of suitable foraging opportunities may be a sign of human disturbances affecting these species.
- 5.3.6 Further, some construction works have taken place along the waterfront at Hiu Po Path within the CPA zone near Hiu Po Path, where a concrete ramp with a shrine was constructed in recent years (see **Plates 20 and 21**). Dust, exposed earth, and run-off from construction works can enter the immediately adjacent intertidal and subtidal areas, particularly during periods of heavy rain. This can lead to high turbidity from soil particles (which can block the gills of aquatic organisms) and eutrophication as a result of nutrient enrichment. Growth of seagrasses have been demonstrated to be inhibited by the increased level of total suspended solids in Lee (1997). This may be the result of reduced light penetration or increased free-floating algae populations following eutrophication. Severe eutrophication can lead to oxygen depletion and the impoverishment of aquatic communities, as well as animals that prey on them (e.g. waterbirds). Organisms at a higher trophic level are unlikely to be directly impacted by run-off before their prey (e.g. fish would be affected before fish-eating birds); hence, the availability of food for the higher trophic levels may be reduced. In extreme cases, where the lack of food items becomes severe, this may lead to abandonment of habitat.
- 5.3.7 Pollution of water would also arise from nearby construction works and the alleged unauthorised business operations near Hiu Po Path, as well as domestic rubbish dumped in the bay. Toxic pollutants have potential to enter the bay. Furthermore, spillage and run-off



from outdoor showers, shops, eateries, and septic tanks from NTEHs may contain high levels of organic and/or toxic pollutants such as detergent, oil, lubricants, etc. which may cause direct mortality of flora and fauna or sub-lethal impacts (e.g. reduced breeding success, reduced foraging efficiency). Bio-accumulation may also occur should toxic substances be passed up the food chain in increasing concentrations. Such a process would impact top-level predators such as large waterbirds.

## 5.4 Review of Current Zonings and Protection Measures at Sheung Sze Wan

5.4.1 Seagrass beds are of considerable conservation value due to their important ecological roles in the coastal environment, including but not limited to stabilising the coast by trapping sediment, providing food for primary consumers in the ecosystem, as well as acting as shelter and feeding ground for other organisms (Chan & Chan 2007, Wong 2018). Generally, in Hong Kong, any established seagrass bed, regardless of its size, is considered to be an important habitat type, according to Annex 8 of the EIAO-TM. Any proposed development that could potentially affect seagrass bed in Hong Kong needs to undergo an Ecological Impact Assessment in accordance to EIAO in order to avoid and/or minimise threats to seagrass habitats in Hong Kong (Chan & Chan 2007). Seagrass bed is also one the rarest habitat type in Hong Kong (ERM 2008).

5.4.2 Protection of seagrass sites and the adjoining intertidal or coastal habitats has been achieved via designation of protected areas (such as SSSIs, Country Parks, Marine Parks, etc.) and through appropriate zonings on the relevant Outline Zoning Plans (OZPs). To understand the current effort in seagrass sites protection in Hong Kong and to compare the situation of Sheung Sze Wan with other sites, a review of the existing protection measures and current zonings of all 26 recognised seagrass sites in Hong Kong has been carried out by checking relevant OZPs, the Register of SSSIs (PlanD 2015), and boundaries of existing Country Parks and Marine Parks. The result of the review is presented below in **Table 6**.

**Table 6.** Existing protection measures and zonings of recognised seagrass sites in Hong Kong

|                             | Recognised Seagrass Sites in Hong Kong | Protected within | Adjacent Zoning(s) on OZP | Remarks                                          |
|-----------------------------|----------------------------------------|------------------|---------------------------|--------------------------------------------------|
| <b>New Territories East</b> |                                        |                  |                           |                                                  |
| 1.                          | Nam Chung Yeung Uk                     | -                | CA; CPA                   | Surrounded by PSL and PC CPs                     |
| 2.                          | Kai Kuk Shue Ha                        | -                | CA; CPA                   | Surrounded by PSL and PC CPs                     |
| 3.                          | Yung Shue Au                           | CA               | CA; GB                    | Surrounded by PC CP                              |
| 4.                          | So Lo Pun                              | CA               | GB                        | Surrounded by PC CP                              |
| 5.                          | Lai Chi Wo                             | SSSI; MP         | CA                        | Surrounded by PC CP and DH MP                    |
| 6.                          | Siu Tan                                | CA               | GB                        | Surrounded by PC CP and DH MP                    |
| 7.                          | Sam A Chung                            | CA               | GB                        | Surrounded by PC CP and DH MP                    |
| 8.                          | Ting Kok                               | SSSI             | CPA                       | -                                                |
| 9.                          | Starfish Bay                           | -                | CA; SSSI                  | -                                                |
| 10.                         | Hoi Ha                                 | SSSI; MP         | CPA                       | Surrounded by SKW CP and HHW MP                  |
| 11.                         | To Kwa Peng                            | -                | CPA                       | Surrounded by SKE CP                             |
| 12.                         | Ham Tin                                | CP               | CA                        | Surrounded by SKE CP                             |
| 13.                         | Tsam Chuk Wan                          | -                | CPA                       | Surrounded by SKW CP                             |
| 14.                         | Yim Tin Tsai                           | -                | N/A                       | Remote island; no development near seagrass site |
| 15.                         | Ho Chung                               | CPA              | CPA                       | -                                                |
| 16.                         | Sheung Sze Wan                         | -                | V; CPA                    | -                                                |
| <b>New Territories West</b> |                                        |                  |                           |                                                  |
| 17.                         | Mai Po                                 | SSSI; MPNR       | CA                        | Within Mai Po and Inner Deep Bay Ramsar Site     |
| 18.                         | Sha Kong Tsuen                         | -                | CPA                       |                                                  |
| 19.                         | Sheung Pak Nai                         | SSSI             | CPA                       | -                                                |
| 20.                         | Pak Nai                                | -                | CPA                       | -                                                |
| 21.                         | Ha Pak Nai                             | -                | CPA                       | -                                                |
| <b>Lantau</b>               |                                        |                  |                           |                                                  |
| 22.                         | Yam O                                  | -                | U                         | No villages and major development near the shore |

|     |                |      |          |                                                  |
|-----|----------------|------|----------|--------------------------------------------------|
| 23. | Nim Shue Wan   | -    | R(D); GB | Seagrass site located away from existing village |
| 24. | San Tau        | SSSI | CPA      | -                                                |
| 25. | Sham Wat       | -    | CPA      | -                                                |
| 26. | Tai O Salt Pan | CA   | CA       | -                                                |

e

**for abbreviation:** CA = Conservation Area; CPA = Coastal Protection Area; CP = Country Park; MP = Marine Park; SSSI = Site of Special Scientific Interest; GB = Green Belt; MPNR = Mai Po Nature Reserve; V = Village Type Development; R(D) = Residential (Group D); U = Undetermined; N/A = the area is not covered by any OZP; PSL = Pat Sing Leng; PC = Plover Cove; DH = Double Haven; SKW = Sai Kung West; SKE = Sai Kung East; HHW = Hoi Ha Wan.

**\* The concern site Sheung Sze Wan is highlighted in orange.**

- 5.4.3 Among the 26 recognised seagrass sites in Hong Kong, almost all of the sites are under some form of protection, most commonly by designation of an uninterrupted CPA zone to protect the full-length of the waterfront adjoining or near the seagrasses.
- 5.4.4 In Sheung Sze Wan, however, the CPA is broken into four distinct sections that are interrupted by V zones at Hiu Po Path, Siu Hang Hau and Tai Hang Hau (see **Plate 2** and **Figure 1**); this is not seen in any other recognised seagrass sites in Hong Kong. The existing V zone near Hiu Po Path used to be part of the CPA zone prior to 2002, demonstrating the area indeed has its conservation value and importance. This area was rezoned to V zone in 2002 despite objections from some residents, which partly contributed to the clear mismatch between the CPA and seagrass locations, e.g. the patches of seagrasses near Hiu Po Path and Siu Hang Hau are fronted by V zones; whilst the CPA zones in the east and northwest of the bay offers no effective protection for the seagrasses (see **Figure 1**).
- 5.4.5 As mentioned, Sheung Sze Wan is among one of the few localities in Hong Kong where the seagrass *Z. japonica* occurs. **Table 7** below listed the existing protection measures and zonings of sites with *Z. japonica*. Compared to other sites where *Z. japonica* occurs, the seagrasses in Sheung Sze Wan have no statutory protection and are directly bordered by V zones.
- 5.4.6 It should also be highlighted that, during our present surveys, the seagrass *H. minor* was newly discovered in Sheung Sze Wan. The species was first reported to occur in Hong Kong in Kwok *et al.* (2005), and has not been reported to occur in Sheung Sze Wan until now. This further adds to the conservation significance of the site.
- 5.4.7 Obviously, the current situation is contradictory to the statement “The “CPA” around Sheung Sze Wan serves to give protection to the inter-tidal sands below the high water mark in the Area, which is a territory-wide important habitat for seagrass species of conservation concern and other species worthy of preservation.” in the Explanatory Statement of the Approved Clear Water Bay Peninsula South Outline Zoning Plan No. S/SK-CWBS/2.

**Table 7.** Existing protection measures and zonings of recognised seagrass sites in Hong Kong where *Zostera japonica* occurs

| Sites in Hong Kong with <i>Zostera japonica</i> | Protected within | Adjacent Zoning(s) on OZP | Remarks                       |
|-------------------------------------------------|------------------|---------------------------|-------------------------------|
| <b>New Territories East</b>                     |                  |                           |                               |
| 1. So Lo Pun                                    | CA               | GB                        | Surrounded by PC CP           |
| 2. Lai Chi Wo                                   | SSSI; MP         | CA                        | Surrounded by PC CP and DH MP |
| 3. Siu Tan                                      | CA               | GB                        | Surrounded by PC CP and DH MP |
| 4. Sheung Sze Wan                               | -                | V; CPA                    | -                             |
| <b>Lantau</b>                                   |                  |                           |                               |
| 5. San Tau                                      | SSSI             | CPA                       | -                             |

**bbreviation:** CA = Conservation Area; CPA = Coastal Protection Area; CP = Country Park; MP = Marine Park; SSSI = Site of Special Scientific Interest; GB = Green Belt; V = Village Type Development; PC = Plover Cove; DH = Double Haven.



\* The concerned site Sheung Sze Wan is highlighted in orange.

- 5.4.8 Considering that Sheung Sze Wan is the only seagrass site in the entire Clear Water Bay Peninsular, and that the site is one of a few localities in Hong Kong that supports the rare seagrass *Z. japonica*, it is clear that the existing protection measure in a form of incomplete CPA zones interrupted by V zones is insufficient in safeguarding the seagrass population in the area, not to mention the unregulated business uses and potential illegal works nearby.

## 5.5 Potential for Recovery of Seagrasses at Sheung Sze Wan

- 5.5.1 It is noted that the seagrasses in Sheung Sze Wan are rather patchy and do not form a continuous bed which is of high ecological value. Also, the seagrass population has largely reduced in the wet season of 2021, with no sign of any *Halophila* spp. and a few remaining patches of *Z. japonica* in relatively poor conditions. Nevertheless, these should not be used as an excuse to justify that the current V zones are appropriate.
- 5.5.2 Previous studies have suggested that *Z. japonica* showed a great seasonal variation in Hong Kong due to seasonal changes in different environmental parameters (Lee 1997, Fong 1998, Fong *et al.* 1998). According to the study on the *Z. japonica* seagrass bed at San Tau from 1993 to 1994 by Lee (1997), the leaf density of *Z. japonica* reached the peak in March, i.e. the end of dry season. During the wet season, however, both leaf density and seagrass bed size of *Z. japonica* are reduced due to strong desiccation and high temperature (Fong, 1998; Fong *et al.*, 1998). These may explain the seasonal differences in growth condition and distribution of *Z. japonica* in Sheung Sze Wan. The apparent decline of *Z. japonica* may be a part of seasonal pattern of the species, though it is believed that the increased human disturbances in the wet season also played a part.
- 5.5.3 On the other hand, *Halophila* species are short-lived annual plant that relies heavily on seeding for year-to-year survival and therefore often disappears completely over a short period of time but reappears in the next growing season; this cycle of disappearance and re-growth of is repeated each year in Hong Kong (Fong 2000). This may explain the complete absence of *Halophila* species in Sheung Sze Wan in the wet season.
- 5.5.4 As mentioned in Fong (1999a), seagrasses were reportedly common at Sheung Sze Wan in the 1970s, although most seagrasses disappeared when building of residential houses began, followed by deterioration of the bay's water quality. However, large patches of seagrasses reoccurred only in late 1990s following the end of small houses constructions; these may be derived from the seed bank of the sandflat, or may represent recolonisation from other seagrass populations in the Eastern New Territories (Fong 1999a). Between 1998 and 1999, Fong (1999a) reported that, within a year's time, the *H. ovalis* in Sheung Sze Wan expanded from several small patches covering 10m<sup>2</sup> to about 1 hectare large, whilst *Z. japonica* doubled its coverage from less than 10m<sup>2</sup> to beyond 20m<sup>2</sup>. In particular, *Halophila* species are opportunistic, pioneer r-strategist that can rapidly colonise suitable areas in a short time due to its high fecundity and rapid rhizome extension rates (Fong 1998, 1999, 1999b). Therefore, the survival and well-being of seagrasses in Sheung Sze Wan is largely influenced by anthropogenic disturbance. If the human disturbances in the bay and its vicinity could be avoided and controlled, the seagrasses could recover and survive very well.

## 6 CONCLUSION

- 6.1.1 Literature review and field surveys were carried out in dry and wet seasons in 2021 to investigate the ecological baseline conditions of the intertidal and subtidal habitats of Sheung Sze Wan. A total of 3 seagrass, 9 bird, 45 fish and 23 invertebrate species were recorded.

Based on the findings from literature review and recent field surveys, it is considered that Sheung Sze Wan is of **Moderate to High** ecological value.

- 6.1.2 A review of the existing protection measures and current zonings of all 26 recognised seagrass sites in Hong Kong has been carried out, in order to understand the current effort in seagrass sites protection in Hong Kong and to compare the situation of Sheung Sze Wan with other sites. Whilst the relevant OZP states that the existing CPA zones around Sheung Sze Wan are intended to give protection to the habitat for seagrasses and other species of conservation importance, it is clear that the fragmented CPA zones interrupted by V zones along the shore, together with the disturbances resulted from local construction practices, increased visitor numbers and unregulated water-sports operations, failed to offer such protection as it intended. Instead, it is considered that the inappropriate mix of land use zoning is posing serious threats to the survival of the seagrasses in Sheung Sze Wan, as well as other intertidal and subtidal organisms found in the bay.
- 6.1.3 Comparison of Sheung Sze Wan with other sites that support the rare seagrass *Z. japonica* further highlights that the site is severely under protected and thus vulnerable to disturbance impacts. The lack of a continuous CPA zone to protect the entire waterfront is not justified. Our review and assessment suggest that the seagrass site in Sheung Sze Wan warrants a better form of protection, which would directly benefit the seagrass, the intertidal and subtidal habitats, as well as the various floral and faunal communities that depend on these habitats. It is considered that urgent planning enforcement should be taken, followed by rezoning of the V zones facing the waterfront to CPA zones (consistent with their CPA designation on the Former Adopted ODP prior to 2002) to offer a holistic statutory protection for the seagrasses and the intertidal habitat in Sheung Sze Wan.

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## **Appendix 1.**

### **Lists of Seagrass and Fauna Species Recorded in Sheung Sze Wan**

**Table 1.** List of seagrasses species in Sheung Sze Wan reported from literature and/or recorded from current surveys

| Species                 | Conservation & Protection Status                            | Status in HK <sup>1</sup> | Distribution <sup>2</sup>                                                                                                                                                                                          | Reported from literature(s) | Recorded from current Surveys |
|-------------------------|-------------------------------------------------------------|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-------------------------------|
| <i>Halophila ovalis</i> | Listed in Rare and Precious Plants of Hong Kong (AFCD 2003) | Rare                      | San Tau, Kai Kuk Shue Ha, Starfish Bay (Hoi Sing Wan), To Kwa Peng, Yam O, Nim Shue Wan, Ho Chung, Lai Chi Wo, Siu Tan, Sheung Sze Wan, Tsam Chuk Wan, Hoi Ha, Sheung Pak Nai, Wu Shek Kwok, Tai Tam Bay, Ting Kok | ✓                           |                               |
| <i>Halophila minor</i>  | -                                                           | Rare                      | San Tau, Lai Chi Wo, Siu Tan, Tsam Chuk Wan, Yim Tin Tsai, Ho Chung, To Kwa Peng, Tai Tam, Hoi Ha, Sunny Bay, Yam O                                                                                                |                             | ✓                             |
| <i>Zostera japonica</i> | Listed in Rare and Precious Plants of Hong Kong (AFCD 2003) | Rare                      | Lai Chi Wo, San Tau, Sheung Sze Wan, So Lo Pun, Siu Tan                                                                                                                                                            | ✓                           | ✓                             |

**Notes:**

1. Status in Hong Kong refers to Corlett *et al.* 2000.
2. Distribution refers to Wong (2018).

**Table 2.** List of avifauna species in Sheung Sze Wan intertidal areas recorded from current surveys

| Species                                                 | Conservation and Protection Status <sup>1</sup> | Status in Hong Kong <sup>2</sup>                                                                                           |
|---------------------------------------------------------|-------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| Little Egret<br><i>Egretta garzetta</i>                 | PRC (RC)                                        | Abundant, present all year in wetland areas throughout HK, mostly in the Deep Bay area                                     |
| Pacific Reef Heron<br><i>Egretta sacra</i>              | (LC); CSMP(SII)                                 | Locally common resident in rocky coastal areas                                                                             |
| Black Kite<br><i>Milvus migrans</i>                     | (RC); CITES(II); CSMP(SII); Cap.586             | Abundant, present all year and widespread, with increased numbers in winter between October and March                      |
| Common Sandpiper<br><i>Actitis hypoleucos</i>           | -                                               | Common and widespread in wetlands, present all year though few in summer                                                   |
| Grey-tailed Tattler<br><i>Tringa brevipes</i>           | LC; IUCN(NT)                                    | Common passage migrant to rocky coastal and intertidal areas with occasional summer records                                |
| Collared Crow<br><i>Corvus torquatus</i>                | LC; RLCV(NT); IUCN(VU)                          | Locally common resident, mainly in coastal areas                                                                           |
| Crested Myna<br><i>Acridotheres cristatellus</i>        | -                                               | Abundant resident of lowland habitats including urban areas                                                                |
| Black-collared Starling<br><i>Gracupica nigricollis</i> | -                                               | Common resident of open-country, village edge and urban habitats                                                           |
| Blue Rock Thrush<br><i>Monticola solitarius</i>         | -                                               | Locally common passage migrant and winter visitor, mostly to rocky or coastal areas but sometimes village edge or farmland |

**Note:**

3. Conservation and protection status refers to Fellowes *et al.* (2002), Red List of China's Vertebrates (Jiang *et al.* 2016), IUCN (2021), China State Major Protection Status, CITES (2021), Cap. 170 and Cap. 586.
  - h. Conservation status by Fellowes *et al.* (2002): LC = Local Concern; PRC = Potential Regional Concern; RC = Regional Concern. Letters in parentheses indicate that the assessment is on the basis of restrictedness in breeding and/or roosting sites rather than in general occurrence.
  - i. Conservation status by Red List of China's Vertebrates (RLCV) (Jiang *et al.* 2016): NT = Near Threatened.
  - j. Conservation status by IUCN (2021): NT = Near Threatened; VU = Vulnerable.
  - k. Protection status by China State Major Protection Status (CSMP(SII)): II = Class II Protected Species in China.
  - l. Protection status by CITES (2019): II = Listed in CITES Appendix II.
  - m. All wild birds in Hong Kong are protected under Cap. 170 Wild Animals Protection Ordinance.
  - n. Cap. 586 = Protection of Endangered Species of Animals and Plants Ordinance.
4. Status in Hong Kong refers to Carey *et al.* 2001 and the latest Hong Kong Bird Report.

**Table 3.** List of fish species in Sheung Sze Wan intertidal and subtidal areas recorded from current surveys

| Scientific Name                          | Common Name                     | Status in Hong Kong <sup>1</sup> | Indicator Species of Hong Kong Reef Check <sup>2</sup> |
|------------------------------------------|---------------------------------|----------------------------------|--------------------------------------------------------|
| <i>Ambassis</i> sp.                      | Glass Perchlet                  | Common                           |                                                        |
| <i>Lateolabrax japonicus</i>             | Japanese Sea Perch              | Common                           |                                                        |
| <i>Chaetodon auriga</i>                  | Threadfin Butterflyfish         | Common                           | Yes                                                    |
| <i>Chaetodon wiebeli</i>                 | Hong Kong Butterflyfish         | Common                           |                                                        |
| <i>Apogon doederleini</i>                | Douderlein's Cardinalfish       | Common                           |                                                        |
| <i>Apogonichthyoides pseudotaeniatus</i> | Doublebar Cardinalfish          | Common                           |                                                        |
| <i>Petroscirtes breviceps</i>            | Short-head Sabretooth Blenny    | Common                           |                                                        |
| <i>Fistularia commersonii</i>            | Bluespotted Cornetfish          | Common                           |                                                        |
| <i>Abudefduf bengalensis</i>             | Bengal Sergeant                 | Common                           |                                                        |
| <i>Abudefduf vaigiensis</i>              | Indo-Pacific Sergeant           | Common                           |                                                        |
| <i>Neopomacentrus bankieri</i>           | Chinese Demoiselle              | Common                           |                                                        |
| <i>Plotosus lineatus</i>                 | Striped Eel Catfish             | Common                           |                                                        |
| <i>Monacanthus chinensis</i>             | Fan-bellied Leather Jacket      | Common                           |                                                        |
| <i>Thysanophrys celebica</i>             | Celebes Flathead                | Uncommon                         |                                                        |
| <i>Parupeneus multifasciatus</i>         | Manybar Goatfish                | Uncommon                         |                                                        |
| <i>Upeneus tragula</i>                   | Freckled Goatfish               | Common                           |                                                        |
| <i>Amblygobius phalaena</i>              | Banded Goby                     | Common                           |                                                        |
| <i>Bathygobius</i> sp.                   | Goby                            | -                                |                                                        |
| <i>Cryptocentrus leptocephalus</i>       | Pink-speckled Shrimp Goby       | Uncommon                         |                                                        |
| <i>Favonigobius gymnauchen</i>           | Sharp-nosed Sand Goby           | Common                           |                                                        |
| <i>Favonigobius reichei</i>              | Indo-Pacific Tropical Sand Goby | Common                           |                                                        |
| <i>Glossogobius giuris</i>               | Tank Goby                       | Common                           |                                                        |
| <i>Istigobius diadema</i>                | Urchin Goby                     | Common                           |                                                        |
| <i>Eleotris acanthopoma</i>              | Spinecheek Gudgeon              | Uncommon                         |                                                        |
| <i>Eleotris oxycephala</i>               | Sharphead Sleeper               | Common                           |                                                        |

| Scientific Name                   | Common Name          | Status in Hong Kong <sup>1</sup> | Indicator Species of Hong Kong Reef Check <sup>2</sup> |
|-----------------------------------|----------------------|----------------------------------|--------------------------------------------------------|
| <i>Cephalopholis boenak</i>       | Chocolate Grouper    | Common                           | Yes                                                    |
| <i>Epinephelus awoara</i>         | Yellow Grouper       | Common                           |                                                        |
| <i>Gerres oblongus</i>            | Slender Silver-biddy | Common                           |                                                        |
| <i>Mugil cephalus</i>             | Grey Mullet          | Common                           |                                                        |
| <i>Planiliza subviridis</i>       | Greenback Mullet     | Common                           |                                                        |
| <i>Acanthopagrus latus</i>        | Yellowfin Seabream   | Common                           |                                                        |
| <i>Chelonodon patoca</i>          | Milk-spotted Puffer  | Common                           |                                                        |
| <i>Takifugu alboplumbeus</i>      | Grass Puffer         | Common                           |                                                        |
| <i>Siganus canaliculatus</i>      | Mottled Spinefoot    | Common                           |                                                        |
| <i>Sebastiscus marmoratus</i>     | Marbled Rockfish     | Common                           |                                                        |
| <i>Scatophagus argus</i>          | Spotted Scat         | Common                           |                                                        |
| <i>Microcanthus strigatus</i>     | Stripey              | Uncommon                         |                                                        |
| <i>Sillago aeolus</i>             | Oriental Sillago     | Common                           |                                                        |
| <i>Pisodonophis</i> sp.           | Snake Eel            | -                                |                                                        |
| <i>Lutjanus argentimaculatus</i>  | Mangrove Red Snapper | Common                           |                                                        |
| <i>Lutjanus russellii</i>         | Russell's Snapper    | Common                           | Yes                                                    |
| <i>Rhynchopelates oxyrhynchus</i> | Sharpbeak Terapon    | Uncommon                         |                                                        |
| <i>Terapon jarbua</i>             | Crescent Grunter     | Common                           |                                                        |
| <i>Halichoeres nigrescens</i>     | Bubblefin Wrasse     | Common                           | Yes                                                    |
| <i>Thalassoma lunare</i>          | Moon Wrasse          | Common                           | Yes                                                    |

**Note:**

1. Status in Hong Kong follows Hong Kong Biodiversity Database (AFCD 2021) and Hong Kong Reef Fish Photo Guide (To *et al.* 2013).
2. Status of indicator species follows Field Guide to Indicator Species of Hong Kong Reef Check (Chow *et al.* 2021).

**Table 4.** List of invertebrate species in Sheung Sze Wan intertidal and subtidal areas recorded from current surveys

| Species Group | Species                        | Indicator Species of Hong Kong Reef Check <sup>1</sup> |
|---------------|--------------------------------|--------------------------------------------------------|
| Clam          | <i>Gafrarium pectinatum</i>    |                                                        |
| Rock Oyster   | <i>Saccostrea cucullata</i>    |                                                        |
| Gastropod     | <i>Monodonta labio</i>         |                                                        |
|               | <i>Littoraria articulate</i>   |                                                        |
|               | <i>Turbo chinensis</i>         |                                                        |
|               | <i>Siphonaria japonica</i>     |                                                        |
|               | <i>Batillaria zonalis</i>      |                                                        |
| Sea Hare      | <i>Bursatella leachii</i>      |                                                        |
| Starfish      | <i>Archaster typicus</i>       |                                                        |
| Sea Cucumber  | <i>Holothuria leucospilota</i> | Yes                                                    |
| Barnacle      | <i>Balanus amphitrite</i>      |                                                        |
|               | <i>Capitulum mitella</i>       |                                                        |
| Shrimp        | <i>Alpheus spp.</i>            |                                                        |
|               | <i>Palaemon pacificus</i>      |                                                        |
| Crab          | <i>Portunus pelagicus</i>      |                                                        |
|               | <i>Thalamita crenata</i>       |                                                        |
|               | <i>Thranita crenata</i>        |                                                        |
|               | <i>Calappa philargius</i>      |                                                        |
|               | <i>Thranita danae</i>          |                                                        |
|               | <i>Thranita sp.</i>            |                                                        |
|               | <i>Grapsus albolineatus</i>    |                                                        |
|               | <i>Eriphia smithii</i>         |                                                        |
| Tube-worms    | <i>Hydroides spp.</i>          |                                                        |

**Note:**

1. Status of indicator species follows Field Guide to Indicator Species of Hong Kong Reef Check (Chow *et al.* 2021).



## PLATES

**Plate 1.** Locations of the 26 recognised seagrass sites in Hong Kong



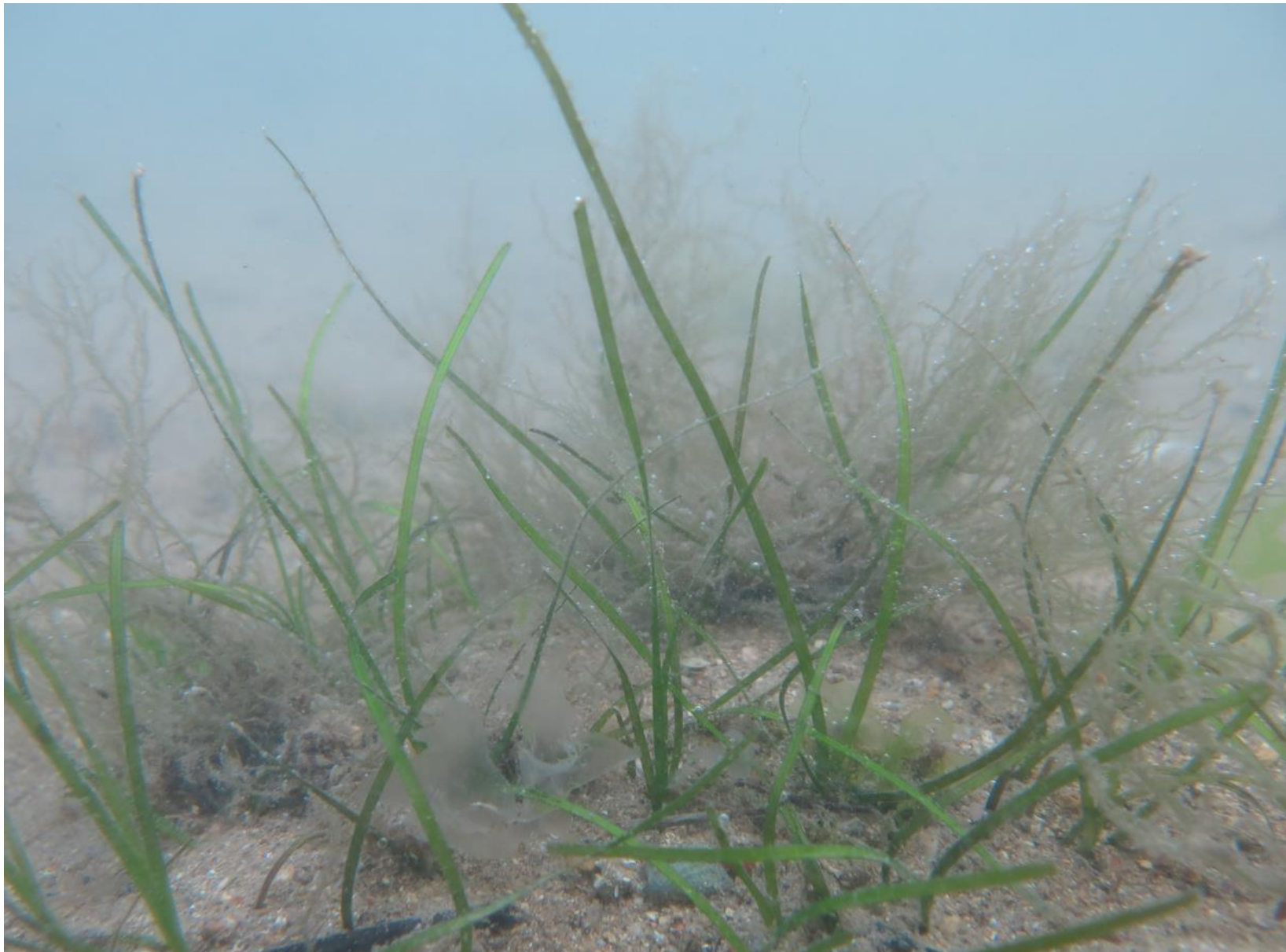
Source: [https://www.afcd.gov.hk/english/conservation/con\\_wet/con\\_wet\\_sea/con\\_wet\\_sea\\_dis/images/sea\\_dis\\_map\\_Eng\\_2018.jpg](https://www.afcd.gov.hk/english/conservation/con_wet/con_wet_sea/con_wet_sea_dis/images/sea_dis_map_Eng_2018.jpg)

**Plate 2.** Site Condition in Dry Season (Shore areas indicated in red and yellow is the approximate locations of V zones and CPA zones, respectively)





**Plate 3.** Submerged *Zostera japonica* at Sheung Sze Wan recorded in the dry season





**Plate 4.** Exposed *Zostera japonica* at Sheung Sze Wan recorded in the dry season





**Plate 5.** Submerged *Halophila minor* at Sheung Size Wan recorded in the dry season





**Plate 6.** Submerged *Halophila minor* at Sheung Sze Wan recorded in the dry season





**Plate 7.** *Zostera japonica* at Sheung Sze Wan recorded in the wet season showing poor growth condition





**Plate 8.** *Zostera japonica* at Sheung Sze Wan recorded in the wet season showing poor growth condition





**Plate 9.** A number of seagrass patches were found located in close proximity to the section of Hiu Po Path zoned as V zone, where kayak business takes place.





**Plate 10.** Kayaks not in used were left on the intertidal area and overlapped with the seagrasses





**Plate 11.** Aerial photo showing locations of kayaks and boats parked in the intertidal area of the bay in dry season 2021



Image Copyright © 2021 Maxar Technologies (via Google Earth)



**Plate 12.** Seagrass patches (as indicated) threatened by physical disturbance from unused kayaks





**Plate 13.** Seagrass patches (as indicated) threatened by physical disturbance from unused kayaks





**Plate 14.** Seagrass patches (as indicated) threatened by physical disturbance from unused kayaks. Domestic rubbish were also frequently sighted on the bay





**Plate 15.** Visitors stepping on the bay and/or collecting marine organisms including seagrass, fishes and shrimps were seen frequently





**Plate 16.** Kayakers dragging kayaks and equipment on the sandflat





**Plate 17.** Kayakers dragging kayaks and equipment on the sandflat





**Plate 18.** Dragging traces and footprints left by kayakers dragging kayaks and equipment





**Plate 19.** Numbers of kayaks and boats parked in the bay have increased dramatically from the dry season to the wet season in 2021 (Taken in September 2021)





**Plate 20.** Aerial photographs showing concrete ramp and shrine recently constructed on government land within CPA zone near Hiu Po Path (Left: taken in January 2015; Right: taken in February 2021)



Image Copyright © 2021 Maxar Technologies (via Google Earth)



**Plate 21.** Concrete access and shrine recently constructed on government land within CPA zone near Hiu Po Path (taken in September 2021)





## FIGURE







**SECTION 12A PLANNING APPLICATION TOWN PLANNING ORDINANCE (CAP. 131)**

**PROPOSED AMENDMENT TO THE APPROVED CLEAR WATER BAY  
PENINSULA SOUTH OUTLINE ZONING PLAN NO. S/SK-CWBS/2  
FROM "VILLAGE TYPE DEVELOPMENT" TO  
"COASTAL PROTECTION AREA"  
AT PART OF HIU PO PATH,  
SHEUNG SZE WAN, SAI KUNG**

**- Supplementary Planning Statement -**

**TOWNLAND CONSULTANTS LIMITED**



**SECTION 12A PLANNING APPLICATION  
THE TOWN PLANNING ORDINANCE (CHAPTER 131)**

**PROPOSED AMENDMENT TO THE APPROVED CLEAR  
WATER BAY PENINSULA SOUTH OUTLINE ZONING PLAN  
NO. S/SK-CWBS/2 FROM "VILLAGE TYPE DEVELOPMENT"  
TO "COASTAL PROTECTION AREA" AT PART OF  
HIU PO PATH, SHEUNG SZE WAN, SAI KUNG**

**- SUPPLEMENTARY PLANNING STATEMENT -**

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Applicant, Planning Consultant and Submitting  
Agent

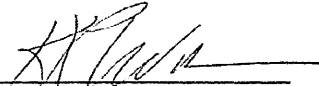
Townland Consultants Limited on behalf of  
certain Residents of Sheung Sze Wan

Ecological Specialist

AEC Ltd

File Reference : SHH/2

For and on behalf of Townland Consultants  
Ltd.

Approved by : 

Position : Chief Executive Officer

Date : 24/11/2021

24 November 2021

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## EXECUTIVE SUMMARY

This S12A Application/ Rezoning Request ("**Rezoning Request**") is submitted on behalf of certain residents of Sheung Sze Wan, to rezone a part of Hiu Po Path, Sheung Sze Wan ("**SSW**"), Sai Kung (the "**Rezoning Site**" or the "**Site**") from "Village Type Development" ("**V**") to "Coastal Protection Area" ("**CPA**") on the Approved Clear Water Bay Peninsula South Outline Zoning Plan ("**OZP**") No. S/SK-CWBS/2 (the "**Approved OZP**"). The intention is to comprehensively reintroduce the statutory "CPA" intention back to SSW to enable planning protection, to curtail the worsening environmental damage and to reinstate the overall natural integrity of SSW Bay.

The Rezoning Site, located along the SSW coastline, is currently zoned "V" on the Approved OZP, while the majority of lands surrounding the SSW Waterfront are zoned "CPA". A natural inlet with waterbody connecting to Port Shelter, SSW is of moderate to high ecological value as a territory-wide important habitat for seagrass and with the presence of other species worthy of preservation. Unfortunately, SSW has suffered from cumulative negative impacts over the years, in particular with the recent proliferation of Unauthorised Commercial Uses, including Kayak Shops, in both "V" and "CPA" zones resulting in the degradation of the coastal character, environmental destruction, illegal landfilling, serious nuisances, sewage, rubbish and traffic congestion problems. The unmitigated growth of unregulated commercial businesses catering to kayaking and other water-based recreation, dredging and land filling in the surrounding "CPA" calls for the urgent need for proper protection and planning control on this sensitive marine environment which the existing "V" zone is wholly unable to achieve. The proposed CPA zone will emphasise the need for conservation and protection, together with its presumption against development. This Rezoning Request is imperative as an Ecological Appraisal has established that the damaged seagrasses and rare ecology at SSW can recover and survive very well if the human disturbances in SSW and its vicinity could be avoided and/or controlled.

This Supplementary Planning Statement ("**SPS**") demonstrates that this Rezoning Request deserves favourable consideration by the Town Planning Board ("**TPB**") in light of the strong justifications that are summarised below:

- **Imperative to preserve sensitive natural coastline:** There is a need to preserve the flora, fauna, and natural character of the coastal environment. As identified in the Ecological Appraisal Report, SSW is a rare habitat in both local and regional contexts. By stipulating statutory control consistently on the coastline and establishing a general presumption against development under the proposed CPA zone, the Rezoning Request will help to protect the sensitive natural ecology of SSW;
- **Continuous and uninterrupted zoning will assist protection:** The Rezoning Request will address the existing, interrupted zoning to form instead a continuous and comprehensive coastal protection for the area. This will echo the intention of CPA around SSW to give protection to inter-tidal sands below the High Water Mark ("**HWM**") in the area, which is also a territory-wide important habitat for seagrass and other species worthy of preservation. The existing "V" zone is inadequate in doing so;
- **A natural buffer is required between the village and inter-tidal sands:** There is a need for a natural buffer between the HWM, the inter-tidal sands and Village Development. A protection-oriented and conservation-led continuous buffer (as opposed to the existing partial "V" zoning) along the SSW Waterfront will be able to help protect the HWM and the inter-tidal sands from encroachment and further deterioration. It is clear that the existing protection measure in a form of incomplete "CPA" zones interrupted by a "V" zone is insufficient in safeguarding the seagrass population and ecology in the area;
- **Rezoning Site meets the principles of CPA zone:** It should be noted that the Rezoning Site was first zoned "CPA" on the Former Adopted ODP, demonstrating the area indeed had significant conservation value and importance. As demonstrated in recent man-made (alleged unauthorised uses and works) and natural (Typhoon) destruction to the environmental and ecological features, there is a need to realign the Rezoning Site with the planning intention in respect of a CPA zone to "*serve as natural protection sheltering nearby developments against the effect of coastal erosion*", as called for by Representatives to the OZP in 2002;
- **It is not too late to take action to alleviate and rectify the recent ecological damage:** Whilst the Ecological Appraisal has established that it is "*practically impossible*" to create a new "CPA" elsewhere in Hong Kong to compensate for loss of ecological value at SSW, it has concluded that the seagrasses at SSW can recover and survive very well if the human disturbances in SSW and its vicinity could be avoided and/or controlled;
- **Statutory protections are critical:** The Rezoning Request will establish necessary statutory regulation that deters and regulates any human activities that may result in adverse impacts to the natural environment;
- **The Rezoning Request is consistent with current Government environmental policies:** Environmental awareness has significantly increased in Hong Kong over the last two decades, with the Government taking a proactive stance in environmental and ecological protection, as evident in current policy directives; and
- This Rezoning Request is considered to be an appropriate and desirable precedent as it will protect the important habitats for seagrass and the natural characteristics of the SSW Bay.

In view of the above justifications and as detailed in this SPS, Members of the TPB are sincerely requested to give favourable consideration to the Rezoning Request.



## 行政摘要

( 內文如有差異，應以英文版本為準 )

根據城市規劃條例第 12A 條，我司代表相思灣居民（下稱「申請人」）向城市規劃委員會（以下簡稱「城規會」）申請把部分現時於《清水灣半島南大綱核准圖編號 S/SK-CWBS/2》（以下簡稱「核准圖」）上劃為「鄉村式發展」地帶的西貢相思灣曉波徑（「申請地點」）改劃為「海岸保護區」地帶（下稱「改劃申請」）。是次改劃申請的目的是重新將「海岸保護區」的法定規劃意向於相思灣落實，透過規劃保護，助止環境惡化，從而恢復相思灣的自然和整體生態系統的完整性。

現時，相思灣海岸線周邊的大部分土地在核准圖上被劃為「海岸保護區」地帶，而位於相思灣海岸線旁的申請地點則被劃為「鄉村式發展」地帶。相思灣為一個天然海灣，其水體與避風港相連，具有中至高度的生態價值，是本港重要的海草棲息地，並有其他值得保護的物種存在。很不幸地，多年來於相思灣激增的違規經營商業活動/無牌商業活動對相思灣不斷累積的負面影響，特別是最近在「鄉村式發展」地帶和「海岸保護區」地帶上的未經授權的商業用途（包括獨木舟店），導致海岸特徵退化、環境破壞、非法填土、嚴重滋擾、污水、垃圾和交通擁堵等的問題。鑒於這些提供獨木舟出租及其他水上娛樂服務的多年來於相思灣激增的違規經營商業活動/無牌商業活動在不受控制的情況下不斷增長，以及於周邊「海岸保護區」地帶上出現的海泥卸置和填土的情況下，當地敏感的海洋環境有迫切適當的保護和規劃管制的需要，並反映「鄉村式發展」地帶未能達到此目的。擬議的「海岸保護區」地帶將強調保育和保護的必要性，並確立不宜進行發展的推定。由於生態評估已經確定當相思灣及其附近的人為干擾可以及時遏止和/或控制，受破壞的海草和稀有生態可以復原並生存。因此，此改劃申請有相當的逼切性。

此補充規劃文件證明此改劃申請值得城規會積極考慮，以下總結了強而有力的理據：

- **保護敏感的自然海岸線有相當的逼切性：**由於生態評估報告中已確定相思灣是當地以及區域中罕見的棲息地，保護相思灣沿岸環境的動植物群及自然特徵有相當的逼切性。透過將申請地點改劃為「海岸保護區」地帶，將可以把海岸線周邊訂定一致的法定管制，並確立不宜進行發展的推定。改劃申請將有助於保護相思灣敏感的自然生態；
- **連續且不間斷的用途地帶將有助於保護：**改劃申請將解決現有斷開的「海岸保護區」地帶的問題，以落實對相思灣沿海環境連續和全面的保護。改劃申請將與相思灣沿岸保護區的意圖互相呼應，從而保護該位置的高水位線以下的潮間帶沙，亦即是全港重要的海草和其他值得保護物種的棲息地；
- **在高水位線、潮間帶沙和鄉村發展之間建立天然緩衝：**申請地點現有的「鄉村式發展」土地用途和不完整「海岸保護區」地帶不足以保護相思灣的海草種群和生態。改劃申請有助沿著相思灣海旁建立以保護為導向的連續緩衝區（與現有的部分「鄉村式發展」地帶相反），並將能夠幫助保護高水位線和潮間帶沙免受侵蝕並進一步惡化；
- **申請地點符合「海岸保護區」地帶的原則：**申請地點在先前已採納的發展大綱圖上被劃為「海岸保護區」地帶，證明該地點確實具有重要的保護價值和重要性。鑒於最近對環境和生態特徵的人為（涉嫌違法的用途和工程）和自然（颱風）破壞，申請地點有必要重新配合「海岸保護區」的規劃意向，以“作天然保護區防護鄰近發展和抵抗海岸參蝕的作用”，如申述人士於 2002 年就大綱圖作出的申述一樣；
- **再還能挽救的情況下立即採取行動緩解和糾正近期的生態破壞：**雖然生態評估判定要在香港其他地方創建一個新的「海岸保護區」地帶來補償相思灣生態價值的損失實際上為不可能，但生態評估得出的結論是，如果可以及時遏止和/或控制相思灣及其附近的人為干擾，相思灣的海草可以復原並生存；
- **法定保護非常關鍵：**改劃申請將確立必要的法定規管，以阻止和規範任何可能對自然環境造成負面影響的人類活動；
- **改劃申請符合政府現行的環境政策：**過去二十年來，香港社會的環保意識顯著提高，並如現行政策所示，政府在環境和生態保護方面採取了積極的立場；及
- 此改劃申請將保護重要的海草棲息地和相思灣的自然特徵，並立下一個適當和可取的先例。

基於上述支持理據及詳細的補充規劃文件，懇請城規會的委員將對是項申請作出正面的考慮。

Reference: SHH/2/LEOC/01  
Date: 24 November 2021

**TO THE TOWN PLANNING BOARD:**

**SECTION 12A PLANNING APPLICATION  
THE TOWN PLANNING ORDINANCE (CHAPTER 131)**

**PROPOSED AMENDMENT TO THE APPROVED CLEAR WATER BAY PENINSULA SOUTH  
OUTLINE ZONING PLAN NO. S/SK-CWBS/2 FROM “VILLAGE TYPE DEVELOPMENT” TO  
“COASTAL PROTECTION AREA” AT PART OF HIU PO PATH,  
SHEUNG SZE WAN, SAI KUNG**

**- SUPPLEMENTARY PLANNING STATEMENT -**

**1 INTRODUCTION**

**1.1 Background and Purpose**

- 1.1.1 We have been instructed by certain residents of Sheung Sze Wan (“**the Applicant**”) to submit this S12A Application / Rezoning Request (“**Rezoning Request**”) to amend the Approved Clear Water Bay Peninsula South Outline Zoning Plan (“**OZP**”) No. S/SK-CWBS/2 (the “**Approved OZP**”). The Applicant seeks to rezone part of Hiu Po Path, Sheung Sze Wan (“**SSW**”), Sai Kung (the “**Rezoning Site**” or the “**Site**”) from “Village Type Development” (“**V**”) to “Coastal Protection Area” (“**CPA**”) in order to enable statutory planning protection for the ecologically important SSW Bay which has been subject to the unmanaged proliferation of unregulated commercial businesses catering to kayaking and other water-based recreation, with resultant environmental and ecological degradation. Whilst the overall adverse impacts of the kayaking businesses have been widely reported in the media, this Application proposes a planning solution to help reinstate and protect the environmental and ecological vibrancy of SSW in the long term.
- 1.1.2 The Rezoning Site, located along the SSW coastline, is currently zoned “V” on the Approved OZP, while the majority of lands surrounding SSW are zoned “CPA”. This is an inconsistent zoning. The current unmitigated growth of unregulated Kayak/Boat Rental Shop/Centres (“**Kayak Shops**”) on both the Rezoning Site and adjoining “CPA” areas is having a significant negative effect on this sensitive marine environment. Serious direct impacts to the Rezoning Site include degradation of the coastal character, environmental destruction, and illegal landfilling and dredging. Off-site impacts of these unregulated businesses include nuisance to residents, sewage, rubbish, traffic congestion problems and water safety-risks for customers. These Kayak Shops have grown exponentially over the last summer, and will likely significantly expand again in the summer of 2022, accentuating these problems.
- 1.1.3 The purpose of this Supplementary Planning Statement (“**SPS**”) is to furnish Town Planning Board (“**TPB**”) Members and relevant Government Departments with the information necessary to facilitate consideration of this Rezoning Request. Specifically, this SPS sets out the benefits of rezoning the concerned site to “CPA”. The Rezoning Request is well justified on planning and ecological grounds as demonstrated in this SPS.
- 1.1.4 In support of this Rezoning Request, an Ecological Appraisal was commissioned to present findings on the ecological baseline condition of the site from literature review and recent ecological field surveys to discuss and evaluate the ecological value of the site; and present justifications for the proposed “CPA” zoning from an ecological perspective. The Ecological Appraisal Report is provided in **Appendix 1**.

## 2 SITE AND PLANNING CONTEXT

### SITE CONTEXT

#### 2.1 Site Context

##### *Location and Land Status*

- 2.1.1 The Rezoning Site, with an area of approximately 1,390.00m<sup>2</sup>, is located at along the eastern shoreline of SSW, a natural inlet (**Figure 2.1** refers). The Rezoning Site comprises mainly of Hiu Po Path and adjoining Government Land. The Rezoning Site is restricted to Government Land. A substantial portion (including Hiu Po Path) of the Rezoning Site is located outside the Village Environs.

##### *Accessibility*

- 2.1.2 Hiu Po Path is a dead-end, one-lane-two-way road, which historically served as the local access road to private houses as well as the EVA for the SSW waterfront area. Sheung Sze Wan Road is a mix of two-lane and one-lane-two-way sections that leads to Hiu Po Path from Clear Water Bay Road. During the weekends, a considerable amount of vehicles of visitors/customers of the Kayak Shops are parked along the Hiu Po Path, leaving only a narrow single lane for two-way traffic.
- 2.1.3 There are no lay-by/parking areas along Sheung Sze Wan Road and Hiu Po Path. Unauthorised parking by crowds of visitors to the Kayak Shops have led to major traffic congestion including blockage of the EVA and access road for local residents.

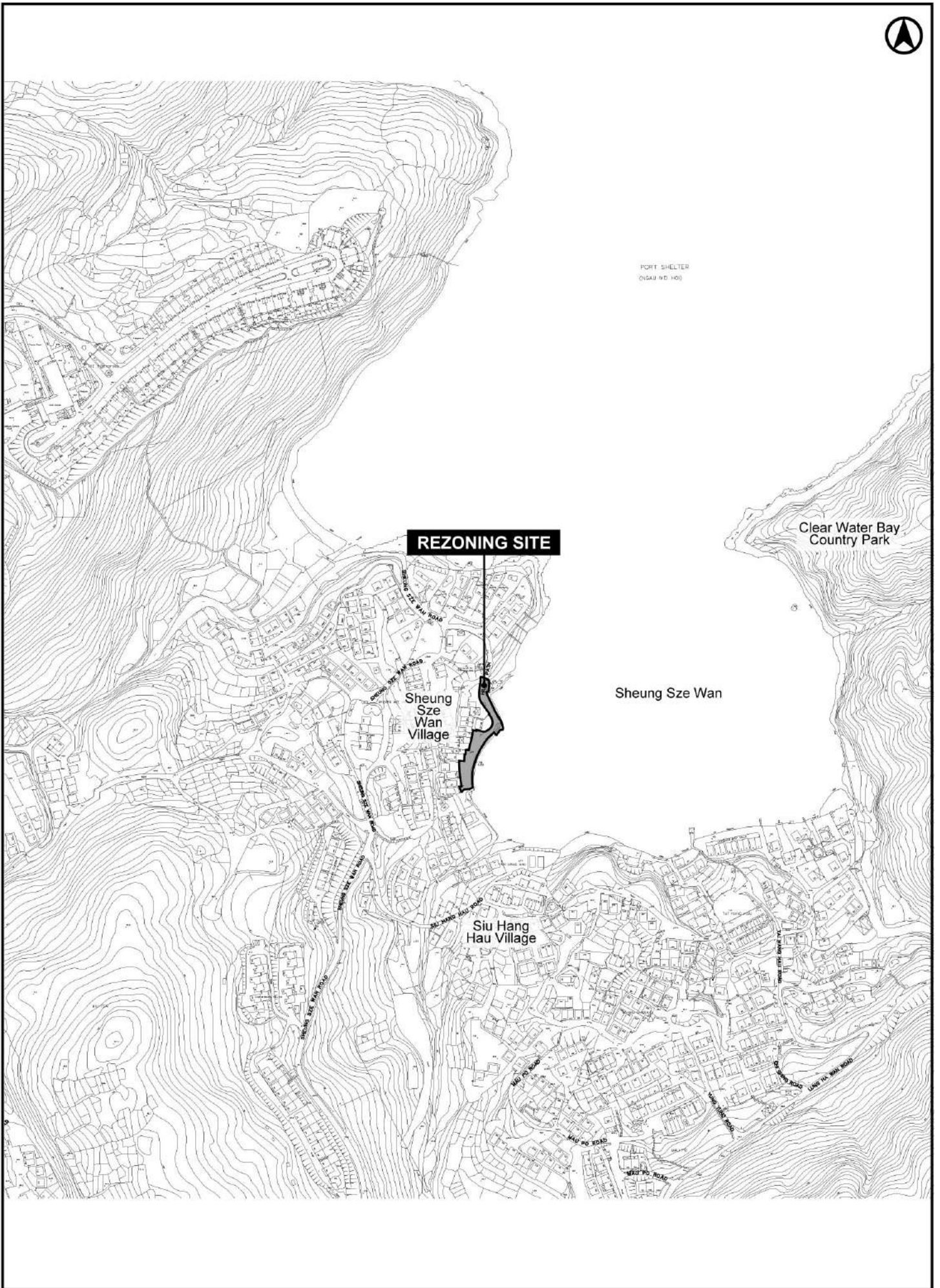
##### *Surrounding Land Uses*

- 2.1.4 The Rezoning Site is predominantly rural in nature with low density village clusters in the vicinity. The Rezoning Site is located along the SSW Waterfront, with its eastern boundary following the High Water Mark (“HWM”), while Sheung Sze Wan Village is located to the north and west of the Rezoning Site. The surrounding uses mainly consist of village houses, Kayak Shops, Dive Shops and Eateries along the SSW Waterfront. The surrounding area is predominately zoned “V”, consisting of recognised villages namely Sheung Sze Wan Village and Siu Hang Hau Village, while areas along the SSW Waterfront are zoned as a combination of “V” and “CPA”. To the further east are areas zoned “Conservation Area” and the Clear Water Bay Country Park (**Figure 2.1** refers).

#### 2.2 Ecological Context

- 2.2.1 SSW is a largely natural, sheltered bay comprised of two small estuaries, a moderate-sized sandflat with seagrasses and subtidal rocky reef. The site’s naturalness, however, has been compromised by nearby human disturbances (explained further in Section 3.1 below). An Ecological Appraisal Report was conducted to present findings on the ecological baseline condition of the site from literature review and recent ecological field surveys; and to discuss and evaluate the ecological value of the Rezoning Site and its vicinity (**Appendix 1** refers).
- 2.2.2 Seagrass is the only flowering plant surviving when wholly submerged in coastal marine and estuarine waters. Five seagrass species are found in Hong Kong which are *Halophila beccarii*, *H. ovalis*, *H. minor*, *Ruppia maritima* and *Zostera japonica*. Seagrass occurs mostly in shallow, sheltered soft-bottom marine coastlines and estuaries and it is very uncommon and rare in Hong Kong. According to AFCD’s distribution map of seagrass in Hong Kong (data collected from 2002 to 2019), SSW Wan is listed as one of the popular seagrass sites. As identified in the Ecological Appraisal Report, three seagrass species have been recorded in SSW (namely *H. minor*, *H. ovalis* and *Z. japonica*) and are considered rare in Hong Kong. In particular, *Z. japonica* is only known from five localities in Hong Kong. Other fauna species of conservation importance (including Little Egret, Pacific Reef Heron, Black Kite, Grey-tailed Tattler and Collared Crow) have also been recorded in the area.





## 2.3 Statutory Planning Context

*Approved Clear Water Bay Peninsula South OZP No. S/SK-CWBS/2*

- 2.3.1 The Rezoning Site is zoned “Village Type Development” (“V”) on the Approved Clear Water Bay Peninsula South OZP No. S/SK-CWBS/2, gazetted on 09/06/2006 (“**Approved OZP**”) (**Figure 2.2** refers).
- 2.3.2 According to the Explanatory Statement (“ES”) of the Approved OZP, the “General Planning Intention” of the Area is *“to conserve the undisturbed woodland, long stretch of natural coastline and rural character by protecting the natural landscape, topographical features and ecologically sensitive areas from encroachment by development.”*
- 2.3.3 According to the Approved OZP, the Planning Intention of “V” zone is *“to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses **serving the needs of the villagers and in support of the village development** are always permitted on the ground floor of a New Territories Exempted House (“NTEH”). Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.”* (**Figure 2.3** refers).
- 2.3.4 According to the ES of the Approved OZP, in order to protect the natural coastline along the “V” zone in SSW, special attention should be paid in the planning and allocation of Small Houses to ensure that adequate buffer would be preserved between the Small House developments and the HWM. No Small House development should be allowed within the buffer area (**Figure 2.4** refers).
- 2.3.5 While the Rezoning Site is zoned “V” on the Approved OZP, it is located along the coastline of SSW and bounded to the north and south by the “CPA” zones. According to the Approved OZP, the Planning Intention of the “CPA” zone is *“to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. **It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion.** There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.”* (**Figure 2.5** refers)
- 2.3.6 According to the Approved OZP, within the “CPA” zone, (1) Any filling of land/pond or (2) any diversion of stream 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 maintenance or repair 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 or draft Clear Water Bay Peninsula South OZP No. S/SK-CWBS/1 respectively, without the permission from the TPB under S16 of the TPO. (**Figure 2.5** refers).
- 2.3.7 The ES of the Approved OZP indicates that the “CPA” around SSW serves to give protection to the inter-tidal sands below the HWM in the area, which is a territory-wide important habitat for sea grass species of conservation concern and other species worthy of preservation. (**Figure 2.6** refers).







**VILLAGE TYPE DEVELOPMENT**

| Column 1<br>Uses always permitted                             | Column 2<br>Uses that may be permitted with or<br>without conditions on application<br>to the Town Planning Board |
|---------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| Agricultural Use                                              | Burial Ground                                                                                                     |
| Government Use (Police Reporting Centre,<br>Post Office only) | Eating Place                                                                                                      |
| House (New Territories Exempted<br>House only)                | Government Refuse Collection Point                                                                                |
| On-Farm Domestic Structure                                    | Government Use (not elsewhere specified)#                                                                         |
| Religious Institution<br>(Ancestral Hall only)                | House (not elsewhere specified)                                                                                   |
| Rural Committee/Village Office                                | Institutional Use (not elsewhere specified)#                                                                      |
|                                                               | Market                                                                                                            |
|                                                               | Place of Recreation, Sports or Culture                                                                            |
|                                                               | Public Clinic                                                                                                     |
|                                                               | Public Convenience                                                                                                |
|                                                               | Public Transport Terminus or Station                                                                              |
|                                                               | Public Utility Installation#                                                                                      |
|                                                               | Public Vehicle Park<br>(excluding container vehicle)                                                              |
|                                                               | Religious Institution (not elsewhere specified)#                                                                  |
|                                                               | Residential Institution#                                                                                          |
|                                                               | School#                                                                                                           |
|                                                               | Shop and Services                                                                                                 |
|                                                               | Social Welfare Facility#                                                                                          |
|                                                               | Utility Installation for Private Project                                                                          |

In addition, the following uses are always permitted on the ground floor of a New Territories Exempted House:

Eating Place  
Library  
School  
Shop and Services

**Planning Intention**

The planning intention of this zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

**Remarks**  
(Please see next page)

**VILLAGE TYPE DEVELOPMENT** (cont'd)**Remarks**

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

Each proposal will be considered on its individual planning merits.

- 9.1.3 Two single dwellings fronting Clear Water Bay Road to the north-east of Tai Wan Tau are under this zoning.

9.2 Village Type Development ("V") : Total Area 36.81 ha

- 9.2.1 The planning intention of this zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.
- 9.2.2 Development on land zoned "V", except otherwise specified, is subject to a maximum building height of 3 storeys (8.23m), or the height of the existing building(s), whichever is the greater.
- 9.2.3 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction stated in paragraph 9.2.2 above may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 9.2.4 This zone includes the five recognised villages in the Area, namely Ha Yeung (including Mau Po, Siu Hang Hau and Leung Fai Tin), Sheung Sze Wan, Tai Hang Hau, Tai Wan Tau (including Tai Au Mun and Tsiu Wo) and Po Toi O, and areas which are considered suitable for expansion of these villages. Another village settlement, namely Ha Yeung New Village, and some residential lots around the villages are also zoned "V" to retain the existing village character. The boundaries of the "V" zones are drawn up with regard to the existing village 'environs', estimated Small House demand, local topography, emergency vehicular access (EVA) provision and other site constraints. Sufficient land has been reserved within the zone to cope with the estimated Small House demand up to 2013.
- 9.2.5 In order to protect the natural coastline along the "V" zone in Sheung Sze Wan, special attention should be paid in the planning and allocation of Small Houses to ensure that adequate buffer would be preserved between the Small House developments and the high water mark. No Small House development should be allowed within the buffer area. Moreover, some areas zoned "V" are adjacent to steep natural terrain and may be affected by natural terrain hazards. New Small House development in these areas may be required to carry out



a natural terrain hazard study and provision of necessary hazard mitigation measures.

- 9.2.6 The “V” zone of Tai Wan Tau Village is embraced by steep slopes with dense mature trees and at present has no vehicular access. An EVA is required for major development within this “V” zone. An EVA proposal and other technical assessments to address the infrastructure and other development constraints in the area should be submitted to the satisfaction of relevant Government departments for any application for grant of land for major Small House developments.

### 9.3 Government, Institution or Community (“G/IC”) : Total Area 2.35 ha

- 9.3.1 This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.
- 9.3.2 To maintain the existing and committed scale of development, this zone is sub-divided into three sub-areas with variations in maximum building heights. Four sites located to the east of Lung Ha Wan Road are under this zoning. The site of a Home for the Aged owned by Cham Shan Monastery Ltd. in the “G/IC(1)” sub-area is subject to a maximum building height not exceeding 12.50m with 4 storeys to reflect an approved redevelopment scheme. The Cham Shan Monastery sites in the “G/IC(2)” sub-area are subject to a maximum building height not exceeding 10.67m. The Tz’u Te Home for the Aged in the “G/IC(3)” sub-area is subject to a maximum building height not exceeding 7.62m with 2 storeys.
- 9.3.3 Other existing GIC uses include the Tai O Mun Store Beaches with a refuse collection point and a public toilet at the junction of Clear Water Bay Road and Lung Ha Wan Road, the sewage treatment plant and refuse collection point to the immediate west and north respectively of the public car park of Clear Water Bay Second Beach, and Tin Hau Temple to the west of the Clearwater Bay Golf and Country Club. They are within the “G/IC(3)” sub-area subject to a maximum building height of 7.62m with 2 storeys.
- 9.3.4 To preserve the existing amenity and character, no development or redevelopment on land under this zoning should exceed the building height restrictions set out in paragraphs 9.3.2 and 9.3.3 above or the height of the existing building(s), whichever is the greater. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction stated in paragraphs 9.3.2 and 9.3.3 may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

**COASTAL PROTECTION AREA**

| Column 1<br>Uses always permitted           | Column 2<br>Uses that may be permitted with or<br>without conditions on application<br>to the Town Planning Board |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| Agricultural Use (other than Plant Nursery) | Field Study/Education/Visitor Centre                                                                              |
| Barbecue Spot                               | Government Use                                                                                                    |
| Country Park*                               | Holiday Camp                                                                                                      |
| Nature Reserve                              | House (Redevelopment only)                                                                                        |
| Nature Trail                                | Pier                                                                                                              |
| On-Farm Domestic Structure                  | Public Convenience                                                                                                |
| Picnic Area                                 | Public Utility Installation                                                                                       |
| Wild Animals Protection Area                | Radar, Telecommunications Electronic<br>Microwave Repeater, Television<br>and/or Radio Transmitter Installation   |
|                                             | Tent Camping Ground                                                                                               |
|                                             | Utility Installation for Private Project                                                                          |

- \* 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 conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion.

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

**Remarks**

(Please see next page)

**COASTAL PROTECTION AREA** (cont'd)**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 draft development permission area plan.
- (b) Any diversion of stream 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 maintenance or repair 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.
- (c) Any filling of land/pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except maintenance or repair 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 Clear Water Bay Peninsula South Outline Zoning Plan No. S/SK-CWBS/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.



required for such activities.

9.8 Conservation Area ("CA") : Total Area 189.82 ha

- 9.8.1 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 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.
- 9.8.2 The natural slopes and hills sandwiched between Sheung Sze Wan and Ha Yeung, to the east of Tai Hang Hau, to the south of Mau Po and around Tsiu Wo and Tai Wan Tau are extension of the surrounding ranges comprising mature woodland with a diversity of native species. A 'fung-shui' wood comprising mature trees is located to the further north-east of Tai Wan Tau Village. These areas are zoned "CA" for the preservation of natural features and the well-structured woodland.
- 9.8.3 Areas adjoining the Clear Water Bay Country Park around Clear Water Bay Road in the west and around Tai Hang Tuk and Tai Hang Tun in the east are zoned "CA" to safeguard the well-vegetated and undisturbed hillslopes extending from the Country Park. They also provide a buffer for the sensitive natural system in the Country Park.
- 9.8.4 Areas around Po Keng Teng to the south-east of Clearwater Bay Golf and Country Club are also designated as "CA" to safeguard the natural topographical features near the coast overlooking the open sea.
- 9.8.5 Diversion of stream, filling of land/pond or excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within this zone, permission from the Board is required for such activities.

9.9 Coastal Protection Area ("CPA") : Total Area 35.60 ha

- 9.9.1 This zoning is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public

interest may be permitted.

- 9.9.2 “CPA” zones are designated along the coastline running from Tai Hang Tun in the east to Fat Tong Kok in the south and Tai Miu Wan in the south-west where rocky cliffs and reef, flat rocks, rock outcrops, sandy bay, caves, split islands are common. These coastal features are unique natural landscape resources which merit special protection. The “CPA” around Sheung Sze Wan serves to give protection to the inter-tidal sands below the high water mark in the Area, which is a territory-wide important habitat for seagrass species of conservation concern and other species worthy of preservation.
- 9.9.3 To safeguard the ecology and character of the natural shoreline, no new residential development is permitted and any redevelopment of houses requires permission from the Board.
- 9.9.4 Diversion of stream, filling of land/pond or excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within this zone, permission from the Board is required for such activities.

## 10 COMMUNICATIONS

### 10.1 Road Network

The Area is currently served by Clear Water Bay Road, which is the major distributor linking the Area with Sai Kung Town in the north via Hiram’s Highway and TKO New Town in the north-west via Hang Hau Road. Major internal access is mainly provided by two roads with connections to Clear Water Bay Road; Lung Ha Wan Road extending to the north-eastern part of the Area and Tai Au Mun Road providing access to the southern part.

### 10.2 Public Transport

The Area is served by public transport including franchised buses, mini-buses running along Clear Water Bay Road to and from TKO New Town and East Kowloon. Many parts of the Area are accessible by taxis.

## 11. UTILITIES SERVICES

- 11.1 There is no sewerage system in the Area at present. Septic tanks and soakaway pits are generally used in the villages. Future sewerage works comprising improvement to Ha Yeung, Sheung Sze Wan, Tai Hang Hau and Tai Au Mun will be considered when new development strategy arises.
- 11.2 Potable water supply is available in most parts of the Area except the area to the east of Tai Hang Hau. The Area is served by the Tai Po Tsai Fresh

## 2.4 Non-Statutory Planning Context

### Outline Development Plans

*Adopted Clear Water Bay Peninsula South Outline Development Plan No. D/SK-CWBS/1 (the Adopted ODP)*

- 2.4.1 The Rezoning Site is located within a “V” zoning under the Adopted ODP (**Figure 2.7** refers adopted on 22/04/2002 as the Approved OZP. Similar to the Approved OZP, the Rezoning Site is sandwiched between two “CPA” zonings to the immediate north and south along the coast. According to the ES of the Adopted ODP, one of the planning concepts and objectives of the Plan is to conserve the natural landscape, undisturbed woodland, ecologically and environmentally important/sensitive areas, coastal features and habitats.

- 2.4.2 As indicated in the ES of the Adopted ODP, two ‘sea grass’ species of conservation importance, *Zostera japonica* and *Halophila ovate*, were found at the inter-tidal sands in Sheung Sze Wan in May 1998, which is a territory-wide important habitat worthy of preservation. The unique environment in Sheung Sze Wan is created by the convergence of different substratum types in the area where a high diversity of animals, algae and coral are found. The ES of the Adopted ODP also indicates that, at the time, the Country and Marine Parks Authority was investigating the feasibility of setting up a Marine Park within the waters from Shelter Island to the north and Fat Tong Kok to the south, however this proposal was not taken forward.

*Former Adopted Clear Water Bay Peninsula North Outline Development Plan No. D/SK-CWBN/1A (the former Adopted ODP)*

- 2.4.3 Under the former Adopted ODP (**Figure 2.8** refers), there was a **continuous strip of “CPA” zoning along the waterfront of the Sheung Sze Wan inlet** to reflect the intention to protect and preserve the coastal habitat and natural environment of the area. This was changed under the Adopted ODP in 2002 re-designating a portion of the CPA to “V” zone along Hiu Po Path.

### Relevant Government Policies

*Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030*

- 2.4.4 Prepared by the Planning Department, “HK2030+: Towards a Planning Vision and Strategy Transcending 2030” is a comprehensive strategic development framework that outlines Government’s planning strategy and spatial development directions. One of the Guiding Principles of the Final Recommendations of the HK2030+ is the proactive management of selected areas of high ecological value.
- 2.4.5 HK2030+ recommends that in order to uphold environmental stewardship, there is a need to mainstream climate change, biodiversity and other environmental considerations in the planning and development process and proactively manage selected areas of high ecological value, thereby contributing to environmental sustainability and achieving carbon neutrality before 2050. HK2030+ further recommends the exploration of suitable mechanisms for proactive management of selected areas of high ecological value and to minimise impacts on ecologically sensitive areas.

### *Hong Kong Planning Standards and Guidelines*

- 2.4.6 The Hong Kong Planning Standards and Guidelines (“**HKPSG**”) is a Government manual of a set of criteria for determining the scale, location and site requirements of various land uses and facilities and is intended to be applied in preparation/revision of town plans and development control. Chapter 10 of the HKPSG presents a set of measures and guidelines on environmental planning and conservation of Hong Kong’s invaluable natural resources and features, in particular natural landscape and habitats, so as to raise the quality of life of Hong Kong residents
- 2.4.7 According to Chapter 10 of the HKPSG, the following four principles should be adopted for the practical pursuit of conservation in land use planning (*para. 2.1 of Chapter 10 of the HKPSG refers*):



1. Retain significant landscapes, ecological and geological attributes and heritage features as conservation zones;
2. Restrict uses within conservation zones to those which sustain particular landscapes, ecological and geological attributes and heritage features;
3. Ensure compatibility of adjoining uses to minimise adverse impacts on conservation zones and optimise their conservation value; and
4. Create, where possible, new conservation zones in compensation for areas of conservation value, which are lost to development.

2.4.8 Moreover, Chapter 10 of the HKPSG also emphasizes the importance of conservation of natural landscapes and habitats, which is not only for preserving the key components of biodiversity but also to maintain the associated ecosystem services which provide innumerable benefits and protections to humans, such as water provisioning, carbon sequestration, and flood prevention. Habitats that are known for their support of rich biodiversity should therefore be given due considerations in nature conservation work.

#### *United Nations Convention on Biological Diversity*

2.4.9 Adopted in the 1992 Earth Summit on Sustainable Development and came into operation in 1993, the Convention on Biological Diversity ("**the Convention**") is an international treaty on the conservation of biological diversity, the sustainable use of natural resources and the fair and equitable sharing of benefits deriving from the use of genetic resources. The Convention requires its signatories to reach conservation targets by a specific time in order to alleviate the loss in biodiversity across the world. Moreover, the implementation of the Convention should also proactively promote the protection of ecosystems, natural habitats and regulate or manage biological resources considered important in a sustainable manner for the conservation of biological diversity within as well as outside protected areas adopting policies and development approaches with conservation focus. The Hong Kong Special Administrative Region Government has been party to the convention since 2011, after the People's Republic of China extended it to cover the city as well.

#### *Hong Kong Biodiversity Strategy and Action Plan ("**BSAP**") (2016-21)*

2.4.10 Recognising the importance of conserving biodiversity and developing sustainably to the city's long-term prosperity, the Government formulated the first city-level Biodiversity Strategy and Action Plan ("**BSAP**") to step up biodiversity conservation and support sustainable development in Hong Kong over the next five years according to Hong Kong's own conditions and capabilities. Under the Protected Areas in Hong Kong from BSAP, SSW is predominantly surrounded by a number of Conservation areas and Country Park areas.

2.4.11 According to the BSAP, other than designation of nature conservation purposes, land use planning controls are also deployed to protect ecologically important habitats from being adversely impacted by incompatible development. The planning intentions of conservation zonings such as "CA" and "CPA" have a general presumption against development and are meant to protect and retain the existing natural landscape, ecological or topographical features for the area for conservation, educational and research purposes. Within such Conservation zoning, few uses other than those necessary for management of natural resources are permitted. In addition, uses in neighbouring areas are often controlled to minimise adverse impacts on the conservation zonings.

## **2.5 Planning History of the Site**

2.5.1 The land within the Clear Water Bay Peninsula South OZP was previously included in the draft Clear Water Bay Peninsula South Development Permission Area ("**DPA**") Plan No. DPA/SK-CWBS/1, which was exhibited for public inspection under S5 of the TPO on 26/7/2002. An Objection was submitted by of a group of residents of Hiu Po Path opposing the rezoning of a swath of CPA along Hiu Po Path at the Sheung Sze Wan Waterfront ("**2002 Objection Site**") to "V" on the DPA Plan No. DPA/SK-CWBS/1 against the Former Adopted ODP (the "**2002 Objection**") (Reference No. O/DPA/SK-CWBS/1-5).

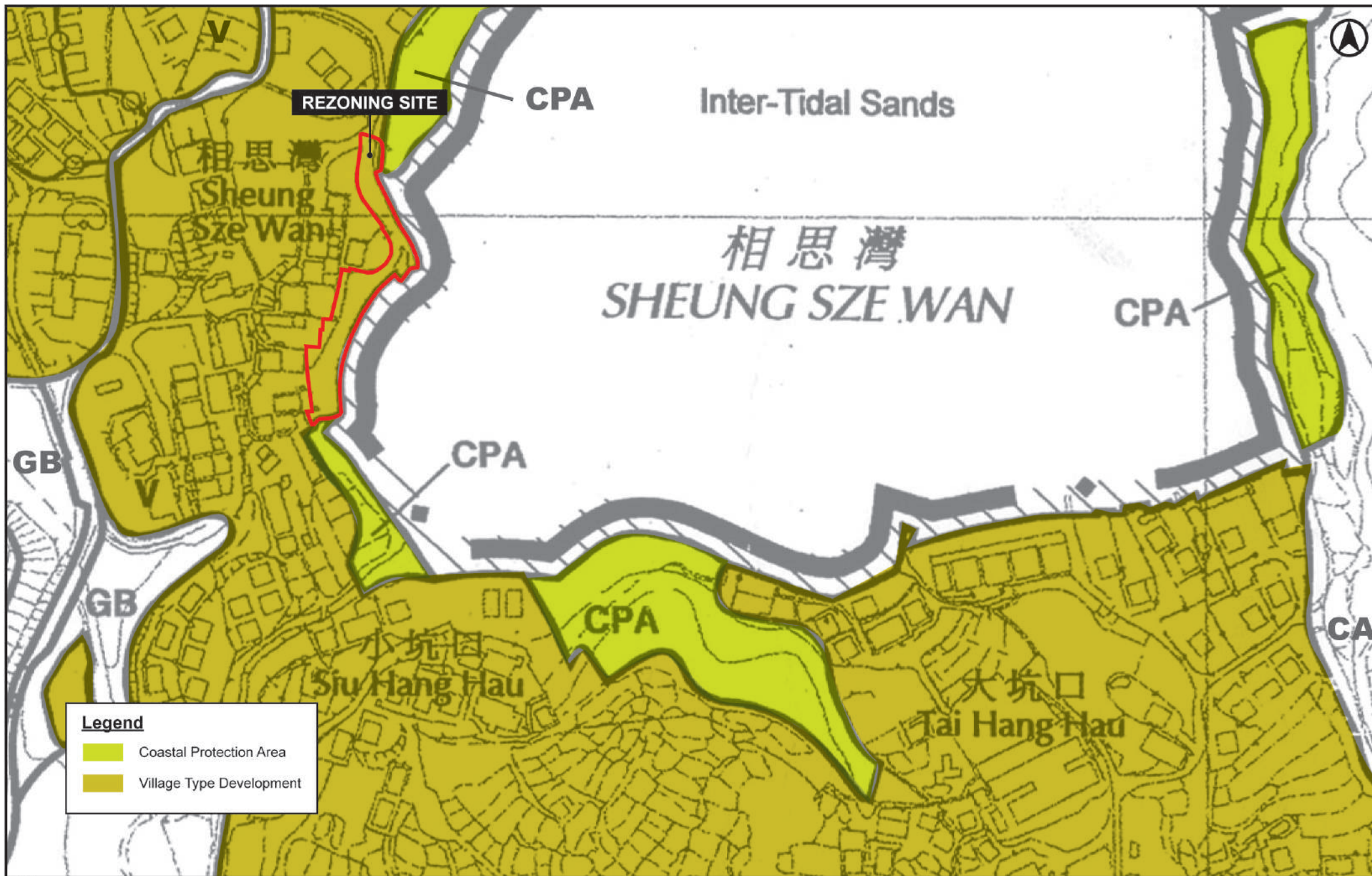
- 2.5.2 The reasons for this 2002 Objection at the time were to seek the more comprehensive authority of the TPB to protect the HWM and inter-tidal sands of Sheung Sze Wan against the continuous encroachment by illegal dumping; to provide a buffer between the HWM and the Village; to avoid cumulative erosion of the CPAs in Sheung Sze Wan area; to preserve the ecology and natural character of the coastal environment; and to avoid new problems associated with the "V" zoning.
- 2.5.3 On 17/02/2003, the TPB decided not to uphold the 2002 Objection as it was at the time considered that:
- (a) *the objection site formed part of the "Village Type Development" ("V") zone for Sheung Sze Wan Village. It comprised mainly Hiu Po Path which served as a village access, some village houses and private gardens. The "V" zoning of the objection site was appropriate to reflect the present uses on the site;*
  - (b) *the objection site had been developed. There was no natural or unspoiled coastal feature or habitat within it to warrant protection by the "Coastal Protection Area" ("CPA") zoning. There was no strong justification for the proposed rezoning to "CPA"; and*
  - (c) *no significant additional development was envisaged on the objection site and the existing Hiu Po Path could define the limit of development and provide a buffer from the High Water Mark and inter-tidal sands. There was no strong justification to rezone the objection site to "CPA".*
- 2.5.4 This Rezoning Request will demonstrate the validity of the reasons behind the 2002 Objection, and how problems have been exacerbated since then as a result of the "V" zoning. In view of the change in planning circumstances and the general shift in ecological/environmental awareness and protection adopted by the Government and internationally, there is a pressing and genuine need to reassess the planning intention of the SSW area.

*Overwhelming number of complaints filed to Government*

- 2.5.5 We are aware that a significant number of complaints have been filed to Government, including PlanD, LandsD, BD, EPD, HAD, etc by Residents of SSW, green groups and individual members of the public regarding the degradation of the coastal character, illegal structures, land filling, environmental destruction and nuisances in and around SSW due largely to the proliferation of Kayak Shops.
- 2.5.6 These matters have been widely reported in the media documenting the ongoing unauthorised land uses as well as the operation of unregulated Kayak Shops with resultant safety incidents involving the public at sea. This media attention has raised general awareness and concerns from the general public, environmental and green groups on the lack of regulation of commercial kayak rental activities; lack of any feasibility studies on environmental, ecological, transport and other impacts; the continuing degradation of the natural environment of the SSW area; and spoilage of the previous tranquil village character and nuisance to residents.

*Planning Approvals within the Subject Sites*

- 2.5.7 A preliminary search was undertaken of the TPB Statutory Planning Portal. No submitted and/or approved Planning Applications were identified within the Rezoning Site or its immediate vicinity.



SHH/2

FIGURE 2.7 CLEAR WATER BAY PENINSULA SOUTH OUTLINE DEVELOPMENT  
 PLAN NO. D/SK-CWBS/1 (EXTRACT)  
 SCALE 1 : 2,000





FIGURE 2.8 FORMER ADOPTED CLEAR WATER BAY PENINSULA NORTH  
OUTLINE DEVELOPMENT PLAN NO. D/SK-CWBN/1A  
SCALE 1 : 5,000

### 3 THE NATURE AND RATIONALE BEHIND THE PROPOSED AMENDMENT TO THE APPROVED OZP

#### 3.1 Alleged Contraventions against Existing Statutory Planning Provisions

##### *Alleged Unauthorised Uses*

- 3.1.1 Residents of SSW have been suffering from worsening noise, pollution, safety and hygiene problems caused by a growing number of alleged Unauthorised Uses and developments (as described below) that have been occurring in and around SSW (**Appendix 2** refers). Despite these uses operating from the “V” zone, they do not serve the needs of the villagers, do not support village development and, in most cases, do not comply with the Statutory Planning Framework nor have the requisite TPB Approvals.
- 3.1.2 The majority of the nuisance and degradation of the rural and tranquil character of SSW is caused by the unmitigated and growing operation of unauthorised uses including Kayak Shops, Dive Shops and Eateries (collectively described as “**Non-Compliant Businesses**”). In these same areas, frequent outdoor dining (barbeque) with sale of alcohol also occurs very late into the night causing extreme nuisance and distress to local residents. Other nuisances, such as illegal dumping of trash, occur in and in the vicinity of the Rezoning Site. The mooring together of over 900 kayaks in the SSW Bay causes intolerable noise, particularly at night as winds and waves increase in the cooler months.
- 3.1.3 While it is understood that some of these Non-Compliant Businesses may be run by local indigenous villagers, they primarily cater to visitors from all parts of Hong Kong (rather than serving the needs of local villagers) with widespread advertising on Facebook and other media as well as coverage on TV such as TVB. The scale of these Non-Compliant Businesses has increased substantially over the past 12 months and in warmer months and has led to significant problems. Aside from the environmental and ecological issues already described, these problems include: noise and nuisance from crowds; accidents in the water; smoke and odour from commercial barbeque spots which are located directly adjacent to village houses; serious traffic congestion from both public taxis and private visitor vehicles; increased risk of fatalities (particularly with small children) from increase in traffic and speeding cars; inability of emergency vehicles to gain access to SSW due to blocked roads; hygiene problems due to lack of proper waste / sewerage management and infrastructure; littering; lack of rubbish removal due to frequent inability of waste removal trucks to access Hiu Po Path; increased safety and security risks; overloading of existing village infrastructure and general decline of local village/rural character.

##### *Alleged Unauthorised Works*

- 3.1.4 There is noticeable evidence of recent changes to the physical setting of SSW within both the “V” zone and the existing “CPA” zone as a result of Unauthorised Works and land uses.
- 3.1.5 Firstly, it is evident that a concrete ramp from the Shrine towards the shore was built recently for the operation of Non-Compliant Businesses within the existing “CPA” adjacent to the Rezoning Site to the north and in the inter-sands tidal area. It is also understood that an existing Shrine for local indigenous villagers was recently expanded adjacent to this ramp. (**Appendix 2** refers). Large concrete boulders were previously dumped on the shore in front of the Shrine by persons unknown, but these were removed after complaints by residents.
- 3.1.6 LandsD has taken enforcement action to remove the concrete ramp adjacent to the Shrine and leading to the shore. However, Non-Compliant Businesses still continue to operate from the same “CPA” area. The Applicant has no objection to local indigenous villagers conducting reasonable activities in pursuit of their culture and heritage. However, there is a concern that further encroachment and reclamation of the “CPA”, or other Unauthorised Uses of such “CPA” land, will occur in the absence of sufficient planning oversight, including potentially additional Non-Compliant Businesses such as Kayak Shops.
- 3.1.7 Secondly, identified within the “CPA” zone adjacent to the Rezoning Site to the south, dredging

within SSW, a concrete ramp, diversion of the estuary and moving of rocks on the sea bed and some reclamation and filling of land and building of concrete slabs in front of the surveyed squatter structure along the waterfront have been observed and recorded over time (**Appendix 2** refers).

- 3.1.8 According to the Notes of Approved OZP, any filling of land within the “CPA” zone undertaken on or after the date of the first publication in the Gazette of the notice of the draft DPA plan requires permission for the TPB. After complaints by the public, LandsD has taken enforcement action to fence off the concrete ramp in front of the shop. However, Non-Compliant Businesses continue to operate around those areas.
- 3.1.9 Thirdly, some recent unsightly maintenance/ repaving of the existing seawall and ramp were observed within the “V” zone (**Appendix 2** refers) of Siu Hang Hau Village. According to the Approved OZP, geotechnical works or other public works co-ordinated or implemented by Government is always permitted. While there is no objection to the repaving/strengthening of the existing seawall by Government, such works should be investigated in the Statutory Planning context to prevent any damage to the adjacent CPA and to ensure proper engineering and safety standards are maintained.

### 3.2 Significant Damage to The Ecological Value of Sheung Sze Wan

- 3.2.1 As indicated in Section 2.4 above, the ES of the Approved OZP indicates that the “CPA” around SSW serves to give protection to the inter-tidal sands below the HWM in the area, which is a territory-wide important habitat for seagrass species of conservation concern and other species worthy of preservation.
- 3.2.2 As indicated in the Ecological Appraisal Report, five seagrass species, namely *Halophila beccarii*, *H. ovalis*, *H. minor*, *Ruppia maritima* and *Zostera japonica*, have been recorded in Hong Kong. SSW is the only site in the Clear Water Bay Peninsular where seagrass occurs. The Ecological Appraisal Report concludes that the ecological value of the intertidal and subtidal habitat complex of SSW is considered to be Moderate to High due particularly to :
- the uniqueness of the site as the only seagrass site in the Clear Water Bay Peninsular;
  - the presence of *Z. japonica* which is the second rarest seagrass in Hong Kong;
  - the presence of other species of conservation importance;
  - the fact that the site is not re-creatable;
  - Good ecological linkages and high potential value
- 3.2.3 Unfortunately, the operation of the Non-Compliant Businesses within and in the vicinity of the Rezoning Site, which is located close to the seagrass habitat, has resulted in direct adverse ecological impacts. Notably, in the dry season, the mooring of kayaks along the SSW shore bordering Hiu Po Path, directly above seagrass habitats, have resulted in the blocking of sunlight which will negatively affect the seagrasses’ ability to photosynthesize. In addition, in low tides the kayaks become stranded on the sandflat and cause physical damage to the seagrass due to direct contact. During the wet season, when kayaking activities increase, it was noted that the number of visitors increase substantially. Therefore, the seagrasses in SSW becomes particularly vulnerable to direct impacts from trampling by visitors. Some visitors were even observed collecting seagrasses and marine organisms in SSW. During low tides, kayakers drag the kayaks from the shore near Hiu Po Path over the sandflat towards deeper waters to start kayaking. This dragging of kayaks causes further physical damage to the seagrasses.
- 3.2.4 The Alleged Unauthorised Works taking place on and in the vicinity of Hiu Po Path has also resulted in dust, exposed earth, and run-off to enter the immediately adjacent intertidal and subtidal areas, particularly during periods of heavy rain. This can lead to high turbidity from soil particles (which can block the gills of aquatic organisms) and eutrophication as a result of nutrient enrichment. Growth of seagrasses has been demonstrated to be inhibited by the increased level of total suspended solids.
- 3.2.5 Furthermore, toxic pollutants/pollution of water would also arise from such works and the Non-Compliant Businesses, as well as domestic rubbish dumped in SSW, which may cause direct



mortality of flora and fauna or sub-lethal impacts (e.g. reduced breeding success, reduced foraging efficiency).

- 3.2.6 It is evident that the unmitigated growth of the alleged unauthorised uses and works in SSW, including the Non-Compliant Businesses and dredging and land filling in the "V" and "CPA" zones is having a significant negative effect on this sensitive marine ecological environment. Urgent action is required before this ecology is irreversibly damaged.

### 3.3 Changes in Water Levels and Increase in Extreme Weather Patterns

- 3.3.1 The United Nations' Intergovernmental Panel on Climate Change ("IPCC") predicted that climate change may raise sea level as much as 1m globally towards end of the century and increase the threats of storm surges. Consequently, coastal areas could be subject to inundation or increased frequency of flooding due to storm surge. In Hong Kong, with the exception of some low-lying areas, while the risk of coastal inundation due solely to sea level rise is generally low, more frequent flooding brought about by storm surges during adverse weather will occur. This has been noticeable with recent extreme weather events experienced in Hong Kong. There are longer-term considerations that should be taken into consideration, such as areas which should not be built on and even areas where a retreat in the future might have to be considered.
- 3.3.2 The HWM, defined as being 2.3 metres above the Hong Kong Principal Datum ("mPD") is indicated on Government Survey Plans. It is understood that the updating of alignment of the HWM on plans is under the purview of the Survey and Mapping Offices ("SMO") of LandsD. It is also understood that the existing Hiu Po Path is intended by TPB to define the limit of development and provide a buffer from the HWM and inter-tidal sands and the effects of coastal erosion. Based on the survey sheets by the SMO, the HWM has not been updated since 2002 to reflect the changes of higher water levels and extreme conditions during subsequent typhoon seasons. However, rising sea levels and incidents of flooding mean that the Rezoning Site is not actually suitable for the development of NTEH. Rather, TPB has a responsibility to consider the beneficial role of the Rezoning Site in acting as a protection area for the CPA (i.e. an ancillary buffer) from nearby developments.
- 3.3.3 It is very likely that, with global climate change and its associated weather changes and rising sea levels, higher water levels will become more frequent occurrences. High waves and water levels have risen well above both the marked HWM and beyond Hiu Po Path itself, in particular during typhoons. For example, during Typhoon Mangkhut in 2018, the ground floors of the village houses along Hiu Po Path on the SSW Waterfront were substantially flooded for several hours (**Appendix 2** refers). Similar flooding for several hours, albeit on a lesser scale, occurred in 2008 with Typhoon Hagupit, which also destroyed portions of Hiu Po Path itself, which was later rebuilt (**Appendix 2** refers). Clearly, Hiu Po Path functions as a natural barrier to storm surges and is not in itself suitable for Village-Type Development.
- 3.3.4 In addition to the need to revisit the marked HWM, the review of the planning intention at Hiu Po Path is required to align the planning intention in respect of a CPA zone to *"serve as natural protection sheltering nearby developments against the effect of coastal erosion"* at the Rezoning Site as outlined in the Approved OZP.

### 3.4 Overloading the Capacity of Hiu Po Path

- 3.4.1 The Rezoning Site mainly consists of a portion of Hiu Po Path along the SSW waterfront. Hiu Po Path is a dead-end, one-lane-two-way road which is intended to serve as the only local access road for residents of Hiu Po Path as well as the EVA to this waterfront area. Sheung Sze Wan Road itself is a mix of two-lane and one-lane-two-way road sections (with 5 one-lane-two-way road points) that leads to Hiu Po Path from Clear Water Bay Road. There are no lay-by/parking areas along Sheung Sze Wan Road and Hiu Po Path. Access to the area for local residents has historically been problematic even without the intrusion of the Non-Compliant Businesses and the resulting significant increase in non-resident visitors and traffic, as described below.
- 3.4.2 The 2002 Objection was rejected by the TPB in part because the Board concluded that the 2002 Objection Site of Hiu Po Path *"serves as a village access, some village houses and private*

*gardens. The V zoning of the objection site is appropriate to reflect the present uses on the site".* It is now clear that the present uses and conditions of the 2002 Objection Site at Hiu Po Path have very much changed since that time with the operation of the Non-Compliant Businesses and associated external visitor traffic; with unauthorised dredging and landfill; and with the typhoon damage that has subsequently occurred during surges over Hiu Po Path and associated shift of the HWM.

- 3.4.3 There has been a significant increase in volume of traffic and visitors as a result of both the additional Small Houses built in Sheung Sze Wan Village since the 2002 Objection as well as from the Non-Compliant Businesses. This has created an extreme burden on the local village environment and infrastructure. Over this same 19 year period, there has been no incremental investment in infrastructure by the Government.
- 3.4.4 In comparison of the Survey Sheets between 2002 and 2020, it is our understanding that an estimate of over 130 new Small Houses were built in Sheung Sze Wan and Siu Hang Hau Villages. This represents an additional 390 residents based on a conservative average 3 member family. To access these houses, residents must all drive through a one-lane-two-way point on Sheung Sze Wan Road. Assuming 1.5 vehicles per household, that equates to approximately 195 additional vehicles and therefore an estimated 780 additional vehicle movements per day through that one single-lane choke point, based on a conservative assumption of 2 return trips per day. This does not account for additional movements from taxis, commercial suppliers, maintenance and emergency vehicles. Negative impacts on other infrastructure such as parking, sewerage/septic tanks, rubbish collection etc, have escalated with the increasing population and limited infrastructure capacity.
- 3.4.5 Regarding traffic from external visitors to the Non-Compliant Businesses, it is estimated there are now over 900 single/double commercial kayaks in the SSW (compared to less than 100 a year ago), attracting over 1,000 visitors per day. This implies over 1,000 daily vehicle movements from the visitors including private vehicles, taxis and minibuses each day in and out, excluding suppliers and service providers, down Sheung Sze Wan Road, and the single-lane/dead end Hiu Po Path in particular. The existing village roads simply cannot accommodate this volume, as they are barely adequate for village residents themselves.

### 3.5 2002 Objection Fears Have Become Reality

- 3.5.1 As demonstrated above, the very reasons for which some residents of SSW lodged their 2002 Objection to the "V" zone in respect of the Draft Clear Water Bay Peninsula South DPA Plan have become a reality given the lack of planning protection afforded by a "CPA" zoning. The Rezoning Site has been adversely affected, resulting in significant impacts to the natural coastal character and ecological features and habitats of the site and of the adjacent "CPA"s.
- 3.5.2 The bases on which TPB made its decision to not uphold the objection in 2002 (Para 2.5 refers) have fundamentally changed, and that calls for the TPB to re-evaluate its justifications for the "V" zone. The planning intention of the Rezoning Site has never been more pressing as the grounds for not upholding the 20020 Objection are no longer applicable.

| TPB Grounds for not to upholding the 2002 Objection                                                                                                                                                                                                                                            | Applicant's response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) <i>the objection site formed part of the "V" zone for Sheung Sze Wan Village. It comprised mainly Hiu Po Path which served as a village access, some village houses and private gardens. The "V" zoning of the objection site was appropriate to reflect the present uses on the site;</i> | <ul style="list-style-type: none"> <li>The use of the site is no longer limited to residential/village access, but has been occupied by the Non-Compliant Businesses, including associated pedestrian and vehicular movements, resulting in the degradation of the coastal character, environmental destruction, illegal landfilling, serious nuisances, sewage, rubbish and traffic congestion problems. The unmitigated growth of unregulated commercial businesses catering to kayaking and other water-based recreational activities, as well as dredging and land filling in the surrounding CPA, is having a significant negative effect on this sensitive ecological environment.</li> </ul> |

|                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>(b) <i>the objection site had been developed. There was no natural or unspoiled coastal feature or habitat within it to warrant protection by the "CPA" zoning. There was no strong justification for the proposed rezoning to "CPA"; and</i></p>                                                         | <ul style="list-style-type: none"> <li>• As demonstrated in Section 3.2, the Ecological Appraisal Report concludes that the ecological value of the intertidal and subtidal habitat complex of SSW is considered to be Moderate to High. The ecological merits of SSW are not restricted to the zoning. However, the lack of "CPA" designation at the Site has encouraged and resulted in further destruction of those adjoining CPA zones, including illegal landfilling and commercial utilisation, also resulting in destruction of flora and fauna on the inter-tidal sands.</li> <li>• The OZP does not limit CPA zones to natural or unspoiled coastal features. The Planning Intention of the CPA indicates that the "CPA" zone may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion, of which the Rezoning Site is a prime example of areas fulfilling this protective purpose.</li> </ul> |
| <p>(c) <i>no significant additional development was envisaged on the objection site and the existing Hiu Po Path could define the limit of development and provide a buffer from the High Water Mark and inter-tidal sands. There was no strong justification to rezone the objection site to "CPA".</i></p> | <ul style="list-style-type: none"> <li>• There has been illegal landfill and dredging activity on and around the objection site. Non-Compliant Businesses with unregulated operations have resulted in significant adverse environmental and ecological impacts to SSW.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |



## 4 PROPOSED AMENDMENT TO THE APPROVED OZP

### 4.1 Proposed “CPA” Zone

- 4.1.1 In view of the aforementioned issues/concerns, it is evident that the current “V” zoning is incapable of protecting the ecological and environment values of SSW. The SSW Waterfront is under serious threat and the Rezoning Site has its own intrinsic merit and is worthy of a “CPA” zoning.
- 4.1.2 The re-designation of a portion of Hiu Po Path as “CPA” zone will give the strongest planning protection and control to protect against further encroachment as well as comprehensively promoting the statutory planning intention of coastal protection in this area (**Figure 4.1** refers).
- 4.1.3 The proposed “CPA” zoning at the Rezoning Site will enable a continuous, uniform and uninterrupted “CPA” strip along the waterfront of SSW inlet to protect the natural coastline and coastal features. In parallel, the “CPA” zone would also help protect the important fauna and flora against further encroachment onto the HWM and the inter-tidal sands of the SSW inlets.
- 4.1.4 Irrespective of the existing condition of the Rezoning Site including sections of Hiu Ho Path, the CPA zoning will ensure a buffer zone is maintained between the village proper and the HWM to preclude further erosion of the inter-tidal sands. The buffer zone is essential to protect and conserve the important habitats, the inter-tidal sand, the rare seagrass species and other ecologically-important species which accords with the general planning intention of the Approved OZP. The proposed CPA zoning would therefore fulfil the statutory planning intention of the CPA zone to “serve as natural protection sheltering nearby developments against the effect of coastal erosion”.



SHH/2

FIGURE 4.1 PROPOSED AMENDMENTS TO THE APPROVED CLEAR WATER BAY PENINSULA SOUTH OUTLINE ZONING PLAN NO. S/SK-CWBS/2 (EXTRACT)

SCALE 1 : 5,000



## 5 PLANNING JUSTIFICATIONS

### 5.1 Need to Preserve the Flora, Fauna, and Natural Character of the Coastal Environment

- 5.1.1 As described in the ES of the Approved OZP, the “CPA” around Sheung Sze Wan serves to give protection to the inter-tidal sands below the high water mark in the Area, which is a territory-wide important habitat for seagrass species of conservation concern and other species worthy of preservation.
- 5.1.2 As identified in the Ecological Appraisal Report, SSW is a rare habitat in both local and regional contexts. Locally speaking, SSW is the only seagrass site in the Clear Water Bay Peninsular, which is geographically distinct from Sai Kung where more seagrass sites are known. In the context of Hong Kong as a whole, seagrass bed only accounts for less than 0.01% of land area in Hong Kong and is thus the rarest habitat in Hong Kong. As indicated, in terms of species, all three seagrass species that have been recorded in SSW (namely *H. minor*, *H. ovalis* and *Z. japonica*) are considered Rare in Hong Kong. In particular, *Z. japonica* is only known from five localities in Hong Kong. Other fauna species of conservation importance (incl. Little Egret, Pacific Reef Heron, Black Kite, Grey-tailed Tattler and Collared Crow) have also been recorded in the area.
- 5.1.3 Generally, in Hong Kong, any established seagrass bed, regardless of its size, is considered to be an important habitat type, according to Annex 8 of the EIAO-TM. Any proposed development that could potentially affect seagrass bed in Hong Kong needs to undergo an Ecological Impact Assessment (“EIA”) in accordance with the EIAO in order to avoid and/or minimise threats to seagrass habitats in Hong Kong. Yet, Non-Compliant Businesses and Unauthorised Works have been recorded in SSW with no record of relevant statutory approval.
- 5.1.4 Protection of seagrass sites and the adjoining intertidal or coastal habitats has been achieved via designation of protected areas (such as Sites of Special Scientific Interest (“SSSI”s), Country Parks, Marine Parks, etc.) and through appropriate zonings on relevant OZPs. Among the 26 recognised seagrass sites in Hong Kong, almost all of the sites are under some form of protection, most commonly by designation of an uninterrupted “CPA” zone to protect the full-length of the waterfront adjoining or near the seagrasses.
- 5.1.5 In SSW, however, the “CPA” is broken into four separated sections that are interrupted by V zones at Hiu Po Path, Siu Hang Hau and Tai Hang Hau. Separation of conservation zoning is not seen in any other recognised seagrass sites in Hong Kong, which is a potential factor in documented ecological damage in SSW.
- 5.1.6 It should also be emphasised that the existing “V” zone near Hiu Po Path (portion of the current Rezoning Site) used to be part of the “CPA” zone under the Former Adopted ODP prior to 2002, demonstrating the area indeed had significant conservation value and importance. This area was rezoned to “V” zone in 2002 despite objections from some local residents who feared a resultant environmental destruction. The fears of the residents have come to pass in the absence of statutory protections. This partly contributed to the clear mismatch between the “CPA” and seagrass locations, e.g. the patches of seagrasses near Hiu Po Path and Siu Hang Hau are fronted by “V” zones; whilst the CPA zones in the east and northwest of SSW offer no effective protection for those seagrasses.
- 5.1.7 It is also important to note that it is practically impossible to re-create any habitat elsewhere with the same ecological functions as SSW, especially the seagrass colonies. Previous transplantation of seagrass had demonstrated a low success rate in Hong Kong, and it is often difficult to find a site to fulfil the biological and physical requirements for persistence of transplantation of seagrasses due to the small size of Hong Kong and the lack of suitable areas for seagrasses (as most natural low-gradient coastlines have been destroyed). Nonetheless, the survival and well-being of seagrasses in SSW is largely influenced by anthropogenic disturbance. If the human disturbances in the bay and its vicinity could be avoided and/or controlled, the seagrasses can recover and survive very well.
- 5.1.8 Preserving the overall natural integrity of SSW is of utmost importance. It is clear that the existing protection measure in a form of incomplete “CPA” zones interrupted by “V” zones is insufficient in



safeguarding the seagrass population in the area, not to mention the unregulated business uses and potential illegal works nearby. The rezoning to “CPA” of the Rezoning Site facing the SSW Waterfront, coupled with the existing “CPA” zones, can offer better protection for the seagrasses and the intertidal habitat in SSW. As previously stated, the Rezoning Site was largely zoned “CPA” under the Former Adopted ODP prior to 2002, demonstrating the area indeed has its conservation value and importance.

## **5.2 Need for a Natural Buffer between the HWM, the Inter-tidal Sands, and Village Development**

5.2.1 To prevent the coastal erosion and the continuous encroachment on HWM and inter-tidal sands, there is clearly a need to establish and maintain a buffer between the current HWM/inter-tidal sands and the village developments in SSW Village instead of the current “V” zoning at the Rezoning Site. While the ES of the Approved OZP recognises that *“in order to protect the natural coastline along the “V” zone in Sheung Sze Wan, special attention should be paid in the planning and allocation of Small Houses to ensure that adequate buffer would be preserved between the Small House developments and the high watermark”*... and that *“No Small House development should be allowed within the buffer area”*, the “V” zone fails to protect the natural coastline but has rather encouraged activities that has led to adverse impacts to the area.

5.2.2 In fact, the Planning Intention of the “CPA” - *“to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion”* - is highly appropriate at the Rezoning Site. A protection-oriented and conservation-led continuous buffer (as opposed to the current “V” zoning) along the SSW Waterfront will be able to assist to protect the HWM and the inter-tidal sands from encroachment and further deterioration, by providing enhanced statutory protections.

## **5.3 Need to Avoid Cumulative Erosion of the CPAs in Sheung Sze Wan Area**

5.3.1 It is evident that the Non-Compliant Businesses and Unauthorised Works on and in the vicinity of the Rezoning Site have threatened the HWM and inter-tidal sands of SSW and expedited the propensity of landforms along the coastal areas to erode. The existing “V” zone of the Rezoning Site frustrates the planning intention of the adjacent “CPA” zone by allowing continuous village developments and business activities in this part of SSW immediately abutting and impacting on the HWM and inter-tidal sands. There continues to be a risk that adverse impacts from the existing problems will spread to other “CPA”s in the vicinity. To reduce harm and prevent cumulative and irreversible impacts on the intertidal and subtidal habitat complex of SSW which is considered to be of Moderate to High ecological value, the “V” zoning should be replaced by a proper control mechanism such as a continuous “CPA” zoning.

## **5.4 “V” Zoning of the Rezoning Site is Inappropriate**

5.4.1 As mentioned in Section 2.4 above, the planning intention of the “V” zone is *“to demarcate existing villages and areas considered suitable for village expansion”*. The Rezoning Site, however, is not suitable for village development as it is a narrow coastal strip within the HWM and a substantial portion of it is outside the village “environs”. It has been frequently flooded during storm surges. It is unlikely that the Rezoning Site can meet the building and servicing requirements of village housing, that is, making the bold assumption that there is no further encroachment/land take beyond the HWM.

5.4.2 Unfortunately, the current “V” zoning encourages an opposite view, not least the right to development as allowed under Column 1 or 2 of the notes. Present encroachments are in the form of use by Non-Compliant Businesses, dumping of building materials and the creation of hardstandings for road access and parking by non-resident vehicles attracted by the Non-Compliant Businesses. The “V” zoning can only encourage these activities which in turn will exacerbate the adverse impact on the adjoining CPA. There is no reason whatsoever why the Rezoning Site cannot be a legitimate part of a CPA zone and serve as a buffer to the village proper. Given the existing problems in the area, a strong presumption against development as would be imposed under the CPA zone is required.

## 5.5 Meeting the Principles of the CPA Zone

- 5.5.1 The Statutory Planning Intention of the “CPA” zone is *“to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. **It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion.**”* Therefore, this intention should not be construed to limit zoning coverage to natural coastlines if the “CPA” zoning can indeed help to protect sensitive coastal natural environments, as demonstrated in this case.
- 5.5.2 Referencing the principles adopted for conservations zoning in the HKPSG (**para. 2.5.1 refers**), the proposed “CPA” zone on the Rezoning Site can help to reinstate and preserve the ecological attributes of SSW by providing protection against damaging uses within SSW, not least by recognising the overall natural integrity of SSW through designation of an uninterrupted “CPA” zone to optimise conservation value. The Ecological Appraisal has also determined that it is *“practically impossible”* to create a new “CPA” elsewhere to compensate for loss of ecological value at SSW, however, the seagrasses can recover and survive very well if the human disturbances in SSW and its vicinity could be avoided and/or controlled.
- 5.5.3 The United Nations Convention and HK2030+ also provide the policy context for proactive management of selected areas of high ecological value and to minimise impacts on ecologically sensitive areas. The proposed Rezoning is the means to achieve this purpose. It will bring a significant positive impact to Hong Kong’s ecological initiatives and drive for ecological protection as well as public benefits.

## 6 CONCLUSION

6.1 The SPS demonstrates that this Rezoning Request deserves favourable consideration by the TPB in light of the strong justifications that are summarised below:

- **Imperative to protect and preserve sensitive natural coastline:** There is a need to protect and preserve the flora, fauna, and natural character of the SSW coastal environment. As identified in the Ecological Appraisal Report, SSW is a rare habitat in both local and regional contexts. By stipulating statutory control consistently on the coastline and establishing a general presumption against development under the proposed CPA zone, the Rezoning Request will help to protect the sensitive natural ecology of SSW;
- **Continuous and uninterrupted zoning will assist protection:** The Rezoning Request will address the existing, interrupted zoning to form instead a continuous and comprehensive coastal protection for the area. This will echo the intention of CPA around SSW to give protection to inter-tidal sands below the High Water Mark ("HWM") in the area, which is also a territory-wide important habitat for seagrass and other species worthy of preservation. The existing "V" zone is woefully inadequate in doing so;
- **A clear buffer is required between the village and inter-tidal sands:** There is a need for a clear buffer between the HWM, the inter-tidal sands and Village Development. A protection-oriented and conservation-led continuous buffer (as opposed to the existing partial "V" zoning) along the SSW Waterfront will be able to help protect the HWM and the inter-tidal sands from encroachment and further deterioration. It is clear that the existing protection measure in a form of incomplete "CPA" zones interrupted by a "V" zone is insufficient in safeguarding the seagrass population and ecology in the area;
- **Rezoning Site meets the principles of CPA zone:** It should be noted that the Rezoning Site was first zoned "CPA" on the Former Adopted ODP, demonstrating the area was recognised for its significant conservation value and importance. The Ecological Appraisal undertaken for this Rezoning Request has confirmed that the ecological value is still present, although gravely under threat by recent man-made (alleged unauthorised uses and works) and natural (Typhoon) destruction to the environmental and ecological features. There is an urgent need to realign the Rezoning Site with the planning intention of the CPA zone to "serve as natural protection sheltering nearby developments against the effect of coastal erosion";
- **It is not too late to take action to alleviate and rectify the recent ecological damage:** Whilst the Ecological Appraisal has established that it is "practically impossible" to create a new "CPA" elsewhere in Hong Kong to compensate for loss of ecological value at SSW, it has concluded that the seagrasses at SSW can recover and survive very well if the human disturbances in SSW and its vicinity could be avoided and/or controlled;
- **Statutory protections are critical:** The Rezoning Request will establish necessary statutory regulation that deters and regulates any human activities that may result in adverse impacts to the natural environment.
- **The Rezoning Request is consistent with current Government environmental policies:** Environmental awareness has significantly increased in Hong Kong over the last two decades, with the Government taking a proactive stance in environmental and ecological protection, as evident in current policy directives.
- This Rezoning Request is considered to be an appropriate and necessary action as it will protect the important habitats for seagrass and the natural characteristics of the SSW Bay.

7.2 In view of the above justifications detailed in this SPS and the wider ecological interest that can result, Members of the TPB are sincerely requested to give favourable consideration to this Rezoning Request.

Edited &

Approved by: Keren Seddon

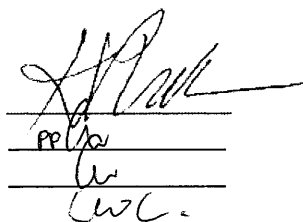
Cindy Tsang

Prepared by: Vincent Lau

Leo Chung

Date: 24 November 2021

File Ref: SHH/2





# *Appendix 2*

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PHOTO RECORDS OF THE UNAUTHORISED  
DEVELOPMENT AND ACTIVITIES

Our Reference SHH/2/LEOC/01  
Date 24 November 2021

**Photo 1:** Sheung Sze Wan Waterfront (Photo taken on a weekend during the wet season (30.8.2020))



**Photo 2:** Comparison Photos of the Shrine between 2002 and 2020



Photos taken on 19.9.2002



Photos taken on 30.8.2020

Our Reference SHH/2/LEOC/01  
Date 24 November 2021

**Photo 3:** Kayaks on Slipway next to the Shrine



**Photo 4:** Development of Concrete Ramp in "Coastal Protection Area" ("CPA") and "Village Type Development" ("V") zones in the Vicinity of the Rezoning Site - Comparison Photos Taken between 2002 and 2020



Photos taken on 19.9.2002



Photos taken on 30.8.2020



**Photo 5:** Concrete Retaining Wall - Comparison of Photos along Sheung Sze Wan Bay between 2002 and 2020



2002 (Photos taken on 19.9.2002)



2020 (Photos taken on 30.8.2020)

**Photo 6:** The Operation of the Kayak Shop, Dive Shop and Local Eatery in the Vicinity of the Rezoning Site during the Wet Season (Videos/Photos taken on 29.7.2020, 1.9.2020, 27.9.2020 and 27.9.2021)





Our Reference     SHH/2/LEOC/01  
Date                24 November 2021

**Photo 7:** Dredging within Sheung Sze Wan along Hiu Po Path (Rezoning Site) (Video taken on 3.8.2020)



**Photo 8:** Traffic Congestion and Lack of Access for Emergency Vehicles at/around Hiu Po Path (Rezoning Site) (Photos taken during July to October 2020)





Our Reference     SHH/2/LEOC/01  
Date                24 November 2021

**Photo 9:** Flooding beyond Hiu Po Path into adjacent village houses during Typhoon Manghkut (Video and Photo taken on 16.9.2018)



**Photo 10:** Collapse of Hiu Po Path during the Typhoon Hagupit (Photo taken on 23.4.2008)





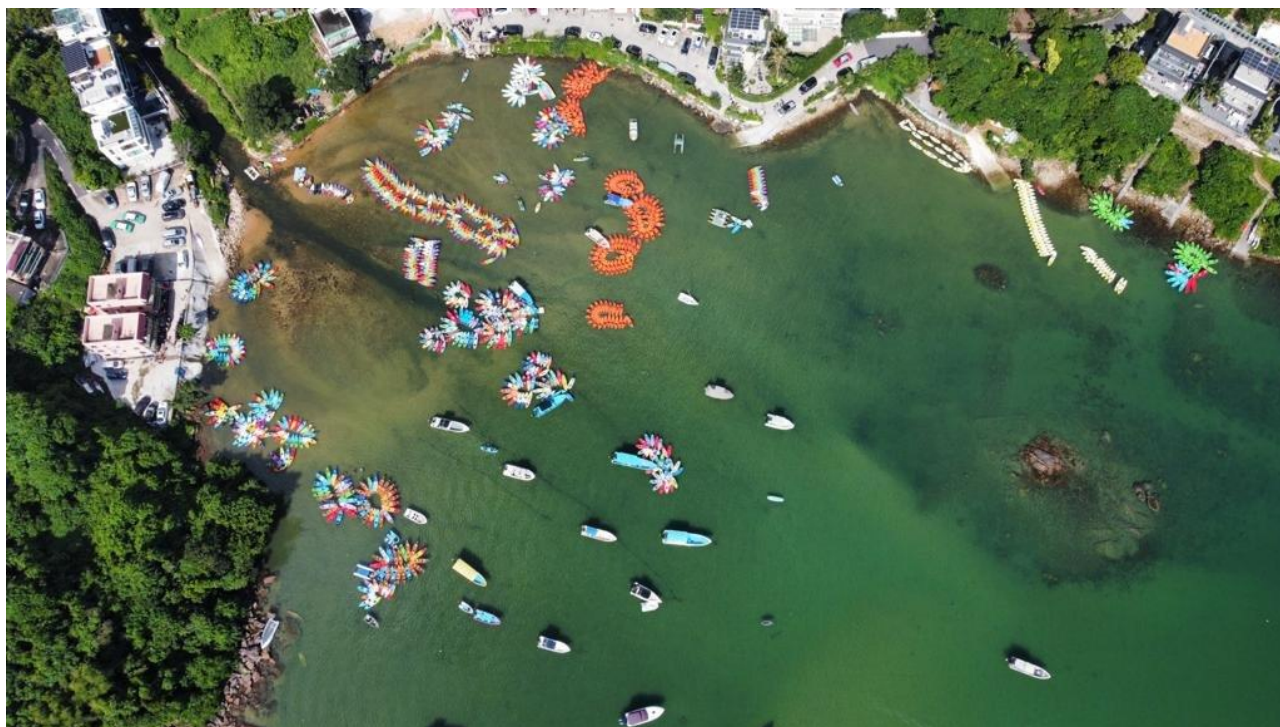
Our Reference SHH/2/LEOC/01  
Date 24 November 2021

**Photo 11:** Hiu Po Path (Rezoning Site) and in the vicinity of the Rezoning Site during the Dry Season in 2020 (Photos taken on 16.11.2020)



Our Reference SHH/2/LEOC/01  
Date 24 November 2021

**Photo 12:** *Kayaking activities along Hiu Po Path (Rezoning Site) and in the vicinity of the Rezoning Site during the Wet Season of 2021*





Our Reference SHH/2/LEOC/01  
Date 24 November 2021

**Photo 13:** Kayaking activities in Hiu Po Path (Rezoning Site) and in the vicinity of the Rezoning Site during the Wet Season in 2021



**Photo 14:** Kayak Activities on and in the Vicinity of the Rezoning Site during the Wet Season in 2021





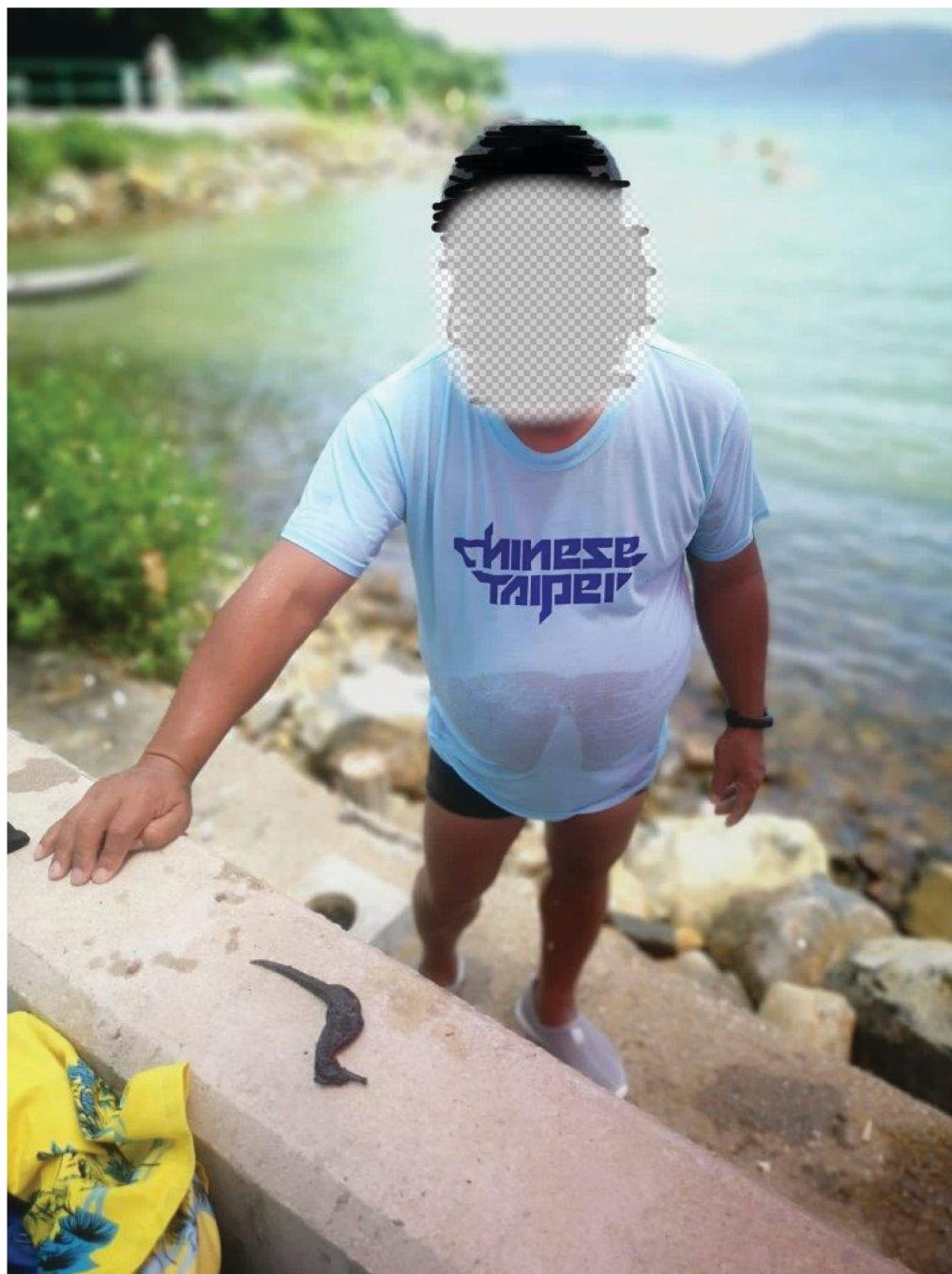
Our Reference SHH/2/LEOC/01  
Date 24 November 2021

**Photo 15:** Alleged Unauthorized Kayak Businesses Occupying the Rezoning Site for Commercial Operation and Storage of Equipment during the Wet Season in 2021





**Photo 16:** Kayak visitors drying out a seahouse that was collected from the Sheung Sze Wan Bay



Our Reference SHH/2/LEOC/01  
Date 24 November 2021

**Photo 17:** *Excess rubbish generated by the alleged unauthorized Kayak shops and their visitors on Rezoning Site*





Our Reference SHH/2/LEOC/01  
Date 24 November 2021

**Photo 18:** *Kayak debris in the vicinity of the Rezoning Site along the Sheung Sze Wan Bay*



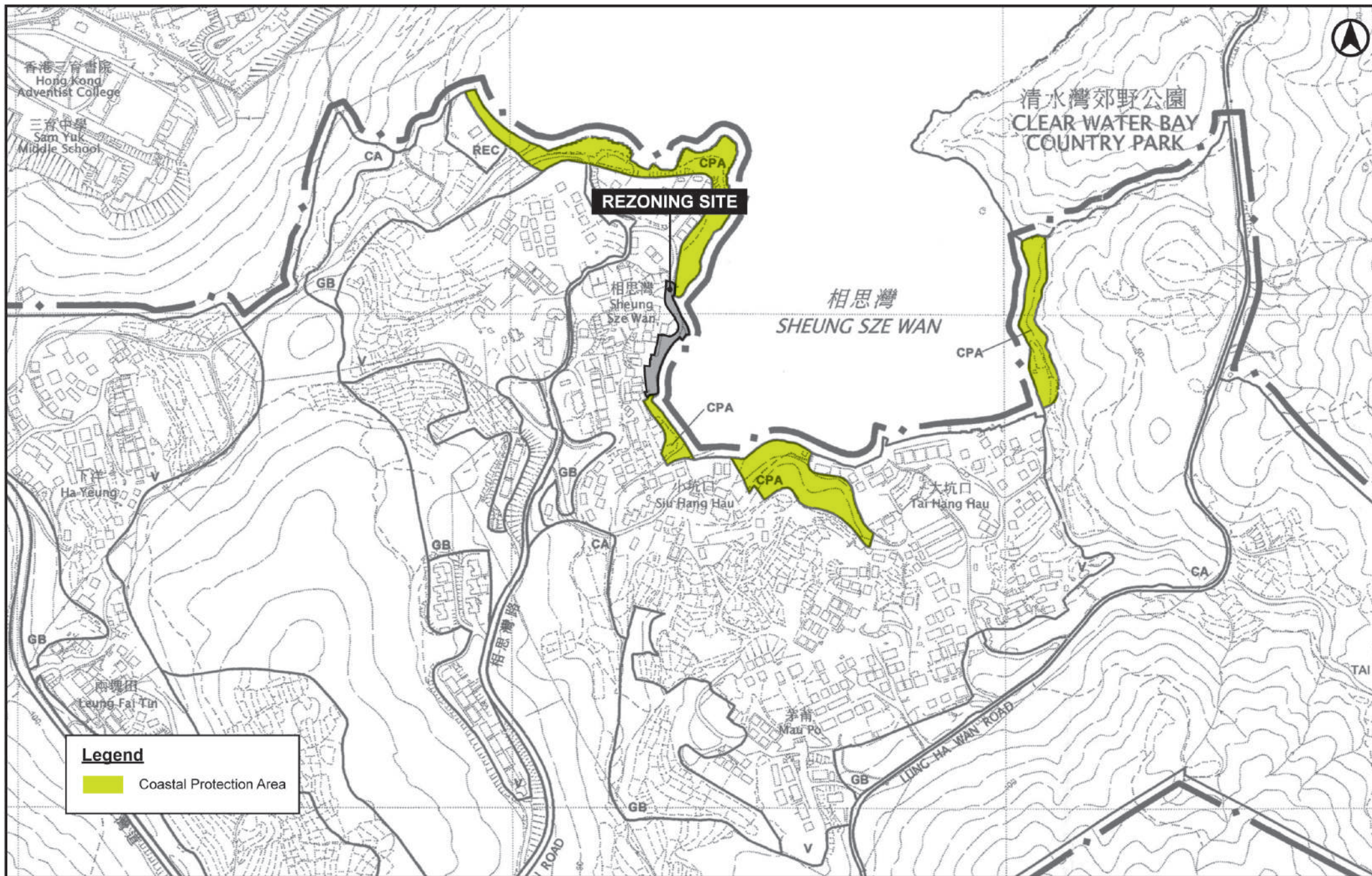


Our Reference SHH/2/LEOC/01  
Date 24 November 2021

**Photo 19:** *Alleged Unauthorized Kayak Businesses operating in the “Coastal Protection Area” zone to the north of the Rezoning Site where an unauthorized concrete ramp was recently removed in Lands Department’s enforcement action*



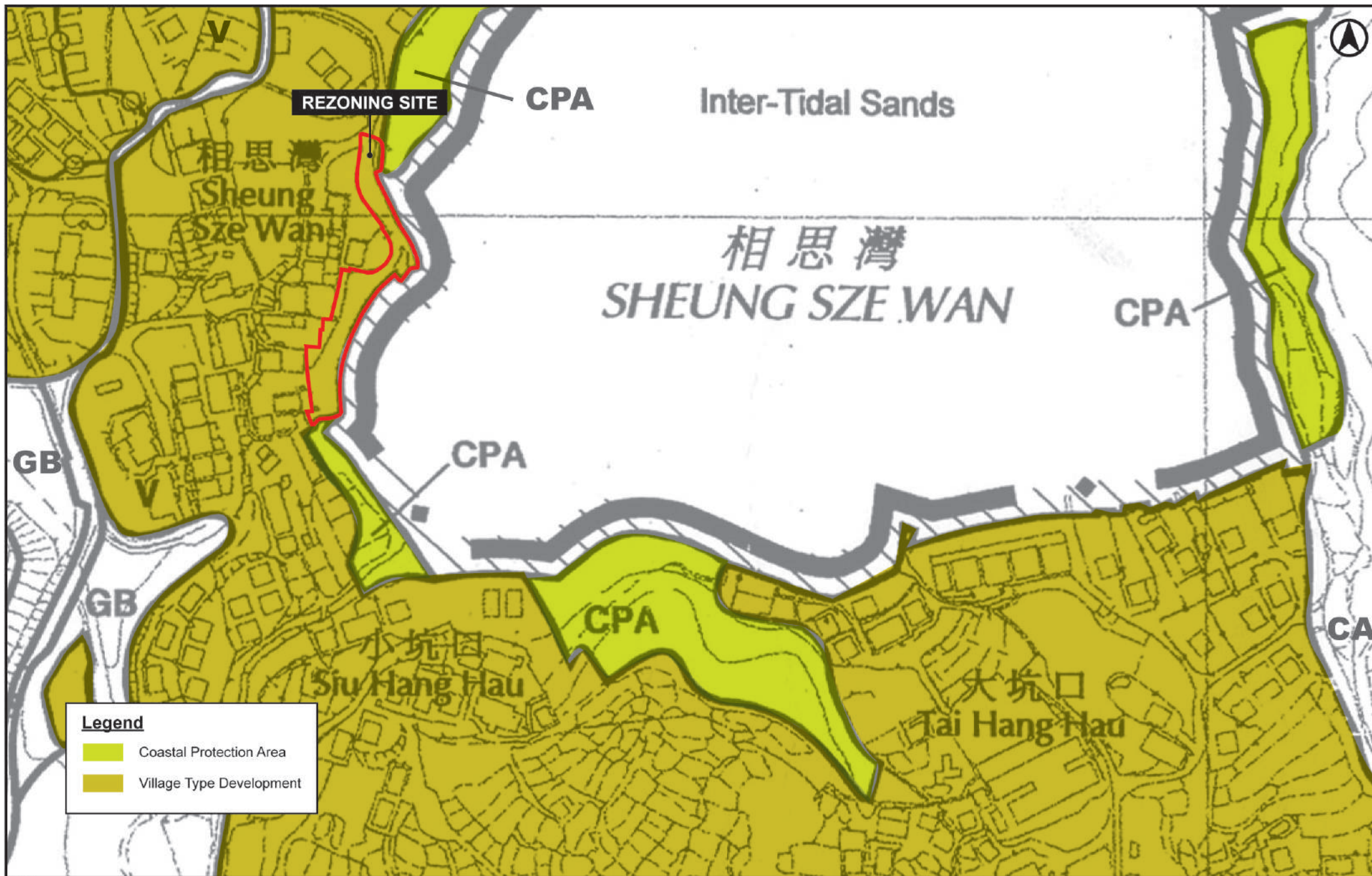




SHH/2

FIGURE 2.2 APPROVED CLEAR WATER BAY PENINSULA SOUTH OUTLINE ZONING  
PLAN NO. S/SK-CWBS/2 (EXTRACT)  
SCALE 1 : 5,000





SHH/2

FIGURE 2.7 CLEAR WATER BAY PENINSULA SOUTH OUTLINE DEVELOPMENT  
 PLAN NO. D/SK-CWBS/1 (EXTRACT)  
 SCALE 1 : 2,000





SHH/2

FIGURE 4.1 PROPOSED AMENDMENTS TO THE APPROVED CLEAR WATER BAY PENINSULA SOUTH  
OUTLINE ZONING PLAN NO. S/SK-CWBS/2 (EXTRACT)

SCALE 1 : 5,000





Reference SHH/2/VIN/08  
Date 7 March 2022

By Email and Fax

The Secretary, Town Planning Board  
c/o Planning Department  
15/F North Point Government Offices  
333 Java Road, North Point, HONG KONG

Dear Sirs / Madams,

**SECTION 12A PLANNING APPLICATION  
THE TOWN PLANNING ORDINANCE (CHAPTER 131)**

**PROPOSED AMENDMENT TO THE APPROVED CLEAR WATER BAY PENINSULA SOUTH  
OUTLINE ZONING PLAN NO. S/SK-CWBS/2 FROM "VILLAGE TYPE DEVELOPMENT" TO  
"COASTAL PROTECTION AREA" AT PART OF HIU PO PATH,  
SHEUNG SZE WAN, SAI KUNG  
(TPB Ref: Y/SK-CWBS/5)**

We write with regards to the captioned Planning Application submitted to the Town Planning Board ("TPB") on 25 November 2021.

Comments were received from Agriculture, Fisheries and Conservation Department ("AFCD") on 16 February 2022, and from the Public. Please find our responses in the enclosed Responses-to-Comments Table (**Attachment 1**).

Please kindly note that this further information does not constitute any material change to the nature of the captioned Application as well as to the findings of the Ecological Appraisal Report.

Should there be any queries, please do not hesitate to contact the undersigned, Mr Vincent Lau, or Mr Leo Chung.

Yours faithfully  
FOR AND ON BEHALF OF  
TOWNLAND CONSULTANTS LIMITED

Cindy Tsang  
Director

CT/MIN/LEOC

Enc

cc

Client

DPO/SKI

Ms Melissa Kwan, TP/SK 1 (mchkwan@pland.gov.hk)

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PT TOWNLAND INTERNATIONAL (Indonesia)

HOWARD & SEDDON PARTNERSHIP (United Kingdom)



ISO 9001: 2015  
Certificate No.: CC844



| Comments/ Suggestions |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Applicant's Responses                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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| A.                    | Comments of the Director of Agriculture, Fisheries and Conservation received on 16 February 2022                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 1.                    | <p>The Ecological Appraisal Report (EAR) intends to highlight the ecological importance of the intertidal habitats of Sheung Sze Wan (SSW) particularly the seagrass to justify the proposed rezoning. However, it does not include any assessment of the application site, which comprises a hard-paved vehicular access and a fringe of the coastal shoreline. Besides, for the marine ecological assessment of SSW, recording and identifying marine fishes by means of walk-over surveys along the intertidal areas is questionable.</p> | <p>The intention of the captioned Rezoning Request is to establish statutory planning control against unauthorized activities taking place at the Rezoning Site that are in turn detrimental to the ecologically important sensitive <u>adjoining</u> intertidal habitats of Sheung Sze Wan ("<b>SSW</b>") Bay. In this regard, the Ecological Appraisal Report ("<b>EAR</b>") was not intended to assess the application site itself, but rather the adjoining coastline and intertidal environment of SSW which it serves to protect.</p> <p>According to the statutory planning intention, one of the main purposes of the "Coastal Protection Area" ("<b>CPA</b>") zone is to <u>protect</u> natural coastlines and the sensitive coastal natural environment. To this end, regulation of uses within the Rezoning Site will reduce the anthropogenic disturbances to the adjoining intertidal environment and establish a comprehensive statutory planning intention of coastal protection in this area.</p> <p>The Rezoning Site itself is not, and is not required to be, ecologically significant. It is unclear how an ecological assessment of the Rezoning Site itself is relevant to the purpose of this EAR and the Rezoning Request. The EAR has demonstrated the ecological importance of the <u>intertidal habitats of SSW</u> and has provided substantiation on how the Non-Compliant Businesses and unauthorized works taking place at the Rezoning Site and the surrounding areas (i.e. SSW Bay) are threatening the adjacent coastal environment. The Rezoning Request seeks to invoke the more stringent statutory protection associated with the CPA designation.</p> <p>We would like to remind Government that the Rezoning Site was once designated "CPA" under the <i>Former Adopted Clear Water Bay Peninsula North Outline Development Plan No. D/SK-CWBN/1A (the former Adopted ODP)</i> to reflect the intention to protect and preserve the coastal habitat and natural environment of the area.</p> <p>Furthermore, the field survey methodology adopted in the <b>EAR</b> primarily focused on the intertidal flora and fauna, rather than marine fishes. Nonetheless, to allow for understanding of wildlife present in the study area, all species of the focus of the surveys, including fish, were recorded and identified when sighted.</p> <p>That said, we wish to remind Agriculture, Fisheries and Conservation Department's ("<b>AFCD</b>") of its public Mission to conserve Hong Kong's natural environment and safeguard the ecological integrity. According to AFCD's website, objectives of conservation work include:</p> |

| Comments/ Suggestions                                                                                                                                                    | Applicant's Responses                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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| <p>2. Based on the supporting documents, it is not clear how the proposed rezoning can effectively contribute to the conservation of the intertidal habitats of SSW.</p> | <ul style="list-style-type: none"> <li><i>To conserve local flora, fauna and natural habitats through offering conservation advice on development proposals, planning strategies and environmental impact assessment; law enforcement; research and implementing biodiversity conservation plans; and identifying Sites of Special Scientific Interest (SSSIs); and</i></li> <li><i>To conduct regular ecological surveys to take inventory and update the status of our biodiversity assets and to establish an ecological database for Hong Kong.</i></li> </ul> <p>This Application is submitted on behalf of concerned residents of SSW as an environmental and public initiative. The EAR should provide sufficient evidence for AFCD to take immediate action against destructive activities, if not conduct their own further field surveys of the area. As a minimum, AFCD should actively support conservation efforts consistent with its published Mission.</p> <p>We have already described above that the intention of the captioned Rezoning Request is to establish statutory planning control against unauthorized activities taking place at the Rezoning Site that are, in turn, detrimental to the adjoining and ecologically important sensitive intertidal habitats of SSW Bay. The current "Village Type Development" ("V") zone of the Rezoning Site clearly fails to provide any protection to the adjacent ecologically important seagrass site at SSW Bay. On the contrary, the existing "V" zone has allowed the Rezoning Site and the intertidal area to be taken for granted by some as a free-for-all with minimal regulation and no official sanction or regulation of unauthorised or destructive activities. As discussed and verified in Section 5.3 of the EAR, the operation of Non-Compliant Businesses within and in the vicinity of the Rezoning Site has resulted in adverse ecological impacts to the invaluable yet sensitive adjacent seagrass habitat. Particularly, both direct and indirect impacts brought about by the Non-Compliant Business operations and associated unauthorized works have resulted in direct physical impacts to the seagrass colonies and disturbance impacts to wildlife.</p> <p>Problems at SSW have been widely reported in the media. AFCD's failure to act against the ongoing destruction of SSW will send a negative signal to Hong Kong people regarding the sincerity of the Government's commitment to conservation.</p> <p>The proposed "Costal Protection Area" ("CPA") zoning would, with immediate effect, establish the necessary statutory planning framework/controls as the basis for much needed Government enforcement and prosecution actions against the</p> |

| Comments/ Suggestions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Applicant's Responses                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
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| <p>3. The Biodiversity Strategy and Action Plan provides a broad framework for the conservation of biodiversity from different perspectives, including the planning perspective. However, each planning application should be reviewed on its own merit.</p> <p>4. According to Appendix A, Annex 16 of the EIAO-TM, ecological assessment should be required for designated projects that encroach or affect important habitats such as seagrass beds. However, whether the commercial businesses and works in SSW constitute designated projects under the EIAO would depend on the nature and scope of individual projects.</p> | <p>unauthorized uses within the Rezoning Site, which in turn directly impact the adjoining coastline and intertidal environment of SSW. It is necessary to prevent or reduce the adverse impacts of unmitigated kayak businesses and visitors in order to provide the conditions necessary for the regrowth and reinstatement of ecologically-important species seagrass in SSW. The proposed rezoning would also enable an uninterrupted "CPA" strip along the waterfront of SSW inlet such that the overall natural integrity of SSW can be preserved if not further enhanced.</p> <p>Noted and agreed. The Hong Kong Biodiversity Strategy and Action Plan and its general approach and guiding principles towards biodiversity conservation in Hong Kong are nonetheless relevant to this Application, especially given the lack of legal protection in SSW as demonstrated in Section 5.4 of the EAR.</p> <p>The EIAO-TM stipulates that an ecological assessment would be required if a proposed development would affect established seagrass beds of any size.</p> <p>It should be repeated that the ongoing damage to the important ecological habitat is occurring precisely due to the fact that there is uncontrolled, unauthorized and unregulated commercial activity occurring on Government Land, without any formal applications for development projects. It is doubtful whether Environmental Protection Department ("EPD") or AFCD would receive any enquiries or application from the relevant developers/operators of the Non-Compliant Businesses or potential unauthorized works occurring on the Government Land in SSW. In this situation, we believe it is the Government's responsibility to take immediate and alternative actions to prevent further damage to the seagrass bed at SSW (which is of recognised ecological importance) and to provide the proper protections for the seagrass habitat. The proposed "CPA" zoning of the Rezoning Site is one solution to emphasise the necessary planning controls as well as send a clear message to the public on the ecological importance of SSW bay. AFCD cannot merely deflect to formal applications under the EIAO where there is blatant destruction of seagrass beds and/or rely on third party action and evidence.</p> |



| Comments/ Suggestions |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Applicant's Responses                                                                                                                                                                                                                        |
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| B                     | Public Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                              |
|                       | <p>117 nos. of comments were received from the public during the Public Inspection Period. Major comments are summarized as follows:-</p> <p><i>Supporting Comments (68 nos.)</i></p> <ul style="list-style-type: none"> <li>• The Rezoning Request will help to preserve the Flora, Fauna, biodiversity, ecological integrity and/or natural character of the coastal environment of Sheung Sze Wan ("<b>SSW</b>");</li> <li>• The Rezoning Request is the first step and last chance to protect this already endangered area from creeping development, pollution, and unregulated uses;</li> <li>• The Rezoning Request will enhance the continuity of the "Coastal Protection Area" zone;</li> <li>• There has been an increase in watersports (kayak rental) and boat anchoring which is impacting the bay and shoreline. The Proposed Rezoning can help alleviate the environmental damages that may be caused due to the uncontrolled commercial activities;</li> <li>• The protection of seagrass is fundamental to maintain biologically diverse and sustainable marine environment. Action needs to be taken to improve and protect the biological situation at SSW.</li> <li>• The indigenous villagers have abused the land, waters, and shoreline making the village overcrowded and polluted;</li> <li>• The Rezoning Request will mitigate serious nuisances, sewage, rubbish resulted from the unauthorized use;</li> <li>• The Rezoning Request will alleviate the traffic congestion/illegal parking resulted from the unauthorized use/business;</li> <li>• The Rezoning Request will improve the personal safety of the local residents and reinstate SSW's tranquil living environment; and</li> <li>• The Rezoning Request would contribute to the Government of Hong Kong's Climate Action Plan 2050 initiative.</li> </ul> | <p>Support to the Planning Application is noted. Approval of the Rezoning Request will also give a strong message to the public on the TPB's stance against the unauthorized and rampant destruction of ecologically valuable resources.</p> |

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| Comments/ Suggestions                                                                                                                                                                                                                                  | Applicant's Responses                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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| <p>by SSW villagers;</p> <ul style="list-style-type: none"> <li>The Rezoning Site consists of Hiu Po Path, a local access road, which is important for transport of construction materials that are essential for small house developments;</li> </ul> | <p>Instead, the Rezoning Request aims to establish a comprehensive statutory planning intention of coastal protection in this area from a land use planning standpoint, while the existing use of Hiu Po Path as a local access road should remain unaffected.</p> <p>The historical use of SSW Bay by all SSW villagers was proportional to the local village population. Respect for the Bay by the villagers had allowed the local ecology to flourish. There is nothing comparable between the scale of past uses by locals and the current proliferation of unauthorised kayak and water sports shops who are catering to external visitors with no consideration whatsoever of local capacities or impacts on local residents.</p> <p>Over the recent years, SSW has suffered from the cumulative negative impacts on its sensitive ecology and invaluable natural environment as well as the daily lives of its residents, in particular with the recent proliferation of unauthorized commercial uses, including kayak and water sports shops, in both "V" and "Coastal Protection Area" ("CPA") zones. This has resulted in serious degradation of the coastal character, environmental destruction, illegal landfilling, major nuisances, sewage, rubbish and traffic congestion problems.</p> <p>The proposed "CPA" zone on the Rezoning Site will be a pragmatic means to reinstate and preserve the ecological attributes of SSW by establishing the necessary statutory planning control against only those unauthorized uses within the Rezoning Site as well as to mitigate their consequential serious nuisances, sewage, rubbish problems etc. In this regard, the Rezoning Request is a proactive effort in maintaining the overall natural integrity of the area and fostering a pleasant environment for the enjoyment of SSW villagers as well as the general public.</p> <p>The Rezoning Request aims to establish a comprehensive statutory planning intention of coastal protection in this area from a land use planning standpoint, while the existing use of Hiu Po Path as a local access road should remain unaffected. There is no inconsistency between maintaining Hiu Po Path as both an access road and a physical buffer between the village development and the natural coastline.</p> <p>Notwithstanding, the proposed Rezoning will an important first step towards regulating the proliferating unauthorized uses and developments through enhanced statutory planning controls and a clear planning intention. At present, the traffic congestion/illegal parking resulting from the influx of visitors to unauthorized uses/businesses has prevented normal access to Hiu Po Path. Hence, the Rezoning Request will also help to improve the traffic condition of Hiu</p> |



| Comments/ Suggestions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Applicant's Responses                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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| <ul style="list-style-type: none"> <li>The designation of the Site as "Marine Reserve" under CAP 476 will seriously restrict the daily lives of villagers and may result in the relocation of essential government and community facilities, such as refuse collection point and public transportation services;</li> <li>Unauthorized activity is the major reason for the environmental degradation not the existing zoning of the Area. Other than rezoning the Site, there are other options to protect the coastal environment, such as enforcement action by the Government.</li> </ul> | <p>Po Path for the use of local villagers.</p> <p>CAP 476 is the Marine Parks Ordinance and is <u>not</u> related to this Rezoning Request which is submitted under the Town Planning Ordinance (CAP131). The Rezoning Request will not result in "Marine Reserve" designation. Therefore there should be no impact on essential government and community facilities.</p> <p>In fact, control of the unauthorised development and land uses will instead help to support essential government and community facilities by getting rid of the associated nuisance, pollution, safety risks and serious traffic jams which are already adversely affecting local lives on a daily basis.</p> <p>Agreed. There should be a concerted effort amongst Government Departments to clean up the current proliferation of unauthorized uses and developments which have arisen precisely due to the lack of meaningful and effective enforcement actions by Government Departments to stop Government Land/public resources from being occupied and exploited for unauthorized commercial uses.</p> <p>However, this is not the reality. Despite numerous complaints lodged by local residents to relevant Government Departments, the unauthorized uses in the SSW area have only increased due to a lack of a proper platform or framework for concerted Government action. The proposed "CPA" rezoning will establish a clear message to both Government bodies and the public to protect the Bay area from damage.</p> <p>This Rezoning Request will give the strongest statutory planning protection and associated control to the Rezoning Site to facilitate effective enforcement and prosecution action by the Government. The "CPA" zone is not intended to be an entire solution, but only one part of several necessary actions to regulate against unauthorized uses and to promote the planning intention of coastal protection in this area.</p> |

Date: 7 March 2022  
File Ref: SHH/2

**Details on the Objection to the draft Clear Water Bay Peninsula South  
Development Permission Area Plan No. DPA/SK-CWBS/1**

| Grounds of the objection                                                                                                                                                                                                                                                              | Responses to the objection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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| (i) there was serious problem of encroachment onto the High Water Mark (HWM) and inter-tidal sands due to illegal dumping of demolition and construction materials;                                                                                                                   | <ul style="list-style-type: none"> <li>• no obvious dumping material within and adjoining the objection site was observed and no complaint regarding illegal dumping had been received;</li> <li>• the “Village Type Development” (“V”) zone did not encroach onto the HWM and inter-tidal sands;</li> <li>• a substantial part of the objection site was occupied by village houses and private gardens, existing car parks and Hiu Po Path. The “V” zoning was appropriate to reflect these uses;</li> <li>• the objection site comprised largely government land and development on the objection site would be subject to the scrutiny of the relevant government departments;</li> </ul> |
| (ii) a buffer in the form of a “Coastal Protection Area” (“CPA”) zone between village development and HWM and inter-tidal sands to protect the fauna and flora was necessary;                                                                                                         | <ul style="list-style-type: none"> <li>• the objection site had largely been developed. No significant additional development was envisaged on the site. The existing Hiu Po Path could be define the limit of development and provide a buffer from the HWM and inter-tidal sands;</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                |
| (iii) the objection site was an integral part of the coastline which provided an important habitat for various types of flora and fauna of conservation importance. The proposed rezoning to “CPA” would provide for continuity of the “CPA” zoning along Sheung Sze Wan (SSW) inlet; | <ul style="list-style-type: none"> <li>• there was no natural or unspoiled coastal feature or habitat within the objection site to warrant protection by the proposed “CPA” zoning. The planning intention to retain the natural coastlines and to protect the attractive natural character would not be jeopardised by the “V” zoning;</li> </ul>                                                                                                                                                                                                                                                                                                                                            |

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| <p>(iv) the Site was not suitable for village development as it was a narrow coastal strip and a substantial portion of it was outside the 'VE';</p>                                                                                                                                                                                                                               | <ul style="list-style-type: none"> <li>the "V" zoning was appropriate to reflect the present uses on the objection site;</li> </ul>                                                                                                                                                                                                                                                                                                                                                                              |
| <p>(v) the objection site was previously zoned "CPA" on an adopted Outline Development Plan (ODP). Hiu Po Path also served SSW fishermen and was an important amenity and access for villagers and visitors to enjoy passive leisure and recreation along the coastline. Hiu Po Path should be included in the "CPA" zone and served as a buffer to the villager properly; and</p> | <ul style="list-style-type: none"> <li>road use including the existing Hiu Po Path on the objection site was permitted in "V" zone. There was no restriction for fishermen or visitors to access the coastal area via Hiu Po Path. Rezoning the objection site to "CPA" was not necessary;</li> <li>the ODP, which was approved in 1987, was an obsolete plan. In the rationalisation of the zoning boundary in the plan, only areas with natural coastal features and habitats were zoned "CPA"; and</li> </ul> |
| <p>(vi) the proposed "CPA" zone was in line with the public interest and planning intention to preserve the coastline in SSW Bay.</p>                                                                                                                                                                                                                                              | <ul style="list-style-type: none"> <li>to emphasise the planning intention to protect the existing natural coastline along the "V" zone, the Objection Hearing Committee of the Town Planning Board agreed to state clearly in the Explanatory Statement of the Outline Zoning Plan that special attention should be made in the planning and allocation of Small Houses to avoid damage to the coastline. No Small House development should be allowed within the buffer area.</li> </ul>                       |



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

參考編號

Reference Number:

220116-220722-79347

提交限期

Deadline for submission:

04/02/2022

提交日期及時間

Date and time of submission:

16/01/2022 22:07:22

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-CWBS/5

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Hugh Stanley

意見詳情

Details of the Comment :

Having lived in the area for many years I have seen the severe erosion of the natural habitat caused by creeping development, pollution, and unregulated use. This application could be the first step and the last chance to protect this already endangered area

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

220118-120726-72283

**提交限期****Deadline for submission:**

04/02/2022

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

18/01/2022 12:07:26

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

Y/SK-CWBS/5

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

先生 Mr. Paul Etherington

**意見詳情****Details of the Comment :**

Dear Sirs,  
With regard to the above application Y/SK-CWBS/5.  
I fully agree that Sheung Sze Wan bay and coastline should be protected and it's natural environments, rocks, beach, sea grass, and corals saved from destruction of village development. There has been a big increase in water sports (kayak rental) and boat anchoring which is impacting this bay and shoreline. The indigenous villagers have blatantly abused their land, waters and shoreline making the village overcrowded and polluted.

Best regards  
Paul Etherington

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

參考編號

**Reference Number:**

220119-091808-47747

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

19/01/2022 09:18:08

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Helena Iveson

意見詳情

**Details of the Comment :**

I support this application because I am concerned by the environmental damage that may be caused to the coastline due to uncontrolled commercial activities.



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

參考編號

**Reference Number:**

220119-092431-47700

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

19/01/2022 09:24:31

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. QUAN

意見詳情

**Details of the Comment :**

I FULLY SUPPORT THE APPLICATION AS THIS AREA REQUIRES APPROPRIATE ENVIRONMENTAL PROTECTION.  
OUR COSTLINE IS PRECIOUS AND I WOULD LIKE MY CHILDREN AND THE NEXT GENERATION BE ABLE TO APPRECIATE IT. HENCE ALL EFFORTS AND ACTIONS ARE REQUIRED.  
MANY THANKS AND KIND REGARDS.

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

參考編號  
**Reference Number:** 220119-093456-85238

提交限期  
**Deadline for submission:** 04/02/2022

提交日期及時間  
**Date and time of submission:** 19/01/2022 09:34:56

有關的規劃申請編號  
**The application no. to which the comment relates:** Y/SK-CWBS/5

「提意見人」姓名/名稱  
**Name of person making this comment:** 先生 Mr. Fred Gaume

意見詳情  
**Details of the Comment :**

I support this application to ensure that the ecological integrity of the bay and sea shore be conserved and the recent damages be fixed.

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

參考編號  
**Reference Number:** 220119-094149-56222

提交限期  
**Deadline for submission:** 04/02/2022

提交日期及時間  
**Date and time of submission:** 19/01/2022 09:41:49

有關的規劃申請編號  
**The application no. to which the comment relates:** Y/SK-CWBS/5

「提意見人」姓名/名稱  
**Name of person making this comment:** 女士 Ms. Janine Canham

意見詳情  
**Details of the Comment :**

I support this application because of the increasing damage being done to the environment and the community.



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

參考編號

**Reference Number:**

220119-094525-41737

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

19/01/2022 09:45:25

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Maurice Devlin

意見詳情

**Details of the Comment :**

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

參考編號

**Reference Number:**

220119-095207-51626

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

19/01/2022 09:52:07

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Matthew Canham

意見詳情

**Details of the Comment :**

|                                                                          |
|--------------------------------------------------------------------------|
| I agree as this area was a beauty spot, and is now polluted and rubbish. |
|--------------------------------------------------------------------------|

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

參考編號

**Reference Number:**

220119-095454-50568

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

19/01/2022 09:54:54

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Josh Canham

意見詳情

**Details of the Comment :**

I live in the area and am really upset that it is being allowed to get spoiled like this. Nature is so important.



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

參考編號

**Reference Number:**

220119-095613-15782

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

19/01/2022 09:56:13

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Sam Canham

意見詳情

**Details of the Comment :**

I am sad to see the beach taken over by businesses and being dirty and the natural flora being damaged forever. Why is this happening?

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

參考編號

**Reference Number:**

220119-100227-87171

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

19/01/2022 10:02:27

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Gregory

意見詳情

**Details of the Comment :**

I support this application because there are too many visitors to the village because of the new kayak businesses creating bad traffic, danger to children in the village due to lots of traffic, illegal parking, so much trash thrown in the sea and destruction of the environment. This is a residential area not a business district.

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

參考編號

**Reference Number:**

220119-101518-88080

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

19/01/2022 10:15:18

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. HAYLOCK

意見詳情

**Details of the Comment :**

Excellent initiative for the preservation and betterment of an important part of Hong Kong's natural coastline resources. Selfish commercial actions by the few are having a significant and lasting detrimental impact on the environment which is valued by the majority. As a city with limited resources, it should be a matter of priority for the government to approve this application.



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

參考編號

**Reference Number:**

220119-101758-99677

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

19/01/2022 10:17:58

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**

夫人 Mrs. Sonia Enberg

意見詳情

**Details of the Comment :**

I support the application because Sheung Sze Wan should be a coastal protection area. The local villagers have no regard for the local residents, the local flora & fauna, nor their own patrons. There have been accidents and a fatal death due to the illegal unregulated kayak businesses. It is very sad to see what has happened to Sheung Sze Wan in the last 12 months.

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

參考編號

**Reference Number:**

220119-110034-23014

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

19/01/2022 11:00:34

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Chris D

意見詳情

**Details of the Comment :**

I support this application to protect the beautiful coastline within Sheung Sze Wan. Over the last couple of years in particular the area has been overrun with day trippers who create litter issues and traffic pollution. As a regular swimmer in the bay there has been a notable increase in waste being dropped into the ocean - mainly plastic bottles, plastic bags and disposable masks. On land there has been numerous examples of litter being left and even the day trippers who want to use the waste bins cannot because these are overflowing with waste. The natural beauty of the area is disappearing fast - there is concrete being added - and the constant flow of day trippers will erode the coastline and add pollution.

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

參考編號

**Reference Number:**

220119-123058-09210

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

19/01/2022 12:30:58

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**

夫人 Mrs. SP

意見詳情

**Details of the Comment :**

I fully support this application because it will help to protect our coast, improve quality of the water where kids swimming have been getting major skin infections in the past year from pollution generated by illegal businesses. Preserving our villages will also improve road traffic that has worsen monthly making it unsafe for the children living in those villages to play around without getting at risk to be hit by a car.



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

參考編號

**Reference Number:**

220119-132541-87174

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

19/01/2022 13:25:41

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. LAI Kwok Lun

意見詳情

**Details of the Comment :**

I support the said application because if it is approved, the CPA coverage in that particular area will be more complete, enhancing the protection effect on the whole Sheung Sze Wan beach. The current CPA coverage is more or less rendered ineffective just because the area in application stands as an opening, whereby visitors, especially in the past one year, commercial activities (the rampant kayak rental business) give rise to massive trampling on the beach, leaving enormous amount of rubbish at the beach. As I live there, I can witness those everyday.

寄件者: [REDACTED]  
寄件日期: 2022年01月19日星期三 17:12  
收件者: tpbpd@pland.gov.hk  
主旨: Re: Y/SK-CWBS/5

薛女士:

謝謝你的回覆, 本村現正式反對有關申請, 並正尋求援助.

相思灣村務委員會  
主席  
林傳

<tpbpd@pland.gov.hk> 於 2022 年 1 月 18 日 週二 上午 11:17 寫道:

林主席:

你於本年 1 月 14 日就題述規劃申請(編號 Y/SK-CWBS/5)致城市規劃委員會的電郵已收悉, 並已轉交予規劃署西貢及離島規劃處跟進。

城市規劃委員會秘書處

(薛斐殷女士)

From: [REDACTED]  
Sent: Friday, January 14, 2022 5:18 PM  
To: tpbpd@pland.gov.hk  
Subject: Y/SK-CWBS/5

城市規劃委員會

本人是相思灣村務委員會主席, 有關於有人申請將所述範圍由[鄉村式發展]改劃[海岸保護區]如果申請成功, 對本村有何影響, 因本人會因應具體情況或規劃對本村有何影響或轉變, 需要召開村民大會討論. 煩請於三個工作天內回覆本人.

謝謝!

相思灣村務委員會

主席

林傳





寄件者: [REDACTED]  
寄件日期: 2022年01月19日星期三 20:10  
收件者: tpbpd@pland.gov.hk  
主旨: Y/SK-CWBS/5 - comment by Daniel Jacob  
附件: IMG\_20220119\_084514.jpg; IMG\_20220119\_084345.jpg; IMG\_20220119\_084408.jpg; IMG\_20220119\_084415.jpg; IMG\_20220119\_084500.jpg

Dear Members of the Town Planning Board,

With interest I have read your announcement in Sheung Sze Wan. Unfortunately I do not know the details and background but I believe the intention is correct and supported by me. I live since 2009 in Sheung Sze Wan and a better protection of the coastal area is needed especially considering the green goals we have for Hong Kong. The trend in the Bay area has taken a worrying direction in the past years and I hope with your initiative you can make a change.

This morning I made a walk in a part of your area and took the attached pictures.

Image 084514: digger used to work in the ocean  
Image 084500: example how the natural coast is destroyed  
Image 084345: old motors since months at the coast side  
Image 084408: unused Kayaks – became rubbish  
Image 084415: oil can at the coast side polluting the environment

This is just to give you little impression. In general I believe the tendency of increasing boats in the Bay need to be managed in a constructive way, bringing the people interest and the environment needs in a better balance.

If you need further information please feel free to contact me anytime on 95 10 04 30.

Kind regards,  
Daniel Jacob

Best regards,

Daniel Jacob  
Chief Executive Officer

---

**Supplier CML Management Ltd**

Units 6 – 8, 11/F., Hilder Centre, 2 Sung Ping Street, Hung Hom, Kowloon, Hong Kong

香港九龍紅磡崇平街 2 號, 富德中心 11 樓 1106 – 8 室

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M + [REDACTED]  
[REDACTED]

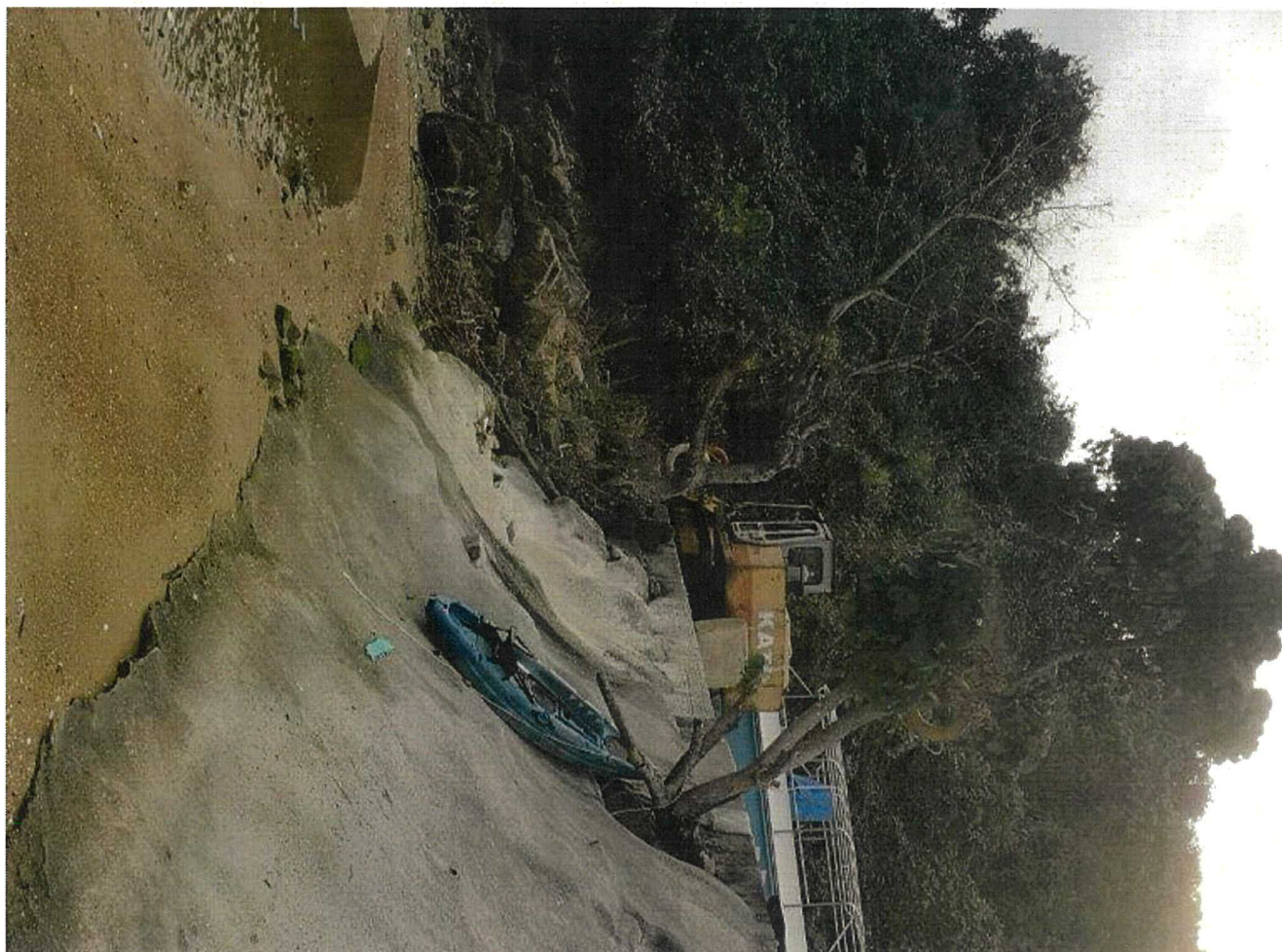
[www.cml-globalsolutions.com](http://www.cml-globalsolutions.com)

Contact me via MS Teams



More than a manufacturer























寄件者: [REDACTED]  
寄件日期: 2022年01月19日星期三 20:57  
收件者: tpbpd@pland.gov.hk  
主旨: WG: Y/SK-CWBS/5 - comment from Juergen Mahn  
附件: IMG\_20220119\_084514.jpg; IMG\_20220119\_084345.jpg; IMG\_20220119\_084408.jpg; IMG\_20220119\_084415.jpg; IMG\_20220119\_084500.jpg

Dear Members of the Planning board,

I am happy to see this new development plan and transfer of the SSW costal area into a protected zone. The situation has gotten out of contro the recent years and our environment is being poluted by too many people. Some recent pictures attached, we could do many more to show how careless certain parts of the community treat our environment.

I hope this will change immediately.

I am living in the neighborhood so if you want more details feel free to call me on [REDACTED]

Take care  
Juergen Mahn





















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

參考編號

**Reference Number:**

220120-181831-06357

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

20/01/2022 18:18:31

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**先生 Mr. MARTELLY Pierre Emmanuel  
Dominique

意見詳情

**Details of the Comment :**

Dear Town Planning Board,

I strongly support the rezoning application, to improve the continuity of the CPA protection around Lobster Bay, and further discourage the illegal kayak rental businesses that are too intensive for the environment.

Best regards,

Pierre MARTELLY

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

參考編號

**Reference Number:**

220120-191759-16442

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

20/01/2022 19:17:59

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Mihail Mastrogiannis

意見詳情

**Details of the Comment :**

Environmental protection is a must for all citizens. As a resident of Tai Hang Hau Village I want the green environment to be preserved. Consequently we need to protect the Whole Bay and not only parts of it.

This part has to become CPA.

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

參考編號

**Reference Number:**

220121-120511-12536

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

21/01/2022 12:05:11

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. greg hagen

意見詳情

**Details of the Comment :**

I support this application for protection of the environment and coast line and also for the extraordinary natural beauty of that area of waterfront for all to enjoy.



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

參考編號

**Reference Number:**

220121-124253-25173

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

21/01/2022 12:42:53

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Adrian McCarroll

意見詳情

**Details of the Comment :**

I fully support this move to better improve the protection of the coastline around Sheung Sze Wan. Hopefully, the denigration by commercial activities will be better controlled and the damage that has already been done may now be reinstated to its former condition.

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

參考編號  
**Reference Number:** 220121-172600-77594

提交限期  
**Deadline for submission:** 04/02/2022

提交日期及時間  
**Date and time of submission:** 21/01/2022 17:26:00

有關的規劃申請編號  
**The application no. to which the comment relates:** Y/SK-CWBS/5

「提意見人」姓名/名稱  
**Name of person making this comment:** 相思灣村務委員會

意見詳情  
**Details of the Comment :**

反對有關申請 Y/SK-CWBS/5 : 本村村民經過商議後, 反對將曉波徑所述地段改劃為海岸保護區

相思灣村建村超過三百年, 一直靠沿海捕魚及耕種為生. 曉波徑海邊一帶為內灣, 風浪相對較細, 極為適合船隻泊岸上落海堤, 前往捕魚的地點. 直至現在仍然有本村及週邊的村民在相思灣海邊一帶捕魚為生, 並經常使用該地段海堤.

此外曉波徑對開海面地帶, 潮漲時成年人可落水步行而不過頭, 潮退時現出一大片沙灘, 因此本村及鄰村的居民由古至今均在該地帶泊船, 游泳, 近年外藉居民更用作打排球, 踢足球, 組織聯歡等玩樂.

上述地段原本是本村的鄉村式發展地帶, 仍有幾間日久失修的舊村屋等候重修, 極有需要使用該地段作運送及放置建築材料, 現時沿岸居民均用作停泊車輛, 是否單憑個人或幾個人的意見便可使政府接納他/他們的意見而使一片沿用幾百年的地帶改劃.

請認真考慮本委員會的堅決反對! 謝謝

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

參考編號  
**Reference Number:** 220121-185116-34023

提交限期  
**Deadline for submission:** 04/02/2022

提交日期及時間  
**Date and time of submission:** 21/01/2022 18:51:16

有關的規劃申請編號  
**The application no. to which the comment relates:** Y/SK-CWBS/5

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

意見詳情  
**Details of the Comment :**

I support this application because it is hazardous with all the cars coming and parking illegally and a complete nuisance for villagers who cannot even get to their house anymore



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

參考編號

**Reference Number:**

220121-202201-20242

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

21/01/2022 20:22:01

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**

夫人 Mrs. Jordana Anderson

意見詳情

**Details of the Comment :**

I support the application because of the large impact the unauthorized businesses on the area have had on the villages, waterways and the way my family have to live our lives when there are tourists passing by our home viewing our family activities and in particular our small children. We've lost ALL privacy and our children can no longer enjoy playing by the water or in the water due to the high tourist traffic going out and coming in on kayaks every day. Also we suffer traffic and parking problems immensely. Taxis and Ubers are not careful driving in the area and are therefore a danger to our children.

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

參考編號  
**Reference Number:** 220123-182825-39175

提交限期  
**Deadline for submission:** 04/02/2022

提交日期及時間  
**Date and time of submission:** 23/01/2022 18:28:25

有關的規劃申請編號  
**The application no. to which the comment relates:** Y/SK-CWBS/5

「提意見人」姓名/名稱  
**Name of person making this comment:** 先生 Mr. Bron Holt

意見詳情  
**Details of the Comment :**

反對

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

參考編號

**Reference Number:**

220123-191713-46860

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

23/01/2022 19:17:13

有關的規劃申請編號

**The application no. to which the comment relates:** Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Lam Jo Wing

意見詳情

**Details of the Comment :**

就新界西貢清水灣相思灣曉波徑（部份）和毗連的政府土地

強烈反對把申請地點由「鄉村式發展」地帶改劃為「海岸保護區」地帶



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

參考編號  
**Reference Number:** 220123-191928-13720

提交限期  
**Deadline for submission:** 04/02/2022

提交日期及時間  
**Date and time of submission:** 23/01/2022 19:19:28

有關的規劃申請編號  
**The application no. to which the comment relates:** Y/SK-CWBS/5

「提意見人」姓名/名稱  
**Name of person making this comment:** 夫人 Mrs. 林佳瑩

意見詳情  
**Details of the Comment :**

新界西貢清水灣相思灣曉波徑（部份）和毗連的政府土地

強烈反對把申請地點由「鄉村式發展」地帶改劃為「海岸保護區」地帶

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

參考編號  
**Reference Number:** 220123-211227-74657

提交限期  
**Deadline for submission:** 04/02/2022

提交日期及時間  
**Date and time of submission:** 23/01/2022 21:12:27

有關的規劃申請編號  
**The application no. to which the comment relates:** Y/SK-CWBS/5

「提意見人」姓名/名稱  
**Name of person making this comment:** 先生 Mr. 林祖榮

意見詳情  
**Details of the Comment :**

檔案編號Y/SK-CWBS/5

就新界西貢清水灣相思灣曉波徑（部份）和毗連的政府土地  
 擬議 把申請地點由「鄉村式發展」地帶改劃為「海岸保護區」地帶

提出強烈反對

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

參考編號

**Reference Number:**

220123-214410-38160

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

23/01/2022 21:44:10

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. 林德信

意見詳情

**Details of the Comment :**

本人反對相思灣曉波經徑（部份）和毗連的政府土地，由「鄉村式發展」地帶改劃為「海岸保護區」，理為與現在2022年政府現時推行的「全方位發展邊境地區」的概念互相違背，雖然相思灣村並非邊境，但此政策概念是要釋放出鄉村土地作發展，但如將相思灣曉波經徑（部份）和毗連的政府土地，由「鄉村式發展」地帶改劃為「海岸保護區」，將來就不能釋放出鄉村土地作發展，是本末倒置！亦剝削村民發展利益，又沒有合理賠償！直接窒礙相思灣和附近地方發展！

本人作出強烈反對！



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

參考編號

**Reference Number:**

220123-224837-38795

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

23/01/2022 22:48:37

有關的規劃申請編號

**The application no. to which the comment relates:** Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Lam Tak Keung

意見詳情

**Details of the Comment :**

未有香港政府，相思灣村超過三百多年歷史，香港回歸祖國以來，新界鄉村原居民受基本法保障，年滿18歲原居民男丁可在「鄉村式發展」土地上申請興建丁屋，政府推行城鄉共行，與鄉村共同發展，城規會憑小數不知名人士針對式提出所謂建議，將本村曉波徑一帶「鄉村式發展」更改規劃為「海岸保護區」，嚴重剝削原居民應有權益，嚴重影響本村生態環境，本人作出強烈反對。

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

220119-151932-04048

**Reference Number:****提交限期**

04/02/2022

**Deadline for submission:****提交日期及時間**

19/01/2022 15:19:32

**Date and time of submission:****有關的規劃申請編號**

Y/SK-CWBS/5

**The application no. to which the comment relates:****「提意見人」姓名/名稱**

先生 Mr. Ritchie Bent

**Name of person making this comment:****意見詳情****Details of the Comment :**

I have been a resident of HK working in both the Govt and private sector for over 44 years, and still remain active with my own business. I have watched HK grow and prosper over the past four decades and despite many people wishing to leave, neither I nor my wife, or daughter who works here, has any intention to leave. I am particularly proud of our unique coastline and countryside, which makes HK very special and differentiates it from most other major Asian cities. As preservation of the environment and sustainability becomes increasingly important, so too must be the preservation of what we have. I have noted with horror the recent proliferation of plastic kayaks, notably in the Sheung Sze Wan area, which is both an eyesore and a major potential pollutant, and thus contrary to HK's desire to remain a modern 'global' city. Whilst understanding the importance of giving people a means to enjoy the wonderful coastline, there needs to be far better control, for both environmental and safety reasons. Zoning and appropriate policing will go a long way towards achieving this. Dr Ritchie Bent

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

220120-114813-50976

**提交限期****Deadline for submission:**

04/02/2022

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

20/01/2022 11:48:13

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

Y/SK-CWBS/5

**「提意見人」姓名/名稱****Name of person making this comment:**小姐 Miss Sze Wan Sharon  
Mok**意見詳情****Details of the Comment :**

I support the application because Seagrass is the fundamental of to maintain biologically diverse and sustainable marine environment for life to flourish. It is strengthening HK's marine ecosystems. IF we are not taking action to improve biological situation in SSW, the retention rate of seagrass bed seeds survive rate will reduce to another new low rate. To work on seagrass floor restoration takes years and costly to rebuild the marine biological system around. I wish government would take this serious and pass the application to sustain HK marine system.



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

220120-120933-19759

**提交限期****Deadline for submission:**

04/02/2022

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

20/01/2022 12:09:33

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

Y/SK-CWBS/5

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

女士 Ms. Danielle Virgona

**意見詳情****Details of the Comment :****I support this application. We need to protect this area of future irreparable damage.**

寄件者: [REDACTED]  
寄件日期: 2022年01月20日星期四 16:38  
收件者: tpbpd@pland.gov.hk  
主旨: Y/SK-CWBS/5

Dear Town Planning Board Members,

I have read the planning application to rezone the site from Village Type Development to Coastal Protection Area.

I would like to thank the TPB and Government for taking this initiative which I strongly support.

There has been a lot of damage to the coastal environment in the bay over the past few years as a result of the increased pedestrian traffic to the area.

Rezoning the site would hopefully control this traffic and allow the coastal environment to recover. This initiative would also contribute to The Government of Hong Kong's Climate Action Plan 2050 initiative.

David Nichols  
Sheung Sze Wan resident

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

220124-153826-59734

**提交限期****Deadline for submission:**

04/02/2022

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

24/01/2022 15:38:26

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

Y/SK-CWBS/5

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

先生 Mr. Chang chi pui karry

**意見詳情****Details of the Comment :**

相思灣本來已是英國人管治香港前數百年前已有原居民居住，數百年以來一向原居民以補魚為生，如果因為少數人因某原因機心（有可能因此把附近一帶現有之房屋地價推高而令某些奸商獲取利潤）而申請改成海岸保護區，絕對干預港英政府訂五十年不變之承諾。

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

220124-210807-10815

**Reference Number:****提交限期**

04/02/2022

**Deadline for submission:****提交日期及時間**

24/01/2022 21:08:07

**Date and time of submission:****有關的規劃申請編號**

Y/SK-CWBS/5

**The application no. to which the comment relates:****「提意見人」姓名/名稱**

先生 Mr. Lok hang wai

**Name of person making this comment:****意見詳情****Details of the Comment :****本人是相思灣村原居民 現在反對 這次規劃申請**



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

## 參考編號

Reference Number:

220125-035329-80298

## 提交限期

Deadline for submission:

04/02/2022

## 提交日期及時間

Date and time of submission:

25/01/2022 03:53:29

## 有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-CWBS/5

## 「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Simon Cox

## 意見詳情

Details of the Comment :

I am writing to express my support of the application to change this land zoning to CPA. I have lived in Sheung Sze Wan for almost 20 years. Over that period, there has been a lot of environmental destruction both on the land and in the sea. It seems obvious to have a continuous CPA zoning around Sheung Sze Wan bay. I would like to see the Government fulfil its commitments to greater environmental protection through real action, not just empty words. CPA zoning should help achieve that commitment with stronger statutory protection. I hope the damage can then be reversed.

Also, during typhoons, our house has been subjected to flooding from storm surges and waves crashing across Hiu Po Path. This shows that this area of land is an important buffer, albeit not always sufficient to protect the village houses.

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

220125-122424-90357

**提交限期****Deadline for submission:**

04/02/2022

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

25/01/2022 12:24:24

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

Y/SK-CWBS/5

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

女士 Ms. Louise Drake

**意見詳情****Details of the Comment :**

The waterfront used to be beautiful and peaceful and all neighbours got on very well. Now there is rubbish on land and in the water and it is impacting the birds and sea life. The drainage and roads also cannot cope with the increased use.

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

參考編號

Reference Number:

220125-234232-09970

提交限期

Deadline for submission:

04/02/2022

提交日期及時間

Date and time of submission:

25/01/2022 23:42:32

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-CWBS/5

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. wong siu kwong

意見詳情

Details of the Comment :

反对意见，一切不变，保持现状。

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

參考編號

Reference Number:

220127-002141-18916

提交限期

Deadline for submission:

04/02/2022

提交日期及時間

Date and time of submission:

27/01/2022 00:21:41

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-CWBS/5

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LI

意見詳情

Details of the Comment :

**極力反對上述申請**

相思灣村原居民數百年來一向以捕魚為生

靠海吃海

海岸保護區勢必禁漁

對生計及傳統文化都造成很大影響

有違原居民基本法的保障精神

貴局應向相思灣村原居民代表徵求寶貴意見

以保障該村原居民的權益



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

參考編號

220127-162426-62097

**Reference Number:**

提交限期

04/02/2022

**Deadline for submission:**

提交日期及時間

27/01/2022 16:24:26

**Date and time of submission:**

有關的規劃申請編號

Y/SK-CWBS/5

**The application no. to which the comment relates:**

「提意見人」姓名/名稱

先生 Mr. Hon Stanley LI Sai-wing

**Name of person making this comment:**

意見詳情

**Details of the Comment :****強烈要求禁止將『鄉村式發展』改劃為『海岸保護區』**

本辦事處接獲部分清水灣相思灣居民投訴，有人申請將『鄉村式發展』(V Zone) 轉做『海岸式保護區』(CPA)，申請編號：Y/SK-CWBS/5。據悉，西貢早期乃沿海地區，居民三百多年前經已聚居當地並以漁獵及農務維生，時至今日此地亦是海上活動進出口的地方之一。根據《海岸公園及海洋保護區規例》，除獲准進行的科研活動外，一般水上活動及沿岸康樂活動都不能進行。此外，原有的公共設施和交通配套亦會廢除，此舉不但嚴重影響該處市民生計與生活，更有損新界原居民傳統權益之嫌。對此，本人特來函 閣下，要求規劃處徹查一事是否存在不公之處。

以鶴咀保護區為例，當變成『海岸式保護區』後，任何公共設施，如：廢物箱及公共衛生間會相應撤走。據悉在V Zone當中，屋與屋之間不能興建任何建築物，甚至無路可通。上址本已存在交通不便的因素，當變成『海岸式保護區』後，此處居民生活更加不便。該處居民定居此地，不可貿然改規劃而引致該處原居民面對搬村的風險。搬村而言，要在香港尋覓相等的土地賠償鄉民，據悉自1972年12月丁屋政策實施以來，至2018年6月為止，當局只批出42,678宗丁屋申請，實在令人質疑當局是否能承受搬村此舉，再者搬村需要用上龐大的費用作為搬遷賠償，現今新冠病毒已重創政府庫房，如需要支付搬遷賠償無疑是百上加斤，如開創此例將後果堪虞。

對此，本人特來函 閣下，要求規劃處徹查一事是否存在不公之處。如何之處，示覆為盼。如有查詢，歡迎致電 [REDACTED] 與本處職員莫小姐聯絡，謝謝！

順祝

工作愉快！

立法會議員 李世榮, MH

二零二二年一月二十六日

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

參考編號

**Reference Number:**

220128-052505-13296

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

28/01/2022 05:25:05

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Warren

意見詳情

**Details of the Comment :**

I support this application because we need to protect the natural beauty and it's surroundings. With too much development and commercial enterprises within a residential area will not work and cause a lot of problems with local residents.

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

參考編號

**Reference Number:**

220129-174325-07015

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

29/01/2022 17:43:25

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. 楊雲嬌

意見詳情

**Details of the Comment :****Y/SK-CWBS/5**

就新界西貢清水灣相思灣曉波徑（部份）和毗連的政府土地，把申請地點由「鄉村式發展」地帶改劃為「海岸保護區」地，提出強烈反對，因此地點為居民出入或散步的地點，改劃為海岸保護區會令居民失去原有使用的權利。

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

參考編號

220129-175307-93397

**Reference Number:**

提交限期

04/02/2022

**Deadline for submission:**

提交日期及時間

29/01/2022 17:53:07

**Date and time of submission:**

有關的規劃申請編號

Y/SK-CWBS/5

**The application no. to which the comment relates:**

「提意見人」姓名/名稱

先生 Mr. Wan

**Name of person making this comment:**

意見詳情

**Details of the Comment :**

本人為相思灣居民，在此出世已居住廿幾年以上。  
 一直以來破壞海岸的大多是外來人士，尤其每當夏季有大量遊客以為來掘海產的人，那些才是破壞海岸的人。  
 近年，近海出租獨木舟活動的確比較頻繁，但本人不熟悉商業活動流程不便評論，但如此方案的申請人是為了打壓以上活動而將鄉村發展地轉為海岸保護是大錯特錯，本末倒置，廣東話也有講「斬腳趾避沙蟲」。即使改了用途，「非法」活動也不會停止。  
 況且，本地居民經常聯同外藉居民一同清潔沙灘，沒有一直破壞海岸一次之餘，還有為保育出力。依本人推測，申請人是看不過眼出租生意興隆，從而生恨，希望從其他途徑把其取締。本人與相思灣及毗鄰的出租活動全無關係，因此建議申請人從合理途徑把非法活動取締，而非強硬改變土地用途。  
 再者，每年於希望改劃的地區有傳統舞麒麟及拜神祈福等活動，若改為保育地，恐怕許多傳統活動將不能延續。  
 跟據以上理由，本人強烈反對申請人對改變曉波徑土地用途。



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

參考編號

**Reference Number:**

220129-175548-36566

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

29/01/2022 17:55:48

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss 林

意見詳情

**Details of the Comment :****反對**

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

參考編號

**Reference Number:**

220129-181205-57575

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

29/01/2022 18:12:05

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. 林素雲

意見詳情

**Details of the Comment :****反對**

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

參考編號  
**Reference Number:** 220129-181539-08994

提交限期  
**Deadline for submission:** 04/02/2022

提交日期及時間  
**Date and time of submission:** 29/01/2022 18:15:39

有關的規劃申請編號  
**The application no. to which the comment relates:** Y/SK-CWBS/5

「提意見人」姓名/名稱  
**Name of person making this comment:** 女士 Ms. 張美霞

意見詳情  
**Details of the Comment :**

反對

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

參考編號

**Reference Number:**

220129-182638-28878

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

29/01/2022 18:26:38

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Ng jack ki

意見詳情

**Details of the Comment :****反對**



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

參考編號  
**Reference Number:** 220129-191932-50009

提交限期  
**Deadline for submission:** 04/02/2022

提交日期及時間  
**Date and time of submission:** 29/01/2022 19:19:32

有關的規劃申請編號  
**The application no. to which the comment relates:** Y/SK-CWBS/5

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

意見詳情  
**Details of the Comment :**

反對

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

參考編號

**Reference Number:**

220129-194005-00041

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

29/01/2022 19:40:05

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss 反对

意見詳情

**Details of the Comment :**

友反对

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

參考編號

**Reference Number:**

220129-204206-00899

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

29/01/2022 20:42:06

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. kourt yuk ying

意見詳情

**Details of the Comment :**

|    |
|----|
| 反對 |
|----|

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

參考編號  
**Reference Number:** 220129-232741-95281

提交限期  
**Deadline for submission:** 04/02/2022

提交日期及時間  
**Date and time of submission:** 29/01/2022 23:27:41

有關的規劃申請編號  
**The application no. to which the comment relates:** Y/SK-CWBS/5

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

意見詳情  
**Details of the Comment :**

本人反對相思灣曉波經徑（部份）和毗連的政府土地，由「鄉村式發展」地帶改劃為「海岸保護區」理為與現在2022年政府現時推行的「全方位發展邊境地區」的概念互相違背，雖然相思灣村並非邊境：但此政策概念是要釋放出鄉村土地作發展，但如將相思灣曉波經徑（部份）和毗連的政府土地，由「鄉村式發展」地帶改劃為「海岸保護區」，將來就不能釋放出鄉村土地作發展，是本末倒置！亦剝削村民發展利益，又沒有合理賠償！直接窒礙相思灣和附近地方發展！  
因此本人作出強烈反對！



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

參考編號  
Reference Number: 220129-233933-73858

提交限期  
Deadline for submission: 04/02/2022

提交日期及時間  
Date and time of submission: 29/01/2022 23:39:33

有關的規劃申請編號  
The application no. to which the comment relates: Y/SK-CWBS/5

「提意見人」姓名/名稱  
Name of person making this comment: 小姐 Miss 克洛伊

意見詳情  
Details of the Comment :

本人反對相思灣曉波經徑（部份）和毗連的政府土地，由「鄉村式發展」地帶改劃為「海岸保護區」理為與現在2022年政府現時推行的「全方位發展邊境地區」的概念互相違背，雖然相思灣村並非邊境：但此政策概念是要釋放出鄉村土地作發展，但如將相思灣曉波經徑（部份）和毗連的政府土地，由「鄉村式發展」地帶改劃為「海岸保護區」，將來就不能釋放出鄉村土地發展，是本末倒置！亦剝削村民發展利益，又沒有合理賠償！直接窒礙相思灣和附近地方發展！  
因此本人作出強烈反對！

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

參考編號

**Reference Number:**

220130-011806-21086

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

30/01/2022 01:18:06

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. 吳志宏

意見詳情

**Details of the Comment :**

本人從1967年至2008年居於相思灣村，雖然現在不是居於相思灣，但從08年至今年每夏天也會帶我的小朋友回相思灣游水度假，相思灣開村至今已有300年多歷史，同全香港其他近於海邊的村落沒有什麼分別，每年夏天也吸引全港遊人到此遊玩，嬉水，何解貴會接受由鄉村式發展轉變為海岸式保護區申請，我也不明白，什麼人會將他變成只能看而不能玩樂的地方，彷彿一件藝術品，這與香港特別行政區政府大量發展土地給予市民居住嘅原則相違背，香港地少人多亦都令到其他市民小一個遊玩嘅地方，故此本人強烈強烈反對申請

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

參考編號  
**Reference Number:** 220130-083056-58210

提交限期  
**Deadline for submission:** 04/02/2022

提交日期及時間  
**Date and time of submission:** 30/01/2022 08:30:56

有關的規劃申請編號  
**The application no. to which the comment relates:** Y/SK-CWBS/5

「提意見人」姓名/名稱  
**Name of person making this comment:** 先生 Mr. Lau chi cheung

意見詳情  
**Details of the Comment :**

反對，這樣對原居民不公平.

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

參考編號  
**Reference Number:** 220130-125958-13184

提交限期  
**Deadline for submission:** 04/02/2022

提交日期及時間  
**Date and time of submission:** 30/01/2022 12:59:58

有關的規劃申請編號  
**The application no. to which the comment relates:** Y/SK-CWBS/5

「提意見人」姓名/名稱  
**Name of person making this comment:** 女士 Ms. 呂玉姬

意見詳情  
**Details of the Comment :**

反對將相思灣由鄉村式發展改劃為海岸保護區。這改變影响居民生活，公共設施如廢物箱和公共衛生間會相應撤走。改變居民生活堅決反對！



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

參考編號  
**Reference Number:** 220130-132315-20868

提交限期  
**Deadline for submission:** 04/02/2022

提交日期及時間  
**Date and time of submission:** 30/01/2022 13:23:15

有關的規劃申請編號  
**The application no. to which the comment relates:** Y/SK-CWBS/5

「提意見人」姓名/名稱  
**Name of person making this comment:** 女士 Ms. 呂玉姬

意見詳情  
**Details of the Comment :**

反對將相思灣由鄉村式發展改劃為海岸保護區。這改變影响居民生活，公共設施如廢物箱和公共衛生間會相應撤走。改變居民生活堅決反對！

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

參考編號

**Reference Number:**

220130-131848-12357

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

30/01/2022 13:18:48

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Yip

意見詳情

**Details of the Comment :**

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

參考編號  
**Reference Number:** 220130-133132-87393

提交限期  
**Deadline for submission:** 04/02/2022

提交日期及時間  
**Date and time of submission:** 30/01/2022 13:31:32

有關的規劃申請編號  
**The application no. to which the comment relates:** Y/SK-CWBS/5

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

意見詳情  
**Details of the Comment :**

反對

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

參考編號  
**Reference Number:** 220130-163939-73565

提交限期  
**Deadline for submission:** 04/02/2022

提交日期及時間  
**Date and time of submission:** 30/01/2022 16:39:39

有關的規劃申請編號  
**The application no. to which the comment relates:** Y/SK-CWBS/5

「提意見人」姓名/名稱  
**Name of person making this comment:** 先生 Mr. 駱卓軒

意見詳情  
**Details of the Comment :**

本人駱卓軒相思灣村原居民(村民)反對 新界西貢清水灣相思灣曉波徑(部份) 和毗連的政府土地把申請地點由「鄉村式發展地帶」改劃為「海岸保護區地帶」申請編號:Y/SK-CWBS/5



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

參考編號  
**Reference Number:** 220130-164955-03446

提交限期  
**Deadline for submission:** 04/02/2022

提交日期及時間  
**Date and time of submission:** 30/01/2022 16:49:55

有關的規劃申請編號  
**The application no. to which the comment relates:** Y/SK-CWBS/5

「提意見人」姓名/名稱  
**Name of person making this comment:** 先生 Mr. 駱弘楷

意見詳情  
**Details of the Comment :**

本人駱弘楷相思灣村原居民(村民)反對 新界西貢清水灣相思灣曉波徑(部份) 和毗連的政府土地把申請地點由「鄉村式發展地帶」改劃為「海岸保護區地帶」 申請編號:Y/SK-CWBS/5

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

參考編號  
**Reference Number:** 220130-165120-80376

提交限期  
**Deadline for submission:** 04/02/2022

提交日期及時間  
**Date and time of submission:** 30/01/2022 16:51:20

有關的規劃申請編號  
**The application no. to which the comment relates:** Y/SK-CWBS/5

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

意見詳情  
**Details of the Comment :**

本人駱美妮相思灣村原居民(村民)反對 新界西貢清水灣相思灣曉波徑(部份) 和毗連的政府土地把申請地點由「鄉村式發展地帶」改劃為「海岸保護區地帶」 申請編號:Y/SK-CWBS/5

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

參考編號  
**Reference Number:** 220130-165219-38086

提交限期  
**Deadline for submission:** 04/02/2022

提交日期及時間  
**Date and time of submission:** 30/01/2022 16:52:19

有關的規劃申請編號  
**The application no. to which the comment relates:** Y/SK-CWBS/5

「提意見人」姓名/名稱  
**Name of person making this comment:** 先生 Mr. 駱家慶

意見詳情  
**Details of the Comment :**

本人駱家慶相思灣村原居民(村民)反對 新界西貢清水灣相思灣曉波徑(部份) 和毗連的政府土地把申請地點由「鄉村式發展地帶」改劃為「海岸保護區地帶」 申請編號:Y/SK-CWBS/5

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

參考編號  
**Reference Number:** 220130-165334-63341

提交限期  
**Deadline for submission:** 04/02/2022

提交日期及時間  
**Date and time of submission:** 30/01/2022 16:53:34

有關的規劃申請編號  
**The application no. to which the comment relates:** Y/SK-CWBS/5

「提意見人」姓名/名稱  
**Name of person making this comment:** 女士 Ms. 盧珮玲

意見詳情  
**Details of the Comment :**

本人盧珮玲相思灣村(村民)反對 新界西貢清水灣相思灣曉波徑(部份) 和毗連的政府土地把申請地點由「鄉村式發展地帶」改劃為「海岸保護區地帶」 申請編號:Y/SK-CWBS/5



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

參考編號

**Reference Number:**

220131-133216-32493

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

31/01/2022 13:32:16

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. BOB

意見詳情

**Details of the Comment :**

I support the application because Sheung Sze Wan infrastructure cannot support the volume of people on weekends and the destruction that they bring to the environment.

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

參考編號

**Reference Number:**

220131-165933-06133

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

31/01/2022 16:59:33

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. bob

意見詳情

**Details of the Comment :**

i support this application as the infrastructure of cannot support the volume of people with subsequent destruction of the natural environment

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

參考編號

**Reference Number:**

220201-074749-97527

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

01/02/2022 07:47:49

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. BOB

意見詳情

**Details of the Comment :**

i support this application as the infrastructure in Sheung Sze Wan cannot handle the volume of people and the damage to the environment that they cause

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

參考編號  
**Reference Number:** 220131-133617-37278

提交限期  
**Deadline for submission:** 04/02/2022

提交日期及時間  
**Date and time of submission:** 31/01/2022 13:36:17

有關的規劃申請編號  
**The application no. to which the comment relates:** Y/SK-CWBS/5

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

意見詳情  
**Details of the Comment :**

I support this application because it's good for the village, the community it's safety and the sea and water quality.



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

參考編號  
**Reference Number:** 220131-133936-97791

提交限期  
**Deadline for submission:** 04/02/2022

提交日期及時間  
**Date and time of submission:** 31/01/2022 13:39:36

有關的規劃申請編號  
**The application no. to which the comment relates:** Y/SK-CWBS/5

「提意見人」姓名/名稱  
**Name of person making this comment:** 先生 Mr. Blumberg Mark

意見詳情  
**Details of the Comment :**

Please stop all building and commercial activities (kayak businesses) in the Lobster Bay, Mau Po, Sheung Sze Wan area which directly impact the environment and resident safety due to lack of access from illegal parking.

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

參考編號

**Reference Number:**

220131-135417-30432

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

31/01/2022 13:54:17

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**

夫人 Mrs. Hannah Jamieson

意見詳情

**Details of the Comment :**

|                                                                     |
|---------------------------------------------------------------------|
| I agree with the application because the coast should be protected. |
|---------------------------------------------------------------------|

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

參考編號

**Reference Number:**

220131-140956-48318

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

31/01/2022 14:09:56

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Gareth Lane

意見詳情

**Details of the Comment :**

I fully support the application for the area to be changed to CPA. There are 3 rare species of flora in the area: Halophila Ovalis, Halophila Minor, Zostera japonica which are listed in the Rare and Precious Plants of Hong Kong. This gap in the CPA in the area needs changing to help ensure this species protection. We have seen a huge increase in plastic pollution in the area since the opening of the kayak businesses and there is a huge concern in the community that this is already having a damaging effect on the environment.

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

參考編號

**Reference Number:**

220131-141148-62353

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

31/01/2022 14:11:48

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Robert Sheridan

意見詳情

**Details of the Comment :**

I strongly support the proposed rezoning request. I have been a resident of Hiu Po Path for nearly 4 years and have been concerned about accessibility and the degradation of the local environment due to elevated levels of foot and road traffic of late. Nearly all of the residents on the street have had their vehicles damaged numerous times as a result of abnormal volume of taxis and private vehicles dropping off and collecting passengers. We have all been left to pick up significant amounts of rubbish left by these visitors, creating very real environmental and hygiene issues. This is one of the most beautiful places I have been in Hong Kong - please help to protect it.



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

參考編號

**Reference Number:**

220131-144204-20628

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

31/01/2022 14:42:04

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**

夫人 Mrs. Nathalie Attias

意見詳情

**Details of the Comment :****Essential to keep safe the last few environmental areas.**

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

參考編號

**Reference Number:**

220131-151102-00089

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

31/01/2022 15:11:02

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**

夫人 Mrs. Robyn Schats

意見詳情

**Details of the Comment :**

Dear Sirs

I fully support rezoning the water front area into "Coastal Protection Area". I have lived here for nearly 20 years and in just the last year or 2 years I have found it quite distressing the damage and abuse the coastal front has had to deal with from people. The rubbish it's self has increased by ten folds. The coastal front needs our protection and we must do what we can. A applaud your attention on this matter and thank you from the bottom of my heart.

Many thanks

Robyn

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

參考編號

**Reference Number:**

220131-154521-89258

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

31/01/2022 15:45:21

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Laurent Quignon

意見詳情

**Details of the Comment :**

To whom it may concern,

Very happy to see government paying attention the costal protection and our village in general.

Hopefully traffic could be controlled so both the village owners, resident and tourists could enjoy Clear Water Bay for the decades to come.

Thank you

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

參考編號  
**Reference Number:** 220131-155535-27236

提交限期  
**Deadline for submission:** 04/02/2022

提交日期及時間  
**Date and time of submission:** 31/01/2022 15:55:35

有關的規劃申請編號  
**The application no. to which the comment relates:** Y/SK-CWBS/5

「提意見人」姓名/名稱  
**Name of person making this comment:** 先生 Mr. Gareth Hirst

意見詳情  
**Details of the Comment :**

My family and I support the proposal. Saving the natural eco system for our kids and future generations is the right thing to do.



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

參考編號

**Reference Number:**

220131-162751-63753

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

31/01/2022 16:27:51

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**

夫人 Mrs. MCGILLIVRAY

意見詳情

**Details of the Comment :**

I fully support the proposal to improve the protection of the coastline around Sheung Sze Wan. Commercial Business operators (to my knowledge are unlicensed) have already done huge damage to the coastline, including coral reefs and the water quality. If these commercial operators can be better managed, further damage could be prevented and hopefully the damage that has been done can revert to its original state.

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

參考編號

**Reference Number:**

220131-162937-23267

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

31/01/2022 16:29:37

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Nick

意見詳情

**Details of the Comment :**

I fully support this application for a matter of safety, environmental matters and cor the respect t  
he private life of the people living in the area.  
This coast must be better protected.

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

參考編號

**Reference Number:**

220131-163017-09724

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

31/01/2022 16:30:17

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Yuen Wai Chi Erica

意見詳情

**Details of the Comment :**

I support the application since I am one of the residents in this neighborhood. Safety and environmental issues are the key. Pls considerate. Thx!

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

參考編號

**Reference Number:**

220131-164238-01968

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

31/01/2022 16:42:38

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Goni

意見詳情

**Details of the Comment :****I support the application to maintain the health of the natural environment and wildlife.**



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

參考編號  
**Reference Number:** 220131-165532-88328

提交限期  
**Deadline for submission:** 04/02/2022

提交日期及時間  
**Date and time of submission:** 31/01/2022 16:55:32

有關的規劃申請編號  
**The application no. to which the comment relates:** Y/SK-CWBS/5

「提意見人」姓名/名稱  
**Name of person making this comment:** 先生 Mr. David Nichols

意見詳情  
**Details of the Comment :**

Dear Town Planning Board Members,

I have read the planning application to rezone the site from Village Type Development to Coastal Protection Area.

I would like to thank the TPB and Government for taking this initiative which I strongly support.

There has been a lot of damage to the coastal environment in the bay over the past few years as a result of the increased pedestrian traffic to the area.

Rezoning the site would hopefully control this traffic and allow the coastal environment to recover. This initiative would also contribute to The Government of Hong Kong's Climate Action Plan 2050 initiative.

David Nichols  
Sheung Sze Wan resident

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

參考編號

**Reference Number:**

220131-172733-86427

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

31/01/2022 17:27:33

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Trevino

意見詳情

**Details of the Comment :**

I support this application because this area needs protection from all the rubbish and plastic left by water tours.

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

參考編號  
**Reference Number:** 220131-184633-31965

提交限期  
**Deadline for submission:** 04/02/2022

提交日期及時間  
**Date and time of submission:** 31/01/2022 18:46:33

有關的規劃申請編號  
**The application no. to which the comment relates:** Y/SK-CWBS/5

「提意見人」姓名/名稱  
**Name of person making this comment:** 先生 Mr. guy remington

意見詳情  
**Details of the Comment :**

I support the application because we cannot see the continued destruction of HK's coastal shores due to unregulated business practices that destroys important wildlife and coastal waters in HK.

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

參考編號

**Reference Number:**

220131-191843-82395

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

31/01/2022 19:18:43

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Anh Nichols

意見詳情

**Details of the Comment :**

I am very supportive of this rezoning application. As a frequent visitor to this seaside area of NT, it is beautiful and full of beautiful sea life. It is a very unique part of Hong Kong that needs better environmental protection.

Such rezoning would be perfectly inline with Hong Kong government's goal of Climate Action plan of 2050.

Thank you.

Anh Lu

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

參考編號

**Reference Number:**

220131-192018-37914

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

31/01/2022 19:20:18

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Andrew Stanley

意見詳情

**Details of the Comment :**

I support this application as a local homeowner and long time resident, I have seen significant erosion of the otherwise tranquil and peaceful way of life for visitors and residents alike. Noise pollution, rubbish, and dangerous situations caused by the irresponsible kayak operators.



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

參考編號  
**Reference Number:** 220131-195757-37177

提交限期  
**Deadline for submission:** 04/02/2022

提交日期及時間  
**Date and time of submission:** 31/01/2022 19:57:57

有關的規劃申請編號  
**The application no. to which the comment relates:** Y/SK-CWBS/5

「提意見人」姓名/名稱  
**Name of person making this comment:** 先生 Mr. Harry Shah

意見詳情  
**Details of the Comment :**

We support. Thanks.

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

參考編號

**Reference Number:**

220131-200550-12487

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

31/01/2022 20:05:50

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Schats Pieter

意見詳情

**Details of the Comment :**

I fully support the application to re-instate Hui Po Path's coastline zoning category to "Coastal Protection Area" as soon as is practicably possible. This area needs this zoning to ensure all the residents can enjoy the much improved area where the influx of cars, trucks, tourists/visitors and the resulting pollution, high levels of rubbish and destruction of the area due to the influx is damaging the area.

Warm regards,  
Pieter Schats

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

參考編號

**Reference Number:**

220131-205739-61635

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

31/01/2022 20:57:39

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Melinda Hu

意見詳情

**Details of the Comment :**

I support the application to reduce damages to the environment and conservation of the marine life. To also respect the day-to-day life of the local residents, as well as provides safety for the children living in the village.

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

參考編號

**Reference Number:**

220131-212152-08456

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

31/01/2022 21:21:52

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Andrew Eldon

意見詳情

**Details of the Comment :****I support this application to preserve the natural coastline and the wildlife that lives along it**

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

參考編號

**Reference Number:**

220131-213201-51308

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

31/01/2022 21:32:01

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. How

意見詳情

**Details of the Comment :**

I support the rezoning application as it will save and preserve a precious part of Hong Kong's coastline, something that all too common is given up for development and prosperity of the 'few'.

There is a vast amount of sea life in the area that will be permanently damaged if this coast line is not preserved. Already we have lost the annual star fish migration due to kayak business that has built up.

We will be left with so little of the original coastline that shows just how Hong Kong was formed by the pushing up of the shifting plates, something that if you walk this area you can see and share with children to insight their love for the planet.

Preserve that which is here!



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

參考編號

**Reference Number:**

220131-221251-17260

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

31/01/2022 22:12:51

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Williams

意見詳情

**Details of the Comment :**

I support the application to reinstate Hui Bo Path's coastline zoning category to 'Coastal Protection Area' because our environment and natural habitats must be protected. We must not allow the destruction of our beautiful coastline for the sake of dollars for a few people. There are many living things within and around the coastline that depends on its ability to naturally provide shelter, food and space to survive. Our area is one of natural outstanding beauty and must be respected and encouraged to remain to provide awe and enjoyment to generations to come.

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

參考編號

**Reference Number:**

220131-221822-77157

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

31/01/2022 22:18:22

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Cyrille Dimitri Troublaiewitch

意見詳情

**Details of the Comment :**

I support the application given how unique our Sheung Sze wan coast is and to protect it from excessive use for commercial purpose

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

參考編號

**Reference Number:**

220131-224152-70744

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

31/01/2022 22:41:52

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Steven Tindall

意見詳情

**Details of the Comment :**

I support this action because too much of the Bay has already been lost to development. It is par amount that the natural ecosystem is not further disrupted or damaged.

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

參考編號

**Reference Number:**

220131-224828-44073

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

31/01/2022 22:48:28

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**

夫人 Mrs. Veronica Southgate

意見詳情

**Details of the Comment :**

I support this application because we need to protect our coast environment, it is very important for the marine life. The unnecessary commercial activities are damaging our beautiful ocean.

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

參考編號

**Reference Number:**

220202-110029-58670

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

02/02/2022 11:00:29

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Patricia Griffiths

意見詳情

**Details of the Comment :**

Having lived in Clearwater Bay for 17 years and in Lung Ha Wan for 14 years I am appalled that the government shows no respect for coastal Protection in this area and appear to have no power in stopping the commercial practices that are having devastating consequences to the coastal area and marine life.



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

參考編號

**Reference Number:**

220202-133115-81171

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

02/02/2022 13:31:15

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Alison

意見詳情

**Details of the Comment :**

|                                                                                                   |
|---------------------------------------------------------------------------------------------------|
| I support this proposal in order to more proactively protect the vulnerable and at-risk coastline |
|---------------------------------------------------------------------------------------------------|

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

參考編號

220203-170603-39225

**Reference Number:**

提交限期

04/02/2022

**Deadline for submission:**

提交日期及時間

03/02/2022 17:06:03

**Date and time of submission:**

有關的規劃申請編號

Y/SK-CWBS/5

**The application no. to which the comment relates:**

「提意見人」姓名/名稱

女士 Ms. Taylor P A

**Name of person making this comment:**

意見詳情

**Details of the Comment :**

I have read the application and as a resident of 20 years in the area would like to record my support for establishing a CPA as indicated on the maps. I have seen great deterioration of flora and fauna in the vicinity and mass destruction of coastal biodiversity both in and out of the water in particular over the last two years. The infrastructure in this small NT village cannot cope with nor sustain the numbers of visitors that visit on fine weather days for outdoor pursuits. I hope the TPB will look favorably on the application and work with local residents to balance the area to visiting people, private cars, taxis and trucks. Its totally unfair as a resident that I regularly cannot get to/from my home and on numerous occasions time delays block emergency service vehicles to go. Thank you

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

參考編號  
**Reference Number:** 220203-175021-23837

提交限期  
**Deadline for submission:** 04/02/2022

提交日期及時間  
**Date and time of submission:** 03/02/2022 17:50:21

有關的規劃申請編號  
**The application no. to which the comment relates:** Y/SK-CWBS/5

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

意見詳情  
**Details of the Comment :**

本人極力反對規劃申請編號 Y/SK-CWBS/5，擬把新界西貢清水灣相思灣曉波徑（部份）和毗連的政府土地，申請由「鄉村式發展」地帶改劃為「海岸保護區」地帶。

本人為相思灣原居民，從小到大居住於相思灣，經常到海邊進行水上活動，包括游泳，划艇，而相思灣仍有丁屋興建及各方面的發展及改善工程，是次規劃申請，將影響香港政府一直以來賦予原居民的權益及將來的發展工程，為保障使用權利及以免權益被剝削，本人絕對反對是次規劃申請。

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

參考編號

**Reference Number:**

220203-205327-18151

提交限期

**Deadline for submission:**

04/02/2022

提交日期及時間

**Date and time of submission:**

03/02/2022 20:53:27

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/SK-CWBS/5

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. de Krassel

意見詳情

**Details of the Comment :**

I have been a resident of Hui Po Path for 20 years. I moved here to get away from the concrete jungles of the city and be closer to the beautiful coastline, trees, and tranquil environment. I am horrified at the destruction that has been done to the coastline the last few years to make illegal ramps for kayaks that in turn bring several hundred, if not more than a thousand, people on a daily basis, weather permitting. The trash, traffic and continued destruction of fauna and flora by the careless, clueless and selfish city slickers is beyond belief. I strongly urge the TPB to support the application to preserve Hong Kong's rapidly deteriorating and disappearing coastline.

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

參考編號

220204-000213-54969

Reference Number:

提交限期

04/02/2022

Deadline for submission:

提交日期及時間

04/02/2022 00:02:13

Date and time of submission:

有關的規劃申請編號

Y/SK-CWBS/5

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Keith WONG

Name of person making this comment:

意見詳情

Details of the Comment :

本人為西貢相思灣原居民，家族祠堂/祖屋以至持有土地也是坐落於此地段，非理性的OZB改劃對此地段持份者有著非常深遠而崩壞的影響，故此致函TPB強烈反對將曉波徑主要道路位置改劃為海岸保護區，就上述的S12A改用途申請由受聘的外籍顧問公司以生態保育論文式的申請作主調理據，涉及動用如此龐大的生態顧問費用作最強後盾，一般村民如我確實沒有能力提供相應研究或數據逐點反駁，本人對申請人的背境無從稽考故對其出發點亦沒法考究評論，但本人作為該鄉村直接受影響的持份者角度發聲望為各TPB成員提供一個較人性化及理性的角度詳細分析此案；

1)為著不破壞曉波徑居民的生活需要（包括原居民及非原居民），曉波徑是由原居民群族在上世紀致力向當時理民府協調爭取回來的一項德政，為及所有居民方便出入起居，亦直接吸引不少外籍居民定居於此甚至視此為第二故鄉作終老之地，多年以來華洋共處在此平靜美麗的 bayside area和平生活，曉波徑豈止是坑口鄉村內的一個小地段，實為體現了新界鄉村有容乃大和而不同的客家文化，更突顯基本法40條的執行，外籍受聘顧問執筆又豈能明白當中鄉村文化意義之重大，以談海洋保育為名挑戰中國鄉村文化為實。

2)改劃 OZP茲事體大，現曉波徑地段有多少Vzone土地，祖房土地以至私人財產涉及其中，有人為一己之私大灑金錢聘請顧問公司意欲胡亂改劃鄉村式發展地成海岸保護區，當中涉及多少私有財產作案者心知肚明，更甚者申請提出改政府土地S12A而非私人土地S16，更是有借刀殺人之嫌，若稍一不慎過關勢必引起居民反彈，現已驚動多位立法議員，地區鄉事等反對，往后不斷的訴訟或司法覆核等，實在是勞民傷財之舉。誠然，若OZP要檢討是要看如何提供發展之協助加大彈性，增加土地供應才是政府管治的現行方針，改劃實屬逆水而行之舉。

3)在申請人顧問提出另一理據就是有人違例進行非法的商業活動嚴重破壞當地環境必須合時制止，此乃唯一本人認同之理據，唯本人仍然不贊同非理性的改劃 OZP是解決問題的良策！正面看申請人是藥石亂投的方式行事，負面看則是申請掩耳盜鈴不理他人后果的自私手段！

事實上本人作為該地段持份者亦深受近期犯法商業活動之害，亦希望藉此機會向TPB/發展局甯女士反映求助，本人之私人土地亦被非法霸佔犯法，亦遇不同政府部門錯誤指控，更對政府言聽計從斥資拆掉祖業/圍封私人防範等，全因相信政府執法之能力，有人違法就應執法，可惜現況政府部門將傳媒發現有人違規在附近土地上(包括政府地/私人地)不法經營的執法責任/輿論壓力一一委過無辜市民而非想出聯合執法方法解決問題，更甚者若接受「有心人」本末倒置的將曉波徑全改海岸保護區申請以為能制止不法行為及平息傳媒壓力並不達作為市民對政府各執法部門的期望，還望TPB/發展局三思此S12A申請人之用心並表達不予支持，更希發展局能牽頭協調各政府各部門協調統一出有策略有承擔的執法以解決目前的犯法問題，還我等居民一個美麗而活性的曉波徑，謝！



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

參考編號

Reference Number:

220204-001255-48630

提交限期

Deadline for submission:

04/02/2022

提交日期及時間

Date and time of submission:

04/02/2022 00:12:55

有關的規劃申請編號

The application no. to which the comment relates:

Y/SK-CWBS/5

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. Yiu Lai Hing

意見詳情

Details of the Comment :

本人夫家為西貢相思灣原居民，其家族祠堂/祖屋以至持有土地也是坐落於此地段，非理性的OZB改劃對此地段持份者有著非常深遠而崩壞的影響，故此致函TPB強烈反對將曉波徑主要道路位置改劃為海岸保護區，就上述的S12A改用途申請由受聘的外籍顧問公司以生態保育論文式的申請作主調理據，涉及動用如此龐大的生態顧問費用作最強後盾，一般村民如我確實沒有能力提供相應研究或數據逐點反駁，本人對申請人的背境無從稽考故對其出發點亦沒法考究評論，但本人作為該鄉村直接受影響的持份者角度發聲望為各TPB成員提供一個較人性化及理性的角度詳細分析此案；

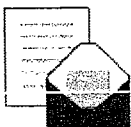
1)為著不破壞曉波徑居民的生活需要（包括原居民及非原居民），曉波徑是由原居民群族在上世紀致力向當時理民府協調爭取回來的一項德政，為及所有居民方便出入起居，亦直接吸引不少外籍居民定居於此甚至視此為第二故鄉作終老之地，多年以來華洋共處在此平靜美麗的 bayside area和平生活，曉波徑豈止是坑口鄉村內的一個小地段，實為體現了新界鄉村有容乃大和而不同的客家文化，更突顯基本法40條的執行，外籍受聘顧問執筆又豈能明白當中鄉村文化意義之重大，以談海洋保育為名挑戰中國鄉村文化為實。

2)改劃 OZP茲事體大，現曉波徑地段有多少Vzone土地，祖房土地以至私人財產涉及其中，有人為一己之私大灑金錢聘請顧問公司意欲胡亂改劃鄉村式發展地成海岸保護區，當中涉及多少私有財產作案者心知肚明，更甚者申請提出改政府土地S12A而非私人土地S16，更是有借刀殺人之嫌，若稍一不慎過關勢必引起居民反彈，現已驚動多位立法議員，地區鄉事等反對，往后不斷的訴訟或司法覆核等，實在是勞民傷財之舉。誠然，若OZP要檢討是要看如何提供發展之協助加大彈性，增加土地供應才是政府管治的現行方針，改劃實屬逆水而行之舉。

3)在申請人顧問提出另一理據就是有人違例進行非法的商業活動嚴重破壞當地環境必須合時制止，此乃唯一本人認同之理據，唯本人仍然不贊同非理性的改劃 OZP是解決問題的良策！正面看申請人是藥石亂投的方式行事，負面看則是申請掩耳盜鈴不理他人后果的自私手段！

事實上本人作為該地段持份者亦深受近期犯法商業活動之害，亦希望藉此機會向TPB/發展局甯女士反映求助，本人之私人土地亦被非法霸佔犯法，亦遇不同政府部門錯誤指控，更對政府言聽計從斥資拆掉祖業/圍封私人防範等，全因相信政府執法之能力，有人違法就應執法，可惜現況政府部門將傳媒發現有人違規在附近土地上(包括政府地/私人地)不法經營的執法責任/輿論壓力一一委過無辜市民而非想出聯合執法方法解決問題，更甚者若接受「有心人」本末倒置的將曉波徑全改海岸保護區申請以為能制止不法行為及平息傳媒壓力並不達作為市民對政府各執法部門的期望，還望TPB/發展局三思此S12A申請人之用心並表達不予支持，更希發展局能牽頭協調各政府各部門協調統一出有策略有承擔的執法以解決目前的犯法問題，還我等居民一個美麗而活性的曉波徑，謝！

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**LegCo member objects the Planning Application\_Hiu Po Path, Sheung Sze Wan,  
Clear Water Bay, Sai Kung, New Territories**  
28/01/2022 17:19

From: David TW NG/HAD/HKSARG@HAD  
To: mchkwan@pland.gov.hk, tpbpd@pland.gov.hk  
File Ref:

Dear All,

Our office has received a letter from the Hon Stanley LI Sai-wing, MH (立法會李世榮議員, MH) on the subject issue.

His letter is attached for your information, please.



20220126-西貢-民政事務總署-強烈要求禁止將『鄉村式發展』改劃為『海岸保護區』 .pdf

Please reply direct to The Hon Stanley LI Sai-wing, MH with a copy with our office.

Regards,  
David NG, Tuen-wai  
Liaison Officer (Hang Hau)  
Sai Kung District Office  
Home Affairs Department





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

立法會 Legislative Council Member  
李世榮議員, MH Hon Stanley Li Sai-wing, MH



將軍澳坑口培成路 38 號  
西貢將軍澳政府綜合大樓（高座）地下及 4-6 樓  
西貢民政事務專員  
趙燕驊先生，JP

### 強烈要求禁止將『鄉村式發展』改劃為『海岸保護區』

本辦事處接獲部分清水相思灣居民投訴，有人申請將『鄉村式發展』(V Zone) 轉做『海岸式保護區』(CPA)，申請編號：Y/SK-CWBS/5。據悉，西貢早期乃沿海地區，居民三百多年前經已聚居當地並以漁獵及農務維生，時至今日此地亦是海上活動進出口的地方之一。根據《海岸公園及海洋保護區規例》，除獲准進行的科研活動外，一般水上活動及沿岸康樂活動都不能進行。此外，原有的公共設施和交通配套亦會廢除，此舉不但嚴重影響該處市民生計與生活，更有損新界原居民傳統權益之嫌。對此，本人特來函 閣下，要求規劃處徹查一事是否存在不公之處。

以鶴咀保護區為例，當變成『海岸式保護區』後，任何公共設施，如：廢物箱及公共衛生間會相應撤走。據悉在 V Zone 當中，屋與屋之間不能興建任何建築物，甚至無路可通。上址本已存在交通不便的因素，當變成『海岸式保護區』後，此處居民生活更加不便。該處居民定居此地，不可貿然改規劃而引致該處原居民面對搬村的風險。搬村而言，要在香港尋覓相等的土地賠償鄉民，據悉自 1972 年 12 月丁屋政策實施以來，至 2018 年 6 月為止，當局只批出 42,678 宗丁屋申請，實在令人質疑當局是否能承受搬村此舉，再者搬村需要用上龐大的費用作為搬遷賠償，現今新冠病毒已重創政府庫房，如需要支付搬遷賠償無疑是百上加斤，如開創此例將後果堪虞。

對此，本人特來函 閣下，要求規劃處徹查一事是否存在不公之處。如何之處，示覆為盼。如有查詢，歡迎致電 [REDACTED] 與本處職員莫小姐聯絡，謝謝！

順祝  
工作愉快！



立法會議員 李世榮, MH

二零二二年一月二十六日

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

220204-151057-87501

**提交限期****Deadline for submission:**

04/02/2022

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

04/02/2022 15:10:57

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

Y/SK-CWBS/5

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

先生 Mr. Glen

**意見詳情****Details of the Comment :**

I support this application as I consider it important to protect what coastal land to maintain the environmental integrity so that all people can enjoy a more pristine coastline. Commercial activity along the coast line is just going to end up a steady degradation of the ecology and Environment.

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

220204-161736-73505

**提交限期****Deadline for submission:**

04/02/2022

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

04/02/2022 16:17:36

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

Y/SK-CWBS/5

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

先生 Mr. 黃耀榮

**意見詳情****Details of the Comment :**

本人為新界西貢坑口區相思灣村原居民,本人生於斯,長於斯,為保護我們的鄉村傳統文化及生活方式,避免破壞城鄉共融。本人強烈反對將曉波徑改劃為海岸保護區。



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

220204-191612-36495

**Reference Number:****提交限期**

04/02/2022

**Deadline for submission:****提交日期及時間**

04/02/2022 19:16:12

**Date and time of submission:****有關的規劃申請編號**

Y/SK-CWBS/5

**The application no. to which the comment relates:****「提意見人」姓名/名稱**

先生 Mr. Bryan

**Name of person making this comment:****意見詳情****Details of the Comment :**

My family chose to live on the seafront in Sheung Sze Wan in 2008. Having lived in Silverstrand and Sai Kung before. When we arrived, there were a few private boats on lift up morings, which looked very attractive. As locally owned, they did not add to the transport loads. There was absolutely no commercial business being conducted like today. Nearly 1000 kayaks, plus customers, plus food, rubbish, transport, out door showers no toilets is completely ruining the sea, beach, beautiful old walls, flooding during typhoons. The government must preserve this diamond in HK!

105

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

220204-200709-51975

**Reference Number:****提交限期**

04/02/2022

**Deadline for submission:****提交日期及時間**

04/02/2022 20:07:09

**Date and time of submission:****有關的規劃申請編號**

Y/SK-CWBS/5

**The application no. to which the comment relates:****「提意見人」姓名/名稱**

先生 Mr. Richard McKeown

**Name of person making this comment:****意見詳情****Details of the Comment :**

I am in favour of the proposal under Y/SK-CWBS/5 to rezone the application site from "Village Type Development" to "Coastal Protection Area" as the site requires better protection by the Government against development, commercial activities and environmental destruction.

I have lived in the area for over 15 years and the deterioration of the environment in this period, and particularly in the past 5 years, has been marked.

I totally support the rezoning as a Coastal Protection Area.

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

220204-203214-96246

**Reference Number:****提交限期**

04/02/2022

**Deadline for submission:****提交日期及時間**

04/02/2022 20:32:14

**Date and time of submission:****有關的規劃申請編號**

Y/SK-CWBS/5

**The application no. to which the comment relates:****「提意見人」姓名/名稱**

夫人 Mrs. Jean McKeown

**Name of person making this comment:****意見詳情****Details of the Comment :**

I support the application Y/SK-CWBS/5 and the rezoning of the site to a Coastal Protection Area. The coastline at SSW is an important natural habitat which deserves to be protected from over-development and safeguarded for future generations.

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

220207-191808-08999

**提交限期****Deadline for submission:**

18/02/2022

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

07/02/2022 19:18:08

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

Y/ST/52

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

先生 Mr. R Chan

**意見詳情****Details of the Comment :**

I could not agree to the proposal in terms of its scale and the feasibility to implement it without the consent of majorities of the registered owners. I therefore maintain my strong objection to the application via my submission made in November 2021. It is a totally unacceptable arrangement to ask public to give comments on-line, but no soft copy of the applicant's submissions are available on-line.

寄件者: [REDACTED]  
寄件日期: 2022年01月28日星期五 7:57  
收件者: tpbpd@pland.gov.hk  
主旨: Y/SK-CWBS/5

Dear Sirs

I totally agree with this rezoning - it is a beautiful coastal area and needs protection.

Many thanks

Kind regards

Peter Brien

Tai Hang Hau Village

Sent from my iPhone



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**Objection on planning application Y/SK-CWBS/5**

04/02/2022 19:26

From:

To:

tpbpd@pland.gov.hk

File Ref:

1 attachment



Objection on planning application.docx

Dear Officer,

please find the document attached below for my opinion on the Y/SK-CWBS/5 planning application.

Regards,  
Alan Wong

Dear Town Planning Board Officer,

I am writing to express my concerns regarding the PROPOSED AMENDMENT TO THE APPROVED CLEAR WATER BAY PENINSULA SOUTH OUTLINE ZONING PLAN NO. S/SK-CWBS/2 FROM 'VILLAGE TYPE DEVELOPMENT' TO 'COASTAL PROTECTION AREA' AT PART OF HIU PO PATH, SHEUNG SZE WAN, SAN KUNG.

As an indigenous inhabitant who lived in Sheung Sze Wan for nearly 15 years, I strongly disagree with the proposed amendment as it will bring adverse impact to the local community and yet provide limited support in environment conservation. I outlined the reasons in the following letter.

Unauthorized commercial activities are the major reason for environmental degradation in SSW. The unauthorized commercial activity created significant environmental issues in SSW including environmental destruction, illegal landfilling, serious nuisances and traffic congestion problems (Chung & Lau 2021). It is clear that unauthorized commercial activity is the major reason for the environmental degradation but not the existing land zone system (Village Type Development). By prohibiting the unauthorized commercial activity, it can reduce the number of kayaks in the coastal area and improve the living condition of the seagrass. Also, the number of visitors will reduce significantly as the unauthorized business is closed. As a result, the problem of traffic congestion, sewage and rubbish will be minimized.

Land use restrictions will bring a negative impact on the local community. Any construction within the Coastal Protection Area (CPA) land use zone will be prohibited unless it does not create ANY damage to the environment (Town Planning Board 2003). It means that it is impossible for property owner to renovate or build their house within that area as it will create environmental pollution no matter how well the protection is. As a result, the local community will become the victim of this proposed application. Christie et al. (2014) pointed out that local support is a very important factor in preserving marine resources and biodiversity. Without the support from locals, I believe the CPA could not bring a significant improvement in coastal conservation.

CPA is not an effective way to improve the coastal environment. Bennett (2014) pointed out that marine protected area is not an effective way to protect the coastal environment, over

76% percent of the protected area is managed ineffectively. It is clear that CPA is not a good option to protect the coastal. Other than CPA, there are many options to raise people's awareness in environmental protection such as education, eco-tourism, etc.

Thus, we believe that the proposed development will bring a negative impact on the neighbourhood and less contribution to the coastal environment. It is, therefore, requested to consider my concerns during the review of the proposed application.

Regards,

Alan Wong

## Reference

Bennett NJ & Dearden P (2014) 'Why local people do not support conservation: Community perceptions of marine protected area livelihood impacts, governance and management in Thailand', *Marine policy*, 44:107–116, doi:10.1016/j.marpol.2013.08.017.

Christie P, McKay BJ, Miller ML, Lowe C, White AT, Stoffle R et al. (2003) 'Toward developing a complete understandings: a social science research agenda for marine protected areas', *Fisheries*, Vol 28, pp.22-26.

< <https://miami.pure.elsevier.com/en/publications/toward-developing-a-complete-understanding-a-social-science-resea>>

Town Planning Board (2003) 'Outline Zoning Plans in Various Planning Areas', HONG KONG PLACE

< <http://www.hk-place.com/view.php?id=402> >

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**Application # Y/SK-CWBS/5**

31/01/2022 17:47

From:

To:

File Ref:

[REDACTED]  
tpbpd@pland.gov.hk

I support this application because the presence of thousand of Kayaks in a such small area is deteriorating the land and the life of villagers that are literally invaded by thousand of visitors a day during the summer peak. It is insane and nothing is made to support such a massive afflux of people ( roads/trashes/parking/buses)

Thank you for saving this peaceful village

Caroline Theate, villager



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**Y/SK-CWBS/5 Sheung Sze Wan CPA**

02/02/2022 03:18

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

**Y/SK-CWBS/5**

Government Land at and adjoining Hiu Po Path (Part), Sheung Sze Wan, Clear Water Bay, Sai Kung

Site area : About 1,390sq.m

Zoning : "VTD"

Proposed Amendment : Rezone to "Coastal Protection Area"

Dear TPB Members,

Strongly support the application.

It is clear that board members in 2002 when making their decision re the 'V' zoning did not envisage commercial exploitation of the zoning. It was considered to be a mere "housekeeping" exercise.

*On 17/02/2003, the TPB decided not to uphold the 2002 Objection as it was at the time considered that: (a) the objection site formed part of the "Village Type Development" ("V") zone for Sheung Sze Wan Village. **It comprised mainly Hiu Po Path which served as a village access, some village houses and private gardens. The "V" zoning of the objection site was appropriate to reflect the present uses on the site ;** ie Housekeeping*

*(b) **the objection site had been developed.** There was no natural or unspoiled coastal feature or habitat within it to warrant protection by the "Coastal Protection Area" ("CPA") zoning. There was no strong justification for the proposed rezoning to "CPA"; and*

*(c) **no significant additional development was envisaged** on the objection site and the existing Hiu Po Path could define the limit of development and provide a buffer from the High Water Mark and inter-tidal sands. There was no strong justification to rezone the objection site to "CPA".*

Two decades later it is clear that the zoning has encouraged inappropriate and destructive exploitation along the ecological sensitive coastline.

That this strip along the coast be rezoned CPA would be a sensible decision as it would eliminate the missing link and help form a continuous protected buffer zone.

As the land is 100% government owned and a rising number of studies on the importance of the different coastal ecosystems for storm protection have been published, the change in zoning would allow the implementation of measures to ensure that our coast line is not subjected to undue pressure that would erode its ability to mitigate the severity of waves and storm surges predicted in coming decades.

Mary Mulvihill

寄件者: [REDACTED]  
寄件日期: 2022年01月31日星期一 15:18  
收件者: tpbpd@pland.gov.hk  
主旨: 反對 新界西貢清水灣相思灣曉波徑 (部份) 和毗連的政府土地 把申請地點由「鄉村式發展」地帶改劃為「海岸保護區」地帶 申請編號: Y/SK-CWBS/5  
附件: 反對改劃相思灣曉波徑土地 (I相思灣村村務委員會).pdf

城市規劃委員會秘書:

請收閱附件。謝謝。

Y/SK-CWBS/5

反對將曉波徑所述地段改劃為海岸保護區

相思灣村建村超過三百年，一直靠沿海捕魚及耕種為生。曉波徑海邊一帶極為適合船隻泊岸上落海堤往捕魚，直至現在仍然有本村及週邊的村民在相思灣海邊一帶捕魚為生。

曉波徑對開海面地帶，居民由古至今均在該地帶泊船、游泳、玩樂等。

上述地段是本村的鄉村式發展地帶，村內仍有日久失修的舊村屋等候重修，極需要使用該地段作運送及放置建築材料，現時沿岸居民均用作停泊車輛，是否單憑個人的意見便使一片沿用幾百年的地帶改劃。

請認真考慮！謝謝

反對人士：

林傳

林榮芬

鄭偉良

林國輝

吳國材

陳敏

Gull

林森楓



2022-01-31

Y/SK-CWBS/5

反對將曉波徑所述地段改劃為海岸保護區

相思灣村建村超過三百年，一直靠沿海捕魚及耕種為生。曉波徑海邊一帶極為適合船隻泊岸上落海堤往捕魚，直至現在仍然有本村及週邊的村民在相思灣海邊一帶捕魚為生。

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請認真考慮！謝謝

反對人士：

黃福芳  
金子偉  
張強  
劉傑誠  
楊志強  
劉嘉麟  
劉澤才



2022-01-31



反對將曉波徑所述地段改劃為海岸保護區

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曉波徑對開海面地帶，居民由古至今均在該地帶泊船、游泳、玩樂等。

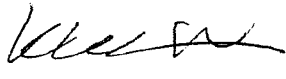
上述地段是本村的鄉村式發展地帶，村內仍有日久失修的舊村屋等候重修，極需要使用該地段作運送及放置建築材料，現時沿岸居民均用作停泊車輛，是否單憑個人的意見便使一片沿用幾百年的地帶改劃。

請認真考慮！謝謝

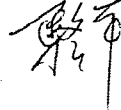
反對人士：

林慕珠   
胡國恩 

莫人傑 

陳海強 

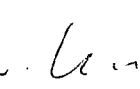
蘇廣榮 

駱平 

林枝弟 

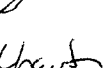
殷社平 

Flourelle

梁振華 

駱佩汶 

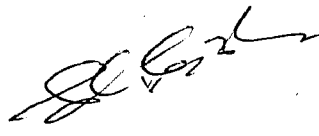
駱佩怡 

許偉豪 

馮志敏 

Yung Hoi Kwan

駱凱歌

林德施 



2022-01-31

寄件者: [REDACTED]  
寄件日期: 2022年01月28日星期五 16:43  
收件者: tpbpd@pland.gov.hk  
主旨: 反對 新界西貢清水灣相思灣曉波徑 (部份) 和毗連的政府土地 把申請地點由「鄉村式發展」地帶改劃為「海岸保護區」地帶 申請編號: Y/SK-CWBS/5  
附件: 反對改劃相思灣曉波徑土地 (聯署) 簽名.pdf

城市規劃委員會秘書:

附件是本會反對規劃申請 (申請編號: Y/SK-CWBS/5) 的信件。  
請收閱及處理, 謝謝。

坑口鄉事委員會主席

劉啟康

28-1-2022

Tel: [REDACTED]

No. 1, Hang Hau Rd.,  
Clear Water Bay, N.T.  
Tel: 2719 8377  
2335 1133  
Fax: 2335 1688

# 坑口鄉事委員會

## HANG HAU RURAL COMMITTEE

新 界  
清水灣坑口道壹號  
電話：2719 8377  
2335 1133  
傳真：2335 0986

致城市規劃委員會秘書：

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

城市規劃委員會主席暨各委員：

### 反對

新界西貢清水灣相思灣曉波徑（部份）和毗連的政府土地  
把申請地點由「鄉村式發展」地帶改劃為「海岸保護區」地帶

申請編號：Y/SK-CWBS/5

規劃署公佈一項規劃申請，申請地點：新界西貢清水灣相思灣曉波徑（部份）和毗連的政府土地，把申請地點由「鄉村式發展」地帶改劃為「海岸保護區」地帶。

相思灣村村代表林德強先生、林慕珠女士，以及相思灣村村務委員會主席林傳先生，與坑口鄉事委員會主席劉啟康先生商議後，希望得到坑口區各村支持，維護原居民及村民權益，反對上述規劃申請。有關反對該規劃的議程在 2022 年 1 月 20 日召開的坑口鄉事委員會第 24 屆第 30 次執行委員會會議上通過。

「鄉村式發展」地帶最能反映該地用途，該海邊土地是相思灣村村民出海活動的出口，建村三百年來與相思灣村村民生活息息相關，如改劃為「海岸保護區」地帶，便會嚴重影響原居民及村民使用該地的權利，原居民及村民的權益被剝奪。

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Clear Water Bay, N.T.  
Tel: 2719 8377  
2335 1133  
Fax: 2335 1688

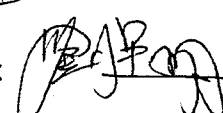
# 坑口鄉事委員會

## HANG HAU RURAL COMMITTEE

新 界  
清水灣坑口道壹號  
電話：2719 8377  
2335 1133  
傳真：2335 0986

為捍衛原居民及村民權益，以及避免類似的規劃申請在其他鄉村爆發，我們響應坑口鄉事委員會執行委員會的決議，反對：把新界西貢清水灣相思灣曉波徑（部份）和毗連的政府土地由「鄉村式發展」地帶改劃為「海岸保護區」地帶。

主席：  (劉啟康) 首副主席：  (成向文)

副主席：  (劉運明)

村代表： 劉偉章 (大王岩頭村代表) 俞玉成 (益公屋村代表)  
陳培松 (將軍澳村代表) 梁耀 (大坑口村代表)  
曾志誠 (馬路塘村代表) 林德強 (相思灣村代表)  
溫少銘 (大埔仔村代表) 劉偉忠 (橫柳灣村代表)  
劉玉平 (下洋村代表) 洪文送 (益公屋村代表)  
張錦泉 (布袋澳村代表) 邱毓貴 (井欄樹村代表)  
成權峰 (益公屋村代表)



  
(益公屋村代表)

黃少昌 (茅湖仔村代表)

鍾連喜 (龜涌村代表)

2022 年 1 月 24 日

劉子雲 (益公屋村代表)

  
(龜涌村代表)

副本送：西貢民政事務處

王北成 (井欄樹村代表) 何國祥 (井欄樹村代表)

溫超文 (大埔仔村代表)

No. 1, Hang Hau Rd.,  
Clear Water Bay, N.T.  
Tel: 2719 8377  
2335 1133  
Fax: 2335 1688

# 坑口鄉事委員會

HANG HAU RURAL COMMITTEE

新 界  
清水灣坑口道壹號  
電話：2719 8377  
2335 1133  
傳真：2335 0986

陳吉鈞 (將軍澳村代表)

劉啟財 (上洋村代表)

劉帝明 (大環頸村代表)

布 水 (布袋澳村代表)

成敬倫 (坑口村村代表)

陳貴平 (坑口村村代表)

黃志雄 (坑口水邊村代表)

溫丕生 (大埔仔村代表)

張錫金 (坑口村代表)

林慕珠 (相思灣村代表)

薛錦芳 (田下灣村村代表)

2022年1月24日

副本送：西貢民政事務處





No. 1, Hang Hau Rd.,  
Clear Water Bay, N.T.  
Tel: 2719 8377  
2335 1133  
Fax: 2335 1688

坑口鄉事委員會  
HANG HAU RURAL COMMITTEE

113  
新 界  
清水灣坑口道壹號  
電話：2719 8377  
2335 1133  
傳真：2335 0986

李健 (馬游塘村代表)

梁焯榮 (茅湖仔村代表)



2022年1月24日

副本送：西貢民政事務處



立法會 LEGISLATIVE COUNCILOR

陳克勤議員, SBS, JP Hon Gary CHAN Hak-kan, SBS, JP

發展局常任秘書長（規劃及地政）  
甯漢豪女士, JP :



反對將新界西貢相思灣由「鄉村式發展」地帶改劃為「海岸保護區」  
（申請編號：Y/SK-CWBS/5）

本人接獲西貢相思灣居民反映，強烈反對將該處「鄉村式發展」地帶改劃為「海岸保護區」。

基本法第四十條明確規定，新界原居民的合法傳統權益受到保護。是次申請改劃用途的土地包括有村民居住的地帶，根據香港法例第476章《海岸公園及海岸保護區規例》，一旦該地被劃為海岸保護區，村民的權益及日常生活將會受到一系列限制，包括經營商店及買賣、釣魚、捕魚、魚類養殖、船隻操作、水上活動、燒烤、廢物處理、舉辦聚會，甚至有可能被限制進入保護區範圍，原有的公共設施及交通配套將會廢除。此一系列限制可能與基本法第四十條發生嚴重衝突，也會對村民日常生活造成極大的不便。

事實上，當初有關當局是充分了解村民的實際需要才會劃定「鄉村式發展」。因此，當局於作出改劃用途時，必須審慎檢視所有持分者的利益和理據，包括當初劃定為「鄉村式發展」的理據，並且充分諮詢及重視鄉議局及鄉議會的意見。

希望有關當局考慮有可能受影響村民的生活，禁止將上述「鄉村式發展」地帶改劃為「海岸保護區」。如有任何問題，請致電本人職員曾先生（2524 9191）。

立法會議員

陳克勤

二零二二年一月三十一日



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



立法會 LEGISLATIVE COUNCIL

李梓敬 議員 Hon. Dominic LEE Tsz-king

本函編號：29012022A

致：規劃署署長鍾文傑先生，JP

反對有公司將『鄉村式發展』申請轉作『海岸式保護區』  
(申請編號：Y/SK-CWBS/5)

早前收到西貢清水灣相思灣居民的求助個案，指出有人惡意將包含私人土地及相連政府土地的『鄉村式發展』(V-Zone)申請改為『海岸式保護區』(CPA)，申請編號：Y/SK-CWBS/5。據理解，政府當局尤其是規劃署和地政總署是經過完備的程序及充分檢視地區鄉村居民的需要之後，才會劃定相關 V-Zone，有關機制是嚴謹且行之有效的，亦會取得鄉議局、鄉事會、區議會等組織的共同認可。因此申請的背景，以及有關申請是否得到土地業權人的同意及/或政府相關部門的支持會被高度關注。

根據《海岸公園及海洋保護區規例》，除獲准進行的科研活動外，一般水上活動及沿岸康樂活動都不能進行。假如該申請獲得城市規劃委員會的處理或者通過，則原有的公共設施和交通配套亦會廢除，除了嚴重影響該地區市民日常生活，更會損新界原居民的傳統權益，衝擊鄉郊土地的規劃和用地機制。因而，是次來函要求貴署慎重處理該項申請，以及處理上述申請的同時是否存在偏頗行為。如有查詢，請致電 5978-7599 與李梓敬議員辦事處羅先生聯繫。

順祝  
台安！



立法會  
李梓敬議員辦事處 謹啟  
(羅銘康 代行)

二零二二年一月二十九日

副本傳真：西貢民政事務專員、西貢地政專員、  
西貢及離島規劃處、坑口區鄉事委員會。



林素蔚議員

Hon LAM So-wai Connie

本處檔號: Our Ref.: 20220127-WL01

來函檔號: Your Ref.: -

香港添馬  
添美道二號  
政府總部西翼十八樓  
發展局  
常任秘書長(規劃及地政)  
甯漢豪女士, JP



尊敬的甯女士

反對清水灣相思灣曉波徑(部份)和毗連的政府土地  
改劃為「海岸保護區」地帶的申請

本辦事處接獲部分清水灣相思灣居民投訴,指城規會接獲一項申請,有關申請建議將『鄉村式發展』(V Zone)轉作『海岸式保護區』(CPA),上述申請編號:Y/SK-CWBS/5。西貢部分居民至今依然以漁獵及農務維生,成為本港特色本土經濟,而且上述地點一帶海上活動頻繁。引述《海岸公園及海洋保護區規例》,除獲准進行的科研活動外,一般水上活動及沿岸康樂活動均不可於保護區中進行。此外,原有的公共設施和交通配套亦會有機會廢除。貿然進行改劃申請不但有可能引致當地居民搬村的風險,而且相關龐大的土地賠償、安置費用更是難以估計。

一旦申請獲批將嚴重影響附近一帶市民生計及日常生活,對新界原居民傳統權益亦有受損。若有關申請的先例一開,將對整體西貢、清水灣的長遠規劃造成嚴重負面影響。就此,本人特來函 貴局,要求研究規劃署及有關部門在處理上述申請時有否存在不公不妥之處,並要求妥善處理相關居民求助。

肅此候覆,不勝感謝!



林素蔚議員(新界東南)

2022年1月27日

副本抄送: 西貢民政事務專員 趙燕驊先生, JP



中華人民共和國香港特別行政區  
Hong Kong Special Administrative Region of the People's Republic of China  
立法會議員 LEGISLATIVE COUNCIL MEMBER  
陳月明 Hon CHAN Yuet-ming

Ref: I/SK/3

立

本處檔號: CYML-2022-SK-0001

規劃署署長鍾文傑先生, JP:

反對有公司將『鄉村式發展』申請轉作『海岸式保護區』

(申請編號: Y/SK-CWBS/5)

本人今天接獲坑口鄉事委員會轉達的求助個案, 表示西貢清水灣相思灣居民投訴有人惡意將包含私人土地及相連政府土地的『鄉村式發展』(V Zone)申請轉做『海岸式保護區』(CPA), 申請編號: Y/SK-CWBS/5。據本人理解, 政府當局尤其是規劃署和地政總署是經過完備的程序、充分檢視地區鄉村居民的需要, 才會劃定相關 V-ZONE, 有關機制是嚴謹且行之有效的, 也是包括鄉議局、鄉事會、區議會等組織的共同認可。本人十分關注該申請的背景, 也高度關注有關申請是否得到土地業權人的同意及/或政府那些相關部門的支持。

根據《海岸公園及海洋保護區規例》, 除獲准進行的科研活動外, 一般水上活動及沿岸康樂活動都不能進行。假如該申請獲得城市規劃委員會的處理或者通過, 則原有的公共設施和交通配套亦會廢除, 不但嚴重影響該處市民生計與生活, 更會損新界原居民傳統權益, 進而衝擊鄉郊土地的規劃和用地機制。因而, 本人現特致函 閣下, 表明反對該申請, 並要求貴署慎重處理。如有查詢, 請致電 [REDACTED] 與本人議員辦事處李先生聯繫。

立法會議員陳月明謹呈

2022年1月28日

副本傳真: 西貢民政事務專員、西貢地政專員、

西貢及離島規劃處、坑口區鄉事委員會。

香港中環添美道1號中信大廈1506室 Room 1506, Citic Tower, 1 Tin Mei Avenue, Central, Hong Kong

☎ 電話 Tel: [REDACTED]

✉ 電郵 email: [REDACTED]

新界北區打鼓嶺坪輦路198號 No.198, Ping Che Road, Ta Kwu Ling, North District, N.T.

☎ 電話 Tel: 2674 0518

☎ 傳真 Fax: 2674 0192