

## 就圖則作出申述

## Representation Relating to Plan

Submission Number:

TPB/R/S/SLC/22- S006

Representation Number:

TPB/R/S/SLC/22- R1

## 參考編號

Reference Number:

231017-140944-62107

## 提交限期

Deadline for submission:

15/11/2023

## 提交日期及時間

Date and time of submission:

17/10/2023 14:09:44

## 「申述人」全名

Full Name of "Representer":

女士 Ms. Liu Chunzi

## 「獲授權代理人」全名

Full Name of "Authorized Agent":

## 與申述相關的圖則

Plan to which the representation relates:

S/SLC/22

## 申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
Item A2		<p>1. To preserve existing stream courses to avoid adverse impact to Pui O Stream, the existing stream should not be encroached by the proposed "REC" zone and should be incorporated into the "CA" zone instead.</p> <p>The government should be responsible for the management and maintenance of existing natural channel on Government Land instead of future developers in the "REC" zone.</p> <p>Furthermore, the Government should provide a set of clear criteria or guidelines for planning permissions and land grant in "REC" zones, especially regarding ecological impact.</p> <p>These measures can clarify the development rights and obligations for future developers to provide greater certainty for investments, therefore facilitating the realization of the intended recreation developments in the "REC" zone.</p>

		<p>2. There is a strip of large area (around 6.01ha) abutting South Lantau Road which is the only road connecting various places, including the surrounding village houses and existing agricultural plots. If all developments are realized, this would adversely affect existing traffic conditions as a result of greater planned population, visitors, and more developments.</p> <p>To facilitate future recreation development while reducing the impact on existing residents, the Government should be responsible for improving or proposing more related infrastructures, including public transport along South Lantau Road, more Public Vehicle Parking spaces beyond the existing provision, drainage, sewage, water supply, etc. The Government should not solely rely on the private sector to provide these infrastructures in order to incentivise recreation-related developments.</p>
Item A4		It is suggested to expand the "REC" zone from the proposed zoning boundary and link the zone to the beach to generate a tourism node at Mong Tung Wan. This will facilitate more holistic planning from the hillside to the waterfront beach, and optimizing the use of land resource by avoiding an isolated remote parcel surrounded by woodland.
Item B10, B15, B16, B17	支持 Support	The well-defined "R(C)" zone boundary is supported as it clarifies the development boundary for the existing residential development lots area and access roads. This can avoid ambiguity between statutory planning and lands administration control in the future.

#### 對圖則的建議修訂(如有的話)

#### Proposed Amendments to Plan(if any):

1. To attract global talents to Hong Kong and South Lantau which is consistent with Hong Kong 2030+ and The Chief Executive's 2022 Policy Address, it is suggested to increase the supply of high-quality housing along the road in low ecological value area due to South Lantau's idyllic environment and adjacency of HKIA.

In this regard, the Government should consider further reviewing suitable sites for rezoning to "R(C)" zone in this OZP amendment, to guarantee a steady supply of land for development of high-quality housing.



2. In order to activate the scenic waterfront and beach area of South Lantau, it is suggested to provide greater flexibility for developments in "REC" zone by designating suitable sites on the waterfront as "REC(1)". For "REC(1)" zones, Eating Place and Shop and Services should be moved from Column 2 to Column 1 as an always permitted use, to allow for instance bars and restaurants along the waterfront.

This amendment of the OZP notes will improve tourism development of South Lantau, especially waterfront recreation, which is consistent with the Lantau Conservation and Recreation Master plan to develop South Lantau as an Eco-recreation Corridor.

## 就圖則作出申述

**Representation Relating to Plan**

## 參考編號

Reference Number:

231017-144317-54103

## 提交限期

Deadline for submission:

15/11/2023

## 提交日期及時間

Date and time of submission:

17/10/2023 14:43:17

## 「申述人」全名

Full Name of "Representer":

女士 Ms. 劉春子

## 「獲授權代理人」全名

Full Name of "Authorized Agent":

## 與申述相關的圖則

Plan to which the representation relates:

S/SLC/22

## 申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
Item A2		<p>1. To preserve existing stream to avoid a dverse impact to Pui O Stream, the stream should not be encroached by the proposed "REC" zone and should be incorporated into the "CA" zone instead.</p> <p>The Government should be responsible for the management and maintenance of existing channel on Government Land instead of future developers in the "REC" zone.</p> <p>Furthermore, the Government should provide clear guidelines for planning permissions and land grant.</p> <p>These measures can clarify the development rights and obligations for future developers to provide greater certainty for investments, therefore facilitating the realization of the intended recreation developments in the "REC" zone.</p> <p>2. The strip of large area abutting South Lantau Road which is the only road connecting various places, including existing village houses and agricultural plots. If al</p>

		<p>If developments are realized, this would adversely affect existing traffic conditions as a result of greater planned population, visitors, and developments.</p> <p>To facilitate future recreation development while reducing impact on existing residents, the Government should be responsible for improving or proposing more related infrastructures. The Government should not solely rely on the private sector to provide these infrastructures in order to incentivise recreation-related developments.</p>
Item B10, B15, B16, B17	支持 Support	The well-defined “R(C)” zone boundary is supported as it clarifies the development boundary for the existing residential development lots and access roads. This can avoid ambiguity between statutory planning and lands administration control.

對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

To activate waterfront beach area of South Lantau, it is suggested to provide greater flexibility for developments in “REC” zone by designating suitable sites on the waterfront as “REC(1)”. For “REC(1)” zones, Eating Place and Shop and Services should be moved from Column 2 to Column 1 as an always permitted use, to allow for instance bars and restaurants along waterfront.



Submission Number:

TPB/R/S/SLC/22- S007

Representation Number:

TPB/R/S/SLC/22- R2

就圖則作出申述

Representation Relating to Plan

參考編號

Reference Number:

231017-155556-13079

提交限期

Deadline for submission:

15/11/2023

提交日期及時間

Date and time of submission:

17/10/2023 15:55:56

「申述人」全名

Full Name of "Representer":

女士 Ms. GONG YUYAO

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的圖則

Plan to which the representation relates:

S/SLC/22

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
Item A4	支持 Support	The proposed amendment is in line with the concepts proposed in the Lantau Conservation and Recreation Masterplan, which defines the areas along the coastline from Shek Pik to Chi Ma Wan Peninsula as South Lantau Eco-recreation Corridor. According to this Masterplan, the proposed Round-the-Lantau Route and Existing Biking Track in South Lantau are adjacent to the subject site in Mong Tung Wan. The proposed amendment can better utilize the advantages of the site which has convenient access to the hiking and biking routes. The proposed camp base with land-base and water-base activities for retreat and revival situates in a tranquil rural setting, which facilitates the enjoyment of the natural environment and promotes eco-recreation. The rezoning from "GB" to "REC" revives the area with active recreational activities, encourages visitors to explore the green and blue attractions and enjoy the beautiful views along the south Lantau coast. Education events about sustainability, Eco-tourism and nature conservation can be incorporated into the rec

	<p>reational activities to raise public awareness of the importance of conserving the natural resources in the South Lantau area. Furthermore, the proposed amendment responds to one of the work targets in the Lantau Tomorrow Vision, which is “to formulate and implement in phases a comprehensive Lantau Trails and Recreation Plan with suitable network of walking trails to offer diversified sustainable leisure and recreation experience for public enjoyment and great opportunities for eco-tourism.”</p>
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對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

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Submission Number:

TPB/R/S/SLC/22- S010

Representation Number:

TPB/R/S/SLC/22- R3

就圖則作出申述

**Representation Relating to Plan**

參考編號

**Reference Number:**

231029-142008-93729

提交限期

**Deadline for submission:**

15/11/2023

提交日期及時間

**Date and time of submission:**

29/10/2023 14:20:08

「申述人」全名

**Full Name of "Representer":**

JK Properties Limited

「獲授權代理人」全名

**Full Name of "Authorized Agent":**

JK Properties Limited

與申述相關的圖則

**Plan to which the representation relates:**

S/SLC/22

申述的性質及理由

**Nature of and reasons for the representation:**

有關事項 Subject Matters	性質 Nature	理由 Reason
Re-zoning Plan S/SLC/22	支持 Support	We in principle support the re-zoning plan, however, would consider it is not sufficient to cater to all the needs of the community.

對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

We act on behalf of the concerned landowner and would like to seek your assistance in applying for the establishment of an Old Age Home in the Tong Fuk area.

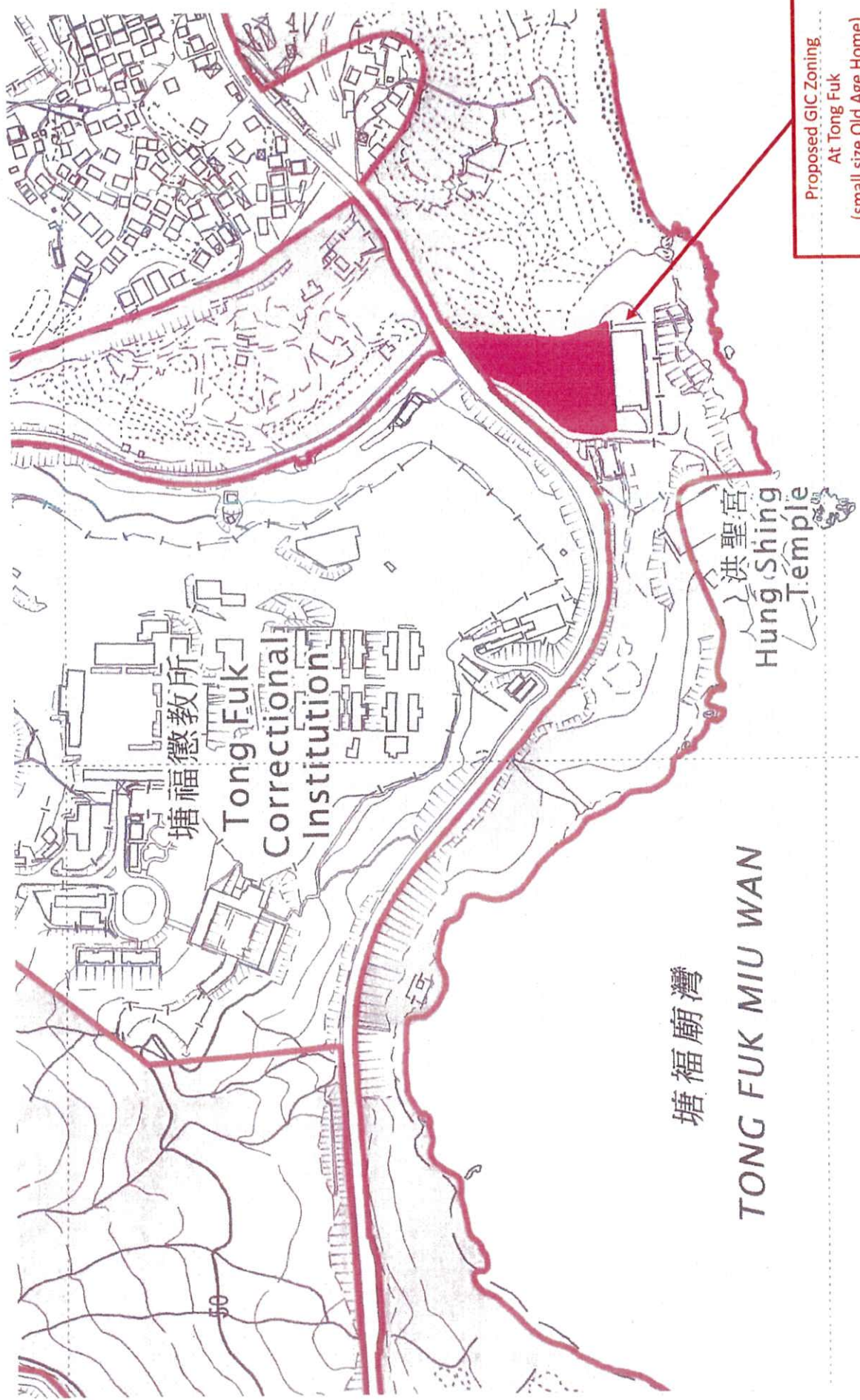
At present, the subject area is zoned as CPA, however, if it can be zoned as GIC, we can then build an Old Age Home there to cater to the South Lantau area; especially where the population is aging rapidly.

Attached is the proposed GIC Zoning in the Tong Fuk area for your consideration.

Thanks and best regards.

JK Properties Limited





Proposed GIC Zoning  
At Tong Fuk  
(small size Old Age Home)

塘福懲教所  
Tong Fuk  
Correctional  
Institution

洪聖宮  
Hung Shing  
Temple

塘福廟灣

TONG FUK MIU WAN

50

## 就圖則作出申述

**Representation Relating to Plan**

## 參考編號

**Reference Number:**

231029-155417-77612

## 提交限期

**Deadline for submission:**

15/11/2023

## 提交日期及時間

**Date and time of submission:**

29/10/2023 15:54:17

## 「申述人」全名

**Full Name of "Representer":**

JK Properties Limited

## 「獲授權代理人」全名

**Full Name of "Authorized Agent":**

JK Properties Limited

## 與申述相關的圖則

**Plan to which the representation relates:**

S/SLC/22

## 申述的性質及理由

**Nature of and reasons for the representation:**

有關事項 Subject Matters	性質 Nature	理由 Reason
Re-zoning Plan S/SLC/22	支持 Support	We in principle support the re-zoning plan, however, would like to make some suggestions.

## 對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

We act on behalf of the concerned landowner and would like to propose the following improvement works in the Cheung Sha Lower Village area:-

i) Extension of the Existing Car Park, & ii) Re-construction and Reinstatement of the Damaged Jetty.

The reasons for the proposals are as follows:-

a) Increased population and tourists are scrambling for car parking space near the beach area.

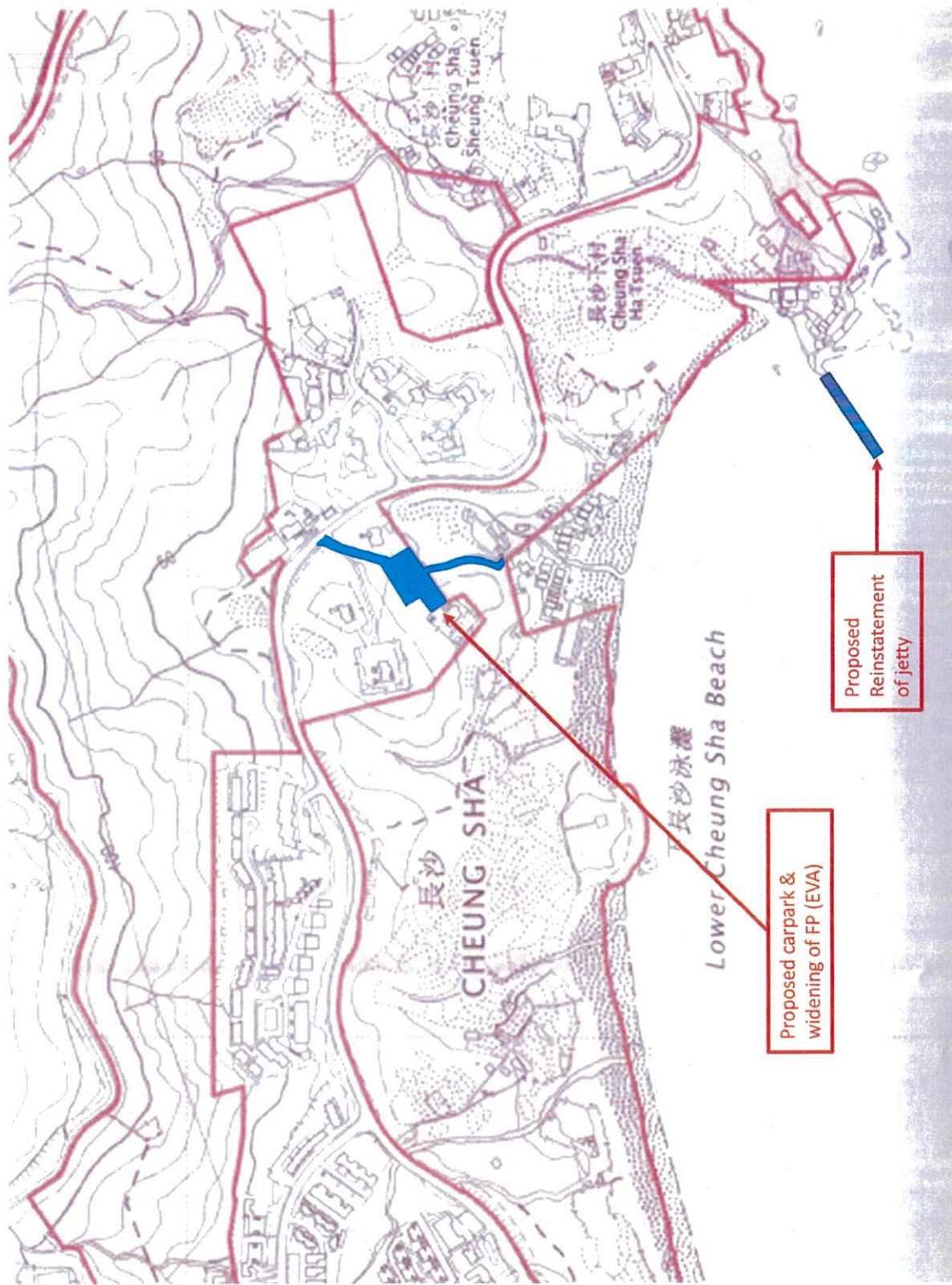
b) The subject Jetty was damaged for over 20 years and has never been tended since; if reconstructed, would facilitate the development of the area and promote tourism.

Attached is the proposed plan for the Cheung Sha Lower Village area for your consideration.

Thanks and best regards.

JK Properties Limited







## 就圖則作出申述

**Representation Relating to Plan**

參考編號  
**Reference Number:** 231030-115105-97368

提交限期  
**Deadline for submission:** 15/11/2023

提交日期及時間  
**Date and time of submission:** 30/10/2023 11:51:05

「申述人」全名  
**Full Name of "Representer":** JK Properties Limited

「獲授權代理人」全名  
**Full Name of "Authorized Agent":** JK Properties Limited

與申述相關的圖則  
**Plan to which the representation relates:** S/SLC/22

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

有關事項 Subject Matters	性質 Nature	理由 Reason
Re-zoning Plan S/SLC/22	支持 Support	We in principle support the re-zoning plan, however, would consider it is not sufficient to cater to all the needs of the community.

## 對圖則的建議修訂(如有的話)

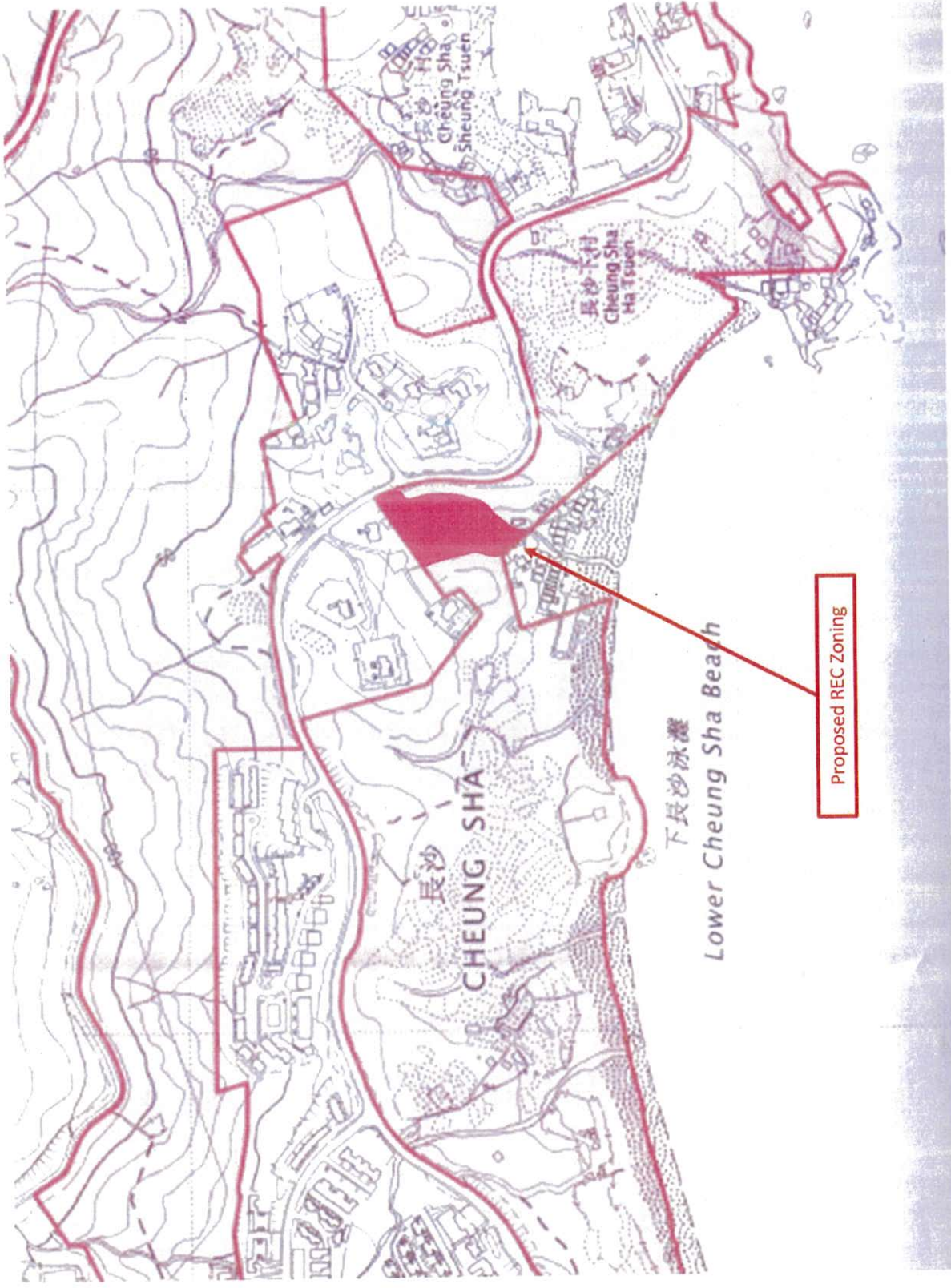
**Proposed Amendments to Plan(if any):**

We act on behalf of the concerned landowner and would like to propose an additional REC Zone for the purpose of better utilization of land in recognition of the "South Lantau Eco-recreation Corridor" Blue Print.

Attached please find the proposed Cheung Sha Lower Village REC Zoning for your consideration.

Thanks and best regards.

JK Properties Limited



Proposed REC Zoning

CHEUNG SHĀ

下長沙泳灘  
Lower Cheung Sha Beach

長沙村  
Cheung Sha  
Ha Tsuen

長沙  
Cheung Sha  
Sheung Tsuen

長沙

Submission Number:

TPB/R/S/SLC/22- S015

就圖則作出申述

**Representation Relating to Plan**

參考編號

Reference Number: 231103-102525-51368

提交限期

Deadline for submission: 15/11/2023

提交日期及時間

Date and time of submission: 03/11/2023 10:25:25

「申述人」全名

Full Name of "Representer": JK Properties Limited

「獲授權代理人」全名

Full Name of "Authorized Agent": JK Properties Limited

與申述相關的圖則

Plan to which the representation relates: S/SLC/22

申述的性質及理由

**Nature of and reasons for the representation:**

有關事項 Subject Matters	性質 Nature	理由 Reason
Re-zoning Plan S/SLC/22	支持 Support	We in principle support the re-zoning plan, however, would like to make some suggestions.

對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

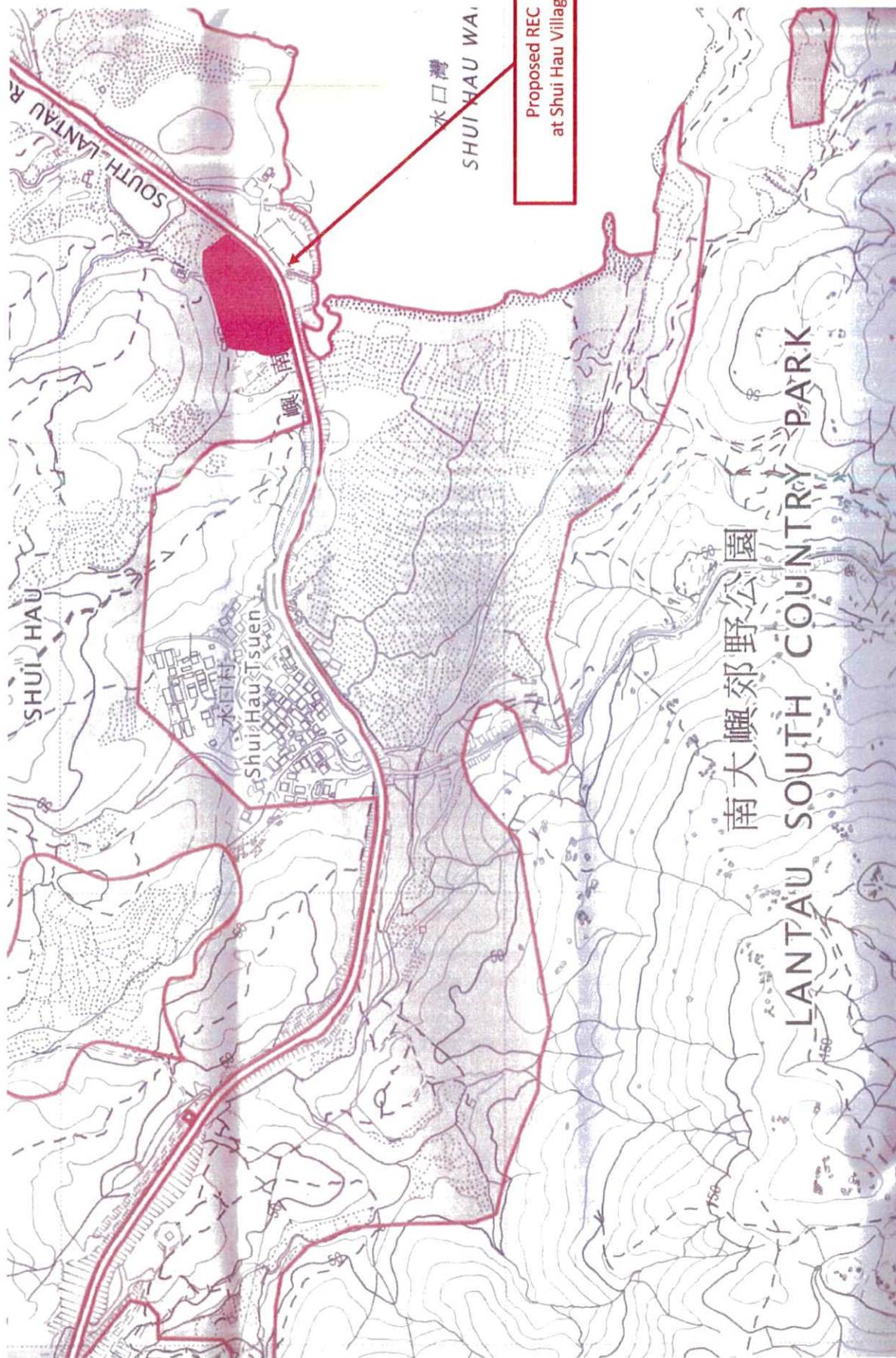
We act on behalf of the concerned landowner and would like to propose the relocation of the existing hazardous recreational development near the Shui Hau Coastline.

Attached please find the proposed REC in Shui Hau Village for your consideration.

Thanks and best regards.

JK Properties Limited





水口灣  
SHUI HAU WA

Proposed REC  
at Shui Hau Village

SOUTH LANTAU R

SHUI HAU

Shui Hau Tsuen

南大嶼郊野公園  
LANTAU SOUTH COUNTRY PARK

1460

1750

Submission Number:

TPB/R/S/SLC/22- S685

Urgent  Return Receipt Requested  Sign  Encrypt  Mark Subject

Representation Number: public

TPB/R/S/SLC/22- R4



**KFBG's representation relating to draft plan S/SLC/22**

14/11/2023 22:30

From: EAP KFBG [REDACTED]  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
File Ref:

1 attachment



231114 KFBG's Representation relating to S-SLC-22.pdf

Dear Sir/ Madam,

Attached please see our representation regarding the captioned. There is one pdf file attached to this email; if you cannot see/ download/ open this file, please notify us through email.

Representer: Kadoorie Farm and Botanic Garden  
Representer's representative: Mr. NIP Hin Ming  
HKID of Representer's representative: [REDACTED]

Please hide the above personal data and our email address in any documents open to the public. Thank you.

Thank You and Best Regards,

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

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

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

14th November 2023.

By email only

Dear Sir/ Madam,

**Representation Relating to**  
**Draft South Lantau Coast OZP No. S/SLC/22**

1. We refer to the captioned.
2. We in general support the recommendation to rezone parts of the Coastal Protection Area (CPA) zone at Pui O and Shui Hau to Conservation Area (CA) zone, which can be considered as an upgrade in conservation zoning. However, we consider the authority should take this opportunity to rezone some of the Ham Tin San Tsuen area at Pui O to better protect the Ecologically Important Stream (EIS) there as well. Also, we can see that part of the existing CPA in Pui O is proposed to be rezoned to Recreation (REC) zone; we would like to exchange views with the Board directly for this, if we are allowed to do so.
3. Therefore, we would like to make a representation regarding the proposed amendments and also to attend the relevant Town Planning Board hearing.
4. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

Submission Number:

TPB/R/S/SLC/22- S018

Representation Number: ubli

TPB/R/S/SLC/22- R5

Urgent  Return Receipt Requested  Sign  Encrypt  Mark Subject



**Green Power's Comments on Amendments to S/SLC/21**

10/11/2023 14:54

From:

To:

<tpbpd@pland.gov.hk>

Cc:

File Ref:

1 attachment



GP-SLantauOZP.pdf

Dear Sir / Madam,

Attached please see our comments on the Schedule of Amendments to the Approved South Lantau Coast Outline Zoning Plan No. S/SLC/21.

For any enquiries, please contact me at Green Power

Thank you very much for your kind attention.

Yours faithfully,

Henry Lui

Senior Conservation Manager

Green Power

綠色力量 Green Power







**BY EMAIL ONLY**

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

10 November 2023

Dear Sir / Madam,

**Green Power's Comments on the Schedule of Amendments to  
the Approved South Lantau Coast Outline Zoning Plan No. S/SLC/21**

Green Power would like to express our views on the above amendments.

1. Dedicated to the overarching principle of “Development in the North, Conservation for the South” embraced in the Sustainable Lantau Blueprint promulgated in 2017, the planning intention for South Lantau coast should be in favour of conservation priority. We welcome the amendments of rezoning of areas to “Conservation Area”(“CA”), “Coastal Protection Area”(“CPA”), “Green Belt”(“GB”) or “Country Park”(“CP”).
2. We oppose item A2 (Rezoning of an area along South Lantau Road and Chi Ma Wan Road in Pui O from “CPA” to “Recreation” (“REC”)), with the reasons listed as follows:
  - a. According to the aerial photo records, the areas north of Chi Ma Wan Road and part of west of Chi Ma Wan Road were mainly wet agricultural land in 1960s. In the meantime, the draft South Lantau Coast OZP No. LLT/18 was prepared and exhibited for public inspection under section 5 of the Ordinance on 30 May 1980. The above mentioned areas turned to abandoned wetlands gradually in 1980s but land filling activities started in 1990s. These land filling activities breached the planning intention of the area and threatened the habitats. The rezoning from “CPA” to “REC” of these areas will give the public the impression that the authorities have sanctioned these unauthorised and environmentally destructive land filling activities.
  - b. Since the authorities have no enforcement powers over “REC” land in the area, some environmentally unfriendly land uses, such as car park and warehouse, are expected to occur in these areas. Some uses such as “holiday camp” and “tent camping ground” are even always permitted under Column 1 in the Schedule of Uses that not only in-situ environment is deteriorated, but also the surrounding proposed “CA” zone (originally “CPA”) may be affected by pollutions and human disturbances.



- c. The “CPA” areas surrounding this proposed “REC” zone are wetlands of high ecological value. There should be buffer zones between “CPA” and developed area. Re-zoning the whole area to “REC” is not appropriate.
- d. Currently the area north of Chi Ma Wan Road is not developed, it is recommended to keep it as conservation-oriented zoning such as “CPA” or “GB”.

Thank you very much for your kind attention. For any inquiries, please contact the undersigned at Green Power [REDACTED]

Yours faithfully,

LUI Tak Hang, Henry  
Senior Conservation Manager  
Green Power

**Submission Number:**

**TPB/R/S/SLC/22- S729**

Urgent  Return Receipt Requested  Sign  Encrypt  Mark Subject Rest

**Representation Number:**

**TPB/R/S/SLC/22- R6**



**s5 Proposed Amendments to the Approved S\_SLC\_22 WWF**  
15/11/2023 18:56

From:

To:

File Ref:

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

1 attachment



s5 Proposed Amendments to the Approved S\_SLC\_22\_WWF 2023 11(Nov).pdf

Dear Sir/Madam,

Please find WWF-Hong Kong's submission on the amendments to the Approved S/SLC/22.

Thank you for your attention.

Yours faithfully,

Tobi Lau

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



世界自然基金會  
香港分會

WWF-Hong Kong



15 November 2023

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

**By E-mail ONLY**

Dear Sir/Madam,

**Re: Proposed Amendments to  
the Approved South Lantau Coast Outline Zoning Plan No. S/SLC/21**

WWF supports Items A1 and A3 in with one comment on Item A3 and one recommendation on the Pui O Priority Site of the captioned.

**Item A3: Rezoning of an area to the south of South Lantau Road in Shui Hau from “CPA” and “Country Park” (“CP”) to “CA”**

While we support Item A3 in principal, we have concern on the “Coastal Protection Area” (“CPA”) will remain unchanged in Shui Hau which is located at the seafront side facing Shui Hau Wan (Fig 1 and 2). Several areas at that “CPA” are covered by patches of mangrove mainly the *Avicennia marina* and a few *Bruguiera gymnorhiza* (Fig 3). we view that “CPA” should be considered for stringent protection and designate as a “Conservation Area”.

**Establishing the Northern Pui O Priority Site into a Water Buffalo Park**

We support Item A1 for uplifting the current “Coastal Protection Area” to Conservation Area given the biodiversity and a mosaic habitat particularly the marsh and seasonally wet grassland that serving as the foraging for birds and a herd of Water Buffalos. However, from a bigger picture of the proposed amendment plan, 5 land use zonings include “Open Space”, “Recreation”, “Conservation Area”, “Coastal Protection Area” and “Green Belt”

**together possible**

資助人：中華人民共和國

香港特別行政區行政長官

李卓人先生, 大紫荊勳賢, SBS, PDSM

主席：白丹尼先生

行政總裁：黃綺珊女士

核數師：中審眾環（香港）會計師事務所有限公司

義務公司秘書：萬德秘書服務有限公司

義務司庫：匯豐銀行

註冊慈善機構

Patron: The Honourable John Lee Ka-chiu, GBM, SBS, PDSM

The Chief Executive, Hong Kong Special Administrative Region

People's Republic of China

Chairman: Mr Daniel R Bradshaw

CEO: Ms Nicole Wong

Auditors: Mazars CPA Limited

Honorary Company Secretary:

McCabe Secretarial Services Limited

Honorary Treasurer: HSBC

Registered Charity  
(Incorporated With Limited Liability)



are embedded with eco-recreation and tourism elements to facilitate low-impact leisure and recreational uses in South Lantau that echo to the "South Lantau Eco-Recreation Corridor" under the Lantau Conservation and Recreation Masterplan. However, increased recreational uses in the areas will attract more visitors to go to South Lantau for enjoyment. While the visitor number is presumably increased, it may be resulting in severe conflict between visitors and Water Buffalos adding to the current land use conflict between local residents and the Water Buffalos. On the other hand, land demand for recreational development will increase and such development need may encroach into wildlife habitats. Affected buffalos may not be able to adapt to modified habitats and shift to other areas such as residential areas that intensify the conflicts worsely (Fig 4).

We would like to recommend the southern portion of the Pui O that has been proposed to designate into "Conservation Area" to become a water buffalo park. It is because Pui O's northern portion has been proposed to be a "Recreation" zone and without any buffer to the adjacent "Conservation Area" which mainly is open semi-natural marsh habitat that supporting the largest water buffalo herd for grazing, wallowing activities etc in South Lantau. Such layout setting is likely to bring conflict between the water buffalo herd and the visitors. We view water buffalo park is one of possible ways to mitigate or prevent conflicts for people and wildlife in the area. In the Mai Po Nature Reserve, Water Buffalos are proven as a nature-based engineers to maintain/enhance the wetland habitat and contribute to biodiversity richness cost-effectively in the long run. Besides, activities such as regulatable eco-recreation, environmental education to inspire students to care for nature and Water Buffalo can be added in. If the water buffalo park is proved successful, the concept can be applied to other areas but not limited to Lantau which buffalo-human conflicts in existence.

We would be grateful if our comment and recommendation can be considered by the Board and her members.



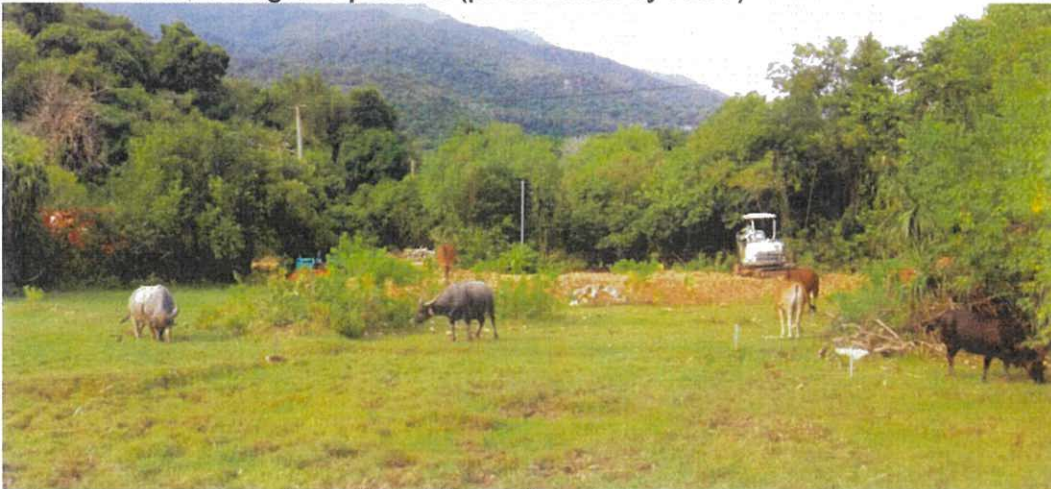


**Fig 3 Drone photo showing the locations of the mangrove patches (photo taken on 25July2023 by WWF)**



Image source: Portal 3 of the Planning Department, HKSAR Government.

**Fig 4 Buffalos together with cows grazing at a natural marshes with site formation in progress somewhere in South Lantau .Drone photo showing the locations of the mangrove patches (photo taken by WWF)**





**Submission Number:**  
TPB/R/S/SLC/22- S721

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



**FW: South Lantau Coast Outline Zoning Plan S\_SLC\_22 Representation from Living Islands Movement**  
15/11/2023 11:12

**Representation Number:**  
TPB/R/S/SLC/22- R7

From: [Redacted]  
To: <tpbpd@pland.gov.hk>  
File Ref:

2 attachments



S\_SLC\_22 LIM Representation 2023.11.14.pdf John Schofield HKID Card.pdf

Further to my below e-mail with attachment, I confirm that my [Redacted] copy also attached. Regards John Schofield

**From:** [Redacted]  
**Sent:** Wednesday, November 15, 2023 8:30 AM  
**To:** tpbpd@pland.gov.hk  
**Cc:** 'Louise Preston' [Redacted]  
**Subject:** South Lantau Coast Outline Zoning Plan S\_SLC\_22 Representation from Living Islands Movement

Dear Secretary,

I am pleased to attach a Letter of Representation from Living Islands Movement (LIM) in respect of the proposed South Lantau Coast Outline Zoning Plan S/SLC/22.

I have signed the letter on behalf of our organisation, however, please note that Ms. Louise Preston, Chairman of LIM, will be representing us at the TPB hearing as and when held.

In the meantime, if you have any queries please contact the undersigned at the details below.

Kind Regards

John Schofield  
Treasurer  
Living Islands Movement



## Living Islands Movement

島嶼活力行動

可持續 島嶼 發展



LIVING ISLANDS  
MOVEMENT

CONSERVATION & SUSTAINABLE DEVELOPMENT

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

Submission by email to [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

14 November 2021

### DRAFT SOUTH LANTAU COAST OUTLINE ZONING PLAN No. S/SLC/22 (SLC OZP)

Dear Sir/Madam,

Living Islands Movement (LIM) would like to make the following representations and comments regarding the captioned draft SLC OZP:

#### **1. Item A1 - Pui O Wetlands Conservation Area**

LIM strongly supports the proposed Conservation Area (CA) designation for the iconic Pui Wetlands. It is clearly in the public interest to protect this famous landscape with its grazing water buffalo and prolific birdlife, so popular with the Hong Kong people and visitors. In addition to conserving the valuable ecosystem, CA status should play a role in boosting the local economy through sustainable eco-tourism. We also warmly welcome the enhanced legal protection now available for the area under the new Registered Area system, which comes after many years of campaigning by this organisation and many others.

However, we have concerns regarding the inclusion of "Agriculture" and "On Farm Domestic Structure" as "Uses always Permitted" under Column 1 of the Schedule of Uses of a CA. There appears to be a high risk that more private lots will be fenced off under the guise of agricultural activity which may further disturb wildlife and undermine the integrity of the wetland ecosystem.

Accordingly, we propose that 1) "Agriculture" and "On-Farm Domestic Structure" be moved from Column 1 to Column 2 in the Schedule of Uses for CA uses; and 2) that the wording Clause (9) (b) of Part B of the Notes to the Plan (pages 9 & 10) be tightened up as follows:

"(b) the following uses or developments require permission from the Town Planning Board:

provision of plant nursery, chain fence or walled enclosures (for any purpose), amenity planting (other than by Government), sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine."

It is unfortunate that the several pre-existing enclosures, landfill sites, containers and structures marring the Pui O Wetlands are not required to be removed under the amended Town Planning



Ordinance, however LIM proposes to work with Sustainable Lantau Office and others with a view to devising appropriate incentives to encourage landowners to rehabilitate affected lots voluntarily.

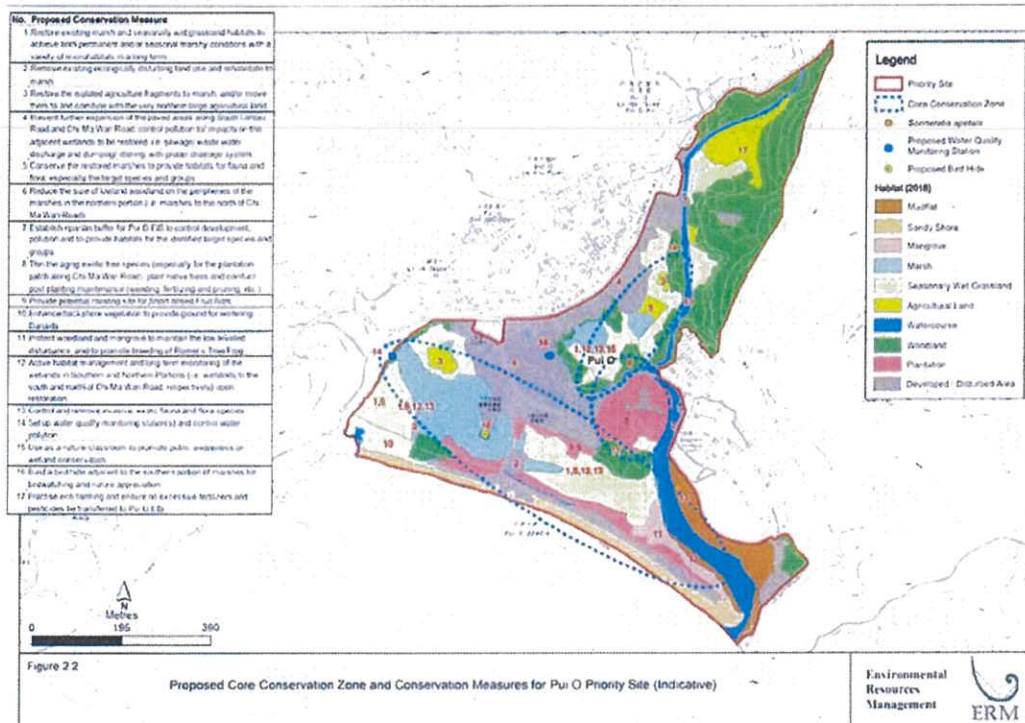
**2. Item A3 – Shui Hau Pui O Conservation Area**

LIM also strongly supports the proposed Conservation Area (CA) designation for the Shui Hi Sandflats and adjacent Woodlands. It is clearly in the public interest to protect this unique ecology with its colony of rare horseshoe crabs, healthy clam beds and ancient woodlands. Registered Area status is also vitally important.

We reiterate the above comments concerning the risk of encroachment on the CA by uncontrolled enclosure of private lots with fencing or walls and propose the same remedies.

**3. Item A2 - Pui O Recreation Zone**

We understand that the rationale for creating the Recreation zone in Pui O is to encourage the rehabilitation and conversion to more appropriate use of the degraded, brownfield area along the Pui O section of the South Lantau Road, as well as to recognise the established recreation facilities including the Public Playgrounds and Private Resort on the South side of the Shap Long Road.



However, as shown on the above plan provided by ERM, we do not understand why a sizeable, contiguous portion of the A2 area, which has been variously classified as Seasonally Wet Grassland, Marsh, Woodland, Mangrove and Agriculture, has not been incorporated into the Conservation Area. As a result, these important areas remain at high risk of unauthorised landfill and other



encroachment such as fenced enclosure. A further concern is the high risk of hazardous and polluting chemicals, greywater and sewage leaching into the streams and wetland from the various commercial activities currently conducted on the brownfield sites next to the South Lantau Road.

In addition, we are concerned that this zone has not yet been included in the Regulated Area plan. We believe it should be since otherwise the planning intention, especially for the brownfield areas, may continue to be frustrated by the inability to enforce conditions applied to approvals from the Town Planning Board, as well as the risk of further irreversible encroachment.



This photograph, provided by Lantau Connects, shows fenced off enclosures in the A2 grassland outside the Regulated Area. There appears to be nothing to prevent further such enclosures compromising the grassland in future.

We strongly recommend that 1) the boundary of the proposed Recreation Zone be redrawn to exclude the areas of undamaged wetland, woodland and grassland as shown below and that the CA be extended to incorporate those areas; and 2) we strongly request that the whole area also be additionally designated as a Regulated Area as soon as possible.

We look forward to learning the responses to our representations at the relevant Town Planning Board meeting in due course.

Yours Faithfully,

For and on behalf of Living Islands Movement

Handwritten signature of John Schofield in blue ink.

John Schofield, Treasurer



Submission Number:

TPB/R/S/SLC/22- S731

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**Fwd: 對大嶼山南岸分區計劃大綱草圖編號S-SLC-22 的意見**  
16/11/2023 12:30

Representation Number:

TPB/R/S/SLC/22- R8

From: 守護大嶼SaveLantau [REDACTED]  
To: Town Planning Board <tpbpd@pland.gov.hk>  
File Ref:

1 attachment



對大嶼山南岸分區計劃大綱草圖編號S-SLC-22 的意見\_2023.11.15.pdf

補充個人資料

身份証編號: [REDACTED]

守護大嶼聯盟

召集人謝世傑謹啟

從我的iPhone傳送

以下為轉寄郵件：

寄件人: 守護大嶼SaveLantau [REDACTED]  
日期: 2023年11月15日 GMT+8 23:42:30  
收件人: tpbpd <tpbpd@pland.gov.hk>  
標題: 對大嶼山南岸分區計劃大綱草圖編號S-SLC-22 的意見

致：城市規劃委員會

由：守護大嶼聯盟

日：2023.11.15

事：對大嶼山南岸分區計劃大綱草圖編號S-SLC-22 的意見

聯絡人: 謝世傑 [REDACTED]



# 守護大嶼聯盟

## SAVE LANTAU ALLIANCE

致：城市規劃委員會

有關：對大嶼山南岸分區計劃大綱草圖編號 S/SLC/22 的意見

守護大嶼聯盟(下稱聯盟)就城規會於 2023 年 9 月 15 日分佈的「大嶼山南岸分區計劃大綱草圖編號 S/SLC/22」有以下意見：

### 1. 歡迎將大嶼山南岸的法定圖則納入「受規管範圍」

大嶼山南岸的分區大綱圖始定於 1980 代，由於當年未有「發展審批圖」的設立，以致大嶼山南岸出現「有規劃、無規管」的情況，令規劃署在相關土地的違規發展失去了執管權力，做成不少「破壞環境」的情況。根據可持續大嶼辦事處於 2019 年開始設立的「大嶼山破壞環境個案」紀錄(每年 9 月更新)，在 2019 年大嶼山南岸被破壞的環境共有 41 宗，而 2022 年破壞環境的個案增加至 56 宗，詳細分析見下表：

大嶼山南岸破壞環境個案							
2019				2022			
宗數 (總數 73 宗)	%	涉及面積 (總面積 13.26 公頃)	%	宗數 (總數 84 宗)	%	涉及面積 (總面積 14.46 公頃)	%
41	56.16	6.11	46.08	56	66.67	8.195	65.78

從以上紀錄可以發現大嶼山南岸的鄉郊濕地環境持續被破壞，涉及的個案及面積亦持續增加，去年 9 月已有超過 8 個標準足球場的環境被破壞，佔香港維多利亞公園約 42%，幾達一半的面積。

環保團體與民間組織用了超過十年的時間，要求政府修改城規條例，在沒有發展審批圖制度以前的分區大綱圖重新賦予規劃署有執管的權力，以保障環境不會受進一步破壞。政府終於在 2023 年 9 月 1 日通過修訂的城規條例，訂立「受規管地區」(Regulated Area)的機制，賦予發展局局長在分區大綱圖的指定地點為「受規管地區」。發展局局長率先在 2023 年 9 月 15 日公佈大嶼山南岸及梅子林受規管地區圖。

不過，在「大嶼山南岸分區計劃大綱草圖編號 S/SLC/22」的修訂建議中，位於貝澳原在 S/SLC/21 的分區大綱圖被規劃為海岸保護區的一幅水牛濕地，被改劃為康樂用途(項目 A2)，而且並沒有納入「受規管地區」內，聯盟有強烈的反對意見，稍後補充。



## 2. 同意「理順」規劃用途

「大嶼山南岸分區計劃大綱草圖編號 S/SLC/22」的修訂建議，有相當的改動涉及理順意圖，例如將部份原規劃為「海岸保護區」的範圍改劃為「自然保護區」以反映離岸濕地生態的重要性，例如 A1(貝澳濕地)、A3(水口濕地)、C1-C3 (理順用範圍重新列入郊野公園、海岸保護區、自然保育區規劃)、D1(分流一幅未有規劃的用地規劃為綠化地帶)等，聯盟表示同意相關的理順意圖及改劃建議。

## 3. 強烈反對修訂項目 A2，擬將原規劃作海岸保護區的一片濕地改劃為「康樂」(REC) 用途

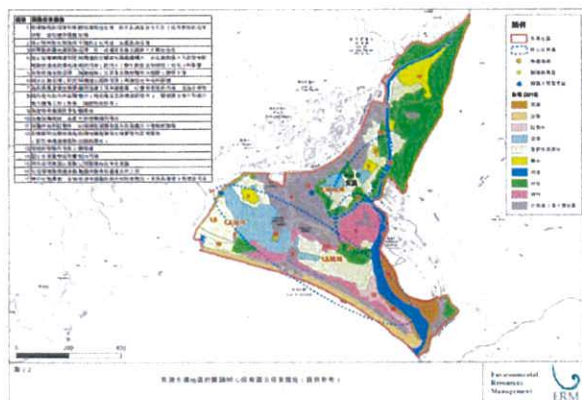
### 3.1 貝澳的生態研究報告無公開，原有濕地生境價值被隱藏

根據規劃署項目 A2 將原屬海岸保護區濕地改作「康樂」用途的原意是「反映及預留土地作影響較低的休閒和康樂用途」。然後該範圍與改劃作「自然保護區」的範圍只有一條小徑之隔，而且大部份仍是活躍濕地，是貝澳水牛棲息尋食之地，整體環境屬於一個完整相連的濕地生境，何以一徑之隔，竟然可以一割為二，生態保育價值何以驟降？

究其原因，原來規劃署只參考可持續大嶼辦事處於 2021 年 10 月公佈的「貝澳、水口、大澳及其鄰近地區的生態研究 - CE\_62\_2017\_行政摘要」<sup>1</sup>

根據該行政摘要第 23 頁的貝澳

先導地區的擬議核心保育區及保育措施（僅供參考）的圖顯示，現擬規劃作「康樂」用途的範圍被評為「已發展 / 受干擾地區」，但根據聯盟多年的持續監察，貝澳沿嶼南道及芝麻灣道旁確實有一些被棕土化的發展，但並未發展至覆蓋其他濕地範圍。聯盟在 2023 年 9 月 16 日及往後多天到現場考察，發現經常有接近 20 隻水牛在該帶完整的濕地覓食，而且有不少共生的雀鳥停留，例如牛背鷺、八哥等，因此，該報告聲稱右圖灰色範圍屬於「已發展 / 受干擾地區」並不正確。



<sup>1</sup> chrome-

extension://efaidnbmnnnibpcjpcglclefindmkaj/https://www.cedd.gov.hk/filemanager/tc/content\_961/23/CE\_62\_2017\_Executive\_Summary\_Chi.pdf



在聯盟追問規劃署有關將上述範圍改劃作「康樂」用途時有否參考整份研究報告，規劃署竟表示該署與民間一樣，只能參閱該研究的行政摘要，亦沒有進一步向土木工程拓展署要求查閱整份完整報告。聯盟認為規劃署的規劃參考非常粗疏，規劃意圖並非完成落實「南保育」的政策方向，反而粗暴地扭曲該帶的生態價值，誤導公眾以為該帶屬已發展 / 受干擾的地區，以配合政府在大嶼山覓地發展康樂及旅遊設施。



就上左欄的相片可見，一徑之隔的濕地環境，有近 20 隻水牛正在活動中，而右欄的河溪，正是被改劃作康樂用途的範圍。雖然在「貝澳、水口、大澳及其鄰近地區的生態研 CE/62/2017 行政摘要」中該範圍被評為已發展/受干擾的範圍，

但該報告也提出一些擬議的保育措施，包括：防止沿着嶼南道和芝麻灣道的已鋪築地區繼續擴大、以合適的排水系統控制對毗鄰修復後的濕地造成的污染（即污水／廢水的排放和傾倒／垃圾）和影響及設立水質監察站和管制水污染。不過，該項目 A2 範圍改劃作康樂用途，而且不納入「受規劃地區」，與這兩項擬議的保育措施背道而馳。



聯盟留意到在項目 A2 的範圍內有一條河溪，源頭主要來自新圍村上的溪流匯集的水。雖然這條河溪並非具重要生態價值河溪，但其下游會經過自然保護區及與另一條具重要生態價值河溪的下游連接，情況做成由一個沒有規管的地區進入自然保育地帶，結果只會做成保育地帶的生態壓力，情況相當荒謬。

### 3.2 放棄執管權，變相鼓勵繼續破壞濕地生境的行為

項目 A2 的範圍原規劃作海岸保護區，但過去 40 年，因大嶼山南岸的法定圖則沒有執管權，以致南岸其其他地區出現更多的破壞行為。

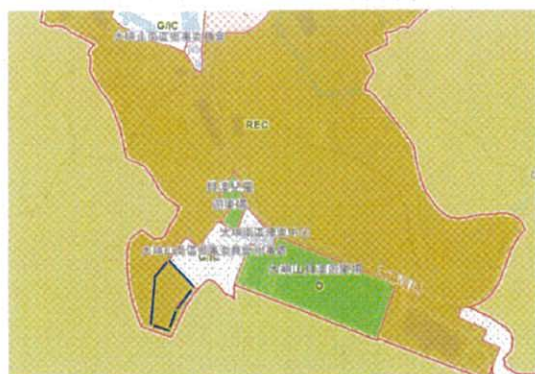
貝澳破壞環境個案							
2019				2022			
大嶼南宗數 (總數 41 宗)	%	涉及面積 (總面積 6.11 公頃)	%	貝澳宗數 (總數 56 宗)	%	涉及面積 (總面積 8.195 公頃)	%
28	69.29	2.10	34.37	34	60.71	4.23	51.62

根據可持續大嶼辦事處的破壞行為紀錄，貝澳是大嶼山受創地區的重災區，在破壞行為的宗數已佔大嶼南區的 6 成以上，而涉及的面積，更由 3 成多增加至 5 成多，可見問題的嚴重性。S/SLC/22 的修訂圖則，將項目 A2 範圍剔除於受規管地區，變相向公眾釋出一種「可以繼續破壞」的訊息，因為面對在該範圍的任何破壞行為，規劃署都沒有執管權，其他部門一如過往在執管權力限制之下，都是眼巴巴地讓郊野濕地的自然環境受到不可逆轉的破壞。

### 3.3 表面康樂、發展作惡

項目 A2 被規劃為康樂用途，表面上是配合政府提倡在南大嶼開拓旅遊康樂等設施，但不被納入受規管地區下，業權人或其他發展商任意填土作其他更具經濟效益的發展，例如停車場、倉存、洗車場等非康樂用途的商業活動，規劃署根本無法干預，結果只是用康樂之名，為發展而開綠燈。更甚的是，由於自然保育地帶與康樂用途地帶相連，即使是康樂用途的發展，已對毗鄰濕地生境及生態價值做成壓力，可能漸漸成為發展局局長眼中的「已發展/已干擾」的地帶，可能降低了毗鄰自然保育地帶的保育價值，而被發展局局長剔除於「受規管地區」，自然保育地帶將被發展逐步蠶食。

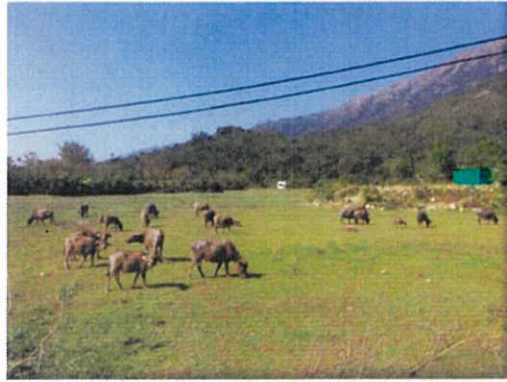
聯盟以項目 A2 其中一個被堆填後發展作停泊大型車輛的地段為例。



以右圖藍色框內的範圍為例，該範圍屬於 DD316L 2356 地段，約於 2017 年開始堆填，至 2018 年已大致成型



2018/2019 年上述地段堆填的情況



現在這地段已成為大型工程車輛的停車及洗車場



上述地段範圍的毗鄰就要一大片生態資源豐富的濕地環境，將面對嚴重的干擾，影響其生態價值。

### 3.4 變相鼓勵「先破壞、等發展」的錯誤訊息

設立「受規管地區」的原意是希望將一些有生態價值或受生態破壞壓力的環境加以規管，減少這些地帶遭破壞的壓力，然而項目 A2 將一些原被規劃為海岸保護區的地段，因部份地段遭破壞，反而可以被規劃沒有規管的「康樂」用地，變相向地主發出鼓勵「先破壞、等發展」的錯誤訊息，令到其他未被納入「受規管地區」的地點加速該帶地區破壞行為的機會。

### 3.5 加重嶼南道貝澳段的水浸壓力

由於嶼南道貝澳段沿路的濕地被持續填高，並進行各項商業活動，包括：洗車場、停車場、修車場、倉存、擺放建築材料等等行為，每逢豪雨，嶼南道貝澳段都會出現水浸情況。若項目 A2 的範圍不被納入受規管範圍的康樂用途，在該範圍的濕地極有可能再被大規模堆填，影響了濕地原有排水的功能。有大嶼山居民在 2020 年的一場黑雨就拍攝到該路段水浸的情況



## 4. 要求

基於以上的分析，聯盟要求：

- 4.1 將貝澳被規劃為「康樂用途」的範圍納入「受規管地區」範圍；
- 4.2 將該帶範圍重新納入「保育地帶」用途，以反映「南保育」的政策方向及濕地的完整性。

守護大嶼聯盟謹啟

2023.11.15



Submission Number:

TPB/R/S/SLC/22- S740

Urgent  Return Receipt Requested  Sign  Encrypt  Mark Su

Representation Number:

TPB/R/S/SLC/22- R9

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**Ark Eden response to draft South Lantau OZP**

15/11/2023 15:37

From:

To:

Cc:

File Ref:

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tpbpd <tpbpd@pland.gov.hk>

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1 attachment



AE response to S Lantau zoning plans-compressed.pdf

Dear Sir/Madam,

Ark Eden would like to make the following representation and comments regarding the captioned draft No. S/SLC/22 (SLC OZP).

Please find the attached letter.

Best regards

Jenny Quinton, Project Designer

On behalf of Ark Eden



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



Submission by email to [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)  
15 November 2023

**DRAFT SOUTH LANTAU COAST OUTLINE ZONING PLAN**  
**No. S/SLC/22 (SLC OZP)**

Dear Sir/Madam,

Ark Eden would like to make the following representation and comments regarding the captioned draft SLC OZP:

**I. Welcomed changes**

In the most recent amendment to the Draft South Lantau Coast OZP (No. S/SLC/22), **Ark Eden generally welcomes the strengthened conservation agenda set out by the Town Planning Board (TPB)**. We are aware that these zoning changes are intended to reflect the Government's overarching policy objective in Lantau for "development in the North and conservation in the South." Most rezoning is done to more accurately reflect the existing land use patterns of different areas in South Lantau, such as rezoning certain Coastal Protection Areas (CPA) as Conservation Areas (CA) when they are more inland. **In particular, we welcome the change of including wetland habitats under the permitted use of CA**, which will allow for much more extensive preservation of Lantau's many wetland areas such as in Pui O or Shui Hau, which have been scientifically determined to have very high ecological value.

**It is necessary to consider this OZP in light of the recent changes to the Town Planning Ordinance, which was revised to expand the Secretary of Development's statutory power to pursue prosecution in "Regulated Areas," namely those zoned as CA, CPA, and Green Belt (GB)**. This has high relevance to South Lantau, as there have been land-use violations that resulted in ecological degradation, such as illegal land filling of wetland habitats for developmental purposes, which has historically been particularly rampant in Pui O. However, legal loopholes meant that there was no way to prosecute the people who did the landfills, a loophole that has now been properly amended through the

2023 revision of the Town Planning Ordinance. We also appreciate the Technical Amendment which adds a planning permission requirement for excavation of land and filling of land/pond in GB or CPA zones. This is a win for green groups who have been long campaigning for increased prosecution power in terms of environmental conservation.

## II. Areas of concern

Our main concern, shared by many other green groups, is with the “REC” Recreation zone in Pui O, which is marked as the “A2” area on the Draft South Lantau Coast OZP (see Figure 1). In short, it is unclear to us what is the exact basis for which TPB is distinguishing between A1 area to be rezoned as conservation area versus the A2 area being rezoned for recreation purposes. It is likely that the distinction is based on perceived higher ecological value of A1 compared to A2, but this is not well understood as we will later discuss.

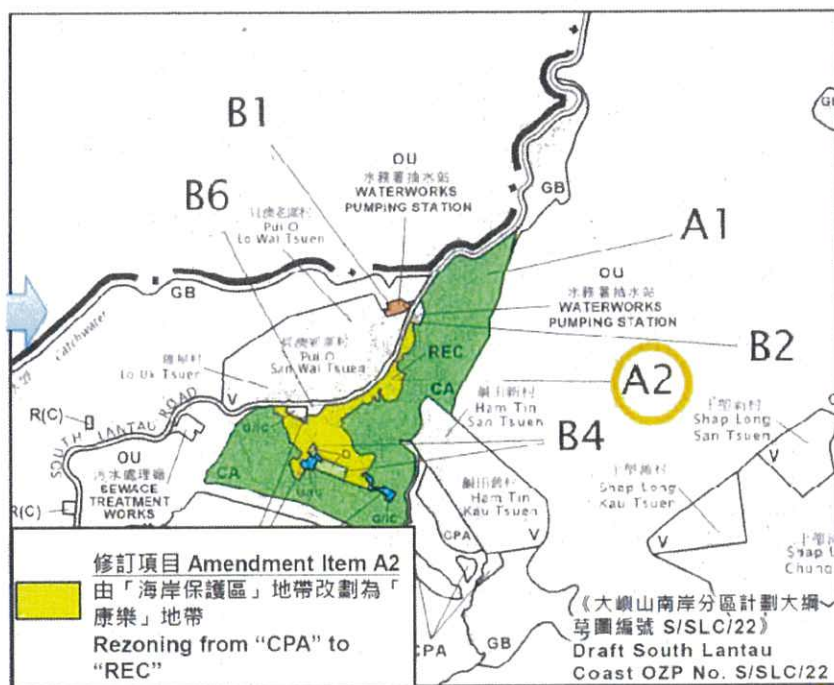


Figure 1: New zoning for Pui O from the Draft OZP

Moreover, the Government’s Sustainable Lantau Office itself explicitly recognises through the Lantau Conservation Fund that its funding for **Lantau conservation extends beyond straightforward ecological value** and also includes other forms of conservation value including environmental value specifically in light of climate adaptation, as well as its socio-cultural and heritage value. **Therefore, we believe that there is conservation value of the A2 area which is not sufficiently considered in relation to this OZP, which we will detail**

**in the below sections. In particular, we believe that TPB has insufficiently considered the potential future conservation value with restoration of A2.**

*(1) Insufficient knowledge of A2 area's ecological value*

In 2017, the Civil Engineering and Development Department commissioned the environmental consulting firm Environmental Resources Management (ERM) to conduct a study pertaining to the ecological value of South Lantau, which resulted in the "Ecological Study for Pui O, Shui Hau, Tai O and Neighbouring Areas" (No. CE 62/2017) study published in 2021. However, one of the key issues is that only an Executive Summary of this report has been uploaded online, and in our consultation with TPB, it was determined that TPB also only had access to the Executive Summary and not the full report. This is very important, as it seems like this Executive Summary is the primary reason why A1 is proposed to have CA zoning versus A2 being proposed to have REC zoning. Yet, the Executive Summary does not really explain why that is.

In the Executive Summary, the study identifies Pui O as having a diverse range of habitat types, including woodlands, seasonally wet grasslands, marsh, mudflats and mangroves. Although most Pui O habitats have faced disturbance, they still support significant amounts of biodiversity such as 252 plant species, 8 mammal species, 88 bird species, 59 butterfly species, and 36 fish species. This includes several species of conservation and protection status, including Romer's tree frog, the Northern Lapwing, and Reeves' turtle. Pui O is also a popular water buffalo grazing site and they serve as a "managing agent" for the marshland to [maintain macroinvertebrate diversity](#). The most ecologically important areas are identified as the marsh and grassland along the coast (A1), and the Pui O Ecologically Important Stream (EIS). Featuring both freshwater and brackish habitats, the interconnected wetlands of Pui O nourish a large number of macroinvertebrates, odonates, fish, and amphibians. ERM's conclusion is that Pui O is an area with high conservation value.



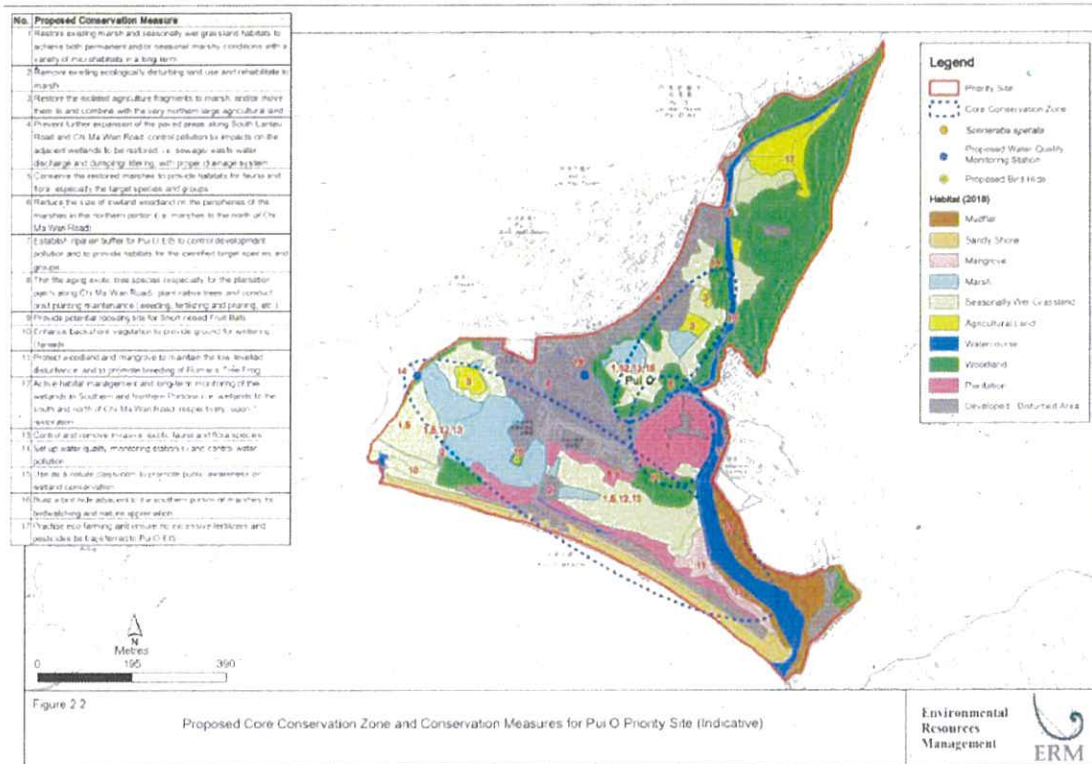


Figure 2: Proposed Conservation Measures in Pui O from the ERM Ecological Study

However, one of the key problems is that there is no information within the Executive Summary explaining how ERM determined the different sections within Pui O to be “marsh”, “seasonal wet grassland” versus “developed / disturbed area” as illustrated in the above Figure 2 map. This is a big problem because it is clear that the shape of the OZP’s A2 area - which is proposed to be used for recreational development - is virtually the exact same shape as what ERM calls a “developed / disturbed area”. It can be presumed that the ERM study is the primary basis for TPB’s determination of A2 as being an area that purportedly ‘does not have sufficient ecological value to be deemed as CA’, since ERM demarcated that land as “developed / disturbed area”. Yet, there is inconclusive evidence within only the Executive Summary to justify the TPB’s claim that A2 is less ecologically valuable than A1. While TPB indicated that they took factors besides the Executive Summary into consideration, they did not indicate what those factors were to us during the consultation.

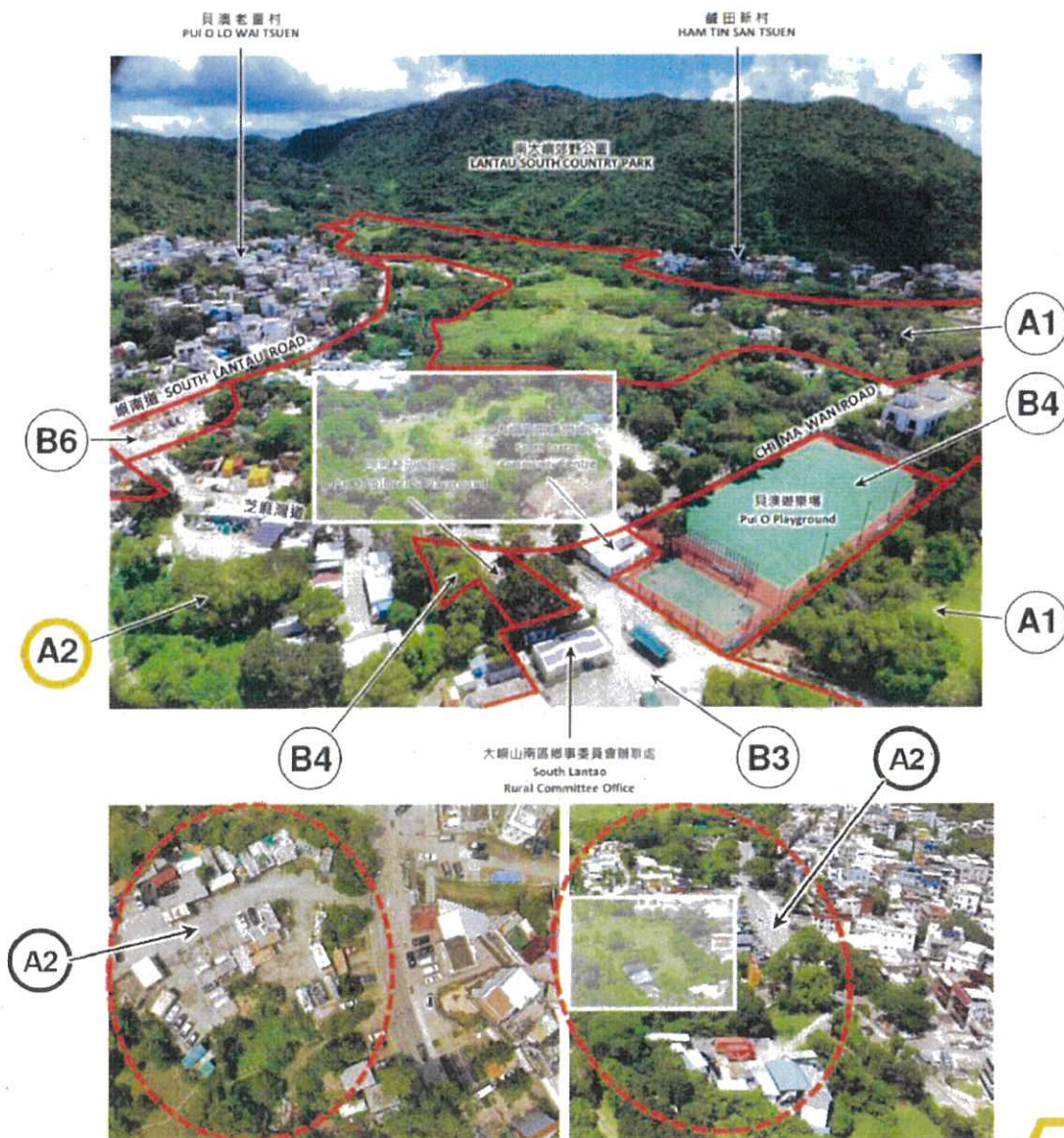


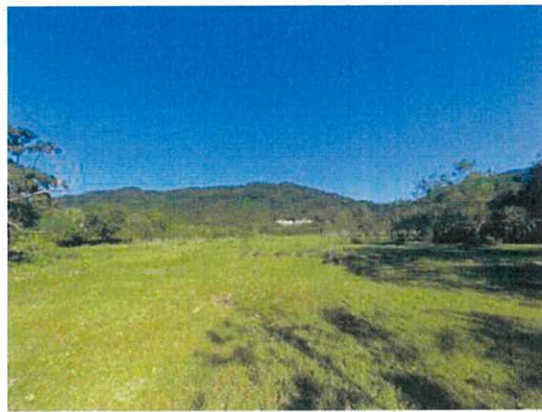
Figure 3: Aerial views of A2 area taken by TPB team

It is undoubtedly true that some parts of A2 are unfortunately destroyed beyond repair, such as the container area in the bottom left photo of Figure 3. However, in the area that we have framed with a white semi-transparent rectangle, it is clear that this portion of A2 is still not developed, and that the land is still covered in grass with some damaged mangroves. **During the wet seasons, that grass area within A2 becomes a wetland and is an area where buffalos commonly graze.** See below Figures 4 to 7 for photo illustration.





Figure 4: Buffaloes grazing on the A2 grassland area. Photo taken by Lantau Connects.



Figures 5 and 6: Grassland within the A2 area. Photo taken in November 2023.



Figure 7: Damaged mangroves in A2. Photo taken in November 2023.



Indeed, if we look at the current on-the-ground situation of the Pui O wetlands regarding the area under consideration, it is unclear as to why the grass field which belongs to A2 is a “disturbed area” compared to the grass field in A1 - which effectively looks the same - is not considered as seasonally wet grassland (Figures 9 and 10). Figure 8 below shows the A2 area in black outline on a 2022 aerial photo of Pui O taken by the Lands Department. We have overlaid a white rectangle which straddles the A1 and A2 areas to show that the grassland area which is arbitrarily divided by TPB as “A1” (for CA purpose) and “A2” (for REC purpose) is effectively one grassland habitat which is inhabited by a rich, biodiverse ecosystem. This is most easily and visually demonstrated by the fact that the buffalo and their accompanying egrets frequently traverse between the purported A2 “disturbed area” and the A1 “seasonally wet grassland area” to graze.

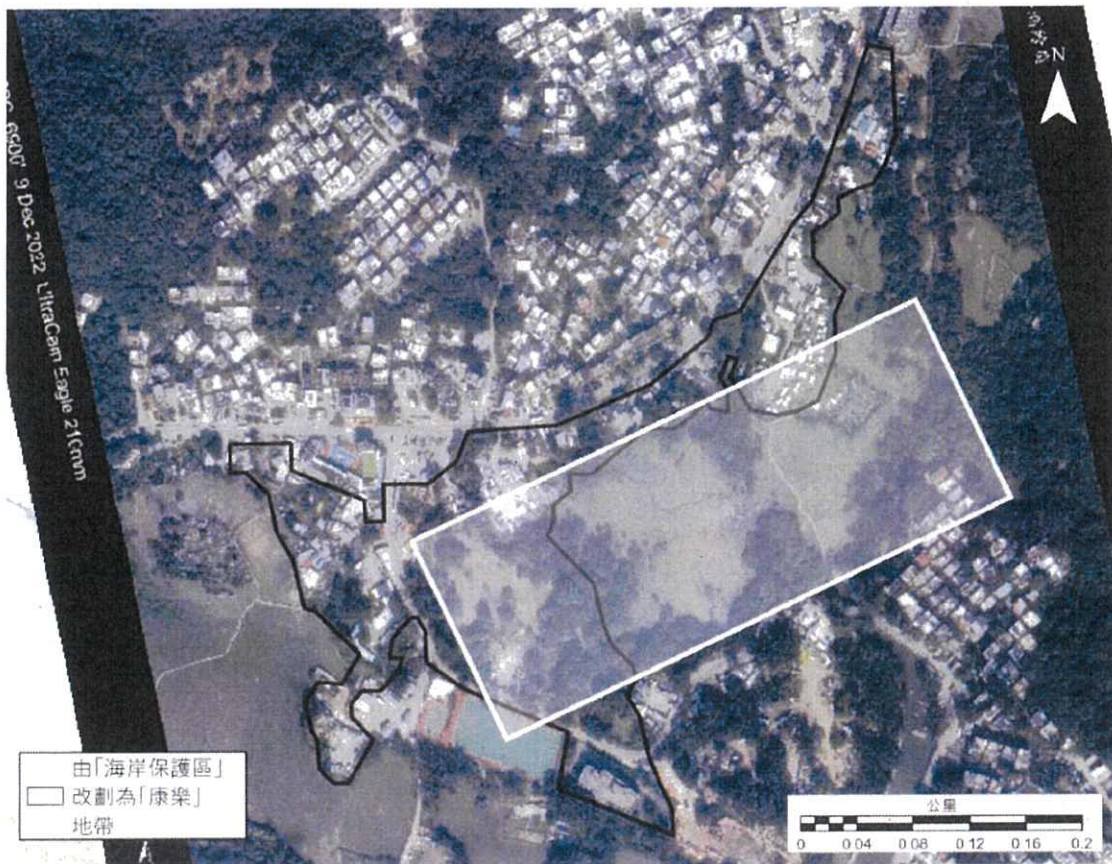


Figure 8: Aerial photo of Pui O in 2022 with A2 area overlay (in black)



*Figure 9 and 10: Grasslands in A1 (left) and A2 (right) separated by a small walking path show no distinctive difference in their ecological makeup. Photos taken in November 2023.*

(2) No consideration for the zoning area's environmental value for environmental quality and climate adaptation

Over the years, illegal development along the South Lantau Road has turned wetlands into paved areas. **While wetlands can filter, slow, and absorb flood water, paved land only quickens the flow of water, in the process flushing away potentially toxic materials left on the roadside toward downstream areas.** Therefore, it is important to recognize the interconnectedness between adjacent ecosystems, as the concretization, dumping, landfilling, and subsequent water pollution in the A2 REC zone will threaten the environmental quality of the surrounding A1 CA zone, given that polluted water does not stop at the zoning boundary but will infiltrate downstream wetlands.

This conclusion is supported by the ERM Study, which provides the recommendations to “prevent further expansion of the paved areas along South Lantau Road and Chi Ma Wan Road, control pollution... impacts on the adjacent wetlands,” as well as to “set up water quality monitoring station(s) and control water pollution.” In order to fulfill the CA planning intention to “separate sensitive natural environment... from the adverse effects of development” and to “conserve the ecological values of the wetland habitats,” TPB should consider how allowing further infrastructure development in the REC area – even for leisure and recreational purposes – may detrimentally affect the environmental quality of the CA.

Considering the increasing frequency of extreme rainfall, storm surges, and flooding brought by climate change, **it is also a safety risk that the TPB is encouraging the development of leisure and recreational activities in a flood-prone area without proper measures to build coastal resilience.** Located south of the main road, the REC zone is highly susceptible to flooding, as evidenced in September 2023 when heavy rainstorms flooded the portion of South Lantau Road along Pui O and its surrounding properties (Figures 11, 12, 13).



The flooding was made more severe because of excessive concretization, the obstruction of drainage channels, and the degradation of natural wetlands.



*Figures 11, 12, 13: Flooding along South Lantau Road in September 2023.  
Photos taken by Pui O residents.*

In 2022, the Civil Engineering and Development Department published a report titled “Study of Coastal Hazards under Climate Change and Extreme Weather and Formulation of Improvement Measures - Feasibility Study” with AECOM (Agreement No. CE 74/2018 (CE); Ref. R17-04). However, Pui O was not identified as an area vulnerable to coastal risks despite its proximity to the shore, and no coastal protection measures have been suggested for Pui O. Instead of further hardening the landscape in the area zoned as REC, **restoring the land’s original wetland functions to absorb the stormwater coming from South Lantau Road can significantly mitigate flood risks for Pui O residents**, preventing the potential loss of human life, property and infrastructure damage, and road closure. However, wetland habitat is only covered by CA and not REC zoning, even in Column 2. This means that once the A2 land is zoned as REC, wetland restoration would not be an option. Recreational development would likely increase the amount of concrete and decrease the amount of wetland, causing further risk of flooding.

In addition to helping with climate adaptation in terms of storm surges, **the Pui O wetlands also have the environmental value of helping with climate mitigation. This is because wetlands are carbon sinks that can sequester carbon dioxide from the atmosphere and regulate the climate.** Local academics Jiangong Liu and Derrick Y. F. Lai from CUHK published the paper “Subtropical mangrove wetland is a stronger carbon dioxide



sink in the dry than wet seasons” in the academic journal *Agricultural and Forest Meteorology*, Volume 278, 15 November 2019. In this paper, Liu and Lai (2019) found that Hong Kong’s coastal mangrove wetlands have an excellent potential in sequestering atmospheric carbon dioxide owing to their high primary productivity as well as slow anaerobic decomposition of organic matter. The paper also concluded that active regulation of the coastal mangrove wetland further increases the carbon sink strength of these estuarine mangroves in the subtropical regions.

(3) No consideration for the zoning area’s socio-cultural value and historical heritage

Government aerial images (Figures 14 and 15) show that the land in Pui O marked as A1 and A2 were all used for rice cultivation up until the 1980s. In other words, there was no functional separation between the proposed area to be rezoned for REC purpose (A2) and the neighboring wetlands that are proposed to be rezoned from CPA to CA (A1). In fact, rice cultivation is an intangible cultural heritage according to the Leisure, and Cultural Services Department (LCSD). This means that the Pui O wetlands, including the A2 area, is actually an area with high socio-cultural value in terms of preserving Hong Kong’s intangible cultural heritage. This is likely an element of conservation value that TPB has likely not taken into consideration in terms of its proposal to designate A2 as a REC rather than CA area.

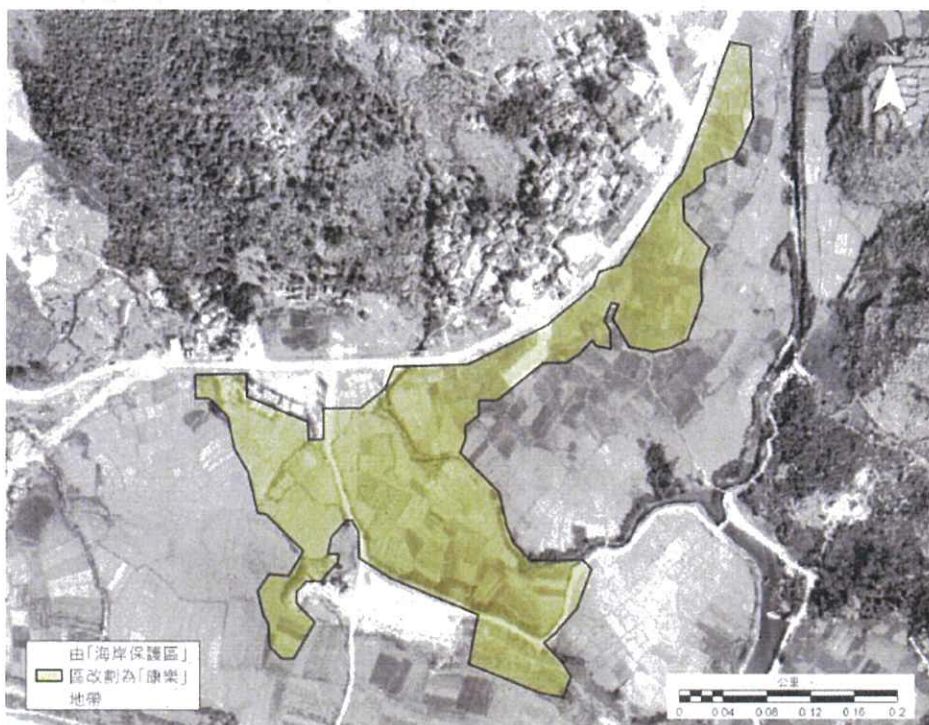


Figure 14: Photo of Pui O in 1963, with proposed “REC” area highlighted in yellow

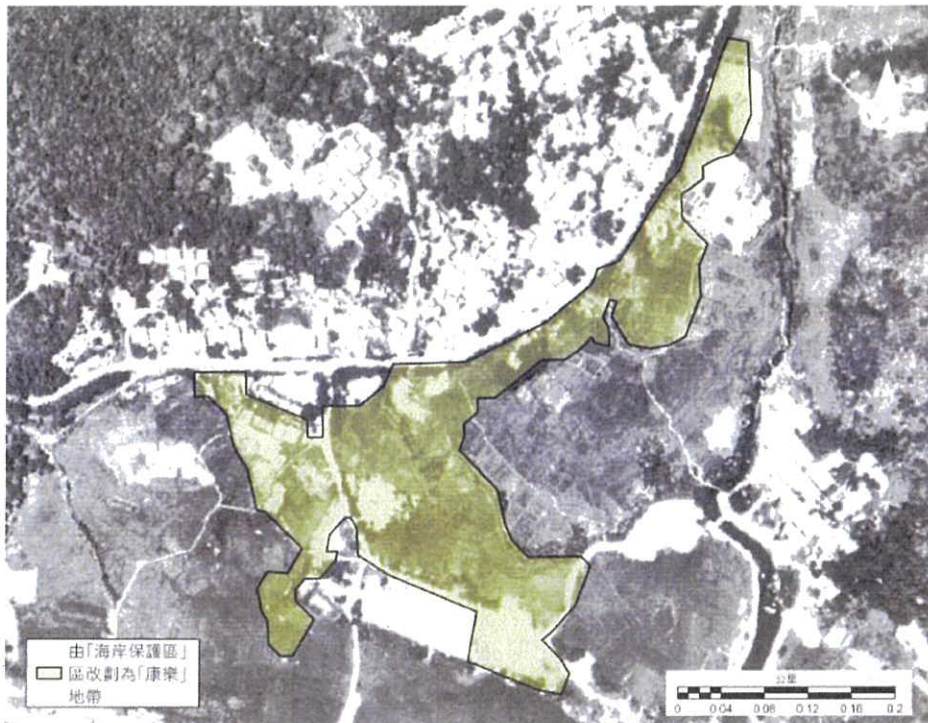


Figure 15: Photo of Pui O in 1982, with proposed “REC” area highlighted in yellow

In 2020, the Sustainable Lantau Office commissioned the Chinese University of Hong Kong (CUHK) to study the sociocultural heritage of the South Lantau area, which was completed in June 2022 with the title “Cultural and Historical Studies of Pui O, Shui Hau and Neighbouring Areas on Lantau” (Agreement No. SLO 10/2020). In this study, the CUHK research team determined many ethnic and cultural practices in Pui O, as well as discussing its agricultural history, namely related to rice cultivation (Figure 16).



Figure 16: Rice cultivation in Pui O Ham Tin Tsuen in 1970s



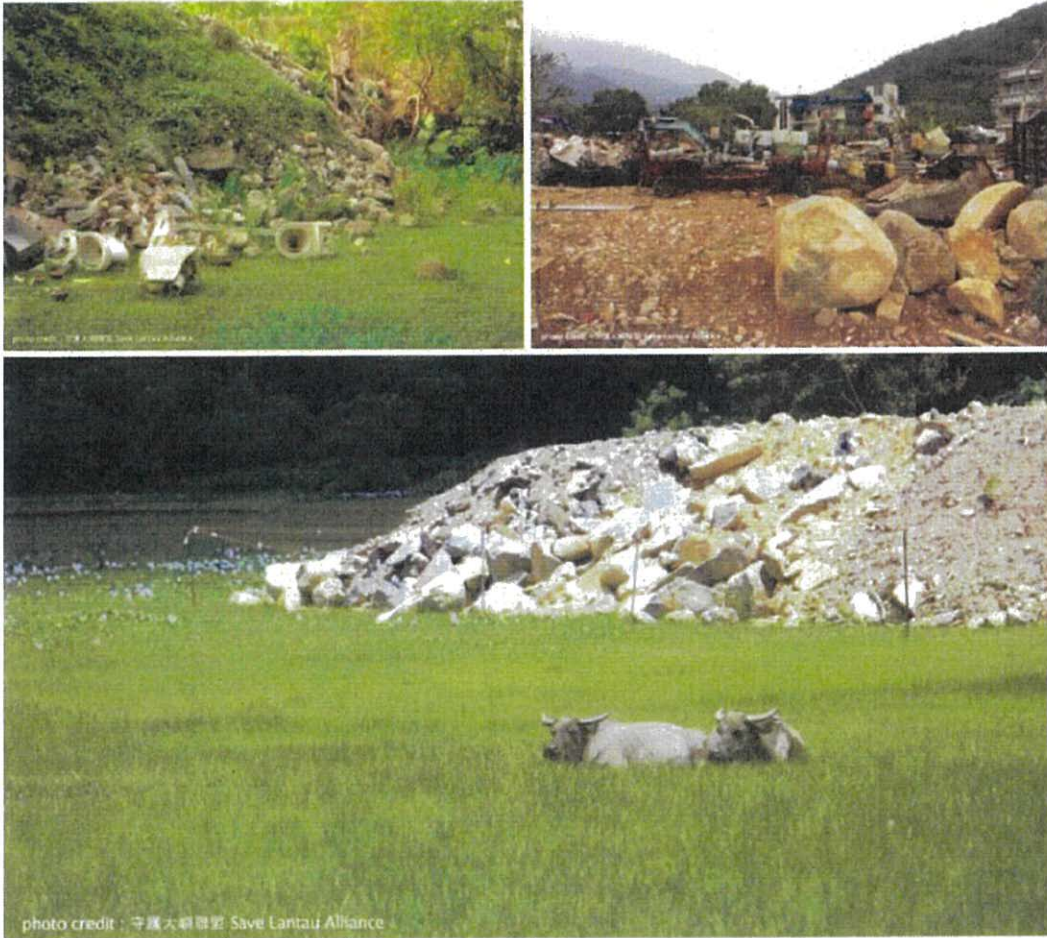
A further Conservation / Revitalisation Plan was published in August 2022, which provided recommendations on how to preserve socio-cultural heritage in South Lantau, including Pui O. One of CUHK's short term recommendations include further research on the relationship between the formation of wetlands at Pui O and the local farming history (such as the characteristics and ecological value of the salt water field at Ham Tin, or the direct or indirect relationship between the activities of local villagers and the biodiversity of the wetland). This would include surveying all the relics related to agricultural activities in the wetland, such as irrigation waterways, field paths and foundations of field, etc.

As a mid- and long-term recommendation, **CUHK recommends proactively exploring the feasibility of small-scale re-cultivation at damaged wetlands** (such as those that have been turned into brownfield due to mud pushing or filling) at Pui O. Also, a study should be commissioned regarding the impact of re-cultivation activities to both the habitat of wetlands and the lives of villagers. In parallel to the recultivation, CUHK recommends the eco-recreational activity of using the restored farmland to hold public events in experiential nature, such as farming programmes. If it is confirmed that re-cultivation will have a positive impact on the ecology and cultural sustainability of Pui O after the review, more resources should be provided to support infrastructure and waterworks, as well as to connect more landowners and non-villagers who are interested in the plan to expand the work of re-cultivation. These would be strategies to preserve the sociocultural heritage of Pui O wetlands, which do not presently seem to be taken into consideration into TPB planning.

*(4) Lack of consideration and investigation regarding private parties who caused ecological damage and who provide illegal recreational services in Pui O*

The CUHK study was well aware of the wide extent of illegal activities, especially the increasingly severe situation of illegal depositing of construction waste, on damaging the wetlands of Pui O (see Figures 17, 18, and 19). They recommended mandating the use of Global Positioning System (GPS) on construction waste collection vehicles to combat illegal depositing of construction waste and to conserve the cultural landscape of wetland from further damage through comprehensively reviewing relevant laws on the disposal of construction waste.





*Figures 17, 18, 19: Illegal deposit of construction waste in Pui O.  
Photos taken by Save Lantau Alliance.*

The Government's Sustainable Lantau Office website provides information on the environmental vandalism cases that have taken place across Lantau. Figure 20 is a map that shows the cases of environmental vandalism that has occurred, through which it can be clearly seen that **by far the highest concentration of environmental vandalism in Lantau has taken place is in the Pui O region**. Figure 21 provides further detailed information on the specific cases of environmental vandalism cases. **In Pui O, as at September 2022, there were a total of 34 cases of environmental vandalism covering an approximate 4.23 hectares of land.** In contrast, across the rest of Lantau, there were only a total 52 cases of environmental vandalism that covers an approximate 8.23 hectares of land. **That means that of the total environmental vandalism that exists in Lantau, 40.4% of the cases and 33.9% of the damaged land are concentrated in the small Pui O region.**

## Environmental Vandalism Cases



"Environmental vandalism" refers to environmental degradation by land filling, dumping, excavation and land formation.

Figure 20: Map of Environmental Vandalism Cases in Lantau according to Sustainable Lantau Office (last updated December 2022)

### Environmental Vandalism Cases (as at September 2022)

破壞環境個案 (截至2022年9月)

No. 編號	Location 位置	No. of Cases 個案數目	Area Involved (Hectares) 牽涉面積(公頃) <sup>Note 1</sup>
1	Tung Chung 東涌	15	1.85
2	Pui O 貝澳	34	4.23
3	Mui Wo 梅窩	7	1.90
4	Cheung Sha 長沙	3	1.22
5	Shap Long 十壟	3	0.20
6	Tai O 大澳	3	0.09
7	Tong Fuk 塘福	8	2.42
8	Sha Lo Wan and San Tau 沙螺灣及灘頭	2	0.19
9	Tai Long Wan and Shek Pik 大浪灣及石壁	1	0.10
10	Shui Hui 水口	7	0.25
11	Luk Wu & Keung Shan 鹿湖及菴山	1	0.01
<b>Total</b> 總數:		84	12.46

Note 1: The area involved is an estimate based on the information provided by relevant government departments or by on-site survey without verification by survey.

註釋1: 牽涉面積是根據有關政府部門提供的資料及現場估計所得，未經核實。

Figure 21: Table of Environmental Vandalism Cases in Lantau according to Sustainable Lantau Office (last updated September 2022)



In a meeting that TPB held with Lantau-based organisations, we understand that the Government seeks to take a “balanced approach” between conservation and recreational development in South Lantau. **Particularly with reference to Pui O, TPB had indicated that the planning intention behind the “REC” area is to encourage private parties to develop recreational facilities on that land area. However, this is very concerning and alarming, as in many cases it was private parties who benefited from the legal loophole and were the perpetrators of illegal landfilling causing ecological degradation of the Pui O wetlands.** This is not conjecture or hypothetical, as was suggested by TPB during our meeting with them, **the connection between environmental damage and parties providing illegal recreational services in Pui O has been well-documented, which we will describe below.**

Up until the recent amendment, the majority of Pui O from the South Lantau Road to the coastline was designated as a CPA, which meant that TPB approval was required for building any leisure-related infrastructure, as well as for any landfilling and excavation. Only “developments needed to support conservation for the existing natural landscape” and “essential infrastructure with overriding public interest” would be permitted.

Nonetheless, in recent years many unapproved structures have sprung up along Pui O’s coast. In 2017, [Lot 2366 located in the CPA was found to be destroyed](#) by landfilling, pond closure, and was enclosed with a brick wall. **Only after disturbing the wetland lot did the landowner submit a planning application, which was then rejected by TPB.** In August 2020, [Bull Wave Camp Plus erected a campsite](#) along Pui O beach without gaining authorization from the TPB, and remains in operation today. A [WWF-Hong Kong analysis](#) of 47 watersheds found that **nearly 37% of Pui O is at risk of development and illegal dumping of construction waste**, despite being designated as CPA. In spite of the CPA’s stated intention to preserve the sensitive coastal environment of Pui O, **the track record of private development for recreational infrastructure have demonstrated that the TPB has fallen short of its ability to prevent harmful development within Pui O.** In private correspondence with TPB authorities, it was revealed that tree felling and site formation works on private land within CPA do not require prior approval from TPB and cannot be prevented, revealing the statutory limits of TPB powers.

The key implication of zoning A2 as an REC area is to reflect a change in planning intention to increase recreational development in that area. Namely, constructions for “holiday camps” and “tent camping grounds” that hitherto required TPB permission will now always be permitted. The zoning amendment will further curtail TPB’s authority to prevent environmental damage, as the “REC” planning use will allow recreational development without their oversight. Additionally, REC zones fall under “Unregulated Areas” where the Secretary of Development does not have authority to prosecute land-use violations. **The TPB appears to be endorsing leisure operators who have not complied with historic conservation regulation by designating their facilities as a REC zone, rather than remediating the land that has been degraded by their unpermitted commercial activity.**

Without guidelines on how “low-impact” leisure and recreation development should be conducted, there are insufficient safeguards to ensure that REC facilities will not create more environmental harm.

*(5) Lack of standards and safeguards regarding low-impact eco-recreational development*

In the 2023 Policy Address, the Chief Executive stated that “South Lantau offers rich eco-recreational resources, and could be developed for eco-tourism or recreational uses, including eco-recreational facilities at Cheung Sha, Shui Hau, Shek Pik, and Pui O. The DEVB will gauge public views in the first half of next year.” The Policy Address specifically uses the term “eco-recreational” to describe their development intention for South Lantau, yet **there is no specific information on what exactly eco-recreational resources, activities, or facilities on South Lantau would look like.**

The Government has issued no guidance and seems to have completely not at all considered the relationship that the recreational services in Pui O may share with the ecologically rich conservation area that would surround the recreational area. **There is also a clear lack of consideration on the environmental impact - whether positive or negative - that the recreational service or conservation area may have on each other.** This is highly problematic considering the history of development in Pui O, in which operators of recreational facilities have been the perpetrators of illegal landfills that have expressly caused ecological damage to the Pui O wetlands. Indeed, the ERM study recommends for the area labeled as “A2” in the OZP map to install pollution controlling measures and reduce its impact on adjacent wetlands, e.g. taking better care of sewage / waste water discharge, dumping / littering, or installing a proper drainage system. If A2 were to turn into a REC area, not only would this not address ERM’s concerns about water pollution, but it would instead likely cause increased water pollution from the recreational facilities on A2 REC-zoned land into the neighboring wetlands on A1 CA-zoned land.

**Our major concern is that the Government’s lack of definition on the term “eco-recreational” and “low-impact” could become a facilitator of greenwashing activities,** which is a situation when an organization purports to be more environmentally friendly than it actually is. Often, corporations will invest more in their “green” marketing strategy than actually reducing their material environmental impact. From green finance to sustainable consumption, there is no consensus across these industries on science-based metrics to qualify which activities can be considered “green.” Greenwashing would likely occur in this context of eco-recreation because there are similarly no commonly understood standards or definitions on what is or is not an “eco-recreational” activity.

The Sustainable Lantau Office has begun an investigation into the potential “Initiatives for South Lantau Eco-recreation Corridor,” although the results of this study have



not been published yet. The Government commissioned consultancy firm ARUP to develop a “Recreation and Tourism Development Strategy for Lantau” published in 2018, but while the study considers “rural and eco theme” as one of seven pillars for tourism development in South Lantau, there is hardly any consideration of the environmental impact of these tourist activities. ARUP suggests the creation of a “Water Sports Centre cum Aqua Park” in Pui O as a way to increase recreational tourism without acknowledging how this centre could be built and operated adhering to sustainability standards. Overall this demonstrates a severe lack of consideration on how eco-recreation can not only engage people in fun activities outdoors but also serve to benefit and protect the outdoors.

**To extrapolate from the Government’s current guidelines, it appears that “eco-recreation” simply refers to any form of recreational activity that occurs in nature,** which includes activities that require low infrastructure investment, such as hiking, stargazing, and waterfront camping, but also activities that incur significant structural additions to the landscape, such as “organic resort & spa,” “floating hotel & spa,” and “marina development.” **There is no distinction between the relative level of environmental impact of these eco-recreational activities.**

As Lantau’s leading provider of outdoor environmental education, **Ark Eden has been pioneering “low-impact eco-recreation” for over a decade,** providing extensive outdoor education programming for children and adults. These include composting, guidelines for sustainable living, habitat restoration, permaculture, regenerative farming, shelter building, outdoor cooking, and more. These activities are designed to utilize natural materials found in the environment, such as bamboo, in order to help participants gain a greater appreciation for how society can live harmoniously with nature. Ark Eden demonstrates that it is possible for eco-recreation to educate people on environmental values and to restore nature. The Government would do well to provide a more stringent definition of eco-recreation before rezoning the land for recreational purposes, without any safeguards that would prevent construction and development in the REC area to cause environmental damage in the surrounding CA wetland area.

Moreover, in terms of a coordinated policy-making approach to South Lantau conservation and recreational development, **it seems like it would make a lot more sense for the Development Bureau to first gauge public views about eco-recreational facilities in South Lantau which is expected to complete by the first half of 2024, before TPB implements these 2023 proposed land zoning changes** that essentially only reflect the Executive Summary findings from one environmental consulting firm, without any consideration of the opinions that local communities or the broader Hong Kong general public might share in the 2024 consultation.

*(6) Lack of retroactive and remediative action regarding previous ecological destruction*

As a final note, we are also concerned with the temporal limitations of the Secretary of Development's expansion of power, as it only applies to land-use changes that occur after the ordinance was passed on 15 September 2023. Land-use violations that occurred before this date will remain unaffected and violators will not face any consequences. Without avenues to retroactively prosecute prior unlawful actions that have spoiled and continue to spoil natural habitats, residents will have to live with the effects of dumping and excavation with no means of recourse.

**Additionally, the expansion of regulatory power for the Secretary of Development did not come with any additional resources regarding the active monitoring of the land, which presumably means the responsibility falls on residents. Yet the majority of South Lantau residents remain unaware of the ordinance change, nor of the amended zoning plan.** The revised OZP was released in mid-September and the Town Planning Board is accepting written responses until mid-November, but there has hardly been any publicity on this. Even local green groups and concerned residents who are informed do not know which government department to report to if they see any kind of infringement. The lack of transparency impedes on local stakeholders' abilities to engage with the Government's conservation plans. Ultimately, the power to prosecute land-use violations is only as effective as the diligence of land-use monitoring.

Ark Eden believes that the appropriate course of action in light of the previous ecological degradation is proactive wetland restoration, which would actively restore the previous harm done to the land and further increase its ecological value. **Wetland restoration projects in other parts of the Greater Bay Area have shown tremendous success in remediating degraded environments to their natural ecosystem function.** The Futian Mangrove Ecological Park is one such example. Located by the Shenzhen Bay, the ecological park creates an urban oasis for migratory birds along the East Asian-Australasian Flyway. Every year, the park welcomes 100,000 migrating birds annually, with over 200 species of birds passing through and 23 of them being rare and endangered species, including the black-faced spoonbill. Since 2007, Shenzhen City has conducted comprehensive ecological management and restoration in the Shenzhen Bay.

Rapid urbanization in the Greater Bay Area had resulted in serious water pollution and ecosystem degradation, and the City sought to reestablish wetland habitats, increase biodiversity, and improve water purification functions. Shenzhen now has 15 wetland parks spanning a surface area of 35,000 hectares, and seeks to protect 50% of the wetlands in the city by 2035. **The comprehensiveness of Shenzhen's wetland restoration project suggests that Hong Kong, which faces similar problems of urbanization-induced environmental degradation, can also pursue ambitious ecosystem rehabilitation goals to benefit the local environment.**



### III. Our Recommendations

At Ark Eden, we believe that ecological restoration is at the heart of community wellbeing, sustainable development, and climate adaptation. Pui O's wetlands provide an incredible resource for eco-education and regenerative-tourism and serve as a nature-based solution to climate change. It is based on these beliefs that we make the following recommendations.

(1) REC area should be rezoned as CA to encourage wetland preservation.

As we have demonstrated above, there is no ecological distinction between the A1/CA zone and the A2/REC zone, given that they are adjacent grasslands. CA land use will still allow holiday camps and tent camping grounds to be built as listed under Column 2. However, operators will first be required to apply to the TPB and obtain their approval. **We believe that this will serve as a screening mechanism to ensure any recreational facility built in this area can meet the TPB's standard of having sufficiently low environmental impact as well as avoid future controversy.**

Wetland habitat conservation will be permitted under CA zoning, which will encourage local residents and environmental organizations to take up restoring Pui O's degraded wetlands and cleaning up the area. The ERM report suggests several priority conservation measures for Pui O, and within the A1 zone, these include controlling and removing invasive, exotic flora and fauna, restoring isolated agriculture fragments to marsh, protecting woodland and mangrove to maintain low-level disturbance and to promote breeding of Romer's Tree Frog. The Lantau Conservation Fund offers financial support for wetland conservation projects and with greater outreach and education for Pui O residents, different forms of wetland rehabilitation could be taken up in this area, providing green jobs for the community. Existing efforts already exist in Shui Hau through the Hong Kong Bird Watching Society, and it would be ideal if such efforts could also be performed in Pui O, which would be enabled by zoning the entire wetland area including A2 as CA.

The ERM study recognizes that "most habitats in Pui O are not pristine," a fact we confirmed during a site visit to Pui O. We found that the certain areas within the marshes, woodland, grassland, and mudflat exhibited signs of disruption, such as trampled root systems, litter, and erosion. The TPB should work with ecologists and community members to develop strategies to remediate the CA and to raise its conservation value, which will enhance the overall productivity of the ecosystem.

(2) REC should fall under "Regulated Areas" in the revised Town Planning Ordinance.

**The illegal development of campsites and holiday grounds in Pui O in recent years demonstrate that operators of recreational facilities have a track record of circumventing regulations.** This has serious implications on the environment, given the porous boundaries between the built recreation area (A2) and wetlands (A1). Environmental pollution from REC areas can infiltrate the sensitive ecologies of CA, and the ability to enforce regulation cannot end where conservation zones end. To prevent any unauthorized construction and land works, the TPB should consider designating “REC” zones as a “Regulated Area.”

(3) TPB should issue guidelines and assessment metrics for “low-impact eco-recreation.”

**The TPB should also issue requirements for recreational facilities to be considered “low-impact.”** There are many international examples of building recreation centers in ecologically sensitive environments with minimal harm. In the US, many state and local parks have [LEED-certified visitor centers](#), nature centers, restaurants, and lodges. LEED is the most widely used green building system and provides a framework for healthy, highly efficient, and cost-saving green buildings, which offer environmental, social and governance benefits. Design features that can boost the LEED score include rainwater management, construction and demolition waste management, optimizing energy performance, and sensitive land protection.

[SITES](#) is another globally recognized metric that evaluates the sustainability of projects that involve the management of outdoor landscapes. [Midtown Park in Houston, Texas](#) is a SITES certified urban park that revitalized a former parking facility into a biodiverse, community-oriented public space. The park features a diverse tree canopy with tree root systems that bolster resilience during hurricane events. The park also functions as an urban bayou with a 70,000-gallon irrigation vault for rainwater to drain into. Design features that increase climate resilience should also be considered when setting low-impact metrics.

(4) Clarify pathways to report illegal developments in Regulated Areas.

During the TPB consultation with green groups, it appeared that there was no central infrastructure to receive complaints regarding illegal developments in Regulated Areas. For the Secretary of Development to prosecute land use violations, local residents are the best informants as they are observing the day-to-day changes in their community. **For the most timely information on on-the-ground news across South Lantau, the TPB should set up a designated hotline or contact person to intake land-use violation reports.** Furthermore, the TPB should clarify the procedures that they will take once they receive such complaints for improving transparency with local residents.



Overall, Ark Eden supports the Government's efforts to enhance conservation in South Lantau but we have reservations on the fragmented nature of the Government's approach. We hope that the TPB can recognize the ecological and environmental significance of Pui O's wetlands and will consider rezoning the REC area as CA, include REC into Regulated Areas, provide more information on "low-impact eco-recreation" activities, promote wetland conservation and rehabilitation within the CA, and clarify the pathways residents can take to report land-use violations.

We look forward to learning the responses to our representations at the relevant Town Planning Board meeting in due course.

Best regards,  
Jenny Quinton, Jessica Tan, Jamie Chan, and the Ark Eden Team

Emails:



Submission Number:

TPB/R/S/SLC/22- 5002

Representation Number:

TPB/R/S/SLC/22- R10

就圖則作出申述

**Representation Relating to Plan**

參考編號

Reference Number:

231015-162314-96539

提交限期

Deadline for submission:

15/11/2023

提交日期及時間

Date and time of submission:

15/10/2023 16:23:14

「申述人」全名

Full Name of "Representer":

女士 Ms. 黃煦婷

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的圖則

Plan to which the representation relates:

S/SLC/22

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
Amendment Item A1	支持 Support	The Lantau Conservation and Recreation Masterplan, Lantau Trails and Recreation Plan, and information notes published by the Sustainable Lantau Office identify Pui O as forming part of the South Lantau Eco-recreation Corridor (i.e. the Pui O and Shui Hau Conservancy). These documents envision that, in this area, natural resources will be conserved, with the provision of a visitor centre and organisation of educational activities to enhance the public's understanding of nature conservation. To this end, Amendment Item A1 is necessary as it will restrict development in areas with high ecological value which should be prioritised for nature conservation, in line with the policy and strategic intention for the Pui O area. It will also better reflect the as-built condition of the area, namely the change in location of the water pumping works.
Amendment Item A2	支持 Support	In respect of the policy and strategic documents identified above, Amendment Item A2 is also appropriate in the sense that most of the identified areas have already been developed/disturbed to vary extent,



		<p>thereby have relatively low ecological value in comparison to the areas identified for Amendment Item A1. The rezoning of the developed/disturbed areas from “Coastal Protection Area” to “Recreation” with “Field Study/Education/Visitor Centre” use as a use always permitted in this zone (i.e. a column 1 use) allies with the policy and strategic positioning of the Pui O area. In particular, it will help to facilitate the provision of a visitor centre and organisation of educational activities in the identified areas.</p>
<p>Amendment Item A4</p>	<p>支持 Support</p>	<p>The Government has committed to studying the development of a series of sites zoned “Green Belt” in the southern part of Lantau for eco-tourism or recreation use, as indicated in the 2022 Policy Address. Prior to the 2022 Policy Address, the Sustainable Lantau Office published the Lantau Conservation and Recreation Masterplan and Lantau Trails and Recreation Plan. Together with the information notes, these documents identify Chi Ma Wan Peninsula as a possible recreation node (i.e. Chi Ma Wan Recreation Area) forming part of the South Lantau Eco-recreation Corridor for developing a camp base with land-based and water-based activities for the purposes of retreat and revival. Rezoning of the identified site is considered acceptable in the sense that precedence of similar uses is found at this site (i.e. the former youth hostel and associated facilities), and that the proposed recreation use better reflects the current policy direction and strategic intention for Chi Ma Wan Peninsula. The proposed site is also well shielded from the adjacent “V” zone and therefore is not expected to have direct interface with residential receptors nearby. However, due consideration should be given to the accessibility of the identified site. It is not clear from the aerial image as to whether there is any road infrastructure to facilitate emergency vehicle access to the site, and whether the current local road network is capable of supporting the anticipated increase in footfall resulted from the proposed rezoning.</p>

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):





**就圖則作出申述**  
**Representation Relating to Plan**

**Submission Number:**  
TPB/R/S/SLC/22- S656

**Representation Number:**  
TPB/R/S/SLC/22- R11

參考編號  
**Reference Number:** 231110-095542-25972

提交限期  
**Deadline for submission:** 15/11/2023

提交日期及時間  
**Date and time of submission:** 10/11/2023 09:55:42

「申述人」全名  
**Full Name of "Representer":** 先生 Mr. Martin Derek Williams

「獲授權代理人」全名  
**Full Name of "Authorized Agent" :**

與申述相關的圖則  
**Plan to which the representation relates:** S/SLC/22

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

有關事項 Subject Matters	性質 Nature	理由 Reason
drawing M/IsS/23/23; also M/IsS/23/23	支持 Support	Way past time that CPA was replaced in an OZP allowing enforcement vs so many projects damaging the shrinking remaining wetlands. Some good ideas on the drawings. Not sure about the bird hide; I don't think a hide is needed, but some simple screens may be useful. Could ask birders like me about this. Also don't need a footpath at Shui Hau, especially across valuable but small part of habitat- esp notable at high tide.
Omission of Shap Long	反對 Oppose	Shap Long also has wetland, though degraded and now mostly open grassy area - still a valuable habitat, could be improved. Should be included in planning and zoning

對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

Include Shap Long; it's a related area with wetland/open grassland, deteriorated substantially but could be improved.

Omit the proposed footpath at Shui Hau; birders have no need for this, and the area is notable for birds esp at high tide.

Might add stepping stones or something much like that; no need for a bridge over small stream.

**就圖則作出申述****Representation Relating to Plan****Submission Number:**

TPB/R/S/SLC/22- S657

**Representation Number:**

TPB/R/S/SLC/22- R12

參考編號

**Reference Number:**

231110-120512-40940

提交限期

**Deadline for submission:**

15/11/2023

提交日期及時間

**Date and time of submission:**

10/11/2023 12:05:12

「申述人」全名

**Full Name of "Representer":**

先生 Mr. Presley Mark Alistair

「獲授權代理人」全名

**Full Name of "Authorized Agent" :**

與申述相關的圖則

**Plan to which the representation relates:** S/SLC/22

申述的性質及理由

**Nature of and reasons for the representation:**

有關事項 Subject Matters	性質 Nature	理由 Reason
S/SLC/22. <a href="https://www.tpb.gov.hk/en/plan_making/S_SLC_22/S_SLC_22_plan_gn_and_soa_eng.pdf">https://www.tpb.gov.hk/en/plan_making/S_SLC_22/S_SLC_22_plan_gn_and_soa_eng.pdf</a>	支持 Support	It is time CPA is replaced with an OZP. Allowing enforcement against far too many projects which are destroying the shrinking remaining coastal wetlands.
S/SLC/22. <a href="https://www.tpb.gov.hk/en/plan_making/S_SLC_22/S_SLC_22_plan_gn_and_soa_eng.pdf">https://www.tpb.gov.hk/en/plan_making/S_SLC_22/S_SLC_22_plan_gn_and_soa_eng.pdf</a>	反對 Oppose	Shap long also has coastal wet lands and open grass lands that are being destroyed. Should be included in HK Gov planning & zoning.

對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

Save South Lantau coastal wetlands for its abundant unique natural fauna and flora. Plus thousands of migrating birds all year round.

If South Lantau coastal wetlands are destroyed with un-required filling in with building projects and other ill thought through projects, all the abundant unique natural South Lantau wetlands fauna and flora will be lost. Plus thousands of migrating birds all year round will be severely compromised, do not forget these birds have been migrating via South Lantau wetlands for hundreds of years. Thus destroying the ancient and natural beauty of South Lantau.



**就圖則作出申述****Representation Relating to Plan**

**Submission Number:**  
TPB/R/S/SLC/22- S658

**Representation Number:**  
TPB/R/S/SLC/22- R13

參考編號  
**Reference Number:** 231110-122905-08319

提交限期  
**Deadline for submission:** 15/11/2023

提交日期及時間  
**Date and time of submission:** 10/11/2023 12:29:05

「申述人」全名  
**Full Name of "Representer":** 先生 Mr. Robert HACKEL

「獲授權代理人」全名  
**Full Name of "Authorized Agent" :**

與申述相關的圖則  
**Plan to which the representation relates:** S/SLC/22

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

有關事項 Subject Matters	性質 Nature	理由 Reason
Shui Hau CA	支持 Support	about time to protect this important habitat

對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

No direct amendments but not sure considering a bird hide won't destroy more of the already sm all habitat and draw more attention to the site which already has hundreds of visitors (clam collectors) each weekend.

Giving the windsurf activities and clam collector tourists, it'd be good if at least half of the mudflat could be protected from such activities, preferably the SW half.

I also hope for stronger enforcement as the marshes are already being used for camping in winter (despite not being an official campground) and police hasn't done anything about it (pretended they couldn't find them).

**就圖則作出申述**  
**Representation Relating to Plan**

**Submission Number:**  
TPB/R/S/SLC/22- S660

**Representation Number:**  
TPB/R/S/SLC/22- R14

參考編號  
**Reference Number:** 231110-143448-41407

提交限期  
**Deadline for submission:** 15/11/2023

提交日期及時間  
**Date and time of submission:** 10/11/2023 14:34:48

「申述人」全名  
**Full Name of "Representer":** 先生 Mr. BIZID ABDELHAMID AMEUR

「獲授權代理人」全名  
**Full Name of "Authorized Agent" :**

與申述相關的圖則  
**Plan to which the representation relates:** S/SLC/22

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

有關事項 Subject Matters	性質 Nature	理由 Reason
Conservation areas in South Lantau	支持 Support	The South Lantau coastline, Shui Hau and Pui O in particular, support a wide variety of migrant birds and resident wildlife which need conservation.

對圖則的建議修訂(如有的話)  
**Proposed Amendments to Plan(if any):**

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**就圖則作出申述**  
**Representation Relating to Plan**

Submission Number:

TPB/R/S/SLC/22- S661

Representation Number:

TPB/R/S/SLC/22- R15

參考編號  
Reference Number: 231112-113749-21688

提交限期  
Deadline for submission: 15/11/2023

提交日期及時間  
Date and time of submission: 12/11/2023 11:37:49

「申述人」全名  
Full Name of "Representer": 先生 Mr. Kam Leung

「獲授權代理人」全名  
Full Name of "Authorized Agent" :

與申述相關的圖則  
Plan to which the representation relates: S/SLC/22

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

有關事項 Subject Matters	性質 Nature	理由 Reason
Plan M/IsS/23/23	支持 Support	Support to expand for conservation of wetland areas

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):

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Submission Number:

TPB/R/S/SLC/22- S741

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



**Draft South Lantau Coast Zoning Plan No.S/SLC/22 (SLCOZP)**

15/11/2023 16:43

Representation Number:

TPB/R/S/SLC/22- R16

From:

To:

File Ref:

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

To The Secretary, Town Planning Board,

Dear Sir/Madam,

**THE PUI O WETLANDS**

I very much welcome the proposal to designate the Pui O Wetlands as a Conservation Area. This area of great ecological significance, beauty and value to the people of Hong Kong has not hitherto received the protection it deserves.

I have the following comments on the current proposals:

1. Bearing in mind past history and experience in this area it is in my view of paramount importance that loopholes are not left open that can be used to evade or circumvent the purpose of these proposals. There is no doubt that the proposed re-designation will be carefully scrutinised to discover any legal loophole that can be exploited. For that reason I urge the Town Planning Board to remove "Agriculture" and "On Farm Domestic Structures" from the uses under Column 1 of the Schedule that are "always permitted" and to place them under Column 2 as uses that require relevant permission.

2. It is equally important that there is strict monitoring of compliance with the re-designation from the start. There should be no room left for doubt that the Government will strictly enforce compliance with the re-designation and will not, by inaction, "tolerate" non-compliance.

3. In so far as the Conservation Area is concerned, by reason of its very nature, structures such as shipping containers, which have been deposited along Chi Ma Wan Road between the Playground and the bridge, should be required to be removed. Quite apart from the fact they appear to breach the terms of the relevant Block Lease, they give the area the appearance of an industrial wasteland, totally inconsistent with an environment protected for the benefit of residents of Hong Kong and visitors.

Yours faithfully,

P.K.M. Longley



Submission Number:  
TPB/R/S/SLC/22- S722

Representation Number:  
TPB/R/S/SLC/22- R17

Urgent  Return Receipt Requested  Sign  Encrypt  Mark



DHK's representation on S/SLC/22  
15/11/2023 15:07

From: Samuel Wong [REDACTED]  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
File Ref:

1 attachment



20231115 S\_SLC\_22 Draft South Lantau Coast OZP.pdf

Dear Sir/Madam,

Our comment on the following OZP is attached:

1. S/SLC/22

Thank you for your attention.

Yours faithfully,  
For and on behalf of Designing Hong Kong Limited  
Samuel Wong | Project Officer



15 November 2023  
Chairman and Members  
Town Planning Board  
15/F, North Point Government Offices  
333 Java Road, North Point, Hong Kong  
Email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)  
Fax: 2877 0245

**Re: Draft South Lantau Coast Outline Zoning Plan No. S/SLC/22  
(Amendments to the Approved South Lantau Coast Outline Zoning Plan No. S/SLC/21)**

Designing Hong Kong is writing to express our comments and concerns regarding the amendment items A2, A4, C1, C2, C3 and D1 in the captioned Outline Zoning Plan.

**Amendment Item A2**

- We oppose the amendment item A2.
- A water stream that flows to the Pui O Ecologically Important Stream lies adjacent to the zoning. It is important that more conservative zoning should be used to minimize the possible human disturbance and pollution affects the downstream of the EIS.
- Part of the area were already destroyed and developed without any previous planning approval. We worried the rezoning may rationalised their unlawful activities and rewarding an “Destroy First, Development Later” practice and unauthorized development here through the amendments.

**Amendment Item A4**

- We oppose the amendment item A4.
- There is lack of road and sewage infrastructure of the area and the site is in a close proximity to the Country Park. It is important to ensure the development of the site is under control and monitoring from different departments to prevent any negative impacts bring from the development to the rural landscape and natural environment nearby.
- The original zoning of “Green Belt” also provides certain recreational uses under column 2, which the uses that maybe permitted on application to the Town Planning Board. We believe that maintaining the site as “Green Belt” would not stop the recreational development in the area but provides a great opportunity for the Board Members to review the development case by case and to ensure the development can strive a balance between the development and the conservation.





**Amendment Items C1, C2 and C3**

- We support the amendment items C1, C2 and C3.
- We agree to rationalise the vegetated areas to ensure there is necessary planning control, either under the Town Planning Ordinance or the Country Parks Ordinance to protect and conserve the natural landscape resources and habitats of the sites.

**Amendment Item D1**

- We support the amendment item D1.
- We agree that including the vegetated areas which previously neither covered by the Outline Zoning Plan nor the Country Park can ensure there is necessary statutory planning control to conserve the natural landscape resources and habitats and connect with the existing “Green Belt” to its surroundings.

Here we submit our concerns for your consideration.

**Designing Hong Kong Limited**



**Submission Number:**

**TPB/R/S/SLC/22- S723**

Urgent  Return Receipt Requested  Sign  Encrypt  Mark subject restricted  Expand personal&publi



**Representations relating to the Draft South Lantau Coast Area Outline Zoning  
Plan (OZP) No. S/SLC/22**

15/11/2023 15:30

**Representation Number:**

**TPB/R/S/SLC/22- R18**

From: Roy Ng [REDACTED]  
To: tpbpd <tpbpd@pland.gov.hk>  
File Ref:

1 attachment



TPB20231115(SLC).pdf

Dear Sir/Madam,

Please refer to the attachment for the captioned.

To comply with the requirement of TPB, here are the full name and first four alphanumeric characters of HKID card number.

Full name: NG HEI MAN

First four alphanumeric characters of HKIA card number: [REDACTED]

Yours faithfully,

Ng Hei Man (Mr.)

Campaign Manager

The Conservancy Association

Registered Name 註冊名稱: The Conservancy Association 長春社

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

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長春社 Since 1968

The Conservancy Association

15<sup>th</sup> November 2023

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

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

Dear Sir/Madam,

Representations relating to the Draft South Lantau Coast Area Outline Zoning Plan (OZP) No: S/SLC/22

Regarding the captioned, The Conservancy Association (CA) has the following comments:

*Item A2*

We OBJECT TO the proposed amendment Item A2.

**1. Lacking conservation elements in planning intention of Recreation (REC) zone**

Here is the planning intention of REC zone:

*“intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreation developments may be permitted subject to planning permission.”*

While a proper land use planning would facilitate the proposed measures in the previous Ecological Study for Pui O, Shui Hau, Tai O and Neighboring Areas – Feasibility Study (the Study) to be implemented, it seems that there are great inconsistencies between the planning intention and suggested measures of the Study, as the planning



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The Conservancy Association

intention lacks conservation and environmental elements.

According to the Study, a series of management strategies have been proposed to maintain quality of the habitats in long run (Figure 1). At least 2 measures have been proposed in the proposed Recreation (REC) zone:

*“4. Prevent further expansion of the paved areas along South Lantau Road and Chi Ma Wan Road, control pollution to/ impacts on the adjacent wetlands to be restored, i.e. sewage/ waste water discharge and dumping/ littering, with proper drainage system”*

*“14. Set up water quality monitoring station(s) and control water pollution”*

The Study also proposed the Priority Site (i.e. study area of Pui O) to be divided into 2 zone: Core Conservation Zone and Other Zone. The proposed REC zone mostly falls within the Other zone. We note that Other Zone would include *“areas other than the Core Conservation Zone where ecologically compatible activities could be promoted”*.

All the above indicate that conservation elements should be incorporated when planning Pui O area. However, we cannot see how the proposed planning intention of REC zone cannot fulfill these.

## **2. No restriction clauses on promoting low-impact leisure and recreational use**

When promoting environmentally friendly recreation or sustainable tourism activities in other rural areas, some additional efforts have been put in the past plan-making process. Here we would list out our observation in some of the recreation-related zonings in South Lantau and some other rural areas:



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OZP	Zoning	Planning Intention	Remarks	Explanatory Statement
Tai Kwu Ling North (S/NE-TKLN/2)	REC	<p><i>"This zone is intended primarily for low-density recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the low-density recreational developments may be permitted subject to planning permission."</i></p>	<p><i>"Any diversion of streams or filling of pond... shall not be undertaken or continued... without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance."</i></p>	<p><i>"This area is designated for recreational purposes as it has low environmental value, low scenic value with a mixture of temporary structures." (Section 9.3.2)</i></p> <p><i>"However, the recreational development in this Area should be restricted to low-intensity development so as not to overload the infrastructure of the Area and create nuisance to the villagers." (Section 9.3.4)</i></p> <p><i>"As diversion of streams or filling of pond may cause adverse drainage impacts"</i></p>





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				<i>on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.” (Section 9.3.6)</i>
Man Kam To (S/NE-MKT/4)	REC	<i>“This zone is intended primarily for low-density recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the low-density recreational developments may be permitted subject to planning permission.”</i>	<i>“Any diversion of streams or filling of pond... shall not be undertaken or continued... without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.”</i>	<i>“Any potential adverse impacts on drainage, landscape and ecology that might be caused by new developments, of which planning permission is required from the Board, should be addressed by the applicant and examined by concerned Government departments during planning application stage” (Section 9.3.2)</i>
Sha Tau Kok	REC(1)	<i>“This zone is intended primarily for</i>	<i>“Any diversion of streams or</i>	<i>“However, the recreational</i>



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(S/NE-STK/2)		<u>low-intensity recreational developments to promote agri-tourism and eco-tourism. Major recreational facilities and uses in support of the recreational developments may be permitted subject to planning permission.</u>	<u>filling of pond... shall not be undertaken or continued... without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.</u>	<u>development in this area should be restricted to low-intensity development so as not to overload the infrastructure of the area. For better control of any high intensity future development in the area, 'Place of Recreation, Sports or Culture' use is under 'Column 2' of the zone...</u> (Section 9.4.1)
Kam Tin South (S/YL-KTS/15)	OU(RU)	<u>"This zone is intended primarily for the preservation of the character of the rural area. Uses or developments compatible with the rural landscape, such as passive recreation uses and a selected range of rural uses, may be allowed on application to the Town</u>	<u>"Any filling of pond or excavation of land... shall not be undertaken or continued... without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance."</u>	<u>"Low-rise recreational and residential development compatible with the rural landscape may be permitted on application to the Board subject to the demonstration of sustainability in ecological,</u>



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		<i>Planning Board, with a view to upgrading or improving the area or providing support to the local communities.”</i>		<i>environmental, traffic and infrastructural terms.”</i>
South Lantau Coast (S/SLC/22)	GB	<i>“The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to <u>contain urban sprawl</u> as well as to <u>provide passive recreational outlets</u>. There is a general presumption against development within this zone.”</i>	<i>“<u>any diversion of stream, filling of land/pond or excavation of land</u> shall not be undertaken or continued without the <u>permission from the Town Planning Board</u> under section 16 of the Town Planning Ordinance.”</i>	<i>“Low impact, environmentally sustainable and compatible low-rise leisure and recreation uses and facilities for eco-tourism... with appropriate supporting facilities which have proved to have no adverse impacts on environmental and other relevant aspects could be favourably considered” (Section 7.3.3)</i>





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What we would like to conclude from the above table is that:

- Some restriction clauses on, for example, filling of land/pond, excavation of land, stream diversion, can be included to reflect the importance to promote low-impact leisure and recreational uses compatible with the natural and rural setting.
- Conservation-related elements can be incorporated in planning intention of correspondent zonings to maintain the unique natural and rural character and promote recreational uses at the same time.
- To promote low-impact leisure and recreational uses compatible with the rural setting, there would be additional elaboration on how to promote low-impact leisure and recreational uses compatible with the natural and rural setting in Explanatory Statement.

However, viewing the current proposed REC zone, the above elements have not been included. We worry that area covered by the proposed REC zone would finally end up in promoting recreational activities only without further efforts in safeguarding natural habitats and conserving rural landscape.

### **3. Potential environmental disturbance on Pui O**

Some of the areas in the proposed REC zone still remain vegetated and not encroached by land uses such as open storage, parking space, holiday camp, paved road, etc.. Meanwhile, a watercourse can be spotted running in the middle of the proposed REC zone eastward to adjacent seasonal wet grassland, Ecologically Important Stream (EIS) and the estuarine mudflat currently zoned Conservation Area and Coastal Protection Area (CPA) zone (Figure 1).

From a rough glance in OZP portal, most of the previous Section 16 planning applications in Pui O were within the proposed REC zone. In the past, we have repeatedly express our grave concerns on some of the planning applications in Pui O area, such as caravan holiday camps with ancillary hobby farm. Here we would highlight some of them:

- Increase in noise and light disturbance due to long operation hours (e.g. 24 hours daily)
- Adverse sewage impact, leading to serious hygiene and environmental problems



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- Direct loss in wetland due to introduction of dry farming
- No plans on land recovery after the proposed temporary recreational use
- Discharge of untreated runoff to the proposed drainage system
- No proper site and operational plans such as crowd control, waste management, additional provision of ancillary facilities, etc.

Whether these planning applications were approved or objected by TPB, all of these planning applications have once been reviewed and commented by TPB members which are supposed to be a 3<sup>rd</sup> party in giving independent and professional comments. We are particularly concerned that some uses in Column 1, particularly holiday camp, Place of Recreation, Sports or Culture, would not need further planning permission and discussion in TPB in future. Without further gatekeeping role from TPB on those planning applications, we highly worry that the habitats within the proposed REC zone as well as its adjacent areas of conservation importance would be subject to adverse or even irreversible environmental impacts.

#### 4. Undesirable precedent for “destroy first, apply later”

From aerial photos, the proposed REC zone was once well-wooded and covered by vegetation. Signs of vegetation clearance and land excavation could be spotted and the scale kept on expanding (Figure 2-9). We have, again, warned that such practice is suspected to be cases of “destroy first, apply later”. Such act should not be tolerated and approved or it will set an undesirable precedent for similar proposals in future. However, the current proposal to rezone the area to REC zone would even legitimize the concept of “destroy first, apply later” among landowners, operators and some other locals.

Based on the above, we would suggest TPB to consider the following:

- Replace the current REC zone with conservation-oriented zone
- Revise its planning intention to reflect the importance to protect ecological environment and rural setting in Pui O
- Revise the Remarks of the Notes of the zone to include planning permission requirement for filling of land/pond, excavation of land, stream diversion, etc.
- Include the area in Regulated Area Plan to provide enforcement power for Planning Department to combat various forms of eco-vandalism in South Lantau



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Item A1, A3, C1, C2, C3, D1

We SUPPORT the above amendments as these would strengthen conservation efforts in safeguarding wide diversity of natural and cultural resources in South Lantau.

Yours faithfully,

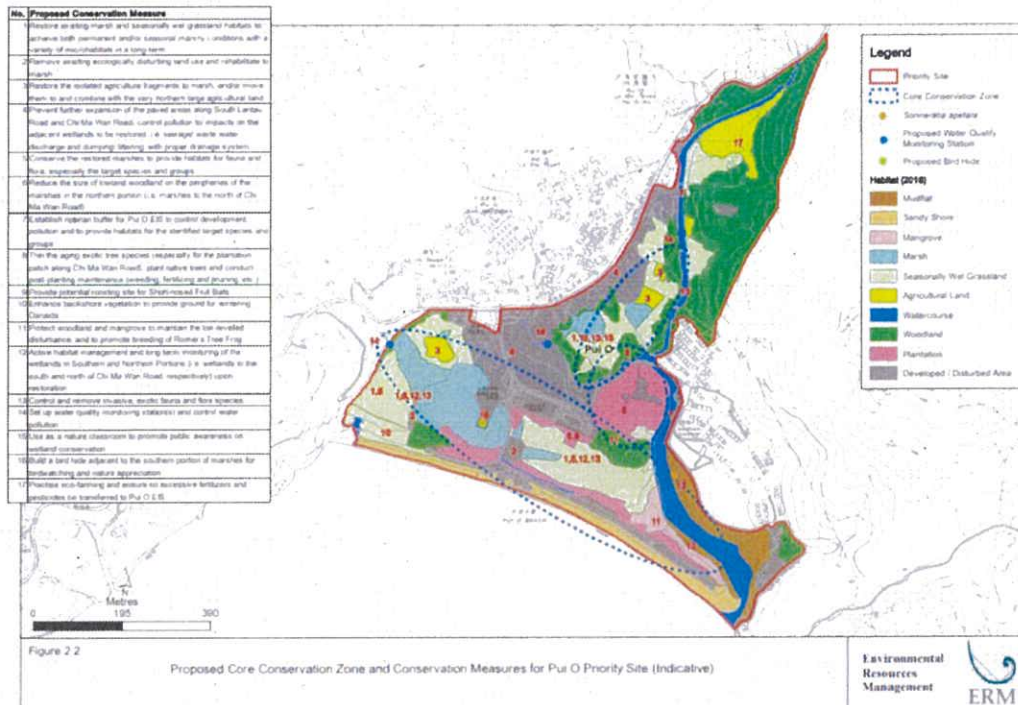
Ng Hei Man

Campaign Manager

The Conservancy Association



Figure 1 According to the Study, a series of management strategies have been proposed to maintain quality of the habitats in long run





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Figure 2-9 Signs of vegetation clearance and land excavation could be spotted and the scale kept on expanding in the proposed REC zone (marked in red)







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November 2020

Google Earth



August 2022

Google Earth

**Submission Number:**

**TPB/R/S/SLC/22- S726**

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**Re: HKBWS's comments on the Draft South Lantau Coast Outline Zoning Plan**

**No. S/SLC/22**

15/11/2023 18:27

**Representation Number:**

**TPB/R/S/SLC/22- R19**

From:

To:

File Ref:

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

Dear Sir/Madam,

As requested under the planning guideline No. 29B, I would like to provide the following information:

Full name: Wong Suet Mei

First 4 alphanumeric digits of HKID: [REDACTED]

Best regards,

Wong Suet Mei | 黃雪媚

Conservation Officer | 保育主任

The Hong Kong Bird Watching Society | 香港觀鳥會



On Wed, Nov 15, 2023 at 6:24 PM WONG, Suet Mei [REDACTED]

wrote:

Dear Sir/Madam,

The Hong Kong Bird Watching Society's comments on the Draft South Lantau Coast Outline Zoning Plan No. S/SLC/22 is attached.

Thank you.

Best Regards,

Wong Suet Mei | 黃雪媚

Conservation Officer | 保育主任

The Hong Kong Bird Watching Society | 香港觀鳥會





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**HKBWS's comments on the Draft South Lantau Coast Outline Zoning Plan No. S/SLC/22**

15/11/2023 18:25

From: "WONG, Suet Mei" [REDACTED]  
To: tbbpd <tbbpd@pland.gov.hk>  
Cc: Chuan Woo [REDACTED]  
File Ref:

---

Dear Sir/Madam,

The Hong Kong Bird Watching Society's comments on the Draft South Lantau Coast Outline Zoning Plan No. S/SLC/22 is attached.

Thank you.

Best Regards,

Wong Suet Mei | 黃雪媚  
Conservation Officer | 保育主任  
The Hong Kong Bird Watching Society | 香港觀鳥會

[REDACTED]



20231115\_PuiO\_OZP\_HKBWS.pdf

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

By email only

15 November 2023

Dear Sir/Madam,

**Comments on the Draft South Lantau Coast Outline Zoning Plan (OZP) No. S/SLC/22**

The Hong Kong Bird Watching Society (HKBWS) would like to draw your attention to the following ecological concerns in relation to the Draft South Lantau Coast Outline Zoning Plan (OZP) No. S/SLC/22 (the Draft Plan).

We respectfully request for a review of the following amendment items and zonings:

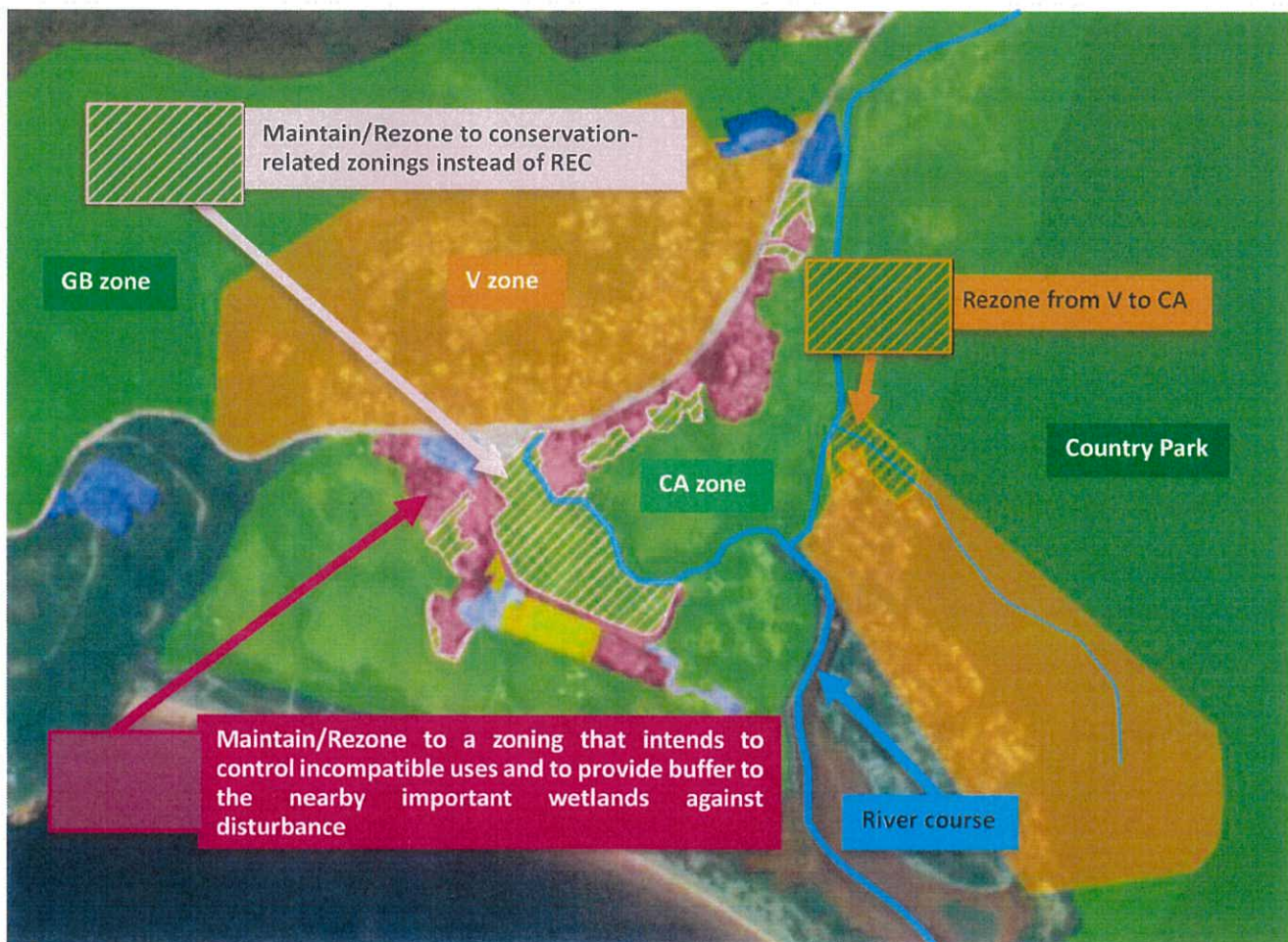
■ Item A1 – The current proposal includes rezoning of an area in Pui O from “Coastal Protection Area” (“CPA”) and “Other Specified Uses” annotated “Water Pumping Station” (“OU(WPS)”) to “Conservation Area” (“CA”). We support the selection of CA as the revised zoning. However, we recommend that the connected natural features and habitats within CPA along South Lantau Road and Chi Ma Wan (about 2.7ha) should also be rezoned to **conservation-related zonings** to conserve the natural features and rural landscape connecting to the freshwater marshes. Meanwhile, we also consider an area of “Village Type Development zoning” (“V”) (about 0.47ha) of woodland/riparian at the northwestern tip of Ham Tin San Tsuen should also be rezoned to **CA** to protect the Pui O River against incompatible uses.

■ Item A2 – It is proposed to rezone an area along South Lantau Road and Chi Ma Wan Road in Pui O from “CPA” to “Recreation” (“REC”). However, instead of the REC zoning, we consider it is more appropriate to rezone this area to a **conservation-related zoning** that has intention to limit the sprawl of incompatible uses and to serve as a buffer to the important wetlands against disturbance. If REC zoning is still preferred, we consider such development-related zoning should only be confined to the brownfield sites



(about 3.3ha). In addition, we consider i) the uses of Barbecue Spot, Field Study/Education/Visitor Centre, Holiday Camp and Place of Recreation, Sports or Culture should be moved to Column 2; ii) “any diversion of streams, filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes, shall not be undertaken or continued without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance” should be included under the Remarks.

**Figure 1.** Our recommended amendments to the draft OZP (S/SLC/22) after taking the ecological sensitivity and environmental compatibility into account.





The above recommendations are based on the following reasons:

**1 In line with the conservation approach in the Draft South Lantau Coast Outline Zoning Plan**

- 1.1 According to the Notes of the Plan in the explanatory statement, the Pui O area (the Area) is well recognized that it is *“environmentally and ecologically sensitive and comprises a wide diversity of natural habitats such as woodland, shrubland, grassland, streamcourses, agricultural land and sandy shore, which form an integral part of the natural environment extended from the woodland system in the adjoining Lantau South Country Park”*.
- 1.2 In Section 5 of the explanatory statement, it is also stated that *“in order to conserve the rural character and the natural landscape resources and habitats of the Area, excavation or filling of land, diversion of stream and large-scale developments should be discouraged.”*
- 1.3 Our recommendations are intended to preserve as much natural features as possible, to provide buffer to protect the wetlands against any incompatible developments or uses within development-related zonings such as REC and V zone, which are in line with the conservation approach adopted in this OZP.

**2 Ecological importance of Pui O natural habitats as a whole**

According to the Ecological Study for Pui O, Shui Hau, Tai O and Neighbouring Areas – Feasibility Study (the Study), it is stated that *“the biodiversity in wetlands, streams and woodland areas are high, interconnected, and of significant ecological value”* when describing the ecological significance of Pui O. From our bird records, Pui O has been recorded with over 240 bird species, while about 40% of the recorded species are of conservation concern. For instance, the Class II nationally protected animal Brown Fish Owl (*Ketupa zeylonensis*), the globally Critically Endangered species Yellow-breasted Bunting (*Emberiza aureola*), the globally Near Threatened species Red-necked Stint (*Calidris ruficollis*) and Eurasian Curlew (*Numenius arquata*).

### 3 Potential cumulative adverse impacts of the incompatible developments aroused from the development-related zonings in such an ecologically sensitive wetland system

- 3.1 In the Study, *“the most ecologically important areas are in the southern portion of the Priority Site, where the marsh is permanently flooded and contains rich decaying organic matter”, meanwhile, it also stated that “the seasonally wet grassland in this area shares the same origin with marsh and therefore has very strong ecological linkage with the latter. Marsh and seasonally wet grassland, as a whole, nurture a high diversity of macroinvertebrates, of which many are rare; this is an important reason for the high number of resident and visiting avifauna species that have been recorded foraging here.”*
- 3.2 Moreover, the Pui O Ecological Important Stream *“joins other smaller streams, and is connected to a variety of wetlands (e.g. marsh and mudflat) in Pui O, both hydrologically and ecologically”*. The streams that flow through the woodlands and also the proposed REC zone, would eventually feed into the seasonal freshwater wetlands (Figure 1), forming part of the wetland ecosystem in Pui O. Any nearby incompatible developments and the associated environmental problems should not be overlooked as it would potentially affect the ecologically sensitive wetland habitats.
- 3.3 We therefore consider the current proposed REC, which covers the streams and riparian areas, should be rezoned to a zoning that is against any incompatible developments and source of water pollution. Conservation-related zonings, such as CA or GB, should be considered as they are more effective to avoid impacts of the recreational/brownfield developments and their associated disturbance such as water pollution, noise and drainage problems, to the surrounding sensitive ecological environments.
- 3.4 Moreover, if REC zoning is still preferred, we are concerned the Column 1-Uses always permitted for REC zoning is inadequate to avoid the potential impacts of recreational developments on the surround sensitive habitats. Under the proposed scheme, Barbecue Spot, Field Study/Education/Visitor Centre, Holiday Camp and Place of Recreation, Sports or Culture are always permitted. There is no restriction on river diversion and earth works, which

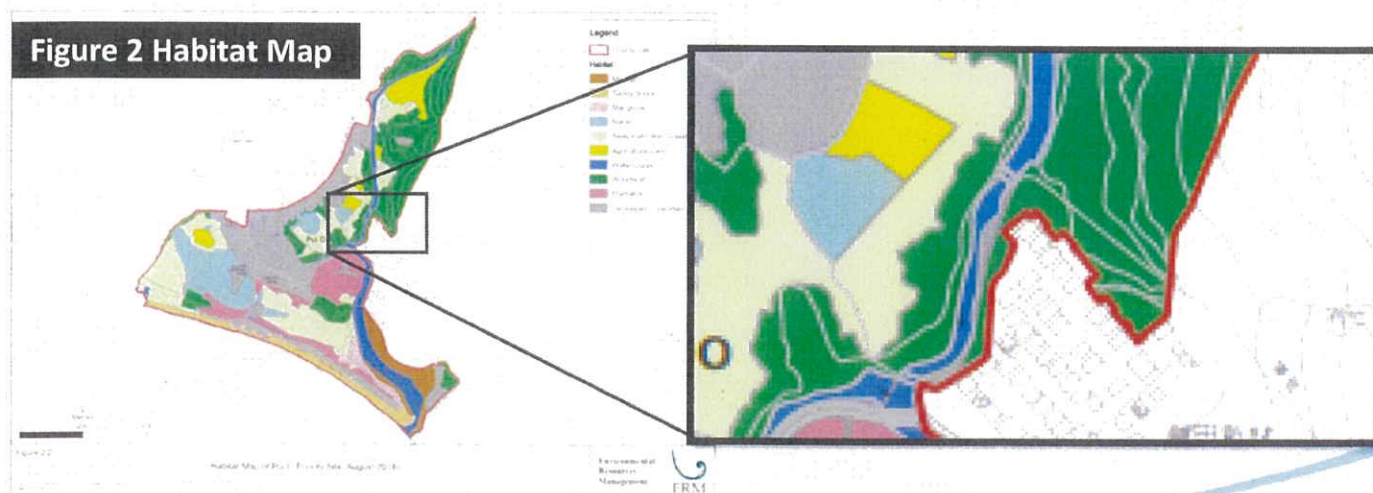


could adversely affect the hydrology and habitat quality of the surrounding. We thus consider that more stringent restriction of uses under the REC zoning should be provided to avoid the indirect but destructive impacts on the connecting wetlands in Pui O. Firstly, the uses of Barbecue Spot, Field Study/Education/Visitor Centre, Holiday Camp and Place of Recreation, Sports or Culture should be moved to Column 2. Secondly, any diversion of streams, filling of land/pond or excavation of land should not be allowed unless permission is obtained from the Town Planning Board.

#### 4 The woodlands with connection to the Country Park should be protected by stringent zonings

4.1 Based on our bird record, woodland birds including the Nationally Near Threatened species Amur Paradise Flycatcher (*Terpsiphone incei*), the Class II nationally protected animal Malayan Night Heron (*Gorsachius melanolophus*) and Collared Scops Owl (*Otus lettia*) were recorded in Pui O.

4.2 According to the habitat map of Pui O under the Study (Figure 2), a large patch of woodlands was identified at the northeastern part of Pui O, including a small area of V zone at the northern tip of Ham Tin San Tsuen. The woodlands in Pui O are "small in size, but those on the peripheral areas are an extension of (and therefore is strongly connected to) the continuous woodland within Lantau South Country Park." Given the well-recognized ecological linkage of the woodlands with the country parks, we consider that the woodlands deserve a higher level of protection by zoning as CA.





## 5 Extension of Regulated Area

In the explanatory statement, it is stated that *“there are haphazard and uncontrolled developments involving dumping of construction materials as well as excavation and land filling activities that may adversely affect the rural and natural character of the Area. To better protect the natural and landscape character of the Area to avoid disturbance to the natural environment, an area of about 626 ha has been designated as Regulated Area (Plan No. RA/SLC/1) to enable the Planning Authority to instigate enforcement actions against any unauthorized developments.”* We support the good intention of designation of the Regulated Area (RA). However, we are concerned the exclusion of development-related zonings would gradually result in undesirable disturbance to the surrounding ecological sensitive habitats and species, leading to general degradation of habitat quality in the vicinity. We understand that the current plan-making procedure is not intended to handle the comments about the delineation of the RA. However, we would still like to take this opportunity to request for a comprehensive coverage of RA in Pui O and South Lantau, so as to truly plug the planning loophole, limit the development footprint and protect the habitats of conservation importance in the Area.

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

Yours faithfully,

The Hong Kong Bird Watching Society

就圖則作出申述  
Representation Relating to Plan

Submission Number:

TPB/R/S/SLC/22- S662

Representation Number:

TPB/R/S/SLC/22- R20

參考編號  
Reference Number: 231113-005824-87775

提交限期  
Deadline for submission: 15/11/2023

提交日期及時間  
Date and time of submission: 13/11/2023 00:58:24

「申述人」全名  
Full Name of "Representer": 女士 Ms. fung siu yin

「獲授權代理人」全名  
Full Name of "Authorized Agent":

與申述相關的圖則  
Plan to which the representation relates: S/SLC/22

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

有關事項 Subject Matters	性質 Nature	理由 Reason
A2	反對 Oppose	該一幅位於貝澳沿嶼南道和芝麻灣道的用地「海岸保護區」地帶仍然有樹林、河溪、濕地、生物多樣性多，絕對值得保護！而那些棕土業權人、不合理使用土地的業權人不應再擴大其生意，因其嚴重影響貝澳的自然環境及濕地生態，破壞鄉郊的小路、生產大量污水。政府亦不應再容許業權人擴大私人業務，不應大開中門讓他們發展露營等生意，要公眾及環境為其付出社會成本。故反對將一幅位於貝澳沿嶼南道和芝麻灣道的用地由「海岸保護區」地帶改劃為「康樂」地帶。
A3	支持 Support	將一幅位於水口嶼南道以南的用地由「海岸保護區」地帶和「郊野公園」地帶改劃為「自然保育區」地帶，因該地區為高生態價值高，生物多樣性多，環境優美，很珍貴。

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

建議A2項將一幅位於貝澳沿嶼南道和芝麻灣道的用地由「海岸保護區」地帶改劃為「自然保育區」地帶。



Submission Number:

TPB/R/S/SLC/22- S728

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AMENDMENTS TO THE APPROVED SOUTH LANTAU COAST OZP NO.

S/SLC/21

15/11/2023 21:25

Representation Number:

TPB/R/S/SLC/22- R21

From:

To:

File Ref:

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

**AMENDMENTS TO THE APPROVED SOUTH LANTAU COAST OZP NO.  
S/SLC/21**

**Item A1:** (about 28.39ha) Rezoning of an area in **Pui O** from “CPA” and “OU (WPS)” to “CA” to reflect the portion of land falling outside the existing boundary and planned expansion of PO2RWPS and the natural habitat condition.

SUPPORT ALL MEASURES THAT SHOULD PROVIDE ADDITIONAL PROTECTION TO HABITAT, HOWEVER THE INCREASING NUMBER OF DODGY APPLICATIONS FROM CLP TO PROVIDE POWER TO “CA” ZONE IS ALARMING.

THERE SHOULD BE AN ADDITIONAL NOTE ADDED THAT CLP APPLICATIONS ON “CPA” AND “CA” BE RESTRICTED TO APPROVED DEVELOPMENTS ONLY

**Item A2:** (about 6.01ha) Rezoning of an area along South Lantau Road and Chi Ma Wan Road in **Pui O** from “CPA” to “REC” to reflect and reserve land for recreational developments.

*Consists of “brownfield sites covered with temporary structures as well as recreational uses approved by the Board, including the existing caravan holiday camp, JK Club, which is the subject of planning application No. A/SLC/173 approved by the Board on 13.1.2023, as well as the holiday camp development on Lot 3090 in D.D. 316L under planning application No. A/SLC/88 and approved by the Board on 6.6.2008, for which **Hong Kong Victoria Resort** was completed . It also covers patches of brownfield sites which are located along existing vehicular roads (i.e. South Lantau Road and Chi Ma Wan Road)*

***According to the Study, these sites are on development/disturbed areas with lower ecological values ..... and identified with the potentials for recreational development***

STRONG OBJECTIONS. THIS IS NOTHING MORE THAN **REWARDING ‘DESTROY TO BUILD’ ACTIVITIES** THAT HAVE ALMOST WIPED OUT THE HABITAT OF THE BUFFALO. NUMEROUS LOTS HAVE BEEN FILLED IN AND ARE BEING USED AS TEMPORARY HOMES, PARKING LOTS, OPEN STORAGE. OTHERS DEVELOPED AS SMALL CAMP SITES WITH THIRD WORLD AMENITIES. THE VICTORIA ‘RESORT’ IS A JOKE AND CERTAINLY DOES NOT COMPLY WITH EVEN THE MOST BASIC RESORT CRITERIA.



AS FOR APPROVAL OF A/SLC/173

*"The Site is the subject of a previous planning application (No. A/SLC/155) for the same use submitted by the same applicant, which was approved with conditions on 20.12.2019 by the Board on review for three years instead of five years sought. The submission parts of the approval conditions have been complied with. However, the **permission was revoked on 20.5.2022** due to non-compliance with the implementation parts of the relevant approval conditions as Short Term Waiver*

*(STW) has not been obtained.*

*During the statutory public inspection period, 109 public comments from Kadoorie Farm & Botanic Garden Corporation, Tai Tam Tuk Foundation, The Conservancy Association, Save Lantau Alliance, Hong Kong Bird Watching Society and individuals were received raising objection to and/or concerns on the application.*

***Regarding the public comments objecting to /raising concerns on the application as detailed in paragraph 9, the government departments' comments and planning assessments above are relevant.***

SO BASICALLY, IGNORE THE PUBLIC, WE KNOW BEST, ITS TOURISM STOOPID. IN ADDITION THERE IS NO MENTION OF THE MANY APPLICATIONS FOR SMALL CAMP SITES THAT HAVE BEEN REJECTED.

LUCKILY NOT ALL THE LOT OWNERS ARE VANDALS AND MUCH OF THE AREA IS STILL IN THE NATURAL STATE. **THE PROPOSED 'REC' ZONE MUST BE REZONED TO 'CA' AND BE INCORPORATED INTO THE 'REGULATED AREA'**

**Item A3:** (about 32.06ha) Rezoning of an area to the south of South Lantau Road in **Shui Hau from "CPA" and "CP" to "CA"** to reflect the portion of land falling outside the extent of the Lantau South Country Park and the natural habitat condition.

SUPPORT ALL MEASURES THAT SHOULD PROVIDE ADDITIONAL PROTECTION TO HABITAT, HOWEVER THE INCREASING NUMBER OF DODGY APPLICATIONS FROM CLP TO PROVIDE POWER TO "CA" ZONE IS ALARMING.

THERE SHOULD BE AN ADDITIONAL NOTE ADDED THAT CLP APPLICATIONS ON "CA" AND "CPA" BE RESTRICTED TO ONLY APPROVED DEVELOPMENTS

**Item A4:** (about 3,700m<sup>2</sup>) Rezoning of an area to the north of **Mong Tung Wan from "GB" to "REC"** to reserve land for recreational developments. Former site of the ex-HKYHA Jockey Club Mong Tung Wan Hostel.

SUPPORT REDEVELOPMENT/REFURBISHMENT OF EXISTING FACILITIES IF THE FUTURE USE IS AFFORDABLE AND OPEN TO THE GENERAL PUBLIC. HOWEVER THE SIZE OF THE SITE IS EXCESSIVE AND NO DATA PROVIDED ON THE NUMBER OF TREES THAT WOULD BE FELLED

**Item B1:** (about 3,113m<sup>2</sup>) Rezoning of a site to the northeast **Pui O Lo Wai Tsuen** from **“GB” and “V” to “OU(WPS)”** to reflect the as-built condition and planned use of PORWPS.

**Item B2:** (about 566m<sup>2</sup>) Rezoning of an area to the southeast of PORWPS from **“CPA” to “OU(WPS)”** to reflect the existing boundary and as-built condition of PO2RWPS.

#### HOUSEKEEPING

**Item B3:** (about 4,275m<sup>2</sup>) Rezoning of three sites in **Pui O** from **“CPA” to “G/IC”** to reflect the as-built conditions and planned development of GIC facilities and reserve land for GIC uses.

- South Lantau Community Centre, South Lantau Rural Committee Office and to reserve **adjoining land for GIC uses** (2,136m<sup>2</sup>)

- Pui O Sewage Pumping Station currently under construction (1,921m<sup>2</sup>)

- Incorporate an annex building of Bui O Public School and Lo Uk Village Substation into the existing “G/IC” zone (218m<sup>2</sup>)

#### NO DETAILS PROVIDED ON PLANNED GIC?

**Item B4:** (about 5,611m<sup>2</sup>) Rezoning of four sites in **Pui O, Cheung Sha and Tong Fuk** from **“CPA” to “O”** to reflect the as-built conditions of existing open spaces, all managed by LCSD.

- Pui O Children’s Playground (476m<sup>2</sup>)
- Pui O Playground (4,391<sup>2</sup>)
- Cheung Sha Ha Tsuen Basketball Court and Children’s Playground (630m<sup>2</sup>)
- Tong Fuk Barbecue Area (114m<sup>2</sup>)

**Item B5:** (about 234m<sup>2</sup>) Rezoning of a site to the north of **Upper Cheung Sha Beach** from **“GB” to “O”** to reflect the as-built condition of South Lantau Road/Tung Chung Road Pavilion.

#### HOUSEKEEPING

**Item B6:** (about 3,646m<sup>2</sup>) Rezoning of three sites in Pui O, Cheung Sha and Tong Fuk from **“CPA” to areas shown as ‘Road’** to reflect the configuration of public car parks, taxi stands and a bus lay-by.

**Item B7:** (about 571m<sup>2</sup>) Rezoning of a site in the southeastern part of Shui Hau Tsuen from **“V” to an area shown as ‘Road’** to reflect the configuration of a bus lay-by.

**Item B8:** (about 1.36ha) Rezoning of three **areas from “GB”, “R(C)” and “CPA” to areas shown as ‘Road’** to reflect the configuration of road sections of Tung Chung



Road and South Lantau Road.

MORE LAND FOR ROADS – THE AMOUNT OF 'CPA' TO BE INCORPORATED IS EXCESSIVE WITH NO JUSTIFICATION PROVIDED

**Item B9:** (about 447m<sup>2</sup>) Rezoning of two areas **from "R(C)"** and an area shown as **'Road' to "CPA"** to reflect the existing coastal environment condition.

SUPPORT

**Item B10:** (about 2,839m<sup>2</sup>) Rezoning of an area in Cheung Sha **from "CPA" to "R(C)"** to reflect the completed private residential developments. Green Jade and White Jade.

HOUSEKEEPING

**Item B11:** (about 5,543m<sup>2</sup>) Rezoning of a piece of land to the south of Red House in Cheung Sha of South Lantau Road **from "R(C)" to "CPA"** to reflect the existing coastal environment condition.

SUPPORT

**Item B12:** (about 4,745m<sup>2</sup>) Rezoning of a site to the north of South Lantau Road in Cheung Sha **from "R(C)" to "G/IC"** to reflect the as-built condition of Lantau South Divisional Police Headquarters.

**Item B13:** (about 2,662m<sup>2</sup>) Rezoning of two areas to the northeast of South Lantau Road **from "GB" and "R(C)" to "G/IC"** to reflect the as-built condition of Cheung Sha Fire Station.

**Item B14:** (about 150m<sup>2</sup>) Rezoning of an area adjacent to Cheung Fu Street **from "R(C)" to "G/IC"** to reflect the as-built condition of Cheung Sha Substation.

HOUSEKEEPING

**Item B15:** (about 989m<sup>2</sup>) Rezoning of an area in Cheung Sha **from "G/IC" to "R(C)"** to reflect the configuration of Cheung Fu Street and private residential development cluster.

**Item B16:** (about 4,125m<sup>2</sup>) Rezoning of three areas in Cheung Sha **from "R(C)" and "G/IC" to "GB"** to reflect the vegetated environment.

SUPPORT BUT DOES NOT PROVIDE ANY BARRIER TO EVENTUAL DEVELOPMENT

**Item B17:** (about 7,655m<sup>2</sup>) Rezoning of three areas in **Cheung Sha from "GB" to "R(C)"** to reflect the as-built condition of private residential developments and alignment of Cheung Fu Street.



- Leyburn Villas
- Butterfly Crest
- 2 Cheung Fu Street

GOOD EXAMPLES OF HOW 'GB' ZONING PROVIDES NO OBSTACLES TO RAMPANT DEVELOPMENT. THE REMAINING 'GB' SHOULD BE INCORPORATED INTO 'REGULATED AREA'

**Item B18** : (about 1.54ha) Rezoning of an area to the south of Catchwater Road and north of Cheung Sha **from "GB" to "OU(WTW)"** to reflect the as-built condition of Cheung Sha Water Treatment Works and Cheung Sha Fresh Water Reservoir.

#### HOUSEKEEPING

**Item B19**: (about 3.35ha) Rezoning of a piece of land on the northern periphery of Tong Fuk Correctional Institution **from "GB" to "G/IC"** to reflect the PGLA extent of Tong Fuk Correctional Institution.

SO MUCH LAND SQUANDERED ON LOCKING PEOPLE UP INSTEAD OF RESOLVING THE ISSUES LIKE THE INCREASING WEALTH GAP THAT ENCOURAGE CRIME IN THE FIRST PLACE

**Item B20**: (about 976m<sup>2</sup>) Rezoning of a piece of land on the eastern periphery of Tong Fuk Correctional Institution **from "G/IC" to "GB"** to reflect the portion of land falling outside the PGLA extent of Tong Fuk Correctional Institution.

#### SUPPORT

**Item B21**: (about 552m<sup>2</sup>) Rezoning four sites in **Shui Hau, Shek Pik and Tai Long Wan** **from "GB" to "G/IC"** to reflect the as-built conditions of GIC facilities.

- Shui Hau Pump House managed by WSD (104m<sup>2</sup>)
- Shek Pik Public Toilet managed by FEHD (137m<sup>2</sup>)
- Tai Long Wan Fresh Water Tank managed by WSD (311m<sup>2</sup>)

#### HOUSEKEEPING

**Item C1**: (about 1,023m<sup>2</sup>) Rezoning an area to the south of Shui Hau Wan from **"CP" to "CPA"** to reflect the portion of land falling outside the extent of the Lantau South Country Park and its existing coastal environment condition.

OBJECT 'CP' PROVIDES MORE PROTECTION – THERE ARE MULTIPLE INCURSIONS INTO 'CPA' AT PUI O. SEE ITEM A2

**Item C2**: (about 2,322m<sup>2</sup>) Rezoning an area to the south of Catchwater Road and north of Shui Hau **from "GB" to "CP"** to reflect the extent of the Lantau South Country Park.

## SUPPORT

**Item C3:** (about 2,062m<sup>2</sup>) Rezoning an area to the south of South Lantau Road near Shui Hau **from “CP” to “CA”** to reflect the portion of land falling outside the extent of the Lantau South Country Park and its natural habitat condition.

OBJECT, 'CP' PROVIDES GREATER PROTECTION

**Item D1:** (about 1.06ha) Incorporation of an area to the northwest of Fan Lau Sai Wan into the planning scheme area of the OZP and **zoning it as “GB”**.

OBJECT, IT SHOULD BE INCORPORATED INTO 'CP' TO PROVIDE BETTER PROTECTION

## **Amendments to the Notes of the Plan**

(a) Revision to the covering Notes of the extant OZP to form 'Part A' of the covering

Notes of the draft OZP and incorporation of a new set of 'Part B' of covering Notes of

the draft OZP.

(b) Addition of a new set of Notes for the “O” zone.

(c) Addition of a new set of Notes for the 'REC' zone.

(d) Addition of a new set of Notes for the “OU(WTW)” zone.

(e) Addition of a new set of Notes for the “CA” zone.

(f) Inclusion of 'Library' and 'Public Clinic' under Col 2 and revision to planning intention in the Notes for the “R(C)” zone.

## SUPPORT

(g) Inclusion of 'Field Study/Education/Visitor Centre' and '**Hotel (Holiday House only)**' under Col 2 in the Notes for the “V” zone.

OBJECT, THE PLANNING INTENTION OF 'V' ZONE IS TO PROVIDE HOMES FOR INDIGINEOUS VILLAGERS. HOTELS AND HOLIDAY HOMES ARE COMMERCIAL ENTERPRISES. IF THERE IS NO DEMAND FOR NET HOUSES THEN THE ADMINSTRATION SHOULD RESUME THE LOTS AND USE THEM TO PROVIDE SUBSIDIZED LOW RISE RESIDENTIAL

(h) Deletion of 'Government Refuse Collection Point' and 'Public Convenience' from Col 2 and inclusion of these uses under Col 1 in the Notes for the "V" zone.

OBJECT. COL 2 ENSURES THAT THE UTILITY IS SUBJECT TO PUBLIC SCRUTINY AND THAT LOCATION AND DESIGN ARE NOT INTRUSIVE, TOO BULKY OR AN EYE SORE

(i) Deletion of 'Market' from Col 2 in the Notes for the "V" zone.

(j) Inclusion of 'Animal Quarantine Centre (in Government building only)' under Col 1 and '**Animal Boarding Establishment**', '**Animal Boarding Centre** (not elsewhere specified)' and '**Zoo**' under Col 2, and revision to planning intention in the Notes for the "G/IC" zone.

STRONGLY OBJECT TO ANIMAL BOARDING ESTABLISHMENT AND ZOO ON GIC ZONING. ABE APPLICATIONS ARE BEING APPROVED WHEN IT IS QUITE CLEAR THAT THE REAL INTENTION IS TO EXCAVATE AND FILL IN LAND FOR OTHER PURPOSES.

AS FOR ZOOS, THERE IS NO PLACE IN A CIVILIZED SOCIETY FOR THIS 19<sup>TH</sup> CENTURY FORM OF ENTERTAINMENT. THE ADVANCES IN IT ALLOW IMMERSIVE EXPERIENCES. KEEPING ANIMALS IN CAGES IS NO LONGER JUSTIFIED WHEN THEY CAN BE LEFT FREE IN THEIR NATURAL HABITAT WHILE TECHNOLOGY ALLOWS PEOPLE TO VIEW AND UNDERSTAND NATURE IN ITS MANY FORMS.

(k) Revision of '**House (Staff Quarters only)**' to '**House** (other than rebuilding of New Territories Exempted House (NTEH) or replacement of existing domestic building by NTEH permitted under the covering Notes)' under Col 2 in the Notes for the "**G/IC**" zone.

OBJECT GIC IS FOR COMMUNITY USE. THIS REVISION WOULD ENCOURAGE APPLICATIONS FOR PRIVATE RESIDENTIAL DEVELOPMENT ON GIC

(l) Revision of '**Flat (Staff Quarters only)**' to 'Flat' and 'Shop and Services' to 'Shop and Services (not elsewhere specified)' under Col 2 in the Notes for the "G/IC" zone.

OBJECT GIC IS FOR COMMUNITY USE. THIS AMENDMENT WOULD ENCOURAGE APPLICATION FOR RESIDENTIAL AND COMMERCIAL DEVELOPMENT ON GIC

(m) Inclusion of 'Flat' and 'Zoo' under Col 2 and revision to planning intention in the Notes for the "**GB**" zone.

STRONG OBJECTIONS TO FLAT AS THIS WOULD ENCOURAGE APPLICATIONS FOR HIGH RISE DEVELOPMENTS ON 'GB' THAT ARE CONTRARY TO THE PLEDGE OF RETAINING SOUTH LANTAU AS A



CONSERVATION ZONE. AS FOR ZOOS SEE PREVIOUS COMMENT

(n) Revision of 'House' to 'House (other than rebuilding of New Territories Exempted House (NTEH) or replacement of existing domestic building by NTEH permitted under the covering Notes)' under Col 2 in the Notes for the "GB" zone.

STRONG OBJECTION. THIS WOULD ENCOURAGE APPLICATIONS FOR RESIDENTIAL COMPOUNDS ON 'GB' ZONE, UNACCEPTABLE WHEN SOUTH LANTAU IS DESIGNATED FOR CONSERVATION NOT RESIDENTIAL

(o) Deletion of 'BBQ Spot' from Col 2 and inclusion of this use under Col 1 in the Notes for the "GB" and "CPA" zones.

STRONG OBJECTIONS. THIS WOULD ENCOURAGE THE FELLING OF TREES, EXCAVATION AND FILLING IN OF LAND ON 'GB' AND 'CPA'

(p) Inclusion of 'Wetland Habitat' under Col 1 and revision to planning intention in the Notes for the "CPA" zone.

THE PURPOSE OF THIS AMENDMENT IS NOT CLEAR.

(q) Revision to the Remarks of the Notes for "GB" zone to incorporate **planning permission requirement for filling of land/pond or excavation of land.**

(r) Revision to the Remarks of the Notes for "CPA" zone to incorporate **planning permission requirement for filling of pond.**

(s) Revision to the Remarks of the Notes for the "CPA" zone on **diversion of stream, filling of land or excavation of land.**

*"It is proposed to include the requirement for planning permission from the Board under section 16 of the Ordinance for filling of land/pond or excavation of land in the Remarks of XX zone, and that **public works co-ordinated or implemented by Government, maintenance and repair works or rebuilding works are exempted from such requirement**"*

SUPPORT RESTRICTIONS ON PRIVATE DEVELOPMENT BUT STRONG OBJECTIONS TO ALLOWING THE ADMINISTRATION TO DO WHATEVER IT PLEASES, ALARMING WHEN NOW THAT THERE IS NO ACCOUNTABILITY AND BOTH LEGCO AND DISTRICT COUNCILS ARE NOTHING MORE THAN GOVERNMENT TOOLS AND RUBBER STAMPS.

**OBJECT ALSO TO THE UNACCEPTABLE 10 MIN TIME LIMIT ON PRESENTATIONS WHEN OZP CONSISTS OF MULTIPLE ITEMS AND AMENDMENTS**

When I brought this matter up after the restrictions on the participation of the community were introduced, a number of members nodded in agreement.

There are two OZP with the same time lines:

Ma On Shan – One Item only and Six Amendments    **Total : 7 MATTERS**

Lantau – 29 Items and 19 Amendments                      **Total: 48 MATTERS**

It would be impossible for representers with an interest in a number of matters to share their concerns and propose alternatives in ten minutes. This undermines the purpose of the public consultation, to gather and evaluate the opinions of members of the community. It is also disrespectful of the fact that the representers have spent days on research.

I therefore expect that members will take an accommodating stance with regard to the time restriction for such a detailed and lengthy OZP.

Mary Mulvihill



Submission Number:

TPB/R/S/SLC/22- S014

Representation Number:

TPB/R/S/SLC/22- R22

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

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

By Fax: 2877 0245 or 2522 8426

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

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

S/SLC/21

S/SLC/22

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

就城市規劃的海岸保護區和  
自然保育區怎樣劃分我相信  
很多人都有意見。既不是用地界  
為劃分，有很多地一半或者五分一  
劃為保護區。而我所要反映  
的事件在下頁字。謝謝

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

簽署 Signature

張偉聰

日期 Date

1-11-2023



你好.本人是貝澳原抽水站旁邊的居民.在 2022 年 7 月開始抽水站重建就不動聲色的開始.我們村長和村民了解過後發現之前從來沒諮詢過我們村民.於是我們村長便要求有關部門開會.並表達因為太近民居希望興建一個隔音屏.事件到現在超過一年多.而我本人已多次去信和致電水務署負責的鄺先生和署長表達意見.直至現在還在處理當中.我們不明白為何在施工之前不做好隔音屏和維護措施去減少對我們住戶的影響.每當重建機房的時候我們的房屋會感到震盪和每日施工時間不停的發出噪音.因為工程要做三年.但我看現在這個情況要做五年也有可能.而在早前我去信地政署反對撥地給水務署.然後經過 8 月到現在兩個部門在溝通後.水務署原來可運用最大權力強行要求地政署撥地而不需要我們投訴人簽名確認的.現在又刊憲改變土地用途.那就即是代表有關項目一早已決定所有事項都會通過.反映也沒用.而這個抽水站重建工程我亦明白立法會已通過撥款.政府所有工程亦不能百分百滿足到所有市民.但之前如果有諮詢過我們村民做好規劃亦不會拖延到現在還那麼多爭拗.我現在能做的就只有希望當局記住承諾過以後會跟進這裏建好後的噪音問題.和建造一個透明隔音屏來減少噪音對我們的影響而又不影響採光.而我亦希望日後在規劃當中都確實能夠諮詢受影響的地區人士才去動工.勉卻對彼此造成困擾和矛盾.謝謝!

張偉聰

1-11-2023

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編號S/SLC/21補充資料

03/11/2023 09:30

From:

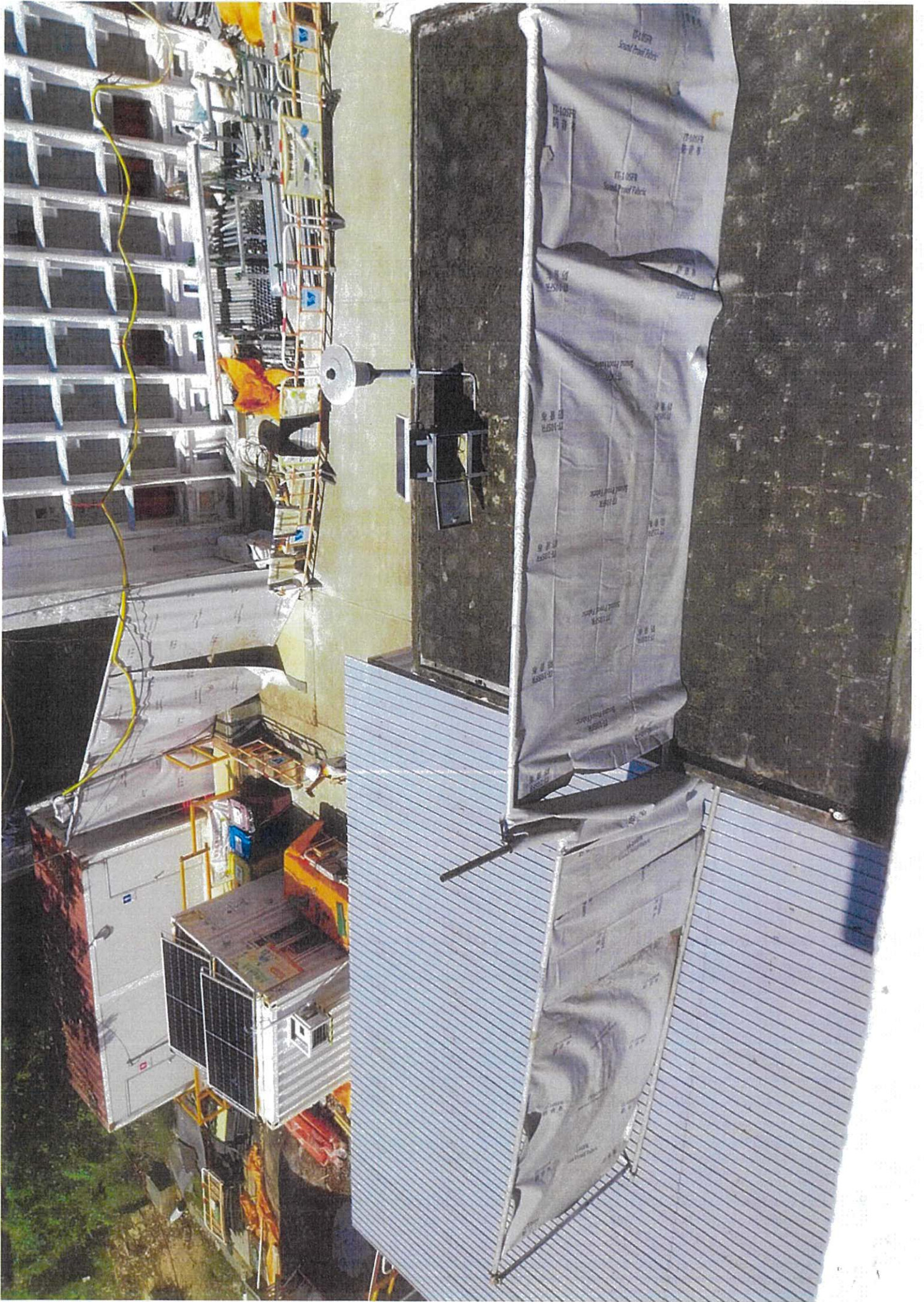
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File Ref:

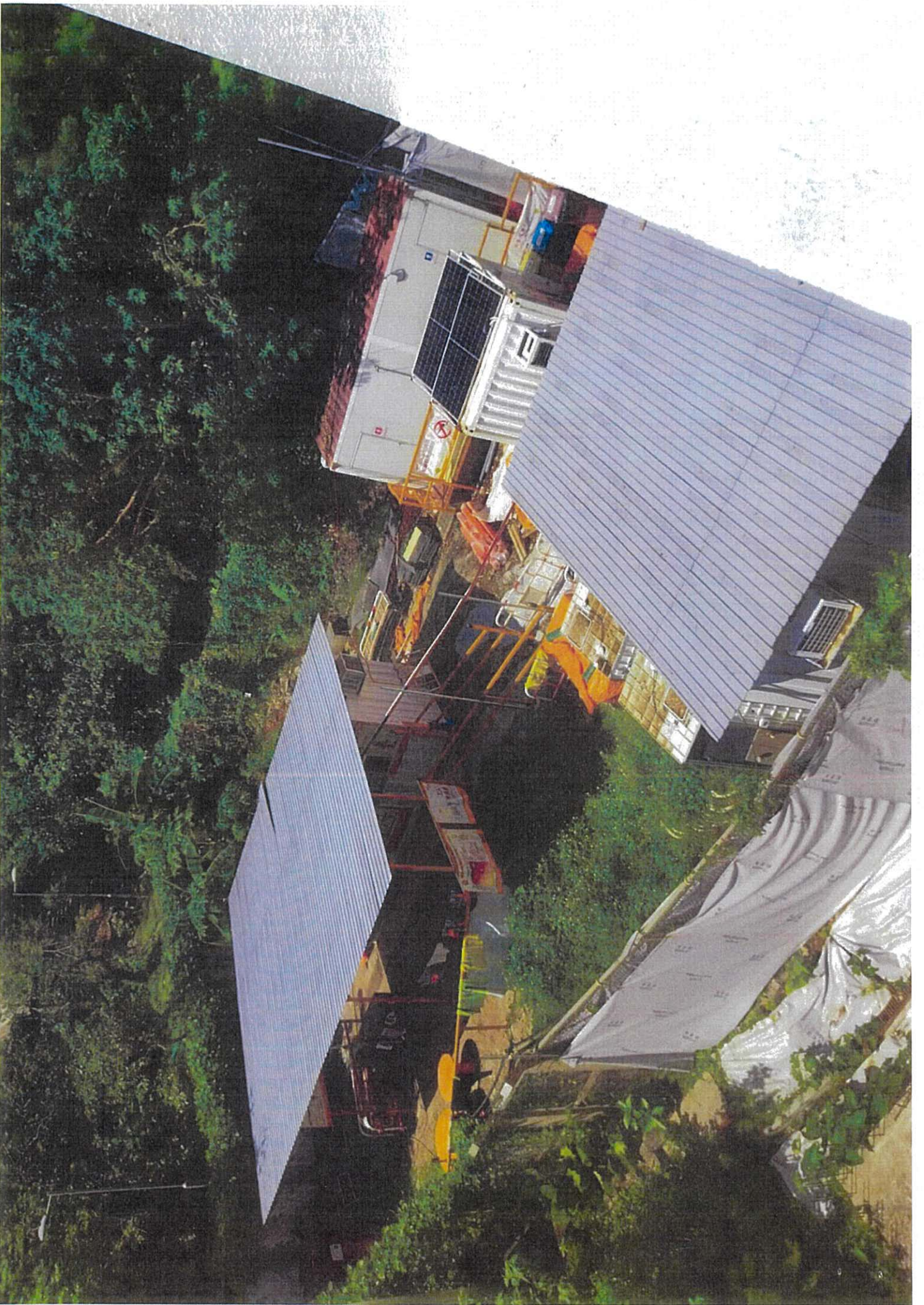
[REDACTED]  
tpbpd@pland.gov.hk

你好.本人張偉聰.身份證頭5個字:[REDACTED]就貝澳原抽水站有些補充.上址已經動工一年多.事前完全沒有諮詢過.整條村都無人知.那何解可以現在動工了一年多才去申請改變土地用途呢?請問這是一貫符合法規的做法嗎?而我現在表明反對水務署改變土地用途有用嗎?我明白政府基建是為市民帶來好處.但我們這些小部份受影響的人是否要默默承受作出犧牲呢?抽水站重建那麼近民居.建好後對我們會做成的長遠影響還未知.而現在工程長達三至五年的噪音影響.水務署又遲遲不肯正正經經去造一個隔音屏.只是有人投訴.就作出回應敷衍處理了事.而土地怎樣界定為保育區和可發展區多兒戲.看看水務署怎樣可以自由規劃便知道.這個給意見的機制是否有用!我們村民的土地政府可以任意規劃成甚麼用地也可以.將我們的土地變成毫無價值和毫無發展機會也可.又說香港土地不夠用.大財團的就可以跟政府協商土地怎樣改變用途.就南大嶼山土地規劃可看到.有些土地又批准可發展露營地和露營車.有錢請律師和專業人士和政府溝通的大機構就可以先破壞後申請.規劃到濕地的中心點也可改變土地用途.而我們小村民的同一幅土地可三分二劃為是保育區.三分一又不是的.而我們小村民只能嘆句無奈.

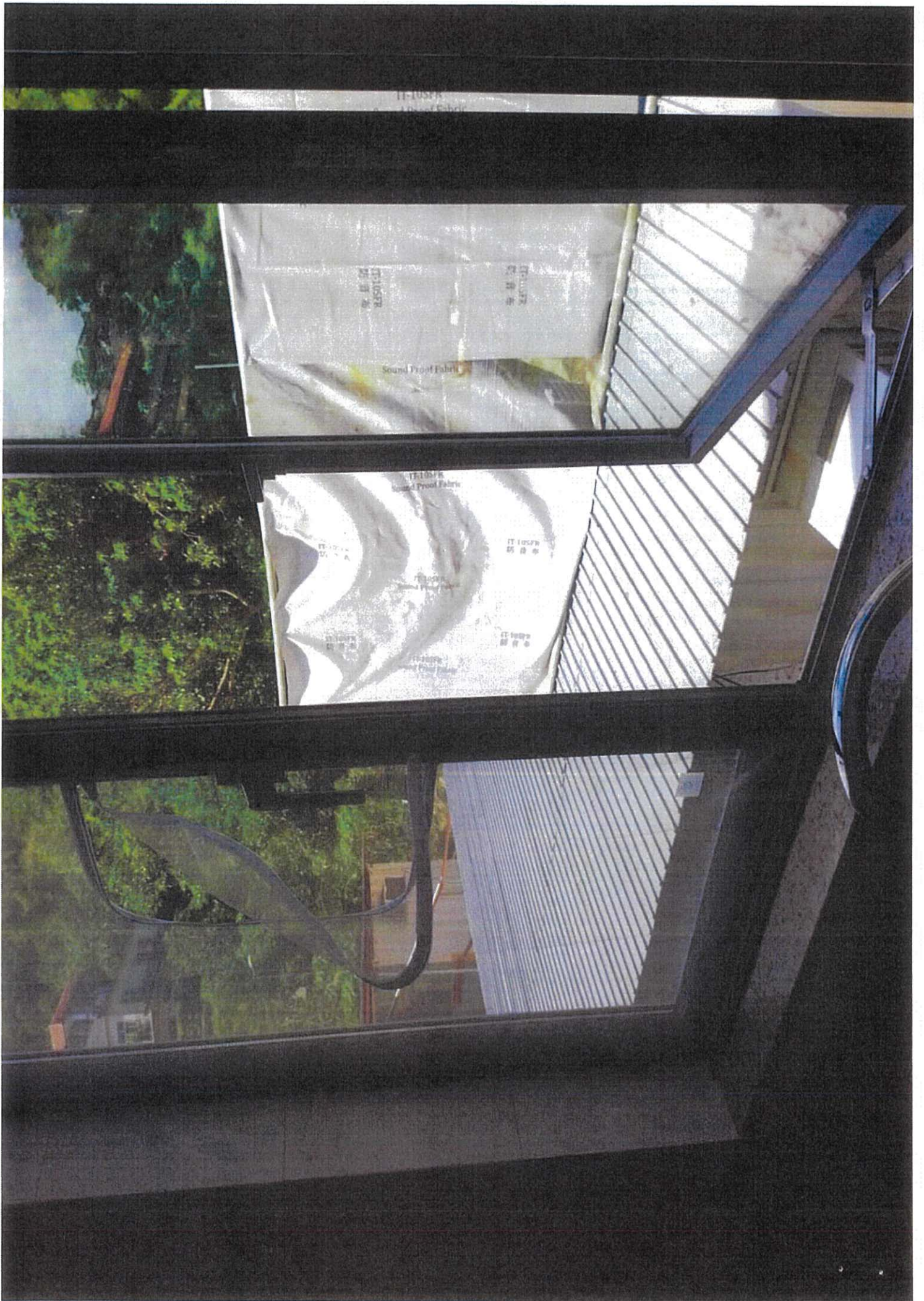




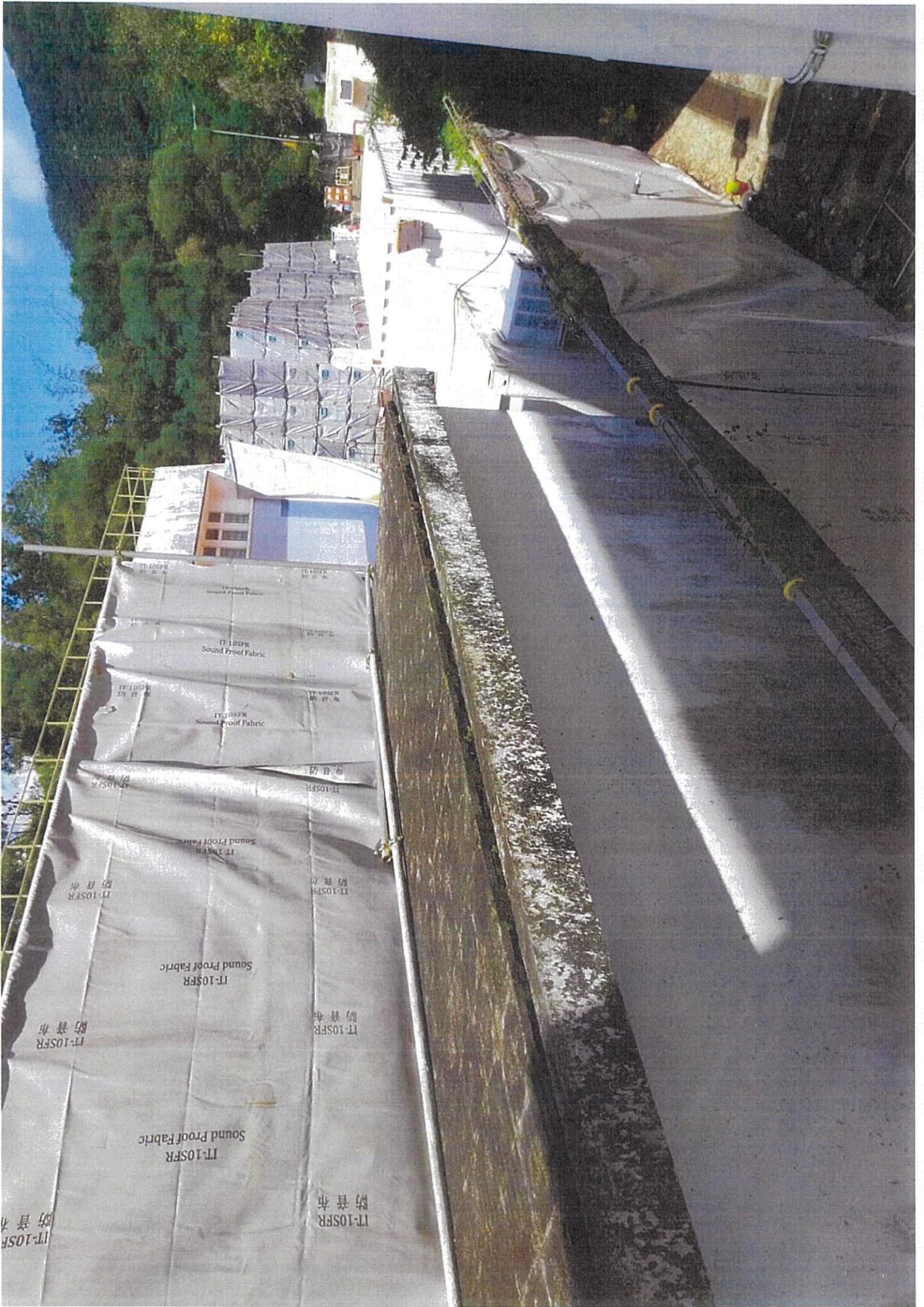




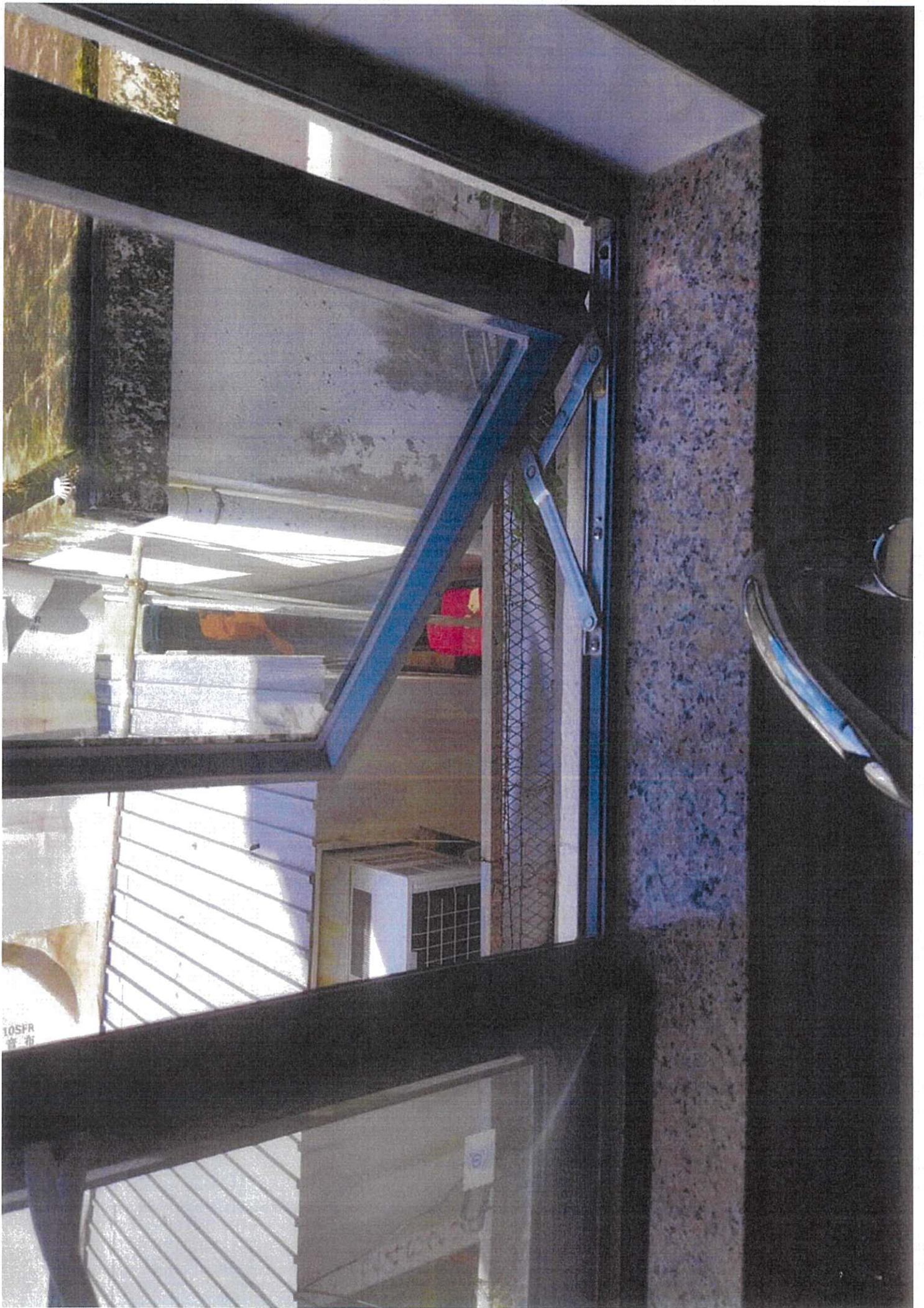








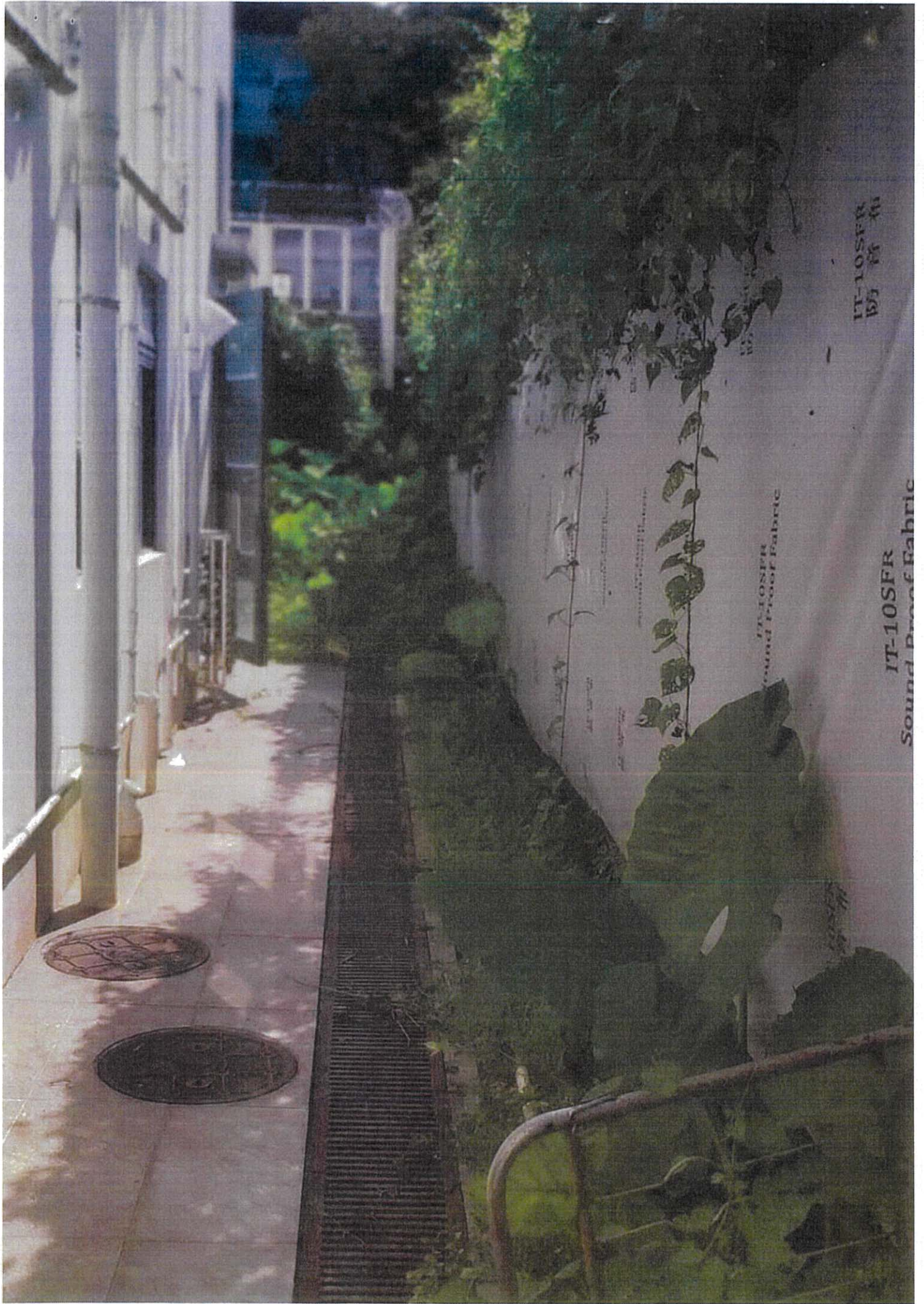












IT-10SFR  
Sound Proof Fabric

IT-10SFR  
Sound Proof Fabric

IT-10SFR  
Sound Proof Fabric



經我一年多的不斷  
反映才作出建隔音  
音布的措施。

工程可能再多三至五年。  
又這麼近民居，我不  
太明白，施工前怎不  
做好隔音措施。

Submission Number:  
TPB/R/S/SLC/22- S019

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編號S/SLC/22作申述  
09/11/2023 09:31

From:

To:

File Ref:

[Redacted]  
tpbpd@pland.gov.hk

1 attachment



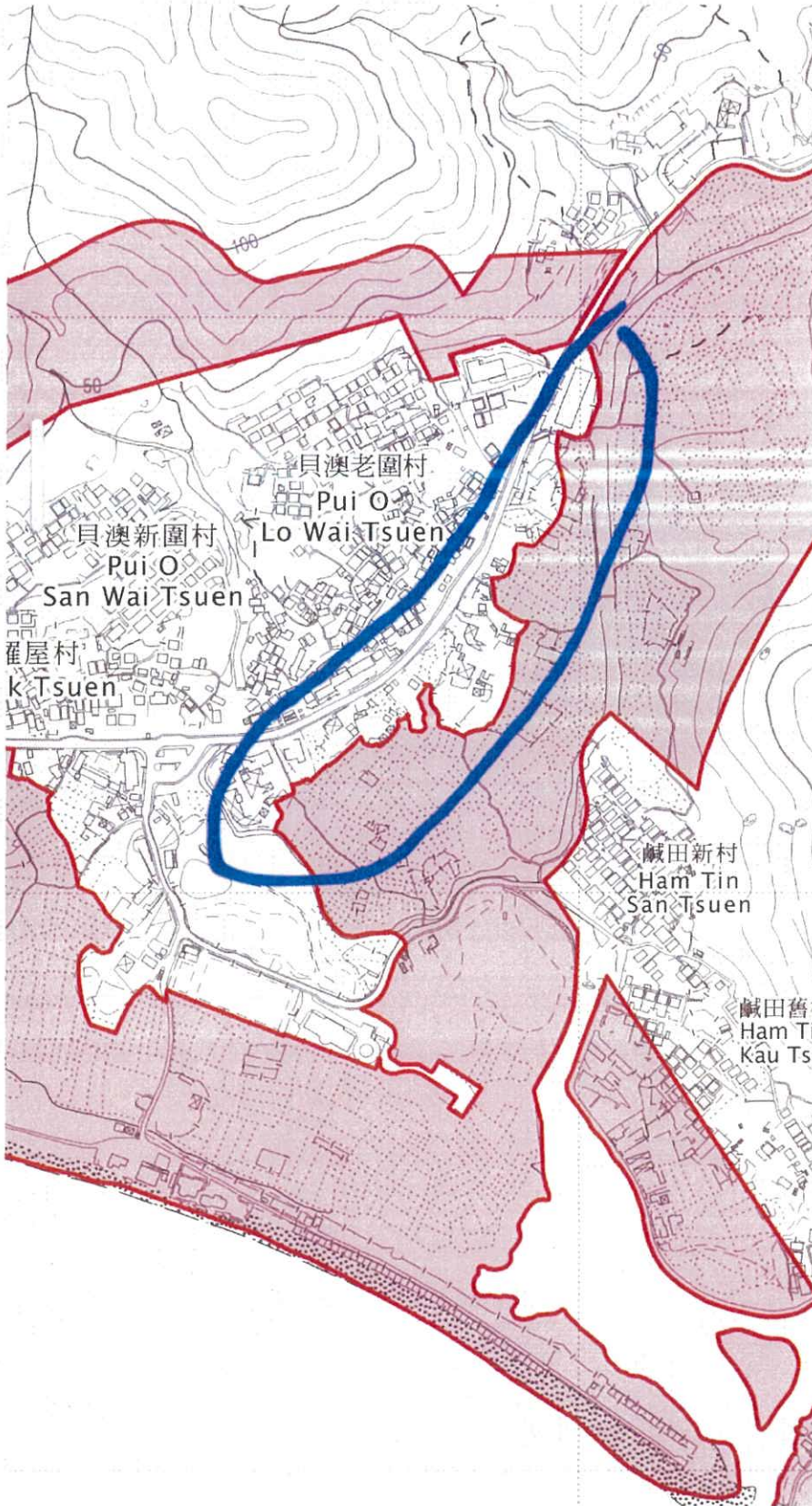
Screenshot\_20231109\_001812\_Samsung Notes.png

本人姓名cheung wai chung. 身份證: [Redacted] 電話 [Redacted] 電郵地址:

[Redacted] 就編號S/SLC/22,B1項.將綠化地帶和鄉村式發展用地改變為水務署抽水站地帶作出反對.)如我沒理解錯誤.該用地現在都還未得到改變用途的批准.但為甚麼原抽水站重建工程在一年多前已經開始動工.請問這樣是否合符香港的法規?而另外就貝澳段劃圍保育區或康樂用地範圍是基於甚麼準則呢?是以之前已經破壞了土地和現在已經有建構物為準則嗎?因我見現在貝澳從老圍村新圍村羅屋村對面馬路邊範圍的就可以用作康樂用途.但是同一片相連的土地為甚麼前面的可作康樂用途後面的就有設為保育區呢?難道同一片土地分為康樂用地之後,在上面興建的排污設施就不會污染到相連的保育地區嗎?感覺這些準則都是為大財團和有錢發展的人士度身訂造的.,而他們的露營車營地就可以一路劃到保育區的中央也可.以貝澳塘福長沙一帶的露營車和露營區有是同一家公司所擁有.都一些有錢的財團在大規模發展.而我們沒錢去發展的個體村民土地就給這些才團前後圍堵.有些甚至霸佔使用.如果大嶼南為保育地區.應該整個區域也是保育.那何解可以容許他們申請改變土地用途呢?而作為康樂和保育區的界線又怎麼劃分呢?【因我家人有一幅土地就是不規則的劃分為康樂用地REC和保育區CA,但不是以地界來劃分的.又不需要諮詢土地擁有者.令人摸不著頭腦,但我們叫天不應叫地不聞的不知道可以找誰去問過明白!】而在B1,B2,B3項可看到政府可以任意將海岸保護區綠化地帶改劃為水務署用地.可看到土地規劃基本是沒有明確的準則.另外就村界可發展範圍裏有很多土地因老祖宗年代政府落實要登記.但村民因貧窮沒錢交地稅把土地申請為耕地.而現在政府又不肯放寬這些土地作為建屋或其他用途一直在荒廢幾十年.而有些老祖屋是兩兄弟名擁有的.而其中一個去世了沒有後代.現時要申重建或維修都要向地政申請.如要地政批准就要找回那個已去世的死人簽名才能批出重建.就這樣不合事宜和死板的的條例.導致整個新界大量老房屋和土地也荒廢著.而我家人也曾經去信特首辦反映.那當然特首不會看到信件.所以本人懇請城規會委員可以向政府部門反映一下.可以釋出多點土地運.謝謝



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**Submission Number:**

**TPB/R/S/SLC/22- S730**

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**Re: 環保觸覺就大嶼山南岸分區計劃大綱草圖編號 S-SLC-22 提出意見**

16/11/2023 10:35

**Representation Number:**

**TPB/R/S/SLC/22- R23**

From:

To:

File Ref:

[Redacted]

tpbpd@pland.gov.hk

補充：

Name : Lau Ka Yeung

[Redacted]

Carter Lau [Redacted] 於 2023年11月15日 週三 上午10:34寫道：

Dear Sir/Madam,

Please find the attachment. Thank you.

Regards,

Carter Lau Ka Yeung

--

**LAU Ka Yeung, Carter**

Research Officer

Green Sense HK Ltd

[Redacted]

**LAU Ka Yeung, Carter**

Research Officer

Green Sense HK Ltd

[Redacted]



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環保觸覺就大嶼山南岸分區計劃大綱草圖編號 S-SLC-22 提出意見  
15/11/2023 10:35

From: Carter Lau [REDACTED]  
To: tpbpd@pland.gov.hk  
File Ref:

1 attachment

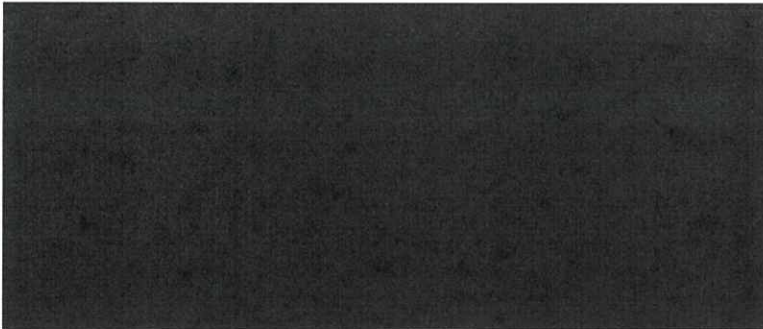


大嶼山南岸分區計劃大綱草圖編號 S-SLC-22 之意見書.pdf

Dear Sir/Madam,  
Please find the attachment. Thank you.  
Regards,  
Carter Lau Ka Yeung

--

**LAU Ka Yeung, Carter**  
Research Officer



致 城市規劃委員會

## 就大嶼山南岸分區計劃大綱草圖編號 S/SLC/22 之意見書

環保觸覺（本會）就大嶼山南岸分區計劃大綱草圖編號 S/SLC/22 提出以下意見，詳情如下：

### 反對 A2 項修訂：將一幅位於貝澳沿嶼南道和芝麻灣道的用地由「海岸保護區」地帶改劃為「康樂」地帶。

本會強烈反對 A2 項修訂，即將一幅位於貝澳沿嶼南道和芝麻灣道的用地由「海岸保護區」地帶改劃為「康樂」地帶。

貝澳河位於貝澳坳對面的一段溪流具重要生態價值，被漁農自然護理署劃分為具重要生態價值河溪（圖右），附近亦錄得逾 500 種動植物，包括較罕見物種如金裳鳳蝶、長趾蛙等。貝澳河與濕地緊密相連，發揮各種生態功能，是當地生態不可或缺之支柱。

然而貝澳一帶多年來都受非法經營填土以及經營非法營地困擾，部分經營者甚至將廢料、廢水向鄰近溪澗（貝澳河支流）排放，污染貝澳河以及下游的淡水濕地。



然而此次改劃並沒有將貝澳河支流地區納入生態保護區加以保護，反而將經營非法營地一帶地區列入「康樂」用途，發展燒烤場、度假營或農業用途等均毋須向城規會申請，變相為這些非法營地大開方便之門，與當局 2017 年公布的可持續大嶼藍圖內「北發展、南保育」的總體原則似乎有所違背，亦立下「先破壞、後發展，再批准」的不良先例。

土木工程拓展署轄下可持續大嶼辦事處近年於貝澳進行了 12 個月的生態調查，據悉已完成相關報告，本會建議城規會處理本圖則關於貝澳一帶土地用途改劃申請前，可參考該報告的生態研究結果，以作最準確之決定。本會建議將貝澳河一帶列入「生態保護區」，其它地區維持現時「綠化地帶」用途。



## 反對 A4 項修訂：將一幅位於望東灣的用地由「綠化地帶」改劃為「康樂」地帶

此規劃地點（望東灣）被郊野公園範圍包圍，前身為望東灣青年旅舍，現時已荒廢多年，未來亦未有明確用途。據悉望東灣青年旅舍營運期間，因位置偏遠、缺乏基本配套，入住率甚低，作為「康樂」用途的潛力不高。

規劃大綱圖應是準確反映現時的土地用途，或以規劃之土地用途，但此項規劃修訂之建議並沒有反映現時或未來之土地用途，本會建議維持現時「綠化地帶」土地用途，亦應考慮是否將該地區列入「郊野公園」範圍內。

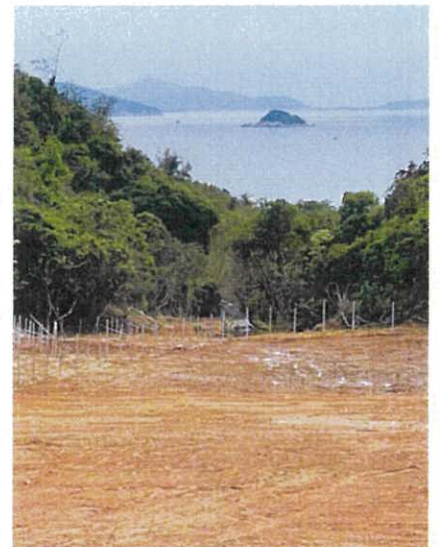
另一方面，此地區一帶將依據城市規劃條例指定大嶼山南岸受規管地區，可見望東灣具生態保育價值，但本修訂之地區卻未列入，或將成為保育缺口，亦顯示改劃為「康樂」地帶並非合適。

### 關注「受規管地區」不包括「郊野公園」範圍

本草圖依據城市規劃條例指定為「受規管地區」之土地，本身多數是海岸保護區、自然保護區及綠化地帶之土地用途，並不包括「郊野公園」範圍，據了解是避免「一地兩例」規監。

然而以《城市規劃條例》與《郊野公園條例》作規管的罰則與阻嚇力並非相同，例如非法土地發展，若以《城市規劃條例》檢控，每日最高罰款可達 \$25 萬，但若以《郊野公園條例》檢控，每日最高罰款只達 \$100，罰款相差 2500 倍。

另一方面，芝麻灣郊遊徑一帶曾多次出現非法砍伐樹木及發展，規模達 8 個足球場大（上圖），由於該地屬集體政府租契所列明的舊批約農地，根據上訴法院就律政司對 Melhado Investment Ltd.案作出的判決(1983/HKLR)，除有關避免從事「發出惡臭或令人厭惡的行業」的條文外，根據集體政府租契批出的地段並沒有土地用途限制。此地區並未列入「受規管地區」，部門無法進行土地用途限制。由此可見將「郊野公園」範圍列入「受規管地區」是必要的。



為減少行政開支及紙張，請勿郵寄確認信予本會。回覆請致電 [REDACTED] 或電郵至 [REDACTED] 與劉先生聯絡。

環保觸覺  
2023 年 11 月 14 日





# 環保生態保育協會

## Eco-Environment Conservation & Education Association

通訊地址/ Correspondence :

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

Submission Number:  
TPB/R/S/SLC/22- S674

Representation Number:  
TPB/R/S/SLC/22- R24

敬啟者：

### 有關《大嶼山南岸分區計劃大綱草圖編號 S/SLC/22》所收納修訂的意見

大嶼山南岸分區計劃大綱核准圖編號S/SLC/22所作修訂A2項，本人提出反對將一幅位於貝澳沿嶼南道和芝麻灣道的用地由「海岸保護區」地帶全部改劃為「康樂」地帶。原因這是貝澳灣濕地範圍，A2黃色框範圍內，全部被規劃為REC《康樂用途》（附件A2黃色範圍），不被列入「受規管地區」範圍，換言之，任何違反規劃意圖的發展，規劃署沒有執管權。

無奈現時該地帶沿馬路確實已有不少與環境不友善的商業活動進行，例如露營車旅館（下圖），但大部份範圍仍然充滿茂盛林木及有一條高生態價值河溪，規劃為REC，不但破壞保育區的原整性，令受保育的濕地面對環境不友善活動破壞的壓力外，同時根據土木工程拓展署委托環境資源管理公司（ERM）進行一項《貝澳、水口、大澳及其鄰近地區的生態研究》，報告於2021年10月完成。顧問發現，位於大嶼山南部的水口，生態價值「甚高」外，其中貝澳先導地區擁有的主要生境面積最大，有46.44公頃，孕育着252種植物、8種哺乳類物、88種鳥類、11種兩棲類動物、10種爬蟲類動物及59種蝴蝶等等。貝澳擁有本港少數大面積兼具代表性的低地淡水河溪與濕地，當中130種生物具有重要保育價值。整體而言，貝澳先導地區生態價值評級為「高」。但報告同時指出，礙於當地私人土地分散，難於管理，建議當局收回該些業權，並設立「自然公園」加強保育。

前特首林鄭月娥女士在其《施政報告》提出《北部都會區發展策略》，設立三個濕地保育區，包括南生圍、豐樂園、大生圍、蠔殼圍等魚塘地帶。特首明確表示不會發展私人魚塘，甚至會收回私人魚塘。她指這三個保育區佔地大約二千公頃，若不採用積極方法，便會兩敗俱傷，原因是城市規劃委員會現時的法律規定有所限制，結果經常發生先破壞後建設的情況。因此，政府會首次運用公權力，收回這二千公頃的魚塘濕地，建立三個保育區，形容是「破格思維」。

**甘地：**“一個國家偉不偉大、道德水準高不高，可以從她對待動物的方式判斷。“對我而言，羔羊的生命和人類的生命一樣地珍貴，我可不願意為了人類的身體而取走羔羊的性命。愈是無助的動物，人類愈應該保護牠，使牠不受人類的殘暴侵害。”

**托爾斯泰：**“一個人如果要嚮往正直的生活，第一步就是要禁絕傷害動物。”

**美國總統林肯：**“我贊同動物均有權利，如同人類均有人權一樣。這才是擴充仁心之道。”

**聯合國大自然憲章 The United Nations World Charter for Nature：**

“每一種生命形式都是獨一無二，不管它對人類有無價值，都應該獲得尊重。”





# 環保生態保育協會

## Eco-Environment Conservation & Education Association

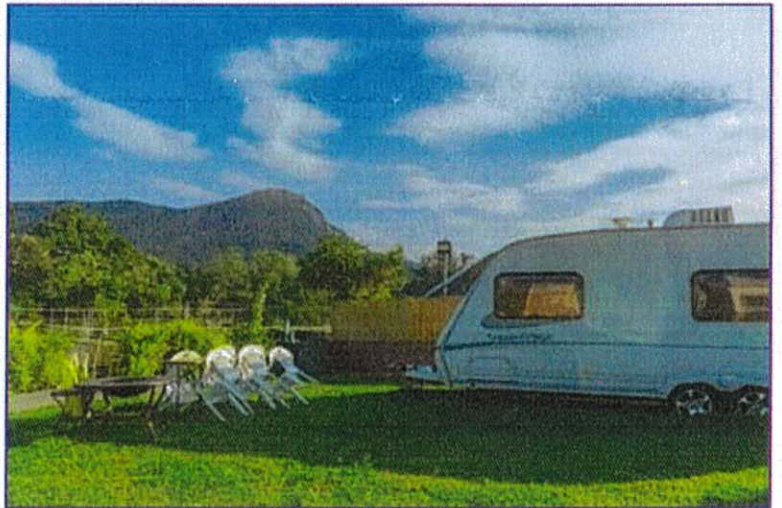
通訊地址/ Correspondence :

因此，解決大嶼山南保育問題的最有效又及時的方案，是仿效上述前特首就《北部都會區發展策略》公布的建議，由政府運用公權力購買大嶼山私人濕地及荒廢農地作保育管理用途，否則村民以現時堆填破壞濕地與荒廢農地作為露營帳篷、露營車及擺放貨櫃車作商業用途的速度，估計不出10年，貝澳區將沒有生態價值濕地與農地可保育，這是252種植物、8種哺乳類物、88種鳥類、11種兩棲類動物、10種爬蟲類動物及59種蝴蝶的絕境！

要求：

- 1) 將A2黃色範圍列入「受規管地區」；
- 2) 將REC範圍收窄至已被發展的範圍；
- 3) 其他範圍列入CA範圍。

環保生態保育協會



2023年11月10日

**甘地：**“一個國家偉不偉大、道德水準高不高，可以從她對待動物的方式判斷。“對我而言，羔羊的生命和人類的生命一樣地珍貴，我可不願意為了人類的身體而取走羔羊的性命。愈是無助的動物，人類愈應該保護牠，使牠不受人類的殘暴侵害。”

**托爾斯泰：**“一個人如果要嚮往正直的生活，第一步就是要禁絕傷害動物。”

**美國總統林肯：**“我贊同動物均有權利，如同人類均有人權一樣。這才是擴充仁心之道。”

**聯合國大自然憲章 The United Nations World Charter for Nature：**

“每一種生命形式都是獨一無二，不管它對人類有無價值，都應該獲得尊重。”







Submission Number:

TPB/R/S/SLC/22- S671

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



Fw: 就圖則作出申述:圖則編號 S/SLC/22 反對貝澳6公頃地由「海岸保護區」改為「康樂」地帶  
15/11/2023 10:17

Representation Number:

TPB/R/S/SLC/22- R25

From:

To:

File Ref:

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

From:

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

Date: 14/11/2023 09:38

Subject: 就圖則作出申述:圖則編號 S/SLC/22 反對貝澳6公頃地由「海岸保護區」改為「康樂」地帶

周歡求

就圖則作出申述:圖則編號 S/SLC/22  
反對貝澳6公頃地由「海岸保護區」改為  
「康樂」地帶

本人要求:

1. 將貝澳被規劃為「康樂用途」的範圍納入「受規管地區」範圍;

2. 將貝澳該帶範圍重新納入「保育地帶」用途，以反映「南保育」的政策方向及濕地的完整性。

本人基於下列理由作出上述要求：

1. 一旦破壞貝澳溼地，就很難復原，是無可挽救的行為。

2. 失去了貝澳濕地，當地的水牛就失去食物和棲息地，人類和水牛應共同分享大自然，而非只為人類圖利而扼殺其他生物的生存權。


3. 政府容許填平濕地，再請露營車進駐，讓商人圖利，表面上看似為市民提供康樂場所，是一項利民措施；然而，政府有沒有數據說明市民去貝澳只為住露營車？還是他們寧願享受溼地之美？當他們得知自己的一時行樂，會破壞環境，趕絕水牛，市民還會支持填平溼地嗎？

4. 政府只聽商人的一面之辭，而不理會大眾市民所願，採納意見未免不夠全面。就以我為例，我絕對反對貝澳6公頃地由「海岸保護區」改為「康樂」地帶，本人對露營車毫不感興趣，反而非常珍惜和享受貝澳的濕地。



還望政府接納市民意見 將貝澳  
該帶範圍重新納入「保育地帶」用途！

周歡求



Submission Number:  
TPB/R/S/SLC/22- 5672

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



Fw: 就圖則作出申述:圖則編號 S/SLC/22反對貝澳6公頃地由「海岸保護區」改為「康樂」地帶  
15/11/2023 10:38

Representation Number:  
TPB/R/S/SLC/22- R26

From: wai man chow [REDACTED]  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
File Ref:

補交下列資料  
本人姓名：Chow Wai  
Man

----- 轉寄的郵件 -----  
寄件人： wai man chow [REDACTED]  
收件人： tpbpd@pland.gov.hk <tpbpd@pland.gov.hk>  
傳送日期： 2023年11月13日星期一 下午07:39:56 [GMT+8]  
主旨： 就圖則作出申述:圖則編號 S/SLC/22反對貝澳6公頃地由「海岸保護區」改為「康樂」地帶

**就圖則作出申述:圖則編號**

**S/SLC/22**

**反對貝澳6公頃地由「海岸保護區」改為「康樂」地帶**

**本人要求：**

- 1. 將貝澳被規劃為「康樂用途」的範圍納入「受規管地區」範圍；**
- 2. 將貝澳該帶範圍重新納入「保育地帶」用途，以反映「南保育」的政策方向及濕地的完整性。**

**本人基於下列理由作出上述要求：**



1. 一旦破壞貝澳溼地，就很難復原，是無可挽救的行為。
2. 失去了貝澳濕地，當地的水牛就失去食物和棲息地，人類和水牛應共同分享大自然，而非只為人類圖利而扼殺其他生物的生存權。
3. 政府容許填平濕地，再請露營車進駐，讓商人圖利，表面上看似為市民提供康樂場所，是一項利民措施；然而，政府有沒有數據說明市民去貝澳只為住露營車？還是他們寧願享受溼地之美？當他們得知自己的一時行樂，會破壞環境，趕絕水牛，市民還會支持填平溼地嗎？
4. 政府只聽商人的一面之辭，而不理會大眾市民所願，採納意見未免不夠全面。就以我為例，我絕對反對貝澳6公頃地由「海岸保護區」改為「康樂」地帶，本人對露營車毫不感興趣，反而非常珍惜和享受貝澳的濕地。

**還望政府接納市民意見將貝澳該帶範圍重新納入「保育地帶」用途！**

就圖則作出申述  
Representation Relating to Plan

參考編號  
Reference Number: 231113-195525-67234

提交限期  
Deadline for submission: 15/11/2023

提交日期及時間  
Date and time of submission: 13/11/2023 19:55:25

「申述人」全名  
Full Name of "Representer": 女士 Ms. Chow Wai Man

「獲授權代理人」全名  
Full Name of "Authorized Agent":

與申述相關的圖則  
Plan to which the representation relates: S/SLC/22

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

有關事項 Subject Matters	性質 Nature	理由 Reason
將貝澳被規劃為「康樂用途」的範圍納入「受規管地區」範圍；	支持 Support	1.一旦破壞貝澳溼地，就很難復原，是無可挽救的行為。 2.失去了貝澳濕地，當地的水牛就失去食物和棲息地，人類和水牛應共同分享大自然，而非只為人類圖利而扼殺其他生物的生存權。 3.政府容許填平濕地，再請露營車進駐，讓商人圖利，表面上看似為市民提供康樂場所，是一項利民措施；然而，政府有沒有數據說明市民去貝澳只為住露營車？還是他們寧願享受溼地之美？當他們得知自己的一時行樂，會破壞環境，趕絕水牛，市民還會支持填平溼地嗎？
將該帶範圍重新納入「保育地帶」用途，以反映「南保育」的政策方向及濕地的完整性。	支持 Support	政府只聽商人的一面之辭，而不理會大眾市民所願，採納意見未免不夠全面。就以我為例，我絕對反對貝澳6公頃地由「海岸保護區」改為「康樂」地帶，本人對露營車毫不感興趣，反而非常珍惜和享受貝澳的濕地。  還望政府接納市民意見將貝澳該帶範圍重新納入「保育地帶」用途！

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):



就圖則作出申述  
Representation Relating to Plan

Submission Number:

TPB/R/S/SLC/22- S682

Representation Number:

TPB/R/S/SLC/22- R27

參考編號  
Reference Number: 231113-201003-65604

提交限期  
Deadline for submission: 15/11/2023

提交日期及時間  
Date and time of submission: 13/11/2023 20:10:03

「申述人」全名  
Full Name of "Representer": 先生 Mr. Ho Wing Fai Eric

「獲授權代理人」全名  
Full Name of "Authorized Agent":

與申述相關的圖則  
Plan to which the representation relates: S/SLC/22

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

有關事項 Subject Matters	性質 Nature	理由 Reason
將貝澳被規劃為「康樂用途」的範圍納入「受規管地區」範圍	支持 Support	一旦破壞貝澳溼地，就很難復原，是無可挽救的行為。
將該帶範圍重新納入「保育地帶」用途，以反映「南保育」的政策方向及濕地的完整性。	支持 Support	失去了貝澳濕地，當地的水牛就失去食物和棲息地，人類和水牛應共同分享大自然，而非只為人類圖利而扼殺其他生物的生存權。 3.政府容許填平濕地，再請露營車進駐，讓商人圖利，表面上看似為市民提供康樂場所，是一項利民措施；然而，政府有沒有數據說明市民去貝澳只為住露營車？還是他們寧願享受溼地之美？當他們得知自己的一時行樂，會破壞環境，趕絕水牛，市民還會支持填平溼地嗎？

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):

Submission Number:

TPB/R/S/SLC/22- S673

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



**Fw: 就圖則作出申述:圖則編號 S/SLC/22反對貝澳6公頃地由「海岸保護區」改為「康樂」地帶**  
15/11/2023 18:48

From: [REDACTED]  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
File Ref:

本人现补交资料如下：  
本人姓名：Ho Wing Fai Eric  
身份证号码：[REDACTED]

----- 轉寄的郵件 -----

寄件人：[REDACTED]  
收件人： tpbpd@pland.gov.hk <tpbpd@pland.gov.hk>  
傳送日期： 2023年11月13日星期一下午08:04:48 [GMT+8]  
主旨： 就圖則作出申述:圖則編號 S/SLC/22反對貝澳6公頃地由「海岸保護區」改為「康樂」地帶

**就圖則作出申述 :圖則編號 S/SLC/22**

**反對貝澳 6公頃地由「海岸保護區」改為「康樂」地帶**

**本人要求：**



1. 將貝澳被規劃為「康樂用途」的範圍納入「受規管地區」範圍；

2. 將貝澳該帶範圍重新納入「保育地帶」用途，以反映「南保育」的政策方向及濕地的完整性。

本人基於下列理由作出上述要求：

1. 一旦破壞貝澳溼地，就很

難復原，是無可挽救的行為。

2. 失去了貝澳濕地，當地的水牛就失去食物和棲息地，人類和水牛應共同分享大自然，而非只為人類圖利而扼殺其他生物的生存權。

3. 政府容許填平濕地，再請露營車進駐，讓商人圖利，表面上看似為市民提供康樂場所，是一項利民措施；然而，政府有沒有數據說明市民去貝澳只為住露營車？還是他們寧願享受溼地之美？



當他們得知自己的一時行樂，會破壞環境，趕絕水牛，市民還會支持填平溼地嗎？

4. 政府只聽商人的一面之辭，而不理會大眾市民所願，採納意見未免不夠全面。就以我為例，我絕對反對貝澳 6公頃地由「海岸保護區」改為「康樂」地帶，本人對露營車毫不感興趣，反而非常珍惜和享受貝澳的濕地。

還望政府接納市民意見將貝  
澳該帶範圍重新納入「保育  
地帶」用途！



就圖則作出申述 <b>Representation Relating to Plan</b>		Submission Number: TPB/R/S/SLC/22- S005
參考編號 <b>Reference Number:</b>		Representation Number: TPB/R/S/SLC/22- R28
231017-004200-51755		
提交限期 <b>Deadline for submission:</b>		
15/11/2023		
提交日期及時間 <b>Date and time of submission:</b>		
17/10/2023 00:42:00		
「申述人」全名 <b>Full Name of "Representer":</b>		
女士 Ms. Chu Natalie		
「獲授權代理人」全名 <b>Full Name of "Authorized Agent" :</b>		
與申述相關的圖則 <b>Plan to which the representation relates:</b>		S/SLC/22
申述的性質及理由 <b>Nature of and reasons for the representation:</b>		
有關事項 <b>Subject Matters</b>	性質 <b>Nature</b>	理由 <b>Reason</b>
Item A2 - Rezoning of an area along South Lantau Road and Chi Ma Wan Road in Pui O from "CPA" to "Recreation" ("REC").	反對 Oppose	1. Not in Line with Sustaining the Primary Principle of "Conservation" Conservation should be the primary goal in the Pui O Priority Site according to the Blueprint (2017) and the Masterplan (2020) and high biodiversity is identified as stated in the Ecological Study (2021). However, the previous "CPA" zone failed to provide protection to sustain nature without being in line with its planning intention, resulting in currently unsustainable brownfield development. Under the proposed amendment of the "REC" zone, the area connecting the boundaries of Regulated Areas and the Pui O Ecologically Important Stream without a buffer will further expand the disturbances to the surroundings and hinder restoring the affected wetlands.
Item A2 - Rezoning of an area along South Lantau Road and Chi Ma Wan Road in Pui O from "CPA" to "Recreation" ("REC").	反對 Oppose	2. Threats to Ecologically Sensitive Habitats in Close Proximity The affected central portion of the Site is adjacent to the major conservation zones, with marsh and seasonally wet grassland which nurture the wetland habitats for diverse and rare species including buffalos. A total of 130 over 252 species in Pui O are of conservation importance from the findings. The Ecological Study also emphasized that vandalism including landfilling, dumping and excavation, to ecologically sensitive habitats and drying up of wetlands are regarded as key threats to Pui O led by leisure and recreational activities.
Item A2 - Rezoning of an area along	反對 Oppose	3. Undesirable Precedent of Applications for Camping Recreation

South Lantau Road and Chi Ma Wan Road in Pui O from "CPA" to "Recreation" ("REC").

The previous applications (i.e. No. A/SLC/161 and No. A/SLC/155) for temporary holiday camps with land excavation failed to demonstrate that the proposed development would not have adverse ecological, water quality, drainage and sewerage impacts on the surroundings. The TPB Committee rejecting the application (No. A/SLC/161) commented that the cumulative effect of allowing such uses will eventually lead to environmental degradation as a whole.

#### 4. Pressure on Limited Road Capacity

Given that South Lantau Road abutting the local villages and the Site is the only existing main road with restricted permit access, concern is raised over the increasing demand for limited road capacity and illegal road permits.

對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

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就圖則作出申述  
Representation Relating to Plan

Submission Number:

TPB/R/S/SLC/22- S675

Representation Number:

TPB/R/S/SLC/22- R29

參考編號  
Reference Number: 231113-160059-64635

提交限期  
Deadline for submission: 15/11/2023

提交日期及時間  
Date and time of submission: 13/11/2023 16:00:59

「申述人」全名  
Full Name of "Representer": 先生 Mr. 陳健生

「獲授權代理人」全名  
Full Name of "Authorized Agent":

與申述相關的圖則  
Plan to which the representation relates: S/SLC/22

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

有關事項 Subject Matters	性質 Nature	理由 Reason
要求 1. 將貝澳被S/SLC/22 規劃為「康樂用途」的 範圍納入「受規管地區 」範圍 2. 將該帶範圍重新納入 「保育地帶」用途，以 反映「南保育」的政策 方向及濕地的完整性。	反對 Oppose	南大嶼海岸的美麗，向來是靠受規管地區、保育地 區來達成，近十幾年，就算政府有做改變，已出現 大量侵害：將原濕地私改為旅遊娛樂目的用途，已 嚴重影響原居水牛、鳥類，及各野生物種生活。
水務署貝澳至石散石 灣 排污工程相關需要 變動，就支持。	支持 Support	排污工程係需要，係減少對貝澳海岸水質惡化嘅主 要出路。

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):

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就圖則作出申述  
**Representation Relating to Plan**

**Submission Number:**

TPB/R/S/SLC/22- S676

**Representation Number:**

TPB/R/S/SLC/22- R30

參考編號  
**Reference Number:** 231113-163141-41394

提交限期  
**Deadline for submission:** 15/11/2023

提交日期及時間  
**Date and time of submission:** 13/11/2023 16:31:41

「申述人」全名  
**Full Name of "Representer":** 女士 Ms. 陳嘉琳

「獲授權代理人」全名  
**Full Name of "Authorized Agent" :**

與申述相關的圖則  
**Plan to which the representation relates:** S/SLC/22

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

有關事項 Subject Matters	性質 Nature	理由 Reason
A2	反對 Oppose	該地本為濕地，近年被破壞，吸水能力變弱，水牛棲地減少。生態旅遊應以生態先行，發展次之。
A4, B5	反對 Oppose	綠化地本來可以包括BBQ 等設施，無需改劃

對圖則的建議修訂(如有的話)  
**Proposed Amendments to Plan(if any):**

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就圖則作出申述  
Representation Relating to Plan

Submission Number:

TPB/R/S/SLC/22- S678

Representation Number:

TPB/R/S/SLC/22- R31

參考編號  
Reference Number: 231113-165057-54587

提交限期  
Deadline for submission: 15/11/2023

提交日期及時間  
Date and time of submission: 13/11/2023 16:50:57

「申述人」全名  
Full Name of "Representer": 女士 Ms. Fan Kwok Yee

「獲授權代理人」全名  
Full Name of "Authorized Agent":

與申述相關的圖則  
Plan to which the representation relates: S/SLC/22

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

有關事項 Subject Matters	性質 Nature	理由 Reason
A2	反對 Oppose	The seaside land of Pui O at the south of Island South Road is mostly wetland where many buffaloes inhabit, has been designated as "coastal protection area". The ecology of Pui O Wetland is closely linked. If there is water flowing to the wetland in the conservation zone that will be included in the recreational use area, we are concerned that if there is sewage in the area or if someone changes the direction of water flow during development, it will affect the entire Pui O Wetland. Hydrology may affect the ecology of Buffalo and herons in the long run.
A4	反對 Oppose	Almost all of travellers go to Lantau in the aim of hiking and enjoy the view of nature, make the artificial recreational zone is actually unnecessary.

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

1. The lands of recreational use area in Pui O should be mark as "regulation zone".
2. Mark the lands of recreational use area in Pui O as "conversation zone" for showing the aim of "South for conversation" and protect the integrity of the Wetland.

就圖則作出申述  
Representation Relating to Plan

Submission Number:

TPB/R/S/SLC/22- S681

Representation Number:

TPB/R/S/SLC/22- R32

參考編號  
Reference Number: 231113-200331-51685

提交限期  
Deadline for submission: 15/11/2023

提交日期及時間  
Date and time of submission: 13/11/2023 20:03:31

「申述人」全名  
Full Name of "Representer": 先生 Mr. Hin Yi Lance LAU

「獲授權代理人」全名  
Full Name of "Authorized Agent":

與申述相關的圖則  
Plan to which the representation relates: S/SLC/22

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

有關事項 Subject Matters	性質 Nature	理由 Reason
向城規會要求將貝澳被改為為康樂用途納入 [受規管範圍] 及改為為保育地帶。 建議將藍色框內白色範圍納入 [受規管地區] (RA) 並改劃為 [保育地帶](CA)	反對 Oppose	向城規會要求將貝澳被改為為康樂用途納入 [受規管範圍] 及改為為保育地帶。 建議將藍色框內白色範圍納入 [受規管地區] (RA) 並改劃為 [保育地帶](CA)
向城規會要求將貝澳被改為為康樂用途納入 [受規管範圍] 及改為為保育地帶。 建議將藍色框內白色範圍納入 [受規管地區] (RA) 並改劃為 [保育地帶](CA)	反對 Oppose	向城規會要求將貝澳被改為為康樂用途納入 [受規管範圍] 及改為為保育地帶。 建議將藍色框內白色範圍納入 [受規管地區] (RA) 並改劃為 [保育地帶](CA)
向城規會要求將貝澳被改為為康樂用途納入 [受規管範圍] 及改為為保育地帶。 建議將藍色框內白色範圍納入 [受規管地區] (RA) 並改劃為 [保育地帶](CA)	反對 Oppose	向城規會要求將貝澳被改為為康樂用途納入 [受規管範圍] 及改為為保育地帶。 建議將藍色框內白色範圍納入 [受規管地區] (RA) 並改劃為 [保育地帶](CA)

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

向城規會要求將貝澳被改為為康樂用途納入 [受規管範圍] 及改為為保育地帶。

建議將藍色框內白色範圍納入 [受規管地區] (RA) 並改劃為 [保育地帶](CA)



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Plan No: S/SLC/22 大嶼山南岸  
14/11/2023 23:37

Submission Number:

TPB/R/S/SLC/22- S686

Representation Number:

TPB/R/S/SLC/22- R33

Personal&publi

From: Man Wai Leung [REDACTED]  
To: <tpbpd@pland.gov.hk>  
File Ref:

致處長：

反對A2項-將一幅位於嶼南道及芝麻灣道的用地由海岸保護區地帶變更改為康樂地帶 及A4項- 將一幅位於望東灣的用地由綠化地帶更改為康樂地帶

該兩個地帶有生態價值非常高的物種水牛黃牛棲息，水牛在香港數字已經不斷下降，貝澳,塘福,水口的濕地差不多是全港尚存適合水牛棲息的空間，況且牛本身都有地盆主意，牛與牛之間亦會因為空間不足而衝突繼而亂衝跑出馬路或最終入侵高貴的人類的住宅或空間，人牛衝突最後受害嘅永遠只會係牛或其他物種。之前到訪過米埔參加導賞團，就係因為遷移數頭水牛到米埔，該處生態系統及物種多樣性大大提高，水牛黃牛價值不能沒殺，即使牠們現在不需要像牠們的先輩辛勤工作耕田！人類並不是地球上唯一生物，我唔想日後只能單靠圖片俾下一代知道生態物種。

再者你們的政策不是「北發展，南保育」，現在的更改不是變相為未來發展開綠燈，亦鼓勵將濕地農地先破壞，後發展，繼續放棄執管權，你們唔打算收回農地作保育都算，現在卻開倒車，為發展開綠燈，今日發展一少部份，日後只會找更多藉口變本加厲，逐漸蠶食緊餘嘅部份濕地！

謝謝！

Mr. Leung Man Wai  
[REDACTED]

Remark: 你們電子版面，未有提供填寫身份証，希望你們可以改善！

從 iPhone 版的 Yahoo Mail 傳送



就圖則作出申述  
Representation Relating to Plan

Submission Number:

TPB/R/S/SLC/22- S714

Representation Number:

TPB/R/S/SLC/22- R34

參考編號  
Reference Number: 231114-172418-31488

提交限期  
Deadline for submission: 15/11/2023

提交日期及時間  
Date and time of submission: 14/11/2023 17:24:18

「申述人」全名  
Full Name of "Representer": 女士 Ms. tsoi wing size

「獲授權代理人」全名  
Full Name of "Authorized Agent": tsoi wing size

與申述相關的圖則  
Plan to which the representation relates: S/SLC/22

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

有關事項 Subject Matters	性質 Nature	理由 Reason
A2, A4 & B4	反對 Oppose	大嶼山特有的自然環境，極具保育價值。大嶼山已經少車少高樓大廈，一到大嶼山已是最好的休憩環境，不應本末倒置將海岸保護區/綠化地帶人工化的改為康樂地帶。
B6, B7 & B8	反對 Oppose	除了大嶼山，香港其他地方仍有地去建住宅。但大嶼山的自然環境是其他地方不能取締。破壞香港獨有天然環境去建住宅，實屬不智。
B10 & B17	反對 Oppose	興建道路只為市區化大嶼山南部實屬不智，市民嚮往的是大嶼山獨有自然環境，亦明白興建道路相對是破壞自然環境。

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):

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**就圖則作出申述****Representation Relating to Plan****Submission Number:**

TPB/R/S/SLC/22- S715

**Representation Number:**

TPB/R/S/SLC/22- R35

參考編號

**Reference Number:**

231114-194901-58974

提交限期

**Deadline for submission:**

15/11/2023

提交日期及時間

**Date and time of submission:**

14/11/2023 19:49:01

「申述人」全名

**Full Name of "Representer":**

女士 Ms. Mang Hiu Ying Maggie

「獲授權代理人」全名

**Full Name of "Authorized Agent" :**

與申述相關的圖則

**Plan to which the representation relates:** S/SLC/22

申述的性質及理由

**Nature of and reasons for the representation:**

有關事項 Subject Matters	性質 Nature	理由 Reason
Amendment Item A1	反對 Oppose	此修訂的範圍是貝澳非常極具生態價值的生境，城規會應將所有生態敏感環境，包括季節性淡水濕地、草地、河溪、樹林等自然環境，維持作保育用途地帶。
Amendment Item A2	反對 Oppose	此修訂的範圍是棕地，但是連接著貝澳非常極具生態價值的濕地。為確保濕地的完整性，城規會絕對不應該將此地改為康樂用途。

對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

貝澳是香港罕見的濕地環境，現已被各種非法堆泥嚴重破壞。因此此修訂需要非常謹慎。即使是已經被破壞多年的保育用地，或者被劃作「康樂」同「鄉村式發展」等發展用途地帶，都應該納入「受規管地區」範圍，令一些違反規劃大綱圖的發展都可以受到管制，真正保護當區的環境及規劃協調性。



就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/SLC/22- S716

Representation Number:  
TPB/R/S/SLC/22- R36

參考編號  
Reference Number: 231114-231045-50293

提交限期  
Deadline for submission: 15/11/2023

提交日期及時間  
Date and time of submission: 14/11/2023 23:10:45

「申述人」全名  
Full Name of "Representer": 女士 Ms. Wong Ka Man

「獲授權代理人」全名  
Full Name of "Authorized Agent":

與申述相關的圖則  
Plan to which the representation relates: S/SLC/22

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

有關事項 Subject Matters	性質 Nature	理由 Reason
A2	反對 Oppose	<p>Not in line with sustaining the Primary Principle of "Conservation".</p> <p>According to the Blueprint (2017) and Masterplan (2020), conservation should be the primary goal in Pui O. Under the proposed amendment of the "REC" zone, the area may be under huge ecological threats and disturbances.</p> <p>As concerned by some local green groups, the proposed area contains river, stream, marshland and wetland, where high ecological value is observed. Yet, the amendment of "REC" zone may allow the construction of camping village, golf course etc., where construction could be done even with the review of the Town Planning Board.</p> <p>With reference to overseas eco-tourism examples, including National Park in Iceland and Scotland, eco-tourism can develop successfully even in a protected area, without much manmade infrastructure. In this case, Pui O in essence is a beautiful natural area where vibrant ecosystems and wetland landscapes can be found. It still can attract tourists to go hiking, bird watching or eco-photographing even without turning it into "REC" zone.</p>

	To uphold the primary principle of "Development in the North, Conservation for the South", it is hoped that the Government could preserve our beautiful natural resources by amending the zone into "Conservation Area" (CA).
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對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

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**就圖則作出申述**  
**Representation Relating to Plan**

**Submission Number:**

TPB/R/S/SLC/22- S717

**Representation Number:**

TPB/R/S/SLC/22- R37

參考編號  
**Reference Number:** 231115-001730-58971

提交限期  
**Deadline for submission:** 15/11/2023

提交日期及時間  
**Date and time of submission:** 15/11/2023 00:17:30

「申述人」全名  
**Full Name of "Representer":** 女士 Ms. YEUNG TING

「獲授權代理人」全名  
**Full Name of "Authorized Agent" :**

與申述相關的圖則  
**Plan to which the representation relates:** S/SLC/22

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

有關事項 Subject Matters	性質 Nature	理由 Reason
A1 項 A2 項	反對 Oppose	希望可以保留海岸保護區，不要改為康樂地帶。 因為被政府納入為康樂地帶處有河流、沼澤濕地、林地等具生態價值的生境。 康樂地帶一般欠缺監管，容易在工程期間、運作期間、結束運作時破壞自然環境，保留海岸保護區，以確保貝澳的環境得以妥善保育及受法規監管。

對圖則的建議修訂(如有的話)  
**Proposed Amendments to Plan(if any):**

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就圖則作出申述  
Representation Relating to Plan

Submission Number:

TPB/R/S/SLC/22- S718

Representation Number:

TPB/R/S/SLC/22- R38

參考編號  
Reference Number: 231115-084831-44312

提交限期  
Deadline for submission: 15/11/2023

提交日期及時間  
Date and time of submission: 15/11/2023 08:48:31

「申述人」全名  
Full Name of "Representer": 女士 Ms. LIU CHEUK SZE

「獲授權代理人」全名  
Full Name of "Authorized Agent":

與申述相關的圖則  
Plan to which the representation relates: S/SLC/22

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

有關事項 Subject Matters	性質 Nature	理由 Reason
第A2項	反對 Oppose	該處有河流、沼澤濕地、林地等具生態價值的生境。2021年土木工程署完成的《貝澳、水口、大澳及鄰近地區生態研究 - 可行性研究》中，貝澳被評定擁有高生態價值的生境。

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):

建議將康樂地帶改為保育相關地區，確保貝澳的環保得以妥善保育及受法規監管。



Submission Number:

TPB/R/S/SLC/22- S724

Urgent  Return Receipt Requested  Sign  Encrypt  Mark S



就修訂圖則S/SLC/22的申述

15/11/2023 16:29

Representation Number: bnal&publi

TPB/R/S/SLC/22- R39

From: Wai Chiu Ng [REDACTED]  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
File Ref:

城市規劃委員會：

本人身分證號碼 [REDACTED] 要求 貴會及規劃署修訂圖則S/SLC/22時，考慮貝澳A2區大部份地點，即是約九份八範圍仍是綠化地，有樹木及濕地，地上有水牛等等生物出沒，值得訂為「受規管地區」的「自然保育地帶」。

倘若轉為「康樂用途」地區，將有違政府多年內提倡的大嶼山「南保育」的精神，亦威脅鄰近的自然保育區A1區的保育工作。另外，亦變相鼓勵「先破壞、等發展」的錯誤訊息。何解政府及 貴會繼續放棄執管權，變相鼓勵繼續破壞濕地生境的行為？被規劃作「康樂用途」的範圍包括一大片完整的濕地，規劃署粗疏地指該帶濕地屬「已發展/受干擾」的狀況，以此去改劃，原因不合理。另一不合理之處是，有關政府部門竟然視同一濕地，僅一路之隔(不足一米闊)，就有完全不同的生態價值。貝澳的生態研究報告無公開，原有濕地生境價被隱藏，故此，這不合理的主張更令人懷疑動機不良。如此改劃，該區的地主及租戶也可不做康樂設施，索性繼續棕土化搞倉存或停車場，規劃署便無法管，而且可能仲好搵，也令A1區的濕地生境將會因而受嚴重的發展壓力影響。最後，本人警告：為發展，該帶濕地極有可能被堆填，阻塞排水功能，引發貝澳水浸的威脅。

本人再申述要求如下：

1. 將貝澳被規劃為「康樂用途」的範圍納入「受規管地區」範圍；
2. 將該帶範圍重新納入「保育地帶」用途，以反映「南保育」的政策方向及濕地的完整性。

吳偉釗

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/SLC/22- S732

Representation Number:  
TPB/R/S/SLC/22- R40

參考編號  
Reference Number: 231115-150509-46612

提交限期  
Deadline for submission: 15/11/2023

提交日期及時間  
Date and time of submission: 15/11/2023 15:05:09

「申述人」全名  
Full Name of "Representer": 女士 Ms. Chow Oi Chuen

「獲授權代理人」全名  
Full Name of "Authorized Agent":

與申述相關的圖則  
Plan to which the representation relates: S/SLC/22

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

有關事項 Subject Matters	性質 Nature	理由 Reason
A2	反對 Oppose	<p>反對貝澳沿嶼南道和芝麻灣道的用地由「海岸保護區」地帶改劃為「康樂」地帶。</p> <p>康樂用途地帶即在貝澳生態敏感地上經營露營車場/高爾夫球場等較多化學/污染源的設施都通通不再需要特別向政府申請。</p> <p>參考新界元朗錦田一帶綠化地帶上，如業權人/租戶想經營露營車場/高爾夫球場，這種型的康樂用途都需要特別申請時。在貝澳濕地生態敏感地上如經常容許這類「康樂」用途，將對貝澳整體的濕地保育會帶來威脅，可以預視貝澳現有的破壞將會漫延，在規劃邏輯上亦有欠公允。</p> <p>因此本人反對貝澳沿嶼南道和芝麻灣道的用地由「海岸保護區」地帶改劃為「康樂」地帶，亦建議城規會考慮改劃為其他保育相關的用途地帶。</p>

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):

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就圖則作出申述  
Representation Relating to Plan

Submission Number:

TPB/R/S/SLC/22- S733

Representation Number:

TPB/R/S/SLC/22- R41

參考編號  
Reference Number: 231115-165029-01914

提交限期  
Deadline for submission: 15/11/2023

提交日期及時間  
Date and time of submission: 15/11/2023 16:50:29

「申述人」全名  
Full Name of "Representer": 女士 Ms. Chan Suk Yee

「獲授權代理人」全名  
Full Name of "Authorized Agent":

與申述相關的圖則  
Plan to which the representation relates: S/SLC/22

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

有關事項 Subject Matters	性質 Nature	理由 Reason
將貝澳海岸保護區的濕地改變用途成「自然保育區」	反對 Oppose	在這個所謂的「自然保育區」內，容許興建度假營、帳幕營地、燒烤地點等，以上種種設施其實對大自然生態造成嚴重的破壞而不是保育，燒烤區更造成環境污染。
將貝澳海岸保護區的濕地改變用途成「康樂地帶」	反對 Oppose	建議改變為康樂地帶的範圍有河流、沼澤濕地、林地等具生態價值的生境。若在這個所謂的「康樂地帶」內，容許興建度假營、帳幕營地、燒烤地點等，以上種種設施其實對大自然生態造成嚴重的破壞而不是保育，燒烤區更造成環境污染。如果該區域被劃入康樂地帶，任何人在該處經營度假營（如露營車場）、高爾夫球練習場、室外小型賽車場、水族館等用途設施，將會被視為「經常准許用途」，即是不用經城規會審批就可以動工，可以預見該濕地會將嚴重破壞。

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

若貝澳海岸保護區的濕地改變用途成「康樂地帶」被通過的話，本人建議將被規劃為「康樂用途」的範圍的土地，納入「受規管地區」範圍。

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/SLC/22- S734

參考編號  
Reference Number: 231115-171653-73004

Representation Number:  
TPB/R/S/SLC/22- R42

提交限期  
Deadline for submission: 15/11/2023

提交日期及時間  
Date and time of submission: 15/11/2023 17:16:53

「申述人」全名  
Full Name of "Representer": 先生 Mr. Adrian Paul Elms

「獲授權代理人」全名  
Full Name of "Authorized Agent" :

與申述相關的圖則  
Plan to which the representation relates: S/SLC/22

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

有關事項 Subject Matters	性質 Nature	理由 Reason
Amen- dment Item A2 (Pui O Pri- ority Site (Draw- ing 1) )	反對 Oppose	<p>Having lived in Pui O and as a current owner of a house in Pui O, I firmly believe that the land covered by Item A2 should remain protected for conservation purpose.</p> <p>I understand that most people come to South Lantau to enjoy the nature and see wild animals in their natural habitat, and not to visit built-up campsites / caravan parks / concrete holiday-camps. These facilities are already available elsewhere in Hong Kong such as Sai Kung / Northern New Territories.</p> <p>The proposed change not only destroys a large area of valuable wetland in Pui O which is and has been the natural habitat for water buffaloes, birds and insects for many many years, but also the natural and historical outlook of the area. The land between the beach and South Lantau Road has always been wetlands / green areas. If the change of land use is permitted, roads and concrete structures will almost certainly be built to service the holiday facilities. This will be a disaster for the area and its residents. The construction of these holiday facilities will also cause significant noise and pollution for the residents of Pui O for a prolonged period.</p> <p>In fact, the operation of the existing holiday sites in the Pui O area is already causing nuisance and noise pollution to the local residents, since many holidaymakers play loud music late into the night and leave a significant amount of rubbish around the area (especially the beach).</p> <p>Further, the Pui O section of the South Lantau Road is already operating a</p>



t full capacity. Clearly, South Lantau (especially Pui O) does not have the essential logistical infrastructure to accept more visitors for new holiday camps / caravan sites. Such sites could and should be constructed elsewhere in Lantau such as Ngongping (with good transport facilities already), Tai O or near Disneyland.

The land at Item A2 is also frequently used by water buffaloes to travel between South Lantau Road and Pui O beach. Further human development would likely mean the blocking off or ringfencing of those land / paths by water buffaloes for access. Ultimately, this will force the water buffaloes to travel alongside Chi Ma Wan Road or other human footpaths. This will endanger drivers and pedestrians alike.

In view of the above, I am very strongly opposed to the proposed change of land use under Item A2.

對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

The proposed amendment should be rejected

就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/SLC/22- S736

Representation Number:  
TPB/R/S/SLC/22- R43

參考編號  
Reference Number: 231115-201017-42671

提交限期  
Deadline for submission: 15/11/2023

提交日期及時間  
Date and time of submission: 15/11/2023 20:10:17

「申述人」全名  
Full Name of "Representer": 先生 Mr. Cheung Hang Kwong

「獲授權代理人」全名  
Full Name of "Authorized Agent":

與申述相關的圖則  
Plan to which the representation relates: S/SLC/22

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

有關事項 Subject Matters	性質 Nature	理由 Reason
A2	反對 Oppose	貝澳 - 被抽走的「保育地帶」 新的大嶼山南岸分區大綱圖(S/SLC/22) ，將貝澳原規劃作海岸保護區的部份 範圍改劃作「康樂用途」，而且不被 納入「受規管地區」  問題 被規劃作「康樂用途」的範圍包括一 大片完整的濕地，規劃署粗疏地指該 帶濕地屬「已發展/受干擾」的狀況， 合理化其改劃的原因； 同一濕地，一路之隔(不足一米闊)， 何解有不同生價值？ 貝澳的生態研究報告無公開，原有濕 地生境價值被隱藏； 濕地生境受嚴重的發展壓力； 為發展，該帶濕地極有可能被堆填， 阻塞排水功能，做成貝澳水浸情況

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

要求：

1. 將貝澳被規劃為「康樂用途」的範圍納入「受規管地區」範圍；
2. 將該帶範圍重新納入「保育地帶」用途，以反映「南保育」的政策方向及濕地的完整性。



就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/SLC/22- S683

Representation Number:  
TPB/R/S/SLC/22- R44

參考編號  
Reference Number: 231113-205016-44909

提交限期  
Deadline for submission: 15/11/2023

提交日期及時間  
Date and time of submission: 13/11/2023 20:50:16

「申述人」全名  
Full Name of "Representer": 先生 Mr. LAM MAN LOK

「獲授權代理人」全名  
Full Name of "Authorized Agent":

與申述相關的圖則  
Plan to which the representation relates: S/SLC/22

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

有關事項 Subject Matters	性質 Nature	理由 Reason
A3項	反對 Oppose	<p>1. 今天的我打倒昨天的我？ 2017年可持續大嶼藍圖中「保育貝澳濕地」的章節提到「政府正探索保育貝澳濕地的措施」，2020年大嶼山保育及康樂總綱圖建議在貝澳「注入以自然生態為本的可持續康樂及教育項目」。而過去數年政府亦已委託顧問研究貝澳生態，顧問指出表示需要修復貝澳受破壞的敏感生境及防止被破壞土地繼續擴大。但如今不但未見保育濕地措施反見政府帶頭破壞貝澳濕地完整性，更莫視專業顧問報告建議</p> <p>2. 默許先破壞後發展？ 規劃署回覆傳媒查詢時指研究指出改劃範圍不屬具高生態價值須保育地區，範圍包括已發展及受干擾作等棕地作業土地。然而這些發展和干擾本就不應出現在海岸保護區，只是過去政府無法可依而視若無睹。如今政府主動以土地受破壞而申請改劃用途，絕對是顛倒是非、倒果為因</p> <p>3. 善應善用空置官地 翻查資料，「南大嶼山生態康樂走廊」範圍至少有8幅面積約0.817頃、可作供租用的空置政府用地，遍及貝澳、塘福、水口、石壁合。政府作為官地業主可以更積極主動推動康樂休閒發展，無需被私人發展商牽著鼻子走</p>

。雖然面積上雖然比不上是次改劃的6公頃，但既然有官地空置政府理應先行善用

#### 4. 把康樂和保育放在對立面

現時康樂用途用地可向城規會申請興建不超過6米（兩層）住宅、酒店、公共停車場以至高爾夫球場，與政府一直提及的「注入以自然生態為本的可持續康樂及教育項目」、「低影響的康樂用途」顯然相違背。反觀生態研究顧問已建議透過接管私人土地擁有權進行保育是其中一選項並提出整合文化、康樂和教育等與生態兼容元素形成「自然公園」的計劃，歷史研究顧問亦建議研究牛在貝澳重新發展農業可擔當的角色、復修農地部重塑昔日農家生活等。過往亦有不少組織團體提出牛隻保育中心，我們亦曾提出貝澳水牛徑以一個互相尊重的方式讓人與牛隻「同眠」以至「共存」。顧問提出的建議亦包含康樂元素但重點以保育為先，政府花了一大筆公帑聘請顧問研究卻視顧問報告如無物

#### 5. 未有考慮改劃後引發的人牛衝突

可持續大嶼藍圖提到「現時該地（貝澳）聚居的水牛已成為文化歷史的一部分」，但南大嶼人牛衝突只有增無減。其中一個主因正是牛隻棲息地不斷減少，而是次改劃的6公頃原海岸保護區正是水牛在貝澳以至南大嶼其中一個重要棲息地。假若是次成功改劃牛隻棲息地定必進一步縮細，未來南大嶼的人牛衝突勢必更趨嚴重

對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

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**就圖則作出申述  
Representation Relating to Plan**

**Submission Number:**  
TPB/R/S/SLC/22- S739

**Representation Number:**  
TPB/R/S/SLC/22- R45

參考編號  
**Reference Number:** 231115-230855-01685

提交限期  
**Deadline for submission:** 15/11/2023

提交日期及時間  
**Date and time of submission:** 15/11/2023 23:08:55

「申述人」全名  
**Full Name of "Representer":** 女士 Ms. WONG LOK YUNG

「獲授權代理人」全名  
**Full Name of "Authorized Agent" :**

與申述相關的圖則  
**Plan to which the representation relates:** S/SLC/22

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

有關事項 Subject Matters	性質 Nature	理由 Reason
劃為康樂用地	反對 Oppose	無助保護環境亦影響社會大眾利益 監管過寬下，加劇環境破壞，違反EI AO, TPO立法原意、有危害國家生態 安全之嫌

對圖則的建議修訂(如有的話)  
**Proposed Amendments to Plan(if any):**

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**就圖則作出申述**  
**Representation Relating to Plan**

**Submission Number:**  
TPB/R/S/SLC/22- S677

**Representation Number:**  
TPB/R/S/SLC/22- R46

參考編號  
**Reference Number:** 231113-165038-29390

提交限期  
**Deadline for submission:** 15/11/2023

提交日期及時間  
**Date and time of submission:** 13/11/2023 16:50:38

「申述人」全名  
**Full Name of "Representer":** 女士 Ms. Ng yu fung

「獲授權代理人」全名  
**Full Name of "Authorized Agent" :**

與申述相關的圖則  
**Plan to which the representation relates:** S/SLC/22

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

有關事項 Subject Matters	性質 Nature	理由 Reason
發展貝澳海岸保護區濕地	反對 Oppose	我們不需要更多的酒店、商場、豪宅, 而需要維持大自然平衡, 人的身心平衡, 需要人性化嘅城市!

對圖則的建議修訂(如有的話)  
**Proposed Amendments to Plan(if any):**

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**就圖則作出申述**  
**Representation Relating to Plan**

**Submission Number:**

TPB/R/S/SLC/22- S713

**Representation Number:**

TPB/R/S/SLC/22- R47

參考編號  
**Reference Number:** 231114-155407-24640

提交限期  
**Deadline for submission:** 15/11/2023

提交日期及時間  
**Date and time of submission:** 14/11/2023 15:54:07

「申述人」全名  
**Full Name of "Representer":** 先生 Mr. Tamas Ross Taldon King

「獲授權代理人」全名  
**Full Name of "Authorized Agent" :**

與申述相關的圖則  
**Plan to which the representation relates:** S/SLC/22

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

有關事項 Subject Matters	性質 Nature	理由 Reason
All proposed changes to wetland areas covered under the current coastal protection zones	反對 Oppose	<p>The entire area has been zoned previously with zero protection enforced by the government. Rezoning appears to encourage and promote holiday camps all of which are an eye sore to the area and provide significant strain on the environment. For example JK Club holiday camp occupies land and does not uphold and environmental standards with large amounts of dumped waste and rubble and poor fencing that is dangerous to any one human / animal walking in the area. The site also blocks off a public access way around the marshlands.</p> <p>Hong Kong Victoria Resort again is an eye sore on a pristine site which is not complete and poorly maintained. This facility is not used 90% of the time as was built with the view of changing land zones. I would challenge anyone to view the property and audit it fit for purpose. In light of the proposed changes all I can see is that more poorly planned eye sores which will end up being rubbish sites built on an area of outstanding beauty</p> <p>This land should be protected cleared of temp structures, rubbish dumped cars, containers etc and protected to encourage wildlife. In addition to this the entire area should be monitored for water quality due to the amount of waste being dumped to build up land / dumped construction waste and vehicles. All of which seep toxic materials into the soil and water table.</p> <p>For this reason I highly oppose any changes that would allow this to happen and would advise the planning group to look at enforcing current EPA and conservation protocol with strict fines rather than allowing further development loopholes.</p>

對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

Zone all areas currently under the coastal protection as country park and provide full time protection and monitoring of the area to make it a place of natural beauty. This would include enforcing any EPA infringement on the area.



就圖則作出申述  
Representation Relating to Plan

Submission Number:

TPB/R/S/SLC/22- S738

Representation Number:

TPB/R/S/SLC/22- R48

參考編號  
Reference Number: 231115-214611-92027

提交限期  
Deadline for submission: 15/11/2023

提交日期及時間  
Date and time of submission: 15/11/2023 21:46:11

「申述人」全名  
Full Name of "Representer": 先生 Mr. Ng wai yip

「獲授權代理人」全名  
Full Name of "Authorized Agent" :

與申述相關的圖則  
Plan to which the representation relates: S/SLC/22

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

有關事項 Subject Matters	性質 Nature	理由 Reason
分割濕地	反對 Oppose	破壞自然生態
在濕地上建屋	反對 Oppose	永久破壞濕地原本型態

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):

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

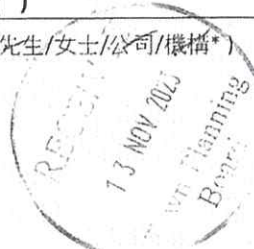
<b>Submission Number:</b> TPB/R/S/SLC/22- S511
<b>Representation Number:</b> TPB/R/S/SLC/22- R49

- The representation should be made to the Town Planning Board (the Board) before the expiry of the completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Offices, 333 Java Road, North Point, Hong Kong.  
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.  
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓 - 電話：2231 4810 或 2231 4835 及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓）索取，亦可從委員會的網頁下載（網址：<http://www.tpb.gov.hk/>）。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.  
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關申述視為不曾提出論。
- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.  
根據《城市規劃條例》（下稱「條例」），委員會會在合理地切實可行的情況下，盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

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

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization\* 先生/女士/公司/機構\*)

林媽杼



(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

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

Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization\* 先生/女士/公司/機構\*)

不適用

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

\* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」



3. Details of the Representation (use separate sheet if necessary)<sup>#</sup>申述詳情(如有需要,請另頁說明)<sup>#</sup>The plan to which the representation relates (please specify the name and number of the plan)  
與申述相關的圖則(請註明圖則名稱及編號)大山嶼山南岸分區計劃大綱草圖  
編號S/SLC/22

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

Subject matters 有關事項 <sup>@</sup>	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 <sup>^</sup>
該草圖的全部修訂	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	破壞環境,影響生態 所謂的保育沒有周全考慮 附近地方所涉及的影響
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

Any proposed amendments to the plan? If yes, please specify the details.  
對圖則是否有任何擬議修訂? 如有的話,請註明詳情。<sup>#</sup> If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.  
若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。<sup>@</sup> Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項, 如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。<sup>^</sup> Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) may be treated as not having been made if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A)條訂明, 如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回/徵用/清理/取得任何土地的空置管有權而引起的補償或援助有關, 則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和/或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫 "不適用"

 at the appropriate box 請在適當的方格內加上  號

**就圖則作出申述  
Representation Relating to Plan**

**Submission Number:**  
TPB/R/S/SLC/22- S664

參考編號  
**Reference Number:** 231113-110003-64588

**Representation Number:**  
TPB/R/S/SLC/22- R50

提交限期  
**Deadline for submission:** 15/11/2023

提交日期及時間  
**Date and time of submission:** 13/11/2023 11:00:03

「申述人」全名  
**Full Name of "Representer":** 女士 Ms. Chia Bo Lin

「獲授權代理人」全名  
**Full Name of "Authorized Agent" :**

與申述相關的圖則  
**Plan to which the representation relates:** S/SLC/22

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

有關事項 Subject Matters	性質 Nature	理由 Reason
S/SLC/22	反對 Oppose	破坏湿地，破坏生態環境

對圖則的建議修訂(如有的話)  
**Proposed Amendments to Plan(if any):**

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就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/SLC/22- S665

Representation Number:  
TPB/R/S/SLC/22- R51

參考編號  
Reference Number: 231113-122956-67460

提交限期  
Deadline for submission: 15/11/2023

提交日期及時間  
Date and time of submission: 13/11/2023 12:29:56

「申述人」全名  
Full Name of "Representer": 女士 Ms. Yung yuk Hing

「獲授權代理人」全名  
Full Name of "Authorized Agent" :

與申述相關的圖則  
Plan to which the representation relates: S/SLC/22

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

有關事項 Subject Matters	性質 Nature	理由 Reason
反對破壞生態	反對 Oppose	不尊重生態保護
反對破壞生態	反對 Oppose	不尊重生態保護
反對破壞生態	反對 Oppose	不尊重生態保護

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):

--

**就圖則作出申述**  
**Representation Relating to Plan**

**Submission Number:**  
TPB/R/S/SLC/22- S666

參考編號  
**Reference Number:** 231113-133908-37798

**Representation Number:**  
TPB/R/S/SLC/22- R52

提交限期  
**Deadline for submission:** 15/11/2023

提交日期及時間  
**Date and time of submission:** 13/11/2023 13:39:08

「申述人」全名  
**Full Name of "Representer":** 女士 Ms. Tse man hei

「獲授權代理人」全名  
**Full Name of "Authorized Agent" :**

與申述相關的圖則  
**Plan to which the representation relates:** S/SLC/22

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

有關事項 Subject Matters	性質 Nature	理由 Reason
S/SLC/22	反對 Oppose	破壞濕地 破壞原生自然生態環境 破壞水牛棲息地

對圖則的建議修訂(如有的話)  
**Proposed Amendments to Plan(if any):**

--



就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/SLC/22- S679

Representation Number:  
TPB/R/S/SLC/22- R53

參考編號  
Reference Number: 231113-165736-09088

提交限期  
Deadline for submission: 15/11/2023

提交日期及時間  
Date and time of submission: 13/11/2023 16:57:36

「申述人」全名  
Full Name of "Representer": 先生 Mr. So Tak Pui

「獲授權代理人」全名  
Full Name of "Authorized Agent" :

與申述相關的圖則  
Plan to which the representation relates: S/SLC/22

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

有關事項 Subject Matters	性質 Nature	理由 Reason
S/SLC/22	反對 Oppose	香港現有的珍貴環境，要靠政府保育，現存的濕地已被嚴重破壞，為了秉承國家偉大環保理念，要儘量保育，不要作無謂的改變

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):

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就圖則作出申述  
Representation Relating to Plan

Submission Number:  
TPB/R/S/SLC/22- S684

Representation Number:  
TPB/R/S/SLC/22- R54

參考編號  
Reference Number: 231114-040000-99350

提交限期  
Deadline for submission: 15/11/2023

提交日期及時間  
Date and time of submission: 14/11/2023 04:00:00

「申述人」全名  
Full Name of "Representer": 女士 Ms. Tang Kam Ping

「獲授權代理人」全名  
Full Name of "Authorized Agent":

與申述相關的圖則  
Plan to which the representation relates: S/SLC/22

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

有關事項 Subject Matters	性質 Nature	理由 Reason
S/SLC/22	反對 Oppose	不能再破壞香港越來越少的生態環境。 必須珍惜大自然，正視生態系統，因世界正面臨氣候變化危機。

對圖則的建議修訂(如有的話)  
Proposed Amendments to Plan(if any):

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**就圖則作出申述**  
**Representation Relating to Plan**

**Submission Number:**

TPB/R/S/SLC/22- S719

**Representation Number:**

TPB/R/S/SLC/22- R55

參考編號  
**Reference Number:** 231115-094920-45781

提交限期  
**Deadline for submission:** 15/11/2023

提交日期及時間  
**Date and time of submission:** 15/11/2023 09:49:20

「申述人」全名  
**Full Name of "Represter":** 女士 Ms. TSE MAN LOK

「獲授權代理人」全名  
**Full Name of "Authorized Agent" :**

與申述相關的圖則  
**Plan to which the representation relates:** S/SLC/22

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

有關事項 Subject Matters	性質 Nature	理由 Reason
S/SLC/22	反對 Oppose	破壞環境

對圖則的建議修訂(如有的話)  
**Proposed Amendments to Plan(if any):**

請不要影響水牛棲息地

就圖則作出申述  
**Representation Relating to Plan**

Submission Number:

TPB/R/S/SLC/22- S737

Representation Number:

TPB/R/S/SLC/22- R56

參考編號  
**Reference Number:** 231115-205255-36569

提交限期  
**Deadline for submission:** 15/11/2023

提交日期及時間  
**Date and time of submission:** 15/11/2023 20:52:55

「申述人」全名  
**Full Name of "Representer":** 先生 Mr. Chan Tai Seng

「獲授權代理人」全名  
**Full Name of "Authorized Agent" :**

與申述相關的圖則  
**Plan to which the representation relates:** S/SLC/22

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

有關事項 <b>Subject Matters</b>	性質 <b>Nature</b>	理由 <b>Reason</b>
S/SLC/22	反對 Oppose	不希望破壞所餘無幾的生態環境

對圖則的建議修訂(如有的話)  
**Proposed Amendments to Plan(if any):**

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Submission Number:

TPB/R/S/SLC/22- S001

Representation Number:

TPB/R/S/SLC/22- R57

就圖則作出申述

**Representation Relating to Plan**

參考編號

Reference Number:

231015-085142-55013

提交限期

Deadline for submission:

15/11/2023

提交日期及時間

Date and time of submission:

15/10/2023 08:51:42

「申述人」全名

Full Name of "Representer":

先生 Mr. SZE, Wing Ho

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的圖則

Plan to which the representation relates:

S/SLC/22

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
Item B11	反對 Oppose	<p>I am writing against the amendment item B11 to Plan No. S/SLC/21. The amendment item involves rezoning an area in Cheung Sha from "R(C)" to "CPA" zone.</p> <p>The proposed amendment item B11 will largely hinder the future development of Cheung Sha and Pui O. The planning intention of a R(C) zone is primarily for development of low-rise and low-density residence. On this zone, house use is always permitted and other commercial uses such as eating place and hotel may be permitted on application to the Town Planning Board. The area has the potential for development of house, hotel, restaurant, shops, private club, etc. However, upon its rezoning to "CPA" intended to conserve the coastline, residential and commercial uses are not put into the schedule of the "CPA" zone, thus cannot be developed.</p> <p>House and commercial uses at this area is crucial to the future development of Cheung Sha and Pui O. There is existing and growing demand for residence, recreati</p>

on and tourism at South Lantau Coast. The nearby "R(C)" zone has drawn several house development such as Green and White Jade Villas. As the area lies on the coastline between the increasingly popular Pui O Beach and Lower Cheung Sha Beach, designation of hotel, shops and restaurant will enhance the recreation and tourism experience, and even draw more tourists to these beaches as they are recommended by the Hong Kong Tourism Board.

The rezoning area is the only area zoned R(C) for private developers along the Pui O and Cheung Sha coastline. Though item B10 has reserved an area nearby to be rezoned from "CPA" to "R(C)" for compensation, the area is located inland, and its area size is much smaller, so there is concern on its development capacity.

To conclude, the current "R(C)" zone should not be changed.

對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

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	Date Received 收到日期	

Submission Number:  
TPB/R/S/SLC/22- S655

Representation Number:  
TPB/R/S/SLC/22- R58

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board Offices, 333 Java Road, North Point, Hong Kong.  
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會(下稱「委員會」)提出。填妥的表格及支持文件(如有)必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書處。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.  
填寫此表格之前,請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓·電話: 2231 4810 或 2231 4835 及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取,亦可從委員會的網頁下載(網址: <http://www.tpb.gov.hk/>)。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.  
此表格可從委員會的網頁下載,亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格,填寫的資料宜中英文兼備。倘若未能提供所需資料,則委員會可把有關申述視為不曾提出。
- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.  
根據《城市規劃條例》(下稱「條例」),委員會會在合理地切實可行的情況下,盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱,直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

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

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization\* (先生/女士/公司/機構\*))

李卓忠



(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意:若個人提交,須填上與香港身份證/護照所載的全名)

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

Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization\* 先生/女士/公司/機構\*)

NA

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意:若個人提交,須填上與香港身份證/護照所載的全名)

\* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

3. Details of the Representation (use separate sheet if necessary)<sup>#</sup>

申述詳情(如有需要,請另頁說明)<sup>#</sup>

The plan to which the representation relates (please specify the name and number of the plan)  
與申述相關的圖則(請註明圖則名稱及編號)

大嶼山南岸分區計劃大綱草圖  
編號 S/SLC/22

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

Subject matters 有關事項<sup>@</sup>

Are you supporting or opposing the subject matter?  
你支持還是反對有關事項?

Reasons 理由<sup>^</sup>

該草圖的全部修訂

support 支持  
 oppose 反對

政府在於土地運用及房屋  
甚建極為含糊。

support 支持  
 oppose 反對

support 支持  
 oppose 反對

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

<sup>#</sup> If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.  
若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

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

<sup>^</sup> Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) may be treated as not having been made if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A)條訂明, 如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回 徵用 清理 取得任何土地的空置管有權而引起的補償或援助有關, 則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和 或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫 "不適用"  
 at the appropriate box 請在適當的方格內加上  號



**Submission Number:**

**TPB/R/S/SLC/22- S727**

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



**Representation on S/SLC/22 (reference number: 231115-173015-06784)**

15/11/2023 18:37

**Representation Number:**

**TPB/R/S/SLC/22- R59**

From:

To:

File Ref:

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

Dear Town Planning Board Section,

Please seek this email as a copy of our previous submission (reference number: 231115-173015-06784) on S/SLC/22.

Attached with the record of the submission.

Thank you.

Yours faithfully,  
WONG Ka Yee

SPCA (HK) 香港愛護動物協會



**Click [here](#) to learn how to get involved and support our vision.**

*The content of this email is confidential and intended for the recipient specified in message only. It is strictly forbidden to share any part of this message with any third party, without a written consent of the sender. If you received this message by mistake, please reply to this message and follow with its deletion, so that we can ensure such a mistake*



*does not occur in the future. 2023.* PEMS Representation Submission.pdf

## 就圖則作出申述 Representation Relating to Plan

多謝你的提交。  
Thank you for your submission.

參考編號  
Reference Number 231115-173015-06784

提交日期及時間  
Date and Time of Submission 15/11/2023 17:30:15

圖則編號  
Plan No. S/SLC/22

「申述人」全名  
Full Name of "Representer" 其他 Other The Society for the Prevention of Cruelty to Animals (Hong Kong)

「獲授權代理人」全名  
Full Name of "Authorised Agent"

申述性質及理由  
Nature of and Reasons for Representation

有關事項 Subject Matter	性質 Nature	理由 Reasons #
<ul style="list-style-type: none"> <li>• Item A2 - Rezoning of an area along South Lantau Road and Chi Ma Wan Road in Pui O from "CPA" to "Recreation" ("REC").</li> <li>• Item b – Addition of a new set of Notes for "O" zone.</li> <li>• Item c – Addition of a new set of Notes for the 'REC' zone.</li> <li>• Item j – Inclusion of 'Animal Quarantine Centre (in Government building only)' under Column 1 and 'Animal Boarding Establishment', 'Animal Boarding Centre (not elsewhere specified)' and 'Zoo' under Column 2, and revision to planning intention in the Notes for the "G/IC" zone.</li> <li>• Item m - Inclusion of 'Flat' and 'Zoo' under Column 2 and revision to planning intention in</li> </ul>	反對 Oppose	<ol style="list-style-type: none"> <li>1. Given that the "Zoo" had been included in several columns of the Schedule of Uses, we ("the Society for the Prevention of Cruelty to Animals (Hong Kong)") concerned that the nature of "Zoo" itself is not a conservation item that aligns with the planning principle in "Conservation for the South".</li> <li>2. Besides, the "Animal Farm" has been shortlisted and reviewed in the "Recreation &amp; Tourism: Development Strategy for Lantau: Feasibility Study" (2018) for enhancing the branding of Lantau as a recreation and tourism destination in Shui Hau near South Lantau Road. The consultant concluded that it would probably not be profitable.</li> <li>3. We also express apprehension regarding the impact on wild, feral, or farm animals, taking into account animal welfare considerations.</li> </ol> <p>It was proposed in the 2018 "Recreation &amp; Tourism: Development Strategy for Lantau: Feasibility Study" to add the species "deer" to the animal farm. When bringing wild animals into a zoo, questions arise about the source of</p>



<p>the Notes for the "GB" zone.</p>		<p>animals and their welfare. Also, it is noteworthy that Hong Kong has a history of documented animal welfare problems in its zoos; the captive setting also limited the animals' ability to interact, socialise, and behave naturally, it always results in behavioural and health problems.</p> <p>4. Furthermore, establishing a "zoo" in Lantau could pose challenges to the Hong Kong ecosystem by introducing exotic species and triggering biosecurity issues, especially in an area with high biodiversity value. Among the rezoning areas involved in lands in Pui O, Shui Hau, Cheung Sha, and Tong Fuk, some of them have been proven to have a significant high value of biodiversity and support rare species, for instance, the horseshoe crab.</p> <p>5. Waste and sewage produced by animal keeping facilities will increase the risk of polluting the watercourses in Lantau if the proper waste treatment plan and facilities are not in place. It would eventually affect the connected habitats, for instance, mangroves, marshes, as well as the intertidal sandflat at Shui Hau which support numerous rare species.</p>
<ul style="list-style-type: none"> <li>• Item A2 – Rezoning of an area along South Lantau Road and Chi Ma Wan Road in Pui O from "CPA" to "Recreation" ("REC").</li> <li>• Item A4 - Rezoning of a site in Mong Tung Wan from "Green Belt" ("GB") to "REC".</li> <li>• Item B4 - Rezoning of four sites in Pui O, Cheung Sha and Tong Fuk from "CPA" to "Open Space" ("O").</li> <li>• Item B5 - Rezoning of a site to the north of Upper Cheung Sha Beach from "GB" to "O".</li> </ul>	<p>反對 Oppose</p>	<p>1. Overall, those subject matters are loosening the restriction by allowing wider uses in these particular areas by rezoning "GB", "CPA" to "O", "REC", and "G/IC". According to the proposed Schedule of Uses, it could permit varying degrees of facilities or activities that keep animals.</p> <p>2. As per the definition and remarks from "Revised Definitions of Terms/Broad Use Terms Used in Statutory Plans", rezoning items A2 and A4 to "REC" causes us great concern because there are several uses that might involve keeping animals in captivity:</p> <ul style="list-style-type: none"> <li>a. Theme Park (Column 2)             <ul style="list-style-type: none"> <li>i. Definition : Means any place which has specially designed features such as aquarium, zoo, circus, adventurous games, miniatures garden, cultural village, amusement rides/devices, adventurous theatre and cinema for the entertainment of the public, and associated restaurants and shops. It is usually provided with plantings, walkways, playground and sitting out area.</li> </ul> </li> <li>b. Animal Boarding Establishment (Column 2)</li> <li>c. Agricultural Use (Column 1)</li> </ul>

d. Zoo (Column 2)

The rezoning plan's expansion of the "REC" area would increase the likelihood that animal captivity and participation in entertainment would occur under the uses of "Theme Parks" and "Zoo". There is a current global trend to ban the use of wild animals to tackle serious animal welfare problems for wild animals in circuses. It has been widely adopted by European countries as well as some Asian countries, such as Singapore and India.

3. Given that the Pui O area contains a large area of marsh (3.95 hectares) in comparison to other habitats, protecting these delicate habitats from pollution and disturbance is a crucial consideration in any kind of planning and development. The survey from 2018–2019 shows more than 500 species recorded. Considering the species richness and complexity of the ecosystems they rely on and the fact that the boundary of the A2 area is geologically tightly connected to watercourses, woodlands, marshes, and seasonally wet grass in A1 ("Conservation Area"). On top of that, the survey also reported there is a Butterfly Key Area sitting in A2 area. Therefore, rezoning A2 from "CPA" to "REC" would inevitably increase the risk of further anthropogenic alterations and fragmentations of the habitats in Pui O and harm the interests of animals supported by this site.

4. As per the definition and remarks from "Revised Definitions of Terms/Broad Use Terms Used in Statutory Plans", we are deeply concerned about rezoning items A2 and A4 to "REC" because of the potential for various uses of "REC" would disrupt and negatively impact the high value habitats in Pui O and Mong Tung Wan:

- a. Barbecue Spot (Column 1)
- b. Holiday Camp (Column 1)
- c. Picnic Area (Column 1)
- d. Tent Camping Ground (Column 1)
- e. Public Vehicle Park (Column 2)
- f. Golf Course (Column 2)

5. We have deep concern of rezoning item B4 and B5 to "O" as there are various uses could involve animal captivity as per the definition and remarks from "Revised Definitions of Terms/Broad Use Terms Used in Statutory Plans":

- a. Aviary (Column 1)
- i. Definition



		<p>Means any place used for keeping birds for display to the public.</p> <p>ii. Remarks It is usually within a park or garden.</p> <p>b. Park and Garden (Column 1) c. Zoo (Column 1)</p> <p>6. We are also aware that rezoning items B4 and B5 to "O" might lessen land use restrictions, which could cause disturbance and have a negative impact towards the habitats of the animals that live in zone, also threaten the complexity of the environment that needs to be maintained to support biodiversity:</p> <p>a. Barbecue Spot (Column 1) b. Picnic Area (Column 1) c. Public Vehicle Park (Column 2) d. Holiday Camp (Column 2) e. Tent Camping Ground (Column 2)</p>
<p>• Item k - Revision of 'House (Staff Quarters only)' to 'House (other than rebuilding of New Territories Exempted House (NTEH) or replacement of existing domestic building by NTEH permitted under the covering Notes)' under Column 2 in the Notes for the "G/IC" zone.</p> <p>• Item l - Revision of 'Flat (Staff Quarters only)' to 'Flat' and 'Shop and Services' to 'Shop and Services (not elsewhere specified)' under Column 2 in the Notes for the "G/IC" Zone.</p>	<p>反對 Oppose</p>	<p>1. Given the ecological significance of sites in Lantau covered by S/SLC/22 especially in Pui O and Shui Hau, developments under these subject matters particularly those involved excavations and filling or polluting in streams would potentially threaten the interconnected habitats.</p> <p>Shui Hau and Pui O are widely recognized for their high ecological value. In the case of the Shui Hau site, a 1983 paper highlighted the presence of a diverse marine intertidal community on its intertidal sandflat, a feature not found elsewhere in Hong Kong. Furthermore, a Feasibility Study in 2019 emphasized that the creatures in the area "connect with each other to constitute a biologically rich yet delicate ecosystem that is very rare in Hong Kong".</p> <p>2. Amended subject matters in the "G/IC" zone, with reduced restrictions, have the potential to increase construction activity. This could hinder animal routes and contribute to environmental pollution. As previous cases have shown, enforcing regulations against illegal dumping, construction works, and occupation of government land has been challenging in rural areas. Additionally, human activities in the vicinity consistently bring disturbances, including noise and light pollution. Hence, there is a need for effective supporting measures and permission systems.</p>

## 對草圖的建議修訂 (如有的話)

## Proposed Amendments to Plan (if any)

(1) It is neither required or consistent with South Lantau's principle to preserve the natural environment to add "Zoo" to items j and m. By referring to the Master Schedule of Notes, "zoo" is considered as an optional use and could add where appropriate in "O", "REC", "GB". We urge the board to:

- Remove "Zoo" from the Column 1 under "Open Space" ("O") and "Recreation" ("REC") zone
- Remove "Zoo" from the Column 2 under the "Green Belt" ("GB") and "Government Institution or Community"
- Remain Item A2, B3, B4 to "Coastal Protection Area" ("CPA")
- Remain Item B5 to "Green Belt" ("GB")
- Review the Master Schedule of Notes, removing "Zoo" and "Aviary" from column 1 and column 2 as a default use in any kind of Schedule of Notes

(2) In terms of supporting living animals and their habits in the rezoning plan, we urge the government to have a holistic approach by administrations to support and tighten the project plan to the principle of "Conservation for the South". We suggest the board and authorities to:

- Guarantee that policies or initiatives implemented by different departments are in alignment phasing out unnecessary animal captivates use from general planning and priorities in wetland management in the South Lantau area
- Including ecologically sensitive zones in the "Regulated Area"
- Requiring permission for construction activities, especially those that involve filling in or draining a watercourse or wetland area, excavations, blocking tidal flow or restricting flood plains or land formation in a "regulated area."
- Reviewing uses in Column 2 under "Conservation Area," for instance, Holiday Camp, Tent Camping Ground, and Barbecue Spot

(3) Adequate consideration of rezoning and amending the Schedule of Notes is crucial to prevent irreversible damage caused by land developments that may pose a threat to the wildlife and biodiversity in Lantau and limit access to natural resources.

這部分不會公開予公眾查閱。

This part will not be made available for public inspection.

申述人代表全名

Full Name of  
Representer's  
Representative

Wong Ka Yee

香港身份證/護照號碼

HKID Card/Passport No.

通訊地址

Postal Address

電郵地址

E-mail Address

電話號碼

Tel. No.



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

獲授權代理人代表全名  
Full Name of  
Representative of  
Authorised Agent

香港身份證/護照號碼  
HKID Card/Passport No.

通訊地址  
Postal Address

電郵地址  
E-mail Address

電話號碼  
Tel. No.

上傳授權書 (PDF or JPG)  
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Submission Number:

TPB/R/S/SLC/22- S735

就圖則作出申述  
Representation Relating to Plan

參考編號  
Reference Number: 231115-173015-06784

提交限期  
Deadline for submission: 15/11/2023

提交日期及時間  
Date and time of submission: 15/11/2023 17:30:15

「申述人」全名  
Full Name of "Representer": The Society for the Prevention of Cruelty to Animals (Hong Kong)

「獲授權代理人」全名  
Full Name of "Authorized Agent" :

與申述相關的圖則  
Plan to which the representation relates: S/SLC/22

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

有關事項 Subject Matters	性質 Nature	理由 Reason
<ul style="list-style-type: none"><li>• Item A2 - Rezoning of an area along South Lantau Road and Chi Ma Wan Road in Pui O from "CPA" to "Recreation" ("REC").</li><li>• Item b - Addition of a new set of Motes for "O" zone.</li><li>• Item c - Addition of a new set of Notes for the "REC" zone.</li><li>• Item j - Inclusion of 'Animal Quarantine Centre (in Government building only)' u</li></ul>	反對 Oppose	<ol style="list-style-type: none"><li>1. Given that the "Zoo" had been included in several columns of the Schedule of Uses, we ("the Society for the Prevention of Cruelty to Animals (Hong Kong)") concerned that the nature of "Zoo" itself is not a conservation item that aligns with the planning principle in "Conservation for the South".</li><li>2. Besides, the "Animal Farm" has been shortlisted and reviewed in the "Recreation &amp; Tourism: Development Strategy for Lantau: Feasibility Study" (2018) for enhancing the branding of Lantau as a recreation and tourism destination in Shui Hau near South Lantau Road. The consultant concluded that it would probably not be profitable.</li><li>3. We also express apprehension regarding the impact on wild, feral, or farm animals, taking into account animal welfare considerations.</li></ol> <p>It was proposed in the 2018 "Recreation &amp; Tourism: Development Strategy for Lantau: Feasibility Study" to add the species "deer" to the animal farm. When bringing wild animals into a zoo, questions arise about the source of animals and their welfare. Also, it is noteworthy that Hong Kong has a history of documented animal welfare problems in its zoos; the captive setting also limited the animals' ability to interact, socialise, and behave naturally, it always results in behavioural and health problems.</p> <ol style="list-style-type: none"><li>4. Furthermore, establishing a "zoo" in Lantau could pose challenges to the Hong Kong ecosystem by introducing exotic species and triggering biosecurity issues, especially in an area with high biodiversity.</li></ol>



<p>nder Column 1 and 'Animal Boarding Establishment', 'Animal Boarding Centre (not elsewhere specified)' and 'Zoo' under Column 2, and revision to planning intention in the Notes for the "G/IC" zone.</p> <ul style="list-style-type: none"> <li>• Item m - Inclusion of 'Flat' and 'Zoo' under Column 2 and revision to planning intention in the Notes for the "GB" zone.</li> </ul>		<p>ity value. Among the rezoning areas involved in lands in Pui O, Shui Hau, Cheung Sha, and Tong Fuk, some of them have been proven to have a significant high value of biodiversity and support rare species, for instance, the horseshoe crab.</p> <p>5. Waste and sewage produced by animal keeping facilities will increase the risk of polluting the watercourses in Lantau if the proper waste treatment plan and facilities are not in place. It would eventually affect the connected habitats, for instance, mangroves, marshes, as well as the intertidal sandflat at Shui Hau which support numerous rare species.</p>
<ul style="list-style-type: none"> <li>• Item A2 – Rezoning of an area along South Lantau Road and Chi Ma Wan Road in Pui O from "CPA" to "Recreation" ("REC").</li> <li>• Item A4 - Rezoning of a site in Mong Tung Wan from "Green Belt" ("GB") to "REC".</li> <li>• Item B4 - Rezoning of four sites in Pui O, Cheung Sha and Tong Fuk fr</li> </ul>	<p>反對 Oppose</p>	<p>1. Overall, those subject matters are loosening the restriction by allowing wider uses in these particular areas by rezoning "GB", "CPA" to "O", "REC", and "G/IC". According to the proposed Schedule of Uses, it could permit varying degrees of facilities or activities that keep animals.</p> <p>2. As per the definition and remarks from "Revised Definitions of Terms/Broad Use Terms Used in Statutory Plans", rezoning items A2 and A4 to "REC" causes us great concern because there are several uses that might involve keeping animals in captivity:</p> <ol style="list-style-type: none"> <li>Theme Park (Column 2) <ol style="list-style-type: none"> <li>Definition : Means any place which has specially designed features such as aquarium, zoo, circus, adventurous games, miniatures garden, cultural village, amusement rides/devices, adventurous theatre and cinema for the entertainment of the public, and associated restaurants and shops. It is usually provided with plantings, walkways, playground and sitting out area.</li> </ol> </li> <li>Animal Boarding Establishment (Column 2)</li> <li>Agricultural Use (Column 1)</li> <li>Zoo (Column 2)</li> </ol> <p>The rezoning plan's expansion of the "REC" area would increase the likelihood that animal captivity and participation in entertainment would occur under the uses of "Theme Parks" and "Zoo". There is a current global trend to ban the use of wild animals to tackle serious</p>

<p>om  “CPA” to “  Open Space  ” (“O”).  • Item B5 -  Rezoning of  a site to the  north of Up  per Cheung  Sha Beach f  rom  “GB” to “O  ”.</p>		<p>s animal welfare problems for wild animals in circuses. It has been widely adopted by European countries as well as some Asian countries, such as Singapore and India.</p> <p>3. Given that the Pui O area contains a large area of marsh (3.95 hectares) in comparison to other habitats, protecting these delicate habitats from pollution and disturbance is a crucial consideration in any kind of planning and development. The survey from 2018–2019 shows more than 500 species recorded. Considering the species richness and complexity of the ecosystems they rely on and the fact that the boundary of the A2 area is geologically tightly connected to watercourses, woodlands, marshes, and seasonally wet grass in A1 (“Conservation Area”). On top of that, the survey also reported there is a Butterfly Key Area sitting in A2 area. Therefore, rezoning A2 from “CPA” to “REC” would inevitably increase the risk of further anthropogenic alterations and fragmentations of the habitats in Pui O and harm the interests of animals supported by this site.</p> <p>4. As per the definition and remarks from “Revised Definitions of Terms/Broad Use Terms Used in Statutory Plans”, we are deeply concerned about rezoning items A2 and A4 to “REC” because of the potential for various uses of “REC” would disrupt and negatively impact the high value habitats in Pui O and Mong Tung Wan:</p> <ol style="list-style-type: none"> <li>Barbecue Spot (Column 1)</li> <li>Holiday Camp (Column 1)</li> <li>Picnic Area (Column 1)</li> <li>Tent Camping Ground (Column 1)</li> <li>Public Vehicle Park (Column 2)</li> <li>Golf Course (Column 2)</li> </ol> <p>5. We have deep concern of rezoning item B4 and B5 to “O” as there are various uses could involve animal captivity as per the definition and remarks from “Revised Definitions of Terms/Broad Use Terms Used in Statutory Plans”:</p> <ol style="list-style-type: none"> <li>Aviary (Column 1) <ol style="list-style-type: none"> <li>Definition Means any place used for keeping birds for display to the public.</li> <li>Remarks It is usually within a park or garden.</li> </ol> </li> <li>Park and Garden (Column 1)</li> <li>Zoo (Column 1)</li> </ol> <p>6. We are also aware that rezoning items B4 and B5 to “O” might lessen land use restrictions, which could cause disturbance and have a negative impact towards the habitats of the animals that live in zone, also threaten the complexity of the environment that needs to be maintained to support biodiversity:</p> <ol style="list-style-type: none"> <li>Barbecue Spot (Column 1)</li> <li>Picnic Area (Column 1)</li> <li>Public Vehicle Park (Column 2)</li> <li>Holiday Camp (Column 2)</li> <li>Tent Camping Ground (Column 2)</li> </ol>
<p>• Item k - Revision of House (Staff Quarters o</p>	<p>反對 Oppose</p>	<p>1. Given the ecological significance of sites in Lantau covered by S/S/LC/22 especially in Pui O and Shui Hau, developments under these subject matters particularly those involved excavations and filling or polluting in streams would potentially threaten the interconnect</p>



nly)' to 'House (other than rebuilding of New Territories Exempted House (NTEH) or replacement of existing domestic building by NTEH permitted under the covering Notes)' under Column 2 in the Notes for the "G/IC" zone

- Item 1 - Revision of 'Flat (Staff Quarters only)' to 'Flat' and 'Shop and Services' to 'Shop and Services (not elsewhere specified)' under Column 2 in the Notes for the "G/IC" Zone.

ed habitats.

Shui Hau and Pui O are widely recognized for their high ecological value. In the case of the Shui Hau site, a 1983 paper highlighted the presence of a diverse marine intertidal community on its intertidal sandflat, a feature not found elsewhere in Hong Kong. Furthermore, a Feasibility Study in 2019 emphasized that the creatures in the area "connect with each other to constitute a biologically rich yet delicate ecosystem that is very rare in Hong Kong".

2. Amended subject matters in the "G/IC" zone, with reduced restrictions, have the potential to increase construction activity. This could hinder animal routes and contribute to environmental pollution. As previous cases have shown, enforcing regulations against illegal dumping, construction works, and occupation of government land has been challenging in rural areas. Additionally, human activities in the vicinity consistently bring disturbances, including noise and light pollution. Hence, there is a need for effective supporting measures and permission systems.

對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

(1) It is neither required or consistent with South Lantau's principle to preserve the natural environment to add "Zoo" to items j and m. By referring to the Master Schedule of Notes, "zoo" is considered as an optional use and could add where appropriate in "O", "REC", "GB". We urge the board to:

- Remove "Zoo" from the Column 1 under "Open Space" ("O") and "Recreation" ("REC") zone
- Remove "Zoo" from the Column 2 under the "Green Belt" ("GB") and "Government Institution or Community"
- Remain Item A2, B3, B4 to "Coastal Protection Area" ("CPA")
- Remain Item B5 to "Green Belt" ("GB")
- Review the Master Schedule of Notes, removing "Zoo" and "Aviary" from column 1 and column 2 as a default use in any kind of Schedule of Notes

(2) In terms of supporting living animals and their habits in the rezoning plan, we urge the government to have a holistic approach by administrations to support and tighten the project plan to the principle of "Conservation for the South". We suggest the board and authorities to:

- Guarantee that policies or initiatives implemented by different departments are in alignment ph

asing out unnecessary animal captivates use from general planning and priorities in wetland management in the South Lantau area

- Including ecologically sensitive zones in the "Regulated Area"
- Requiring permission for construction activities, especially those that involve filling in or draining a watercourse or wetland area, excavations, blocking tidal flow or restricting flood plains or land formation in a "regulated area."
- Reviewing uses in Column 2 under "Conservation Area," for instance, Holiday Camp, Tent Camping Ground, and Barbecue Spot

(3) Adequate consideration of rezoning and amending the Schedule of Notes is crucial to prevent irreversible damage caused by land developments that may pose a threat to the wildlife and biodiversity in Lantau and limit access to natural resources.



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**S/SLC/22 R Fung Kam Lam**  
19/10/2023 20:58

**Submission Number:**

TPB/R/S/SLC/22- S008

**Representation Number:**

TPB/R/S/SLC/22- R60

ubli

From:

To: [REDACTED]  
tpbpd <tpbpd@pland.gov.hk>

File Ref:

1 attachment



SLC 22 R Fung Kam Lam.pdf

to whom it may concern  
attached please find my representative in pdf format, three pages, Chinese.  
thank you  
Fung Kam Lam

## 大嶼山南岸分區計劃大綱圖的修訂

本人反對修訂項目 (i) 及項目 (m) 將「動物園」加入有關土地用途的「第二欄」。

本人早在 2018 年城規會討論《小蠔灣分區計劃大綱草圖編號 S/I-SHW/1》時提出申述，指出將動物困養的「動物園」的土地用途在當代社會已經不合時宜。此理由亦適用在是次申述。

雖然前述聆聽會議上，委員會並沒有接納將「動物園」從該圖則刪除，但委員會同意本人就此提出的關注，時任主席亦同意在《法定圖則註釋總表》的層次檢討「動物園」此一土地用途，承諾「秘書處會跟進此事」。以上請參考該次會議紀錄摘錄段落（附錄 1）。

及後當局對《法定圖則註釋總表》作出修訂，在本人追問下，秘書處表示就「動物園」的檢討工作未能於該次修訂作出討論（時為 2018 年底），並表示「規劃署會繼續跟進有關檢討工作」云云，有關書信請參考附錄 2。可惜當局直至近年對《法定圖則註釋總表》作出其他修訂時，仍不見有關檢視以至討論。

另一方面，在世紀疫情下，當局動用公帑注資位於港島的主題公園，導致市民質疑用公帑維持該主題公園涉及「動物園」功能及有關活動，反對之聲四起，最終該主題公園也認真檢視並作出一定承諾，可見時勢確是在轉變中。

本人對當局將「動物園」加進《大嶼山南岸分區計劃大綱圖》十分失望。根據《法定圖則註釋總表》，在「綠化地帶」第二欄加入「動物園」只是在「適用時」，當局應解釋在本圖則而言，這「適用時」是什麼意思，又或經過了什麼過程。如果說意向是透過「動物園」以達至保育目的，這在南大嶼而言其實有點滑稽。<sup>1</sup>

最後，回到前面的「檢討」，當局有必要向委員會澄清以下：

- 是否正在檢討《法定圖則註釋總表》中「動物園」用途？
- 是次大嶼山南岸大綱圖的修訂是否反映上述檢討的結果？
- 如是，似乎表示包括政府部門在內，有強烈意見認為「動物園」此一用途要保留，並將其留在「第二欄」，反正最終負責決定批准有關的第 16 條申請是城規會而不是該等部門。
- 如規劃署仍未開始檢討《法定圖則註釋總表》中「動物園」用途，又或檢討是進行中，又何以急於將「動物園」新加入在修訂圖則內？

申述人：馮錦霖

身份證首四字符：[REDACTED]

2023 年 10 月 19 日

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<sup>1</sup> 據城規會《詞彙釋義》，「動物園」是指「用作飼養動物和雀鳥以達到保育目的或公開展覽而不論入場是否收費的地方」。



## 附錄 1

二零一八年十月二十六日舉行的城市規劃委員會

### 第1187次會議記錄

議程項目3[公開會議(限於簡介和提問部分)]考慮有關《小蠔灣分區計劃大綱草圖編號S/I-SHW/1》的申述和意見

#### R139 – 馮錦霖

23. 馮錦霖先生作出陳述，要點如下：

- (a) 他詢問在分區計劃大綱草圖的「政府、機構或社區」地帶及「綠化地帶」《註釋》第二欄加入「動物園」用途的目的。他質疑此舉是否純粹為了推動經濟增長、旅遊業發展和推高港珠澳大橋的使用量；
- (b) 雖然規劃署回應指「政府、機構或社區」地帶及「綠化地帶」的《註釋》是大致遵照經城規會同意的《法定圖則註釋總表》擬訂，但他懷疑加入「動物園」用途，意味已有根據《可持續大嶼藍圖》內的「北發展、南保育」原則制訂作該用途的方案；
- (c) 作為現代社會，實不應在分區計劃大綱圖上加入「動物園」用途。為了反映社會的轉變及對殘酷對待動物的關注，委員應就此事提出質詢；以及
- (d) 關於小蠔灣鐵路車廠的上蓋發展，若委員的看法與申述人及提意見人的意見一致，認為應在該處興建公營房屋，則此要求／意向應在分區計劃大綱草圖或草圖《說明書》中反映。

58. 關於「政府、機構或社區」地帶和「綠化地帶」第二欄的「動物園」用途，委員大致備悉，任何人如欲發展動物園，必須根據規劃申請制度，取得城規會的許可。倘城規會收到申請，城規會會考慮有關發展方案，包括在申請地點發展擬議用途是否適當。儘管如此，委員同意申述人關注的問題普遍存在於所有分區計劃大綱圖，故應在檢討《法定圖則註釋總表》的相關條文時另作檢討。主席同意並且表示，秘書處會跟進此事。

## 附錄 2



Tony Fung

### 第1191次會議《法定圖則註釋總表》修訂（動物園）

tpbpd <tpbpd@pland.gov.hk>

2019年1月3日 下午4:47

收件者: Tony Fung

馮先生：

你於2018年12月27日致城市規劃委員會(下稱「城規會」)的電郵已收悉。

就你於2018年10月26日在城規會考慮《小蠔灣分區計劃大綱草圖編號S/I-SHW/1》的申述及意見的會議上，提出「動物園」用途應在分區計劃大綱圖上剔除的陳述，城規會已備悉有關陳述。有關檢討工作(包括諮詢相關政府部門)需時，所以有關事宜未能於2018年12月28日所舉行的城規會會議上討論。規劃署會繼續跟進有關檢討工作。

根據現時的法定圖則註釋總表及《小蠔灣分區計劃大綱草圖編號S/I-SHW/1》，「動物園」用途在「政府、機構或社區」地帶及「綠化地帶」為第二欄用途，須先向城規會申請，可能在有附帶條件或無附帶條件下獲准的用途。城規會如接獲有關申請，會按一貫的規劃申請程序處理。

謝謝你對有關事項的關注。如你對上述有任何疑問，歡迎致電與我們聯絡。

城市規劃委員會秘書處

(謝卓恩女士)

[隱藏引用文字]



**就圖則作出申述**  
**Representation Relating to Plan**

**Submission Number:**  
 TPB/R/S/SLC/22- S720

**Representation Number:**  
 TPB/R/S/SLC/22- R61

參考編號  
**Reference Number:** 231115-112338-70701

提交限期  
**Deadline for submission:** 15/11/2023

提交日期及時間  
**Date and time of submission:** 15/11/2023 11:23:38

「申述人」全名  
**Full Name of "Representer":** 女士 Ms. Melanie Ann Moore

「獲授權代理人」全名  
**Full Name of "Authorized Agent" :**

與申述相關的圖則  
**Plan to which the representation relates:** S/SLC/22

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

有關事項 Subject Matters	性質 Nature	理由 Reason
Amendment Note (j)	反對 Oppose	I object to the inclusion of 'Animal Quarantine Centre (in Government building only)' under Column 1 and 'Animal Boarding Establishment', 'Animal Boarding Centre (not elsewhere specified)' and 'Zoo' under Column 2, and revision to planning intention in the Notes for the "G/IC" zone. Animal boarding establishments are being extensively abused to slather farmland in concrete. Despite the fact that the Planning Department supports these types of applications, the data being presented to the Town Planning Board is edited to removed past revoked plans. Multiple extensions have been granted; none of the past applications that have been approved fulfill the conditions. The Town Planning Board should be critically reviewing such plans. The function of the Town Planning Board is to act as a "check and balance" among the various interests presenting positions for zonings. The public has highlighted problematic issues to Town Planning Board, and such issues should be considered when rezoning application are submitted.
Amendment Note (k)	反對 Oppose	I object to the revision of staff quarters zoning to include "House." Such zoning revisions essentially allow development of previously restricted compounds.

Amendment Note (l)	反對 Oppose	I object to the revision of 'Flat (Staff Quarters only)' to 'Flat' and 'Shop and Services' to 'Shop and Services (not elsewhere specified)' under Column 2 in the Notes for the "G/IC" zone. Again, such zoning revisions essentially allow development of previously restricted compounds.
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對圖則的建議修訂(如有的話)

**Proposed Amendments to Plan(if any):**

Amendment Note (q): I support revision to the Remarks of the Notes for "GB" zone to incorporate planning permission requirement for filling of land/pond or excavation of land.

Amendment Note (r): I support revision to the Remarks of the Notes for "CPA" zone to incorporate planning permission requirement for filling of pond.

Amendment Note (s): I support revision to the Remarks of the Notes for the "CPA" zone on diversion of stream, filling of land or excavation of land.



Submission Number:

TPB/R/S/SLC/22- S667

Urgent  Return Receipt Requested  Sign  Encrypt  Mark Su

Representation Number:

TPB/R/S/SLC/22- R62



有關大嶼山南岸分區計劃大綱草圖 (編號S/SLC/22)  
13/11/2023 16:19

From: Kin Yip LAU [REDACTED]  
To: tpbpd <tpbpd@pland.gov.hk>  
Cc: Berry Lam <berrylam.hyknt@gmail.com>  
File Ref:

1 attachment



2023-11-13致城規會\_反對大嶼山南岸分區計劃大綱草圖FINAL.pdf

城市規劃委員會秘書處：

附上新界鄉議局對大嶼山南岸分區計劃大綱草圖 (編號S/SLC/22) 的書面申述，請查收。

如有任何問題請隨時與本人聯絡，謝謝。

劉建業

新界鄉議局秘書長





# 新界鄉議局 HEUNG YEE KUK NEW TERRITORIES

檔案編號：三十六／六／一〇九號

(電郵:tpbpd@pland.gov.hk)

日期：二〇二三年十一月十三日

香港北角渣華道 333 號  
北角政府合署 15 樓

城市規劃委員會秘書：

## 強烈反對大嶼山南岸分區計劃大綱草圖 (編號 S/SLC/22) 的修訂項目

本局收到大嶼山南區鄉事委員會、大澳鄉事委員會、當區村代表及村民反映，對題述規劃圖則的修訂項目提出強烈反對。本局認為有關訴求合理，對有關大綱草圖表示強烈反對，主要意見臚列如下：

### 一、康樂地帶嚴重不足 窒礙旅遊業發展

行政長官在 2023 年施政報告中表示，要善用現有土地，釋放發展潛力，包括「大嶼山南部生態康樂資源豐富，可考慮在長沙、水口、石壁和貝澳提供生態康樂設施。」

然而，草圖整個規劃區所涵蓋總面積為 2,456 公頃，經修訂的大綱草圖「康樂」地帶只有 6.38 公頃，僅佔整體面積 0.26%。康樂地帶比例之低極不合理，與政府振興旅遊業的政策背道而馳。

草圖建議把貝澳一幅用地由「海岸保護區」地帶和「其他指定用途」註明「水務署抽水站」地帶改劃為「自然保育區」地帶；及將一幅位於水口嶼南道以南的用地由「海岸保護區」地帶和「郊野公園」地帶改劃為「自然保育區」地帶。僅將貝澳和望東灣小部份土地由「海岸保護區」地帶和「綠化地帶」改劃為「康樂」地帶。



現時規劃範圍已存在不少渡假營地，卻沒有被改劃為「康樂」地帶以反映現有設施的狀況，反而修訂將大部份「海岸保護區」地帶改劃為「自然保育區」地帶，以及將一片位於分流的土地納入分區計劃大綱圖，毫無實質意義。本局建議大幅增加「康樂」地帶，積極配合旅遊業的發展。

## **二、「鄉村式發展」用地短缺 漠視丁屋用地需求**

鄉事會及村民已經多次向當局反映「鄉村式發展」地帶嚴重不足，村民沒有足夠土地興建丁屋。惟是次修訂完全沒有增加「鄉村式發展」地帶，漠視原居民的住屋需要。

《基本法》第四十條訂明：「新界原居民的合法傳統權益受香港特別行政區的保護。」終審法院亦裁定，小型屋宇政策合法合憲，小型屋宇政策的所有環節，均屬於《基本法》第 40 條內的新界原居民合法傳統權益。

本局強烈要求，特區政府履行其憲制責任，在大嶼山南區內增加適量鄉村式發展地帶用地，以保障新界原居民在小型屋宇政策下之各項權利。

## **三、修訂只有規管沒有規劃**

修訂沒有就當區居民的福祉進行規劃，反而只顧規管，將圖則所涵蓋的「綠化地帶」，「自然保育區」地帶及「海岸保護區」地帶納入為「受規管地區」，根本沒有必要，反而過份規管村民善用土地的空間，令人費解。

政府部門由始至終都未能證明當區面臨龐大的發展壓力，也沒有提出任何證據證明當區的生態及環境受到嚴重破壞。大嶼山南部所有道路均屬封閉道路，一般車輛沒有許可不能進入，發展空間本身已受嚴重限制。

再者，當年政府制訂郊野公園邊界時，曾承諾不將村民的私有土地例如農地納入公園範圍，目的就是尊重村民的私有產權，以免影響私人土地的運用。如今卻出爾反爾，違背承諾，本局強烈要求取消草圖註釋內的「受規管地區」，才是妥善規劃。

#### 四、諮詢不足 黑箱作業

城市規劃必須以人為本，但規劃署在未有諮詢鄉議局、區議會、鄉事會及村民的情況下貿然刊憲修訂大綱圖，令村民極度失望及憤怒。

鑑於上述原因，本局對題述規劃大綱草圖表示強烈反對，促請城市規劃委員會體恤民情否決有關修訂，並由規劃署重新進行公眾諮詢。肅此奉達，敬祈亮察。如有查詢請致電 2336-1151 與本局秘書處聯絡。

新界鄉議局主席：劉業強

副主席：林偉強

莫錦貴

(秘書處代任)



副本送：大嶼山南區鄉事委員會何進輝主席



Submission Number:

TPB/R/S/SLC/22- S009

Representation Number:

TPB/R/S/SLC/22- R63

**REPRESENTATION IN RESPECT OF  
PLAN UNDER SECTION 6(1) OF  
THE TOWN PLANNING ORDINANCE (CAP. 131)**

根據《城市規劃條例》(第131章)  
第6(1)條就圖則作出申述

Form No. S6 表格第 S6 號

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

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.  
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓 - 電話：2231 4810 或 2231 4835 及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓）索取，亦可從委員會的網頁下載（網址：<http://www.tpb.gov.hk/>）。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.  
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關申述視為不曾提出論。
- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.  
根據《城市規劃條例》（下稱「條例」），委員會會在合理地切實可行的情況下，盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱。直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

<b>1. Person Making this Representation (known as "Representer" hereafter)</b> 提出此宗申述的人士（下稱「申述人」）
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*)  大嶼山南區鄉事委員會
(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意：若個人提交，須填上與香港身份證／護照所載的全名)

<b>2. Authorized Agent (if applicable) 獲授權代理人(如適用)</b>
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*)  何進輝先生(主席)
(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意：若個人提交，須填上與香港身份證／護照所載的全名)

\* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」



Form No. S6 表格第 S6 號

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

The plan to which the representation relates (please specify the name and number of the plan)  
與申述相關的圖則(請註明圖則名稱及編號)

大嶼山南岸分區計劃大綱草圖  
編號 S/SLC/22

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

Subject matters 有關事項\*

Are you supporting or opposing the subject matter?  
你支持還是反對有關事項?

Reasons 理由^

- support 支持
- oppose 反對

(見夾附信件)

- support 支持
- oppose 反對

- support 支持
- oppose 反對

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

(見夾附信件)

# If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.  
若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本, 另須提供電郵地址。

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

^ Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) **may be treated as not having been made** if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A)條註明, 如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回、徵用、清理、取得任何土地的空置管有權而引起的補償或援助有關, 則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和 或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」。  
@ in the appropriate box 請在適當的方格內加上 @ 號

# 大嶼山南區鄉事委員會

## SOUTH LANTAO RURAL COMMITTEE

傳真及掛號

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

城市規劃委員會：

### 反對大嶼山南岸分區計劃大綱草圖 編號 S/SLC/22 的修訂項目

大嶼山南岸分區計劃大綱草圖編號 S/SLC/22 (下稱「該圖」) 於本年 9 月 15 日刊憲，經諮詢村民，大嶼山南區鄉事委員會 (下稱「委員會」) 代表各村民提出反對意見如下：

- (一) 反對項目 A1 項 - 將貝澳一幅用地由「海岸保護區」地帶和「其他指定用途」註明「水務署抽水站」地帶改劃為「自然保育區」地帶，及項目 A3 項，將一幅位於水口嶼南道以南的用地由「海岸保護區」地帶和「郊野公園」地帶改劃為「自然保育區」地帶。

#### 反對理由

- 明白大嶼山發展諮詢委員會曾決議在發展大嶼山採用「北發展，南保育」政策，但村民認為保育與發展旅遊業並無抵觸，村民希望在保育同時亦可在南大嶼山發展旅遊業。尤其在疫情過後，政府亦儘量希望發展旅遊業，以振興經濟。村民亦期望新的修訂圖則會將大嶼山南大部份土地改劃為「康樂」地帶，發展旅遊業。但是次之修訂只是在修訂項目 A2 將一少部份土地由「海岸



保護區」地帶改劃為「康樂」地帶及在望東灣將部份土地由「綠化地帶」改劃為「康樂」地帶（項目 A4）。經修訂後「康樂」地帶只有 6.38 公頃，是整個規劃區（2,456 公頃）的 0.26%。是次修訂真是強差人意，與政府振興旅遊業的政策背道而馳。況且，行政長官李家超先生，在 2023 年 10 月 25 日的施政報告中，提述大嶼山南部生態康樂資源豐富，可考慮在長沙、水口、石壁和貝澳提供生態康樂設施，發展旅遊業。

- 是次之修訂將一些地帶修訂以反映現有用途，但現時在規劃範圍內有很多現有的「渡假營」，並沒有被改劃為適合的地帶如「康樂」地帶以反映其現時存在。其他地帶修訂是將大部份之「海岸保護區」地帶改劃為「自然保育區」地帶，及將一片位於分流的土地納入分區計劃大綱圖內，其實這種修訂並無實質意義，都是不能幫助發展旅遊業。
- 村民曾多次反映「鄉村式發展」地帶不足，要求規劃署能將部份土地改劃為「鄉村式發展」地帶供村民發展丁屋及鄉村用途，但修訂並無增加「鄉村式發展」地帶。是次修訂基本上是無民意基礎。

#### 建議修訂

- 建議將上述修訂項目所涵蓋的地方改劃為「康樂」地帶及「鄉村式發展」地帶以發展康樂及鄉村用途。

(二) 反對註釋的修訂將該圖則所涵蓋的「綠化地帶」，「自然保育區」地帶及「海岸保護區」地帶納入為「受規管地區」。

#### 反對理由

- 大嶼山南岸與新界其他地區不同，因大嶼山有道路管制的措施。在沒有運輸署的許可，其他車輛基本上是不

能進入大嶼山南岸範圍。因此該地區並不存在發展壓力。反之如過份規管，會阻礙一些村民的土地利用。

- 在制訂郊野公園的邊界時，政府與村民早有的共識，儘量將村民平坦的農地不納入郊野公園範圍內。當時政府是非常尊重私有產權，儘量不影响私人土地的運用。如今政府把該些私有土地納入受規管地區，是違反當時政府對村民的承諾。

### 建議修訂

- 撤回該圖註釋內的「受規管地區」。

由於在制訂該圖的修訂項目時規劃署並無諮詢鄉議局，離島區議會，有關各鄉事委員會及地區組織，本委員會希望城市規劃委員會能體恤民情，發還該圖予規劃署，重新進行諮詢。

多謝各委員對大嶼山事宜的關注。

大嶼山南區鄉事委員會主席



何進輝

何進輝

2023年10月27日

副本送：西貢及離島規劃專員

(經辦人：楊智傑先生)(傳真號碼：[REDACTED])



Submission Number:

TPB/R/S/SLC/22- S012

Representation Number:

TPB/R/S/SLC/22- R64

REPRESENTATION IN RESPECT OF  
PLAN UNDER SECTION 6(1) OF  
THE TOWN PLANNING ORDINANCE (CAP. 131)

根據《城市規劃條例》(第131章)  
第6(1)條就圖則作出申述

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	Date Received 收到日期	

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出。填妥的表格及支持有關申述的文件（倘有），必須送交香港北角晉華道 333 號北角政府台署 15 樓城市規劃委員會秘書處。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.  
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角晉華道 333 號北角政府台署 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）（香港北角晉華道 333 號北角政府台署 17 樓及新界沙田上禾輦路 1 號沙田政府台署 14 樓）索取，亦可從委員會的網頁下載（網址：<http://www.tpb.gov.hk/>）。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.  
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關申述視為不曾提出論。
- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.  
根據《城市規劃條例》（下稱「條例」），委員會會在合理地切實可行的情況下，盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

1. Person Making this Representation (known as "Representer" hereafter) 提出此宗申述的人士（下稱「申述人」）
Full Name 姓名 / 名稱 (Mr. / Ms. / Company / Organization* 先生 / 女士 / 公司 / 機構*)  拾壆鄉公所
(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意：若個人提交，須填上與香港身份證／護照所載的全名)

2. Authorized Agent (if applicable) 獲授權代理人(如適用)
Full Name 姓名 / 名稱 (Mr. / Ms. / Company / Organization* 先生 / 女士 / 公司 / 機構*)  陳華國先生 (拾壆村代表)
(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意：若個人提交，須填上與香港身份證／護照所載的全名)

\* Delete as appropriate 請刪去不適用者  
Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」



3. Details of the Representation (use separate sheet if necessary)<sup>#</sup>申述詳情(如有需要,請另頁說明)<sup>#</sup>The plan to which the representation relates (please specify the name and number of the plan)  
與申述相關的圖則(請註明圖則名稱及編號)大嶼山南岸分區計劃大綱草圖  
編號 S/SLC/22

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

Subject matters 有關事項<sup>@</sup>Are you supporting or  
opposing the subject matter?  
你支持還是反對有關事項?Reasons 理由<sup>^</sup>

- support 支持  
 oppose 反對

(見夾附信件)

- support 支持  
 oppose 反對

- support 支持  
 oppose 反對

Any proposed amendments to the plan? If yes, please specify the details.

對圖則是否有任何擬議修訂? 如有的話,請註明詳情。

(見夾附信件)

<sup>#</sup> If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.  
若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本 4 式四份和一份軟複本, 另須提供電郵地址。<sup>@</sup> Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項, 如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。<sup>^</sup> Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) may be treated as not having been made if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A)條訂明, 如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回 徵用 清理 取得任何土地的空置管有權而引起的補償或援助有關, 則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和 或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫 "不適用"。

 at the appropriate box 請在適當的方格內加上  號

# 大嶼山南區鄉事委員會

## SOUTH LANTAO RURAL COMMITTEE

傳真及掛號

(傳真號碼： [REDACTED])

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

城市規劃委員會：

### 反對大嶼山南岸分區計劃大綱草圖 編號 S/SLC/22 的修訂項目

大嶼山南岸分區計劃大綱草圖編號 S/SLC/22 (下稱「該圖」) 於本年 9 月 15 日刊憲，經諮詢村民，大嶼山南區鄉事委員會 (下稱「委員會」) 代表各村民提出反對意見如下：

- (一) 反對項目 A1 項 - 將貝澳一幅用地由「海岸保護區」地帶和「其他指定用途」註明「水務署抽水站」地帶改劃為「自然保育區」地帶，及項目 A3 項，將一幅位於水口嶼南道以南的用地由「海岸保護區」地帶和「郊野公園」地帶改劃為「自然保育區」地帶。

#### 反對理由

- 明白大嶼山發展諮詢委員會曾決議在發展大嶼山採用「北發展，南保育」政策，但村民認為保育與發展旅遊業並無抵觸，村民希望在保育同時亦可在南大嶼山發展旅遊業。尤其在疫情過後，政府亦儘量希望發展旅遊業，以振興經濟。村民亦期望新的修訂圖則會將大嶼山南大部份土地改劃為「康樂」地帶，發展旅遊業。但是次之修訂只是在修訂項目 A2 將一少部份土地由「海岸



- 「保護區」地帶改劃為「康樂」地帶及在望東灣將部份土地由「綠化地帶」改劃為「康樂」地帶（項目 A4）。經修訂後「康樂」地帶只有 6.38 公頃，是整個規劃區（2,456 公頃）的 0.26%。是次修訂真是強差人意，與政府振興旅遊業的政策背道而馳。況且，行政長官李家超先生，在 2023 年 10 月 25 日的施政報告中，提述大嶼山南部生態康樂資源豐富，可考慮在長沙、水口、石壁和貝澳提供生態康樂設施，發展旅遊業。
- 是次之修訂將一些地帶修訂以反映現有用途，但現時在規劃範圍內有很多現有的「渡假營」，並沒有被改劃為適合的地帶如「康樂」地帶以反映其現時存在。其他地帶修訂是將大部份之「海岸保護區」地帶改劃為「自然保育區」地帶，及將一片位於分流的土地納入分區計劃大綱圖內，其實這種修訂並無實質意義，都是不能幫助發展旅遊業。
- 村民曾多次反映「鄉村式發展」地帶不足，要求規劃署能將部份土地改劃為「鄉村式發展」地帶供村民發展丁屋及鄉村用途，但修訂並無增加「鄉村式發展」地帶。是次修訂基本上是無民意基礎。

#### 建議修訂

- 建議將上述修訂項目所涵蓋的地方改劃為「康樂」地帶及「鄉村式發展」地帶以發展康樂及鄉村用途。

(二) 反對註釋的修訂將該圖則所涵蓋的「綠化地帶」，「自然保育區」地帶及「海岸保護區」地帶納入為「受規管地區」。

#### 反對理由

- 大嶼山南岸與新界其他地區不同，因大嶼山有道路管

制的措施。在沒有運輸署的許可，其他車輛基本上是不能進入大嶼山南岸範圍。因此該地區並不存在發展壓力。反之如過份規管，會阻礙一些村民的土地利用。

- 在制訂郊野公園的邊界時，政府與村民早有的共識，儘量將村民平坦的農地不納入郊野公園範圍內。當時政府是非常尊重私有產權，儘量不影响私人土地的運用。如今政府把該些私有土地納入受規管地區，是違反當時政府對村民的承諾。

### 建議修訂

- 撤回該圖註釋內的「受規管地區」。

由於在制訂該圖的修訂項目時規劃署並無諮詢鄉議局，離島區議會，有關各鄉事委員會及地區組織，本委員會希望城市規劃委員會能體恤民情，發還該圖予規劃署，重新進行諮詢。

多謝各委員對大嶼山事宜的關注。

大嶼山南區鄉事委員會首副主席



陳華國

2023年10月30日

副本送：西貢及離島規劃專員

(經辦人：楊智傑先生)(傳真號碼： XXXXXXXXXX)



Submission Number:

TPB/R/S/SLC/22- S013

Representation Number:

TPB/R/S/SLC/22- R65

REPRESENTATION IN RESPECT OF  
PLAN UNDER SECTION 6(1) OF  
THE TOWN PLANNING ORDINANCE (CAP. 131)

根據《城市規劃條例》(第131章)  
第6(1)條就圖則作出申述

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

- 1 The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出。填妥的表格及支持有關申述的文件（倘有），必須送交香港北角渣甸道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- 2 Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.  
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣甸道 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）（香港北角渣甸道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓）索取，亦可從委員會的網頁下載（網址：<http://www.tpb.gov.hk/>）。
- 3 This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.  
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關申述視為不曾提出論。
- 4 In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.  
根據《城市規劃條例》（下稱「條例」），委員會會在合理地切實可行的情況下，盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

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

Full Name 姓名 / 名稱 (Mr. /Ms./Company/Organization\* 先生/女士/公司/機構\*)

新圍村鄉公所

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

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

Full Name 姓名 / 名稱 (Mr. / Ms./Company/Organization\* 先生/女士/公司/機構\*)

何德輝 (新圍村村代表)

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

\* Delete as appropriate 請刪去不適用者  
Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

3. Details of the Representation (use separate sheet if necessary)<sup>#</sup>

申述詳情(如有需要,請另頁說明)<sup>#</sup>

The plan to which the representation relates (please specify the name and number of the plan)  
與申述相關的圖則(請註明圖則名稱及編號)

大嶼山南岸分區計劃大綱草圖  
編號 S/SLC/22

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

Subject matters 有關事項 <sup>@</sup>	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 <sup>^</sup>
	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	(見夾附信件)
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

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

(見夾附信件)

<sup>#</sup> If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.  
若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本 4 式四份和一份軟複本, 另須提供電郵地址。

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

<sup>^</sup> Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) may be treated as not having been made if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A)條訂明, 如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回(徵用)清理(取得)任何土地的空置管有權而引起的補償或援助有關, 則有關申述可被視為不曾提出。上述事項應按照相關補償的法律條文和(或)已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫 "不適用"。

at the appropriate box 請在適當的方格內加上  號



# 大嶼山南區鄉事委員會

## SOUTH LANTAO RURAL COMMITTEE

傳真及掛號

(傳真號碼：)

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

城市規劃委員會：

### 反對大嶼山南岸分區計劃大綱草圖 編號 S/SLC/22 的修訂項目

大嶼山南岸分區計劃大綱草圖編號 S/SLC/22 (下稱「該圖」) 於本年 9 月 15 日刊憲，經諮詢村民，大嶼山南區鄉事委員會 (下稱「委員會」) 代表各村民提出反對意見如下：

- (一) 反對項目 A1 項 - 將貝澳一幅用地由「海岸保護區」地帶和「其他指定用途」註明「水務署抽水站」地帶改劃為「自然保育區」地帶，及項目 A3 項，將一幅位於水口嶼南道以南的用地由「海岸保護區」地帶和「郊野公園」地帶改劃為「自然保育區」地帶。

#### 反對理由

- 明白大嶼山發展諮詢委員會曾決議在發展大嶼山採用「北發展，南保育」政策，但村民認為保育與發展旅遊業並無抵觸，村民希望在保育同時亦可在南大嶼山發展旅遊業。尤其在疫情過後，政府亦儘量希望發展旅遊業，以振興經濟。村民亦期望新的修訂圖則會將大嶼山南大部份土地改劃為「康樂」地帶，發展旅遊業。但是次之修訂只是在修訂項目 A2 將一少部份土地由「海岸

- 「保護區」地帶改劃為「康樂」地帶及在望東灣將部份土地由「綠化地帶」改劃為「康樂」地帶（項目 A4）。經修訂後「康樂」地帶只有 6.38 公頃，是整個規劃區（2,456 公頃）的 0.26%。是次修訂真是強差人意，與政府振興旅遊業的政策背道而馳。況且，行政長官李家超先生，在 2023 年 10 月 25 日的施政報告中，提述大嶼山南部生態康樂資源豐富，可考慮在長沙、水口、石壁和貝澳提供生態康樂設施，發展旅遊業。
- 是次之修訂將一些地帶修訂以反映現有用途，但現時在規劃範圍內有很多現有的「渡假營」，並沒有被改劃為適合的地帶如「康樂」地帶以反映其現時存在。其他地帶修訂是將大部份之「海岸保護區」地帶改劃為「自然保育區」地帶，及將一片位於分流的土地納入分區計劃大綱圖內，其實這種修訂並無實質意義，都是不能幫助發展旅遊業。
- 村民曾多次反映「鄉村式發展」地帶不足，要求規劃署能將部份土地改劃為「鄉村式發展」地帶供村民發展丁屋及鄉村用途，但修訂並無增加「鄉村式發展」地帶。是次修訂基本上是無民意基礎。

#### 建議修訂

- 建議將上述修訂項目所涵蓋的地方改劃為「康樂」地帶及「鄉村式發展」地帶以發展康樂及鄉村用途。

(二) 反對註釋的修訂將該圖則所涵蓋的「綠化地帶」，「自然保育區」地帶及「海岸保護區」地帶納入為「受規管地區」。

#### 反對理由

- 大嶼山南岸與新界其他地區不同，因大嶼山有道路管

制的措施。在沒有運輸署的許可，其他車輛基本上是不能進入大嶼山南岸範圍。因此該地區並不存在發展壓力。反之如過份規管，會阻礙一些村民的土地利用。

- 在制訂郊野公園的邊界時，政府與村民早有的共識，儘量將村民平坦的農地不納入郊野公園範圍內。當時政府是非常尊重私有產權，儘量不影响私人土地的運用。如今政府把該些私有土地納入受規管地區，是違反當時政府對村民的承諾。


### 建議修訂

- 撤回該圖註釋內的「受規管地區」。

由於在制訂該圖的修訂項目時規劃署並無諮詢鄉議局，離島區議會，有關各鄉事委員會及地區組織，本委員會希望城市規劃委員會能體恤民情，發還該圖予規劃署，重新進行諮詢。

多謝各委員對大嶼山事宜的關注。

大嶼山南區鄉事委員會副主席



何德輝

2023年10月30日

副本送：西貢及離島規劃專員

(經辦人：楊智傑先生)(傳真號碼： XXXXXXXXXX)



Submission Number:

TPB/R/S/SLC/22- S004

Representation Number:

TPB/R/S/SLC/22- R66

publi

Urgent  Return Receipt Requested  Sign  Encrypt  Mark Subject



Re: 離島區議會有關《大嶼山南岸分區計劃大綱草圖編號 S/SLC/22》所收納的修訂項目的臨時動議

17/10/2023 11:37

From:

To: <tpbpd@pland.gov.hk>

Cc:

File Ref:

Town Planning Board Section,

Further to the preceding email, attached please find the two motions with the ID numbers included.



何紹基議員的動議with ID.pdf



何進輝議員的動議with ID.pdf

Regards,  
Ms Kennis Chan  
SEO(DC)/Islands

From:

17/10/2023 09:49:51

From:

To: <tpbpd@pland.gov.hk>

Date: 17/10/2023 09:49

Subject: 離島區議會有關《大嶼山南岸分區計劃大綱草圖編號 S/SLC/22》所收納的修訂項目的臨時動議



## 離島區議會 2023 年 10 月 16 日會議

何進輝議員要求區議會通過以下動議

動議：「要求城市規劃委員會及規劃署就大嶼山南岸分區計劃大綱草圖編號 S/SLC/22，重新諮詢村民再進行修訂」

背境：在修訂分區計劃大綱圖時，規劃署基於將部份地區納入受規管地區為機密理由，未有諮詢法定的諮詢機構包括離島區議會及有關鄉事委員會。因此，所有其他的修訂項目亦未有作任何地區諮詢。

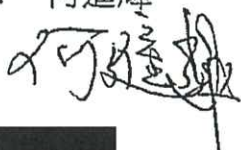
動議原因：(一) 知悉大嶼山發展諮詢委員會決議「北發展，南保育」政策。但村民認為保育與發展旅遊業並無抵觸，村民希望在保育同時亦可在南大嶼山發展旅遊業。尤其在疫情過後，政府亦儘量希望發展旅遊業，以振興經濟。村民亦期望新的修訂圖則會將大嶼山南大部份土地改劃為「康樂」地帶，發展旅遊業。但是次之修訂只是在修訂項目 A2 將一少部份土地由「海岸保護區」地帶改劃為「康樂」地帶及在望東灣將部份土地由「綠化地帶」改劃為「康樂」地帶（項目 A4）。經修訂後「康樂」地帶只有 6.38 公頃，是整個規劃區（2,456 公頃）的 0.26%。是次修訂真是強差人意，與政府振興旅遊業的政策背道而馳。

(二) 是次之修訂將一些地帶修訂以反影現有用途，但現時在規劃範圍內有很多現有的「渡假營」，並沒有被改劃為適合的地帶如「康樂」地帶以反影其現時存在。其他地帶修訂是將大部份之「海岸保護區」地帶改劃為「自然保育區」地帶，及將一片位於分流的土地納入分區計劃大綱圖內，其實這種修訂並無實質意義，都是不能幫助發展旅遊業。

(三) 村民曾多次反影「鄉村式發展」地帶不足，要求規劃署能將部份土地改劃為「鄉村式發展」地帶供村民發展丁屋及鄉村用途，但修訂並無增加「鄉村式發展」地帶。是次修訂基本上是無民意基礎。

如上述動議獲離島區議會通過，希望秘書處能在本年 11 月 15 日前將區議會的決議知會城市規劃委員會秘書處及規劃署。

動議人：何進輝



(身份證： XXXXXXXXXX)

和議人：吳文傑





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	Date Received 收到日期		
<p>1. The representation should be made to the Town Planning Board (the Board) before the expiry of the completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Offices, 333 Java Road, North Point, Hong Kong. 申述必須於指定的圖則展示期限屆滿前向城市規劃委員會(下稱「委員會」)提出, 填妥的表格及支持有關申述的文件(倘有), 必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。</p> <p>2. Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <a href="http://www.tpb.gov.hk/">http://www.tpb.gov.hk/</a>. 填寫此表格之前, 請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835 及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取, 亦可從委員會的網頁下載(網址: <a href="http://www.tpb.gov.hk/">http://www.tpb.gov.hk/</a>)。</p> <p>3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided. 此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格, 填寫的資料宜中英文兼備。倘若未能提供所需資料, 則委員會可把有關申述視為不曾提出論。</p> <p>4. In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance. 根據《城市規劃條例》(下稱「條例」), 委員會會在合理地切實可行的情況下, 盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱, 直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。</p>			Representation Number: TPB/R/S/SLC/22- R67

1. Person Making this Representation (known as "Representer" hereafter)

提出此宗申述的人士 (下稱「申述人」)

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization\* 先生/女士/公司/機構\*)

毛潔玲



(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

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

Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization\* 先生/女士/公司/機構\*)

NA

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

\* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」



3. Details of the Representation (use separate sheet if necessary)<sup>#</sup>申述詳情(如有需要,請另頁說明)<sup>#</sup>The plan to which the representation relates (please specify the name and number of the plan)  
與申述相關的圖則(請註明圖則名稱及編號)

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

Subject matters 有關事項 <sup>@</sup>	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 <sup>^</sup>
大山嶼山南岸 分區計劃大綱 草圖編號 S/SLC/22 修訂	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	反對修訂加入「自然保育區」地帶的《註釋》
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	



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

應就有關修訂重新諮詢

<sup>#</sup> If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.  
若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。<sup>@</sup> Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項, 如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。<sup>^</sup> Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) **may be treated as not having been made** if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A)條訂明, 如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回/徵用/清理/取得任何土地的空置管有權而引起的補償或援助有關, 則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和/或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。  
Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」 at the appropriate box 請在適當的方格內加上  號

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	Date Received 收到日期	
		Representation Number: TPB/R/S/SLC/22- R68

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified period and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 333 Java Road, North Point, Hong Kong.  
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
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<b>1. Person Making this Representation (known as "Representer" hereafter)</b> <b>提出此宗申述的人士（下稱「申述人」）</b>
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*)   
(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意：若個人提交，須填上與香港身份證／護照所載的全名)

<b>2. Authorized Agent (if applicable) 獲授權代理人(如適用)</b>
Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization* 先生/女士/公司/機構*)  NA
(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意：若個人提交，須填上與香港身份證／護照所載的全名)

\* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」



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

The plan to which the representation relates (please specify the name and number of the plan)  
與申述相關的圖則 (請註明圖則名稱及編號)

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

Subject matters 有關事項 <sup>@</sup>	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 <sup>^</sup>
大嶼山南岸 分區計劃大綱 草圖編號 S/SLC/22 修訂	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	反對修訂加入「自然保育區」地帶的《註釋》
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

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

應就有關修訂重新諮詢

<sup>#</sup> If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.  
若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

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<sup>^</sup> Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) may be treated as not having been made if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A)條訂明, 如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回、徵用、清理、取得任何土地的空置管有權而引起的補償或援助有關, 則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和 或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

at the appropriate box 請在適當的方格內加上  號



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TPB/R/S/SLC/22- S643

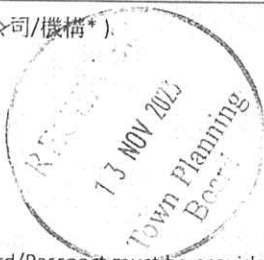
Representation Number:  
TPB/R/S/SLC/22- R69

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此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關申述視為不曾提出論。
- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.  
根據《城市規劃條例》（下稱「條例」），委員會會在合理地切實可行的情況下，盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

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

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization\* 先生/女士/公司/機構\*)

龍能合



(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

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

Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization\* 先生/女士/公司/機構\*)

NA

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

\* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

3. Details of the Representation (use separate sheet if necessary)<sup>#</sup>

申述詳情(如有需要,請另頁說明)<sup>#</sup>

The plan to which the representation relates (please specify the name and number of the plan)  
與申述相關的圖則(請註明圖則名稱及編號)

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

Subject matters 有關事項 <sup>@</sup>	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 <sup>^</sup>
大嶼山南岸島 區計劃大綱草圖 編號 S/SLC/22 修訂	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	反對修訂加入「自然保育區」地區的《註釋》
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

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

應就有關修訂重新進行諮詢。

<sup>#</sup> If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.  
若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

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

<sup>^</sup> Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) may be treated as not having been made if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A)條訂明, 如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回、徵用、清拆、取得任何土地的空置管有權而引起的補償或援助有關, 則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和/或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

at the appropriate box 請在適當的方格內加上  號



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Submission Number:

TPB/R/S/SLC/22- S20

Representation Number:

TPB/R/S/SLC/22- R70

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 333 Java Road, North Point, Hong Kong.  
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會(下稱「委員會」)提出。填寫的表格及支持有關申述的文件(倘有), 必須送交香港北角渣華道333號北角政府合署15樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.  
填寫此表格之前, 請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處(香港北角渣華道333號北角政府合署15樓·電話: 2231 4810 或 2231 4835 及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道333號北角政府合署17樓及新界沙田上禾輦路1號沙田政府合署14樓)索取, 亦可從委員會的網頁下載(網址: <http://www.tpb.gov.hk/>)。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.  
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1. Person Making this Representation (known as "Representer" hereafter)  
提出此宗申述的人士(下稱「申述人」)

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization\* 先生/女士/公司/機構\*)

周小萍

RECEIVED

13 NOV 2023

Town Planning

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

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

Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization\* 先生/女士/公司/機構\*)

不適用

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

\* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」



3. Details of the Representation (use separate sheet if necessary)<sup>#</sup>申述詳情(如有需要, 請另頁說明)<sup>#</sup>The plan to which the representation relates (please specify the name and number of the plan)  
與申述相關的圖則(請註明圖則名稱及編號)大嶼山南岸分區計劃大綱草圖  
編號 S/SLC/22

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

Subject matters 有關事項<sup>@</sup>Are you supporting or  
opposing the subject matter?  
你支持還是反對有關事項?Reasons 理由<sup>^</sup>

該草圖的全部修訂

 support 支持  
 oppose 反對在修訂大嶼山南岸分區計劃大綱草圖編號  
S/SLC/22 時, 規劃署並無諮詢新界鄉議局, 離  
島區議會及有關鄉事委員會。是次修訂基本上  
是缺乏民意基礎, 與政府施政背道而馳。 support 支持  
 oppose 反對 support 支持  
 oppose 反對

Any proposed amendments to the plan? If yes, please specify the details.

對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。

建議撤回所有修訂項目並重新進行諮詢。

<sup>#</sup> If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.

若申述超過 20 頁或有任何一頁大小超過A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

<sup>@</sup> Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項, 如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。<sup>^</sup> Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) may be treated as not having been made if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A)條訂明, 如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回/徵用/清理/取得任何土地的空置管有權而引起的補償或援助有關, 則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和/或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

Tick the appropriate box 請在適當的方格內加「✓」

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Submission Number:  
TPB/R/S/SLC/22- S21

Representation Number:  
TPB/R/S/SLC/22- R71

- The representation should be made to the Town Planning Board (the Board) before the expiry of the completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board Offices, 333 Java Road, North Point, Hong Kong.  
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會 (下稱「委員會」) 提出。填妥的表格及支持有關申述的文件(倘有), 必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.  
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- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.  
根據《城市規劃條例》(下稱「條例」), 委員會會在合理地切實可行的情況下, 盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱, 直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

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

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization\* 先生/女士/公司/機構\*)

何庭枝



(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意: 若個人提交, 須填上與香港身份證 / 護照所載的全名)

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

Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization\* 先生/女士/公司/機構\*)

NA

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意: 若個人提交, 須填上與香港身份證 / 護照所載的全名)

\* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」



## 3. Details of the Representation (use separate sheet if necessary)#

申述詳情(如有需要, 請另頁說明)#

The plan to which the representation relates (please specify the name and number of the plan)  
與申述相關的圖則(請註明圖則名稱及編號)大嶼山南岸分區計劃大綱草圖  
編號 S/SLC/22

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

Subject matters 有關事項@

Are you supporting or  
opposing the subject matter?  
你支持還是反對有關事項?

Reasons 理由^

該草圖的全部修訂

 support 支持  
 oppose 反對在修訂大嶼山南岸分區計劃大綱草圖編號  
S/SLC/22 時, 規劃署並無諮詢新界鄉議局, 離  
島區議會及有關鄉事委員會。是次修訂基本上  
是缺乏民意基礎, 與政府施政背道而馳。 support 支持  
 oppose 反對 support 支持  
 oppose 反對

Any proposed amendments to the plan? If yes, please specify the details.

對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。

建議撤回所有修訂項目並重新進行諮詢。

# If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.

若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

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

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Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

 at the appropriate box 請在適當的方格內加上  號



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Submission Number:  
TPB/R/S/SLC/22- S22

Representation Number:  
TPB/R/S/SLC/22- R72

- The representation should be made to the Town Planning Board (the Board) before the expiry of completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Offices, 333 Java Road, North Point, Hong Kong.  
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書處。
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1. Person Making this Representation (known as "Representer" hereafter)  
提出此宗申述的人士（下稱「申述人」）

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization\* 先生/女士/公司/機構\*)

陳志玲



(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

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

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization\* 先生/女士/公司/機構\*)

不適用

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
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\* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

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

The plan to which the representation relates (please specify the name and number of the plan)  
與申述相關的圖則 (請註明圖則名稱及編號)

大嶼山南岸分區計劃大綱草圖  
編號 S/SLC/22

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

Subject matters 有關事項 <sup>@</sup>	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 <sup>^</sup>
該草圖的全部修訂	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	在修訂大嶼山南岸分區計劃大綱草圖編號 S/SLC/22 時, 規劃署並無諮詢新界鄉議局, 離島區議會及有關鄉事委員會。是次修訂基本上是缺乏民意基礎, 與政府施政背道而馳。
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

Any proposed amendments to the plan? If yes, please specify the details.

對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。

建議撤回所有修訂項目並重新進行諮詢。

<sup>#</sup> If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.

若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

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

<sup>^</sup> Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) may be treated as not having been made if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A)條訂明, 如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回/徵用/清理/取得任何土地的空置管有權而引起的補償或援助有關, 則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和/或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

at the appropriate box 請在適當的方格內加上  號



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Submission Number:

TPB/R/S/SLC/22- S25

Representation Number:

TPB/R/S/SLC/22- R73

- The representation should be made to the Town Planning Board (the Board) before the expiry of the completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Offices, 333 Java Road, North Point, Hong Kong.  
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出。填妥的表格及支持有關申述的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書處。
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1. Person Making this Representation (known as "Representer" hereafter)  
提出此宗申述的人士（下稱「申述人」）

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization\* 先生/女士/公司/機構\*)

張運婷

RECEIVED

13 NOV 2023

Town Planning Board

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

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Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization\* 先生/女士/公司/機構\*)

不適用

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Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」



## 3. Details of the Representation (use separate sheet if necessary)#

申述詳情(如有需要, 請另頁說明)#

The plan to which the representation relates (please specify the name and number of the plan)  
與申述相關的圖則(請註明圖則名稱及編號)大嶼山南岸分區計劃大綱草圖  
編號 S/SLC/22

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

Subject matters 有關事項@

Are you supporting or  
opposing the subject matter?  
你支持還是反對有關事項?

Reasons 理由^

該草圖的全部修訂

 support 支持  
 oppose 反對

在修訂大嶼山南岸分區計劃大綱草圖編號 S/SLC/22 時, 規劃署並無諮詢新界鄉議局, 離島區議會及有關鄉事委員會。是次修訂基本上是缺乏民意基礎, 與政府施政背道而馳。

 support 支持  
 oppose 反對

 support 支持  
 oppose 反對

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

建議撤回所有修訂項目並重新進行諮詢。

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Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

[ ] at the appropriate box 請在適當的方格內加上 [ ] 號

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Submission Number:  
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Representation Number:  
TPB/R/S/SLC/22- R74

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

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization\* 先生/女士/公司/機構\*)

Fok CHUN SING



(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意: 若個人提交, 須填上與香港身份證 / 護照所載的全名)

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

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization\* 先生/女士/公司/機構\*)

NA

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\* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」



## 3. Details of the Representation (use separate sheet if necessary)#

申述詳情(如有需要, 請另頁說明)#

The plan to which the representation relates (please specify the name and number of the plan)  
與申述相關的圖則(請註明圖則名稱及編號)

大嶼山南岸分區計劃大綱草圖  
編號 S/SLC/22

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

Subject matters 有關事項@	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由^
該草圖的全部修訂	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	<p>在修訂大嶼山南岸分區計劃大綱草圖編號 S/SLC/22 時, 規劃署並無諮詢新界鄉議局, 離島區議會及有關鄉事委員會。是次修訂基本上是缺乏民意基礎, 與政府施政背道而馳。</p>
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

Any proposed amendments to the plan? If yes, please specify the details.

對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。

建議撤回所有修訂項目並重新進行諮詢。

# If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.

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Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

at the appropriate box 請在適當的方格內加註「X」

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<b>Submission Number:</b> TPB/R/S/SLC/22- S51
<b>Representation Number:</b> TPB/R/S/SLC/22- R75

- The representation should be made to the Town Planning Board (the Board) before the expiry of completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Offices, 333 Java Road, North Point, Hong Kong.  
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出。填妥的表格及支持有關申述的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書處。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.  
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓。電話：2231 4810 或 2231 4835 及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓）索取。亦可從委員會的網頁下載（網址：<http://www.tpb.gov.hk/>）。
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- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.  
根據《城市規劃條例》（下稱「條例」），委員會會在合理地切實可行的情況下，盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

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

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization\* 先生/女士/公司/機構\*)

陳志豪



(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意：若個人提交，須填上與香港身份證、護照所載的全名)

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

Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization\* 先生/女士/公司/機構\*)

不適用

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意：若個人提交，須填上與香港身份證、護照所載的全名)

\* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」



3. Details of the Representation (use separate sheet if necessary)<sup>#</sup>申述詳情(如有需要, 請另頁說明)<sup>#</sup>The plan to which the representation relates (please specify the name and number of the plan)  
與申述相關的圖則(請註明圖則名稱及編號)大嶼山南岸分區計劃大綱草圖  
編號 S/SLC/22

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

Subject matters 有關事項 <sup>@</sup>	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 <sup>^</sup>
該草圖的全部修訂	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	在修訂大嶼山南岸分區計劃大綱草圖編號 S/SLC/22 時, 規劃署並無諮詢新界鄉議局, 離島區議會及有關鄉事委員會。是次修訂基本上是缺乏民意基礎, 與政府施政背道而馳。
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

Any proposed amendments to the plan? If yes, please specify the details.

對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。

建議撤回所有修訂項目並重新進行諮詢。

<sup>#</sup> If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.

若申述超過 20 頁或有任何一頁大小超過A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

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

<sup>^</sup> Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) may be treated as not having been made if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A)條訂明, 如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回/徵用/清理/取得任何土地的空置管有權而引起的補償或援助有關, 則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和/或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

<sup>\*</sup> The appropriate box 請在適當的方格內加上 ☐ 或 ☑

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	Date Received 收到日期	

Submission Number:  
TPB/R/S/SLC/22- S55

Representation Number:  
TPB/R/S/SLC/22- R76

- The representation should be made to the Town Planning Board (the Board) before the expiry of completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Offices, 333 Java Road, North Point, Hong Kong.  
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根據《城市規劃條例》(下稱「條例」), 委員會會在合理地切實可行的情況下, 盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱, 直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

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

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization\* 先生/女士/公司/機構\*)

何觀喜



(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意: 若個人提交, 須填上與香港身份證 / 護照所載的全名)

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Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization\* 先生/女士/公司/機構\*)

NA

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Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」



## 3. Details of the Representation (use separate sheet if necessary)#

申述詳情(如有需要, 請另頁說明)#

The plan to which the representation relates (please specify the name and number of the plan)  
與申述相關的圖則 (請註明圖則名稱及編號)大嶼山南岸分區計劃大綱草圖  
編號 S/SLC/22

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

Subject matters 有關事項@

Are you supporting or  
opposing the subject matter?  
你支持還是反對有關事項?

Reasons 理由^

該草圖的全部修訂

 support 支持  
 oppose 反對在修訂大嶼山南岸分區計劃大綱草圖編號  
S/SLC/22 時, 規劃署並無諮詢新界鄉議局, 離  
島區議會及有關鄉事委員會。是次修訂基本上  
是缺乏民意基礎, 與政府施政背道而馳。 support 支持  
 oppose 反對 support 支持  
 oppose 反對Any proposed amendments to the plan? If yes, please specify the details.  
對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。

建議撤回所有修訂項目並重新進行諮詢。

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Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

☑ at the appropriate box 請在適當的方格內加上 ☑ 號

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

Submission Number:

TPB/R/S/SLC/22- S60

Representation Number:

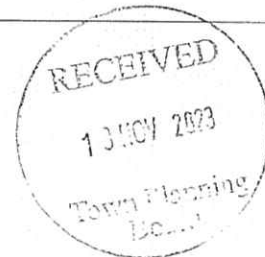
TPB/R/S/SLC/22- R77

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

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization\* 先生/女士/公司/機構\*)

陳鈺娟  
Chau



(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意: 若個人提交, 須填上與香港身份證 / 護照所載的全名)

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Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization\* 先生/女士/公司/機構\*)

NA

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Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」



## 3. Details of the Representation (use separate sheet if necessary)#

申述詳情(如有需要, 請另頁說明)#

The plan to which the representation relates (please specify the name and number of the plan)  
與申述相關的圖則 (請註明圖則名稱及編號)大嶼山南岸分區計劃大綱草圖  
編號 S/SLC/22

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

Subject matters 有關事項@

Are you supporting or  
opposing the subject matter?  
你支持還是反對有關事項?

Reasons 理由^

該草圖的全部修訂

 support 支持  
 oppose 反對在修訂大嶼山南岸分區計劃大綱草圖編號  
S/SLC/22 時, 規劃署並無諮詢新界鄉議局, 離  
島區議會及有關鄉事委員會。是次修訂基本上  
是缺乏民意基礎, 與政府施政背道而馳。 support 支持  
 oppose 反對 support 支持  
 oppose 反對Any proposed amendments to the plan? If yes, please specify the details.  
對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。

建議撤回所有修訂項目並重新進行諮詢。

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若申述超過 20 頁或有任何一頁大小超過A4, 則須提交硬複本一式四份和一份軟複本, 另須提供電郵地址。

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

^ Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) may be treated as not having been made if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A)條訂明, 如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回/徵用/清理/取得任何土地的空置管有權而引起的補償或援助有關, 則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和/或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

☑ at the appropriate box 在適當的方格內加上☑號

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

Submission Number:

TPB/R/S/SLC/22- S62

Representation Number:

TPB/R/S/SLC/22- R78

- The representation should be made to the Town Planning Board (the Board) before the expiry of the completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Offices, 333 Java Road, North Point, Hong Kong.  
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.  
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓 - 電話：2231 4810 或 2231 4835 及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓）索取，亦可從委員會的網頁下載（網址：<http://www.tpb.gov.hk/>）。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.  
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關申述視為不曾提出論。
- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.  
根據《城市規劃條例》（下稱「條例」），委員會會在合理地切實可行的情況下，盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

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

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization\* 先生/女士/公司/機構\*)

何桂庭  
何

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意：若個人提交，須填上與香港身份證 / 護照所載的全名)

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

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization\* 先生/女士/公司/機構\*)

NA

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意：若個人提交，須填上與香港身份證 / 護照所載的全名)

\* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」



## 3. Details of the Representation (use separate sheet if necessary)#

申述詳情(如有需要, 請另頁說明)#

The plan to which the representation relates (please specify the name and number of the plan)  
與申述相關的圖則 (請註明圖則名稱及編號)大嶼山南岸分區計劃大綱草圖  
編號 S/SLC/22

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

Subject matters 有關事項@

Are you supporting or  
opposing the subject matter?  
你支持還是反對有關事項?

Reasons 理由^

該草圖的全部修訂

 support 支持  
 oppose 反對在修訂大嶼山南岸分區計劃大綱草圖編號  
S/SLC/22 時, 規劃署並無諮詢新界鄉議局, 離  
島區議會及有關鄉事委員會。是次修訂基本上  
是缺乏民意基礎, 與政府施政背道而馳。 support 支持  
 oppose 反對 support 支持  
 oppose 反對Any proposed amendments to the plan? If yes, please specify the details.  
對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。

建議撤回所有修訂項目並重新進行諮詢。

# If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.

若申述超過 20 頁或有任何一頁大小超過A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

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

^ Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) **may be treated as not having been made** if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A)條訂明, 如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回/徵用/清理/取得任何土地的空置管有權而引起的補償或援助有關, 則有關申述**可被視為不曾提出**。上述事項應該按照相關補償的法律條文和/或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

☐ at the appropriate box 請在適當的方格內加上☐號

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	Date Received 收到日期	

Submission Number:  
TPB/R/S/SLC/22- S68

Representation Number:  
TPB/R/S/SLC/22- R79

- The representation should be made to the Town Planning Board (the Board) before the expiry of the completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Offices, 333 Java Road, North Point, Hong Kong.  
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會(下稱「委員會」)提出, 填妥的表格(如有兩項申述的文件(倘有)), 必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.  
填寫此表格之前, 請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835 及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取, 亦可從委員會的網頁下載(網址: <http://www.tpb.gov.hk/>)。
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- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.  
根據《城市規劃條例》(下稱「條例」), 委員會會在合理地切實可行的情況下, 盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱, 直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

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

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization\* 先生/女士/公司/機構\*)

*(Handwritten signature)*

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意: 若個人提交, 須填上與香港身份證 / 護照所載的全名)

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

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization\* 先生/女士/公司/機構\*)

NA



(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意: 若個人提交, 須填上與香港身份證 / 護照所載的全名)

\* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」



## 3. Details of the Representation (use separate sheet if necessary)#

申述詳情(如有需要, 請另頁說明)#

The plan to which the representation relates (please specify the name and number of the plan)  
與申述相關的圖則 (請註明圖則名稱及編號)

大嶼山南岸分區計劃大綱草圖  
編號 S/SLC/22

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

Subject matters 有關事項@	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由^
該草圖的全部修訂	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	在修訂大嶼山南岸分區計劃大綱草圖編號 S/SLC/22 時, 規劃署並無諮詢新界鄉議局, 離島區議會及有關鄉事委員會。是次修訂基本上是缺乏民意基礎, 與政府施政背道而馳。
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

Any proposed amendments to the plan? If yes, please specify the details.

對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。

建議撤回所有修訂項目並重新進行諮詢。

# If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.

若申述超過 20 頁或有任何一頁大小超過A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

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

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Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

☑ at the appropriate box 在適當的方格內加上 ☑ 號

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號		Submission Number: TPB/R/S/SLC/22- S72
	Date Received 收到日期		

Representation Number:  
TPB/R/S/SLC/22- R80

- The representation should be made to the Town Planning Board (the Board) before the expiry of completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Offices, 333 Java Road, North Point, Hong Kong.  
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出。填妥的表格及支持有關申述的文件(倘有)，必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.  
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835 及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取，亦可從委員會的網頁下載(網址: <http://www.tpb.gov.hk/>)。
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根據《城市規劃條例》(下稱「條例」)，委員會會在合理地切實可行的情況下，盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

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

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization\* 先生/女士/公司/機構\*)

吳卓榮



(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意: 若個人提交, 須填上與香港身份證 / 護照所載的全名)

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

Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization\* 先生/女士/公司/機構\*)

NA

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意: 若個人提交, 須填上與香港身份證 / 護照所載的全名)

\* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」



## 3. Details of the Representation (use separate sheet if necessary)#

申述詳情(如有需要, 請另頁說明)#

The plan to which the representation relates (please specify the name and number of the plan)  
與申述相關的圖則(請註明圖則名稱及編號)大嶼山南岸分區計劃大綱草圖  
編號 S/SLC/22

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

Subject matters 有關事項@

Are you supporting or  
opposing the subject matter?  
你支持還是反對有關事項?

Reasons 理由^

該草圖的全部修訂

 support 支持  
 oppose 反對在修訂大嶼山南岸分區計劃大綱草圖編號  
S/SLC/22 時, 規劃署並無諮詢新界鄉議局, 離  
島區議會及有關鄉事委員會。是次修訂基本上  
是缺乏民意基礎, 與政府施政背道而馳。 support 支持  
 oppose 反對 support 支持  
 oppose 反對Any proposed amendments to the plan? If yes, please specify the details.  
對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。

建議撤回所有修訂項目並重新進行諮詢。

# If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.  
若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

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

^ Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) may be treated as not having been made if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A)條訂明, 如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回/徵用/清理/取得任何土地的空置管有權而引起的補償或援助有關, 則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和/或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

☑ at the appropriate box 請在適當的方格內加上 ☑ 號

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

Submission Number:  
TPB/R/S/SLC/22- S83

Representation Number:  
TPB/R/S/SLC/22- R81

- The representation should be made to the Town Planning Board (the Board) before the expiry of the completed form and supporting documents (if any) should be sent to the Secretary, Town Planning B Offices, 333 Java Road, North Point, Hong Kong.  
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.  
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- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.  
根據《城市規劃條例》（下稱「條例」），委員會會在合理地切實可行的情況下，盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

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

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization\* 先生/女士/公司/機構\*)

吳煒標



(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意：若個人提交，須填上與香港身份證 / 護照所載的全名)

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

Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization\* 先生/女士/公司/機構\*)

NA

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Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」



## 3. Details of the Representation (use separate sheet if necessary)#

申述詳情(如有需要, 請另頁說明)#

The plan to which the representation relates (please specify the name and number of the plan)  
與申述相關的圖則 (請註明圖則名稱及編號)大嶼山南岸分區計劃大綱草圖  
編號 S/SLC/22

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

Subject matters 有關事項®

Are you supporting or  
opposing the subject matter?  
你支持還是反對有關事項?

Reasons 理由^

該草圖的全部修訂

 support 支持  
 oppose 反對在修訂大嶼山南岸分區計劃大綱草圖編號  
S/SLC/22 時, 規劃署並無諮詢新界鄉議局, 離  
島區議會及有關鄉事委員會。是次修訂基本上  
是缺乏民意基礎, 與政府施政背道而馳。 support 支持  
 oppose 反對 support 支持  
 oppose 反對

Any proposed amendments to the plan? If yes, please specify the details.

對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。

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

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Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

☑ at the appropriate box 請在適當的方格內加上 ☑ 號

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	Date Received 收到日期	

Submission Number:  
TPB/R/S/SLC/22- S84

Representation Number:  
TPB/R/S/SLC/22- R82

- The representation should be made to the Town Planning Board (the Board) before the expiry of the completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Offices, 333 Java Road, North Point, Hong Kong.  
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會(下稱「委員會」)提出, 填妥的表格及支持有關申述的文件(倘有), 必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書處。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.  
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**1. Person Making this Representation (known as "Representer" hereafter)**  
提出此宗申述的人士 (下稱「申述人」)

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization\* 先生/女士/公司/機構\*)

吳淑嫻



(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意: 若個人提交, 須填上與香港身份證 / 護照所載的全名)

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

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization\* 先生/女士/公司/機構\*)

NA

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意: 若個人提交, 須填上與香港身份證 / 護照所載的全名)

\* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」



## 3. Details of the Representation (use separate sheet if necessary)#

申述詳情(如有需要, 請另頁說明)#

The plan to which the representation relates (please specify the name and number of the plan)  
與申述相關的圖則(請註明圖則名稱及編號)大嶼山南岸分區計劃大綱草圖  
編號 S/SLC/22

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

Subject matters 有關事項@	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由^
該草圖的全部修訂	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	在修訂大嶼山南岸分區計劃大綱草圖編號 S/SLC/22 時, 規劃署並無諮詢新界鄉議局, 離島區議會及有關鄉事委員會。是次修訂基本上是缺乏民意基礎, 與政府施政背道而馳。
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

Any proposed amendments to the plan? If yes, please specify the details.

對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。

建議撤回所有修訂項目並重新進行諮詢。

# If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.

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

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Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

☑ at appropriate box 請在適當的方格內加上 ☑ 號

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

Submission Number:  
TPB/R/S/SLC/22- S85

Representation Number:  
TPB/R/S/SLC/22- R83

- The representation should be made to the Town Planning Board (the Board) before the expiry of completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Offices, 333 Java Road, North Point, Hong Kong.  
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件(倘有)，須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.  
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提出此宗申述的人士 (下稱「申述人」)

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黃錦萍



(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
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Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization\* 先生/女士/公司/機構\*)

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\* Delete as appropriate 請刪去不適用者

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## 3. Details of the Representation (use separate sheet if necessary)#

申述詳情(如有需要, 請另頁說明)#

The plan to which the representation relates (please specify the name and number of the plan)  
與申述相關的圖則 (請註明圖則名稱及編號)大嶼山南岸分區計劃大綱草圖  
編號 S/SLC/22

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

Subject matters 有關事項@

Are you supporting or  
opposing the subject matter?  
你支持還是反對有關事項?

Reasons 理由^

該草圖的全部修訂

 support 支持  
 oppose 反對在修訂大嶼山南岸分區計劃大綱草圖編號  
S/SLC/22 時, 規劃署並無諮詢新界鄉議局, 離  
島區議會及有關鄉事委員會。是次修訂基本上  
是缺乏民意基礎, 與政府施政背道而馳。 support 支持  
 oppose 反對 support 支持  
 oppose 反對

Any proposed amendments to the plan? If yes, please specify the details.

對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。

建議撤回所有修訂項目並重新進行諮詢。

# If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.

若申述超過 20 頁或有任何一頁大小超過A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

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

^ Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) may be treated as not having been made if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A)條訂明, 如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回/徵用/清理/取得任何土地的空置管有權而引起的補償或援助有關, 則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和/或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

☑ at the appropriate box 請在適當的方格內加上 ☑ 號

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Submission Number:

TPB/R/S/SLC/22- S90

Representation Number:

TPB/R/S/SLC/22- R84

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 333 Java Road, North Point, Hong Kong.  
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會(下稱「委員會」)提出。填妥的表格及支持有關申述的文件(倘有),必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.  
填寫此表格之前,請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓·電話: 2231 4810 或 2231 4835 及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取,亦可從委員會的網頁下載(網址: <http://www.tpb.gov.hk/>)。
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- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.  
根據《城市規劃條例》(下稱「條例」),委員會會在合理地切實可行的情況下,盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱,直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

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

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization\* 先生/女士/公司/機構\*)

吳玉珍



(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意:若個人提交,須填上與香港身份證/護照所載的全名)

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

Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization\* 先生/女士/公司/機構\*)

NA

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意:若個人提交,須填上與香港身份證/護照所載的全名)

\* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」



3. Details of the Representation (use separate sheet if necessary)<sup>#</sup>申述詳情(如有需要, 請另頁說明)<sup>#</sup>The plan to which the representation relates (please specify the name and number of the plan)  
與申述相關的圖則(請註明圖則名稱及編號)大嶼山南岸分區計劃大綱草圖  
編號 S/SLC/22

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

Subject matters 有關事項 <sup>@</sup>	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 <sup>^</sup>
該草圖的全部修訂	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	在修訂大嶼山南岸分區計劃大綱草圖編號 S/SLC/22 時, 規劃署並無諮詢新界鄉議局, 離島區議會及有關鄉事委員會。是次修訂基本上是缺乏民意基礎, 與政府施政背道而馳。
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

Any proposed amendments to the plan? If yes, please specify the details.

對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。

建議撤回所有修訂項目並重新進行諮詢。

<sup>#</sup> If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.

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<sup>@</sup> Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項, 如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。<sup>^</sup> Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) may be treated as not having been made if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A)條訂明, 如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回/徵用/清理/取得任何土地的空置管有權而引起的補償或援助有關, 則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和/或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

 at the appropriate box 請在適當的方格內加上  號

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**Submission Number:**  
TPB/R/S/SLC/22- S92

**Representation Number:**  
TPB/R/S/SLC/22- R85

- The representation should be made to the Town Planning Board (the Board) before the expiry of the completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Offices, 333 Java Road, North Point, Hong Kong.  
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書處。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.  
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根據《城市規劃條例》（下稱「條例」），委員會會在合理地切實可行的情況下，盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

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

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization\* 先生/女士/公司/機構\*)

張壯妹



(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

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

Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization\* 先生/女士/公司/機構\*)

NA

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(注意：若個人提交，須填上與香港身份證／護照所載的全名)

\* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」



3. Details of the Representation (use separate sheet if necessary)<sup>#</sup>申述詳情(如有需要, 請另頁說明)<sup>#</sup>The plan to which the representation relates (please specify the name and number of the plan)  
與申述相關的圖則(請註明圖則名稱及編號)大嶼山南岸分區計劃大綱草圖  
編號 S/SLC/22

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

Subject matters 有關事項<sup>@</sup>Are you supporting or  
opposing the subject matter?  
你支持還是反對有關事項?Reasons 理由<sup>^</sup>

該草圖的全部修訂

 support 支持  
 oppose 反對

在修訂大嶼山南岸分區計劃大綱草圖編號 S/SLC/22 時, 規劃署並無諮詢新界鄉議局, 離島區議會及有關鄉事委員會。是次修訂基本上是缺乏民意基礎, 與政府施政背道而馳。

 support 支持  
 oppose 反對

 support 支持  
 oppose 反對

Any proposed amendments to the plan? If yes, please specify the details.

對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。

建議撤回所有修訂項目並重新進行諮詢。

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若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

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Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

at the appropriate box 請在適用的方格內加上  號

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	Date Received 收到日期	

Submission Number:

TPB/R/S/SLC/22- S93

Representation Number:

TPB/R/S/SLC/22- R86

- The representation should be made to the Town Planning Board (the Board) before the expiry of the completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Offices, 333 Java Road, North Point, Hong Kong.  
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會(下稱「委員會」)提出。填妥的表格及支持有關申述的文件(倘有), 必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
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**1. Person Making this Representation (known as "Representer" hereafter)**  
提出此宗申述的人士 (下稱「申述人」)

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization\* 先生/女士/公司/機構\*)

何文智



(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
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**2. Authorized Agent (if applicable) 獲授權代理人(如適用)**

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization\* 先生/女士/公司/機構\*)

NA

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\* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」



## 3. Details of the Representation (use separate sheet if necessary)#

申述詳情(如有需要, 請另頁說明)#

The plan to which the representation relates (please specify the name and number of the plan)  
與申述相關的圖則 (請註明圖則名稱及編號)大嶼山南岸分區計劃大綱草圖  
編號 S/SLC/22

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

Subject matters 有關事項@	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由^
該草圖的全部修訂	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	在修訂大嶼山南岸分區計劃大綱草圖編號 S/SLC/22 時, 規劃署並無諮詢新界鄉議局, 離島區議會及有關鄉事委員會。是次修訂基本上是缺乏民意基礎, 與政府施政背道而馳。
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

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

建議撤回所有修訂項目並重新進行諮詢。

# If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.

若申述超過 20 頁或有任何一頁大小超過A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

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

^ Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) **may be treated as not having been made** if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A)條訂明, 如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回/徵用/清理/取得任何土地的空置管有權而引起的補償或援助有關, 則有關申述**可被視為不曾提出**。上述事項應該按照相關補償的法律條文和/或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

☑ at the appropriate box 請在適當的方格內加上 ☑ 號

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號		Submission Number: TPB/R/S/SLC/22- S98
	Date Received 收到日期		

Representation Number:  
TPB/R/S/SLC/22- R87

- The representation should be made to the Town Planning Board (the Board) before the expiry of the completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Offices, 333 Java Road, North Point, Hong Kong.  
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出。填妥的表格及支持有關申述的文件（如有）須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書處。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.  
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓 - 電話：2231 4810 或 2231 4835 及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓）索取，亦可從委員會的網頁下載（網址：<http://www.tpb.gov.hk/>）。
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- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.  
根據《城市規劃條例》（下稱「條例」），委員會會在合理地切實可行的情況下，盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

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

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization\* 先生/女士/公司/機構\*)

何繼平



(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

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

Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization\* 先生/女士/公司/機構\*)

NA

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

\* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」



## 3. Details of the Representation (use separate sheet if necessary)#

申述詳情 (如有需要, 請另頁說明)#

The plan to which the representation relates (please specify the name and number of the plan)  
與申述相關的圖則 (請註明圖則名稱及編號)

大嶼山南岸分區計劃大綱草圖  
編號 S/SLC/22

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

Subject matters 有關事項@

Are you supporting or  
opposing the subject matter?  
你支持還是反對有關事項?

Reasons 理由^

該草圖的全部修訂

support 支持  
 oppose 反對

在修訂大嶼山南岸分區計劃大綱草圖編號  
S/SLC/22 時, 規劃署並無諮詢新界鄉議局, 離  
島區議會及有關鄉事委員會。是次修訂基本上  
是缺乏民意基礎, 與政府施政背道而馳。

support 支持  
 oppose 反對

support 支持  
 oppose 反對

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

建議撤回所有修訂項目並重新進行諮詢。

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

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Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

at the appropriate box. 請在適當的方格內加上  號

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Submission Number:  
TPB/R/S/SLC/22- S102

Representation Number:  
TPB/R/S/SLC/22- R88

- The representation should be made to the Town Planning Board (the Board) before the expiry of the completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Offices, 333 Java Road, North Point, Hong Kong.  
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會(下稱「委員會」)提出,填妥的表格須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
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根據《城市規劃條例》(下稱「條例」),委員會會在合理地切實可行的情況下,盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱,直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

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

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization\* 先生/女士/公司/機構\*)

HO SHING HIN



(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意:若個人提交,須填上與香港身份證/護照所載的全名)

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

Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization\* 先生/女士/公司/機構\*)

NA

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意:若個人提交,須填上與香港身份證/護照所載的全名)

\* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」



3. Details of the Representation (use separate sheet if necessary)<sup>#</sup>申述詳情(如有需要, 請另頁說明)<sup>#</sup>The plan to which the representation relates (please specify the name and number of the plan)  
與申述相關的圖則(請註明圖則名稱及編號)大嶼山南岸分區計劃大綱草圖  
編號 S/SLC/22

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

Subject matters 有關事項 <sup>@</sup>	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 <sup>^</sup>
該草圖的全部修訂	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	在修訂大嶼山南岸分區計劃大綱草圖編號 S/SLC/22 時, 規劃署並無諮詢新界鄉議局, 離島區議會及有關鄉事委員會。是次修訂基本上是缺乏民意基礎, 與政府施政背道而馳。
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

Any proposed amendments to the plan? If yes, please specify the details.

對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。

建議撤回所有修訂項目並重新進行諮詢。

<sup>#</sup> If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.

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<sup>@</sup> Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項, 如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。<sup>^</sup> Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) **may be treated as not having been made** if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A)條訂明, 如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回/徵用/清理/取得任何土地的空置管有權而引起的補償或援助有關, 則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和/或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

 at the appropriate box 請在適當的方格內加上  號

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	Date Received 收到日期	

**Submission Number:**  
TPB/R/S/SLC/22- S103

**Representation Number:**  
TPB/R/S/SLC/22- R89

- The representation should be made to the Town Planning Board (the Board) before the expiry of the completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Offices, 333 Java Road, North Point, Hong Kong.  
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何玉璽



(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)

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Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization\* 先生/女士/公司/機構\*)

NA

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)

(注意：若個人提交，須填上與香港身份證／護照所載的全名)

\* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」



## 3. Details of the Representation (use separate sheet if necessary)#

申述詳情 (如有需要, 請另頁說明)#

The plan to which the representation relates (please specify the name and number of the plan)  
與申述相關的圖則 (請註明圖則名稱及編號)

大嶼山南岸分區計劃大綱草圖  
編號 S/SLC/22

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

Subject matters 有關事項@	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由^
該草圖的全部修訂	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	在修訂大嶼山南岸分區計劃大綱草圖編號 S/SLC/22 時, 規劃署並無諮詢新界鄉議局, 離島區議會及有關鄉事委員會。是次修訂基本上是缺乏民意基礎, 與政府施政背道而馳。
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

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

建議撤回所有修訂項目並重新進行諮詢。

# If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.  
若申述超過 20 頁或有任何一頁大小超過A4, 則須提交硬複本一式四份和一份軟複本 另須提供電郵地址。

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

^ Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) may be treated as not having been made if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A)條訂明, 如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回/徵用/清理/取得任何土地的空置管有權而引起的補償或援助有關, 則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和/或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

☑ at the appropriate box 請在適當的方格內加上 ☑ 號

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

Submission Number:  
TPB/R/S/SLC/22- S113

Representation Number:  
TPB/R/S/SLC/22- R90

- The representation should be made to the Town Planning Board (the Board) before the expiry of the completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Offices, 333 Java Road, North Point, Hong Kong.  
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持文件（如有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.  
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓 - 電話：2231 4810 或 2231 4835 及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓）索取，亦可從委員會的網頁下載（網址：<http://www.tpb.gov.hk/>）。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.  
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- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.  
根據《城市規劃條例》（下稱「條例」），委員會會在合理地切實可行的情況下，盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

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

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization\* 先生/女士/公司/機構\*)

馮國輝



(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意：若個人提交，須填上與香港身份證 / 護照所載的全名)

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

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization\* 先生/女士/公司/機構\*)

NA

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
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## 3. Details of the Representation (use separate sheet if necessary)#

申述詳情(如有需要, 請另頁說明)#

The plan to which the representation relates (please specify the name and number of the plan)  
與申述相關的圖則(請註明圖則名稱及編號)

大嶼山南岸分區計劃大綱草圖  
編號 S/SLC/22

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

Subject matters 有關事項@	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由^
該草圖的全部修訂	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	在修訂大嶼山南岸分區計劃大綱草圖編號 S/SLC/22 時, 規劃署並無諮詢新界鄉議局, 離島區議會及有關鄉事委員會。是次修訂基本上是缺乏民意基礎, 與政府施政背道而馳。
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Any proposed amendments to the plan? If yes, please specify the details.

對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。

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☑ in the appropriate box 請在適當的方格內加上 ☑ 號

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

Submission Number:  
TPB/R/S/SLC/22- S114

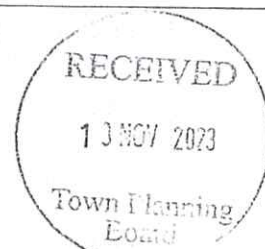
Representation Number:  
TPB/R/S/SLC/22- R91

- The representation should be made to the Town Planning Board (the Board) before the expiry of the completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Offices, 333 Java Road, North Point, Hong Kong.  
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蔡卓明



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

Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization\* 先生/女士/公司/機構\*)

NA

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## 3. Details of the Representation (use separate sheet if necessary)#

申述詳情(如有需要, 請另頁說明)#

The plan to which the representation relates (please specify the name and number of the plan)  
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大嶼山南岸分區計劃大綱草圖  
編號 S/SLC/22

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

Subject matters 有關事項@	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由^
該草圖的全部修訂	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	在修訂大嶼山南岸分區計劃大綱草圖編號 S/SLC/22 時, 規劃署並無諮詢新界鄉議局, 離島區議會及有關鄉事委員會。是次修訂基本上是缺乏民意基礎, 與政府施政背道而馳。
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	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

Any proposed amendments to the plan? If yes, please specify the details.  
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at the appropriate box 請在適當的方格內加上  號

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	Date Received 收到日期	

**Submission Number:**  
TPB/R/S/SLC/22- S117

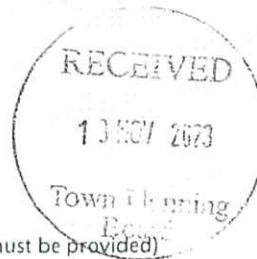
**Representation Number:**  
TPB/R/S/SLC/22- R92

- The representation should be made to the Town Planning Board (the Board) before the expiry of the sp completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Bc Offices, 333 Java Road, North Point, Hong Kong.  
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會(下稱「委員會」)提出。填妥的表格及支持文件必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書處。
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根據《城市規劃條例》(下稱「條例」)，委員會會在合理地切實可行的情況下，盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

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

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization\* 先生/女士/公司/機構\*)

Ho Wing To



(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

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

Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization\* 先生/女士/公司/機構\*)

NA

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

\* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」



3. Details of the Representation (use separate sheet if necessary)<sup>#</sup>申述詳情(如有需要, 請另頁說明)<sup>#</sup>The plan to which the representation relates (please specify the name and number of the plan)  
與申述相關的圖則 (請註明圖則名稱及編號)大嶼山南岸分區計劃大綱草圖  
編號 S/SLC/22

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

Subject matters 有關事項 <sup>@</sup>	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 <sup>^</sup>
該草圖的全部修訂	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	在修訂大嶼山南岸分區計劃大綱草圖編號 S/SLC/22 時, 規劃署並無諮詢新界鄉議局, 離島區議會及有關鄉事委員會。是次修訂基本上是缺乏民意基礎, 與政府施政背道而馳。
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

Any proposed amendments to the plan? If yes, please specify the details.

對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。

建議撤回所有修訂項目並重新進行諮詢。

<sup>#</sup> If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.

若申述超過 20 頁或有任何一頁大小超過A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

<sup>@</sup> Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項, 如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。<sup>^</sup> Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) may be treated as not having been made if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A)條訂明, 如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回/徵用/清理/取得任何土地的空置管有權而引起的補償或援助有關, 則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和/或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

 at the appropriate box 請在適當的方格內加上  號

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**Submission Number:**  
TPB/R/S/SLC/22- S119

**Representation Number:**  
TPB/R/S/SLC/22- R93

- The representation should be made to the Town Planning Board (the Board) before the expiry of the spec completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board Offices, 333 Java Road, North Point, Hong Kong.  
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出。填妥的表格及支持有關申述的附件（如有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.  
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓 - 電話：2231 4810 或 2231 4835 及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓）索取，亦可從委員會的網頁下載（網址：<http://www.tpb.gov.hk/>）。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.  
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關申述視為不曾提出論。
- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.  
根據《城市規劃條例》（下稱「條例」），委員會會在合理地切實可行的情況下，盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

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

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization\* 先生/女士/公司/機構\*)

何理業



(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

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

Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization\* 先生/女士/公司/機構\*)

NA

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
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\* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」



## 3. Details of the Representation (use separate sheet if necessary)#

申述詳情(如有需要, 請另頁說明)#

The plan to which the representation relates (please specify the name and number of the plan)  
與申述相關的圖則 (請註明圖則名稱及編號)大嶼山南岸分區計劃大綱草圖  
編號 S/SLC/22

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

Subject matters 有關事項@

Are you supporting or  
opposing the subject matter?  
你支持還是反對有關事項?

Reasons 理由^

該草圖的全部修訂

 support 支持  
 oppose 反對在修訂大嶼山南岸分區計劃大綱草圖編號  
S/SLC/22 時, 規劃署並無諮詢新界鄉議局, 離  
島區議會及有關鄉事委員會。是次修訂基本上  
是缺乏民意基礎, 與政府施政背道而馳。 support 支持  
 oppose 反對 support 支持  
 oppose 反對

Any proposed amendments to the plan? If yes, please specify the details.

對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。

建議撤回所有修訂項目並重新進行諮詢。

# If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.

若申述超過 20 頁或有任何一頁大小超過A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

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

^ Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) may be treated as not having been made if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A)條訂明, 如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回/徵用/清理/取得任何土地的空置管有權而引起的補償或援助有關, 則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和/或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

☑ at the appropriate box 請在適當的方格內加上 ☑ 號

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**Submission Number:**  
TPB/R/S/SLC/22- S132

1. The representation should be made to the Town Planning Board (the Board) before the expiry of the completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Offices, 333 Java Road, North Point, Hong Kong.  
申述須於指定的圖則展示期限屆滿前向城市規劃委員會(下稱「委員會」)提出。填妥的申述須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書處。

**Representation Number:**  
TPB/R/S/SLC/22- R94

2. Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.  
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3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.  
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4. In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.  
根據《城市規劃條例》(下稱「條例」),委員會會在合理地切實可行的情況下,盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱,直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

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

Full Name 姓名 / 名稱 (Mr. /Ms./Company/Organization\* 先生/女士/公司/機構\*)

楊華



(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意:若個人提交,須填上與香港身份證/護照所載的全名)

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

Full Name 姓名 / 名稱 (Mr / Ms./Company/Organization\* 先生/女士/公司/機構\*)

N/A

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意:若個人提交,須填上與香港身份證/護照所載的全名)

\* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」



## 3. Details of the Representation (use separate sheet if necessary)#

申述詳情(如有需要, 請另頁說明)#

The plan to which the representation relates (please specify the name and number of the plan)  
與申述相關的圖則 (請註明圖則名稱及編號)大嶼山南岸分區計劃大綱草圖  
編號 S/SLC/22

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

Subject matters 有關事項®	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由^
該草圖的全部修訂	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	在修訂大嶼山南岸分區計劃大綱草圖編號 S/SLC/22 時, 規劃署並無諮詢新界鄉議局, 離島區議會及有關鄉事委員會。是次修訂基本上是缺乏民意基礎, 與政府施政背道而馳。
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

Any proposed amendments to the plan? If yes, please specify the details.

對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。

建議撤回所有修訂項目並重新進行諮詢。

# If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.

若申述超過 20 頁或有任何一頁大小超過A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

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

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Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」


☑ at the appropriate box 請在適當的方格內加上 ☑ 號

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Submission Number:  
TPB/R/S/SLC/22- S136

Representation Number:  
TPB/R/S/SLC/22- R95

- The representation should be made to the Town Planning Board (the Board) before the expiry of the completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Offices, 333 Java Road, North Point, Hong Kong.  
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.  
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓 - 電話：2231 4810 或 2231 4835 及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓）索取，亦可從委員會的網頁下載（網址：<http://www.tpb.gov.hk/>）。
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<p>1. Person Making this Representation (known as "Representer" hereafter) 提出此宗申述的人士（下稱「申述人」）</p> <p>Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*)</p> <p style="text-align: center;"> Guvung Amjana</p> <p>(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意：若個人提交，須填上與香港身份證 / 護照所載的全名)</p>
<p>2. Authorized Agent (if applicable) 獲授權代理人(如適用)</p> <p>Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*)</p> <p style="text-align: center;">不適用</p> <p>(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意：若個人提交，須填上與香港身份證 / 護照所載的全名)</p>



\* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」



## 3. Details of the Representation (use separate sheet if necessary)#

申述詳情(如有需要, 請另頁說明)#

The plan to which the representation relates (please specify the name and number of the plan)  
與申述相關的圖則 (請註明圖則名稱及編號)

大嶼山南岸分區計劃大綱草圖  
編號 S/SLC/22

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

Subject matters 有關事項@	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由^
該草圖的全部修訂	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	<p>在修訂大嶼山南岸分區計劃大綱草圖編號 S/SLC/22 時, 規劃署並無諮詢新界鄉議局, 離島區議會及有關鄉事委員會。是次修訂基本上是缺乏民意基礎, 與政府施政背道而馳。</p>
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

Any proposed amendments to the plan? If yes, please specify the details.

對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。

建議撤回所有修訂項目並重新進行諮詢。

# If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.

若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

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

^ Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) **may be treated as not having been made** if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A)條訂明, 如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回/徵用/清理/取得任何土地的空置管有權而引起的補償或援助有關, 則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和/或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

at the appropriate box 請在適當的方格內加上  號

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**Submission Number:**  
TPB/R/S/SLC/22- S141

**Representation Number:**  
TPB/R/S/SLC/22- R96

- The representation should be made to the Town Planning Board (the Board) before the expiry of the completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Offices, 333 Java Road, North Point, Hong Kong.  
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出。填妥的表須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
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根據《城市規劃條例》（下稱「條例」），委員會會在合理地切實可行的情況下，盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

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

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization\* 先生/女士/公司/機構\*)

張浩麟



(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

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

Full Name 姓名 / 名稱 (Mr / Ms /Company/Organization\* 先生/女士/公司/機構\*)

不適用

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(注意：若個人提交，須填上與香港身份證／護照所載的全名)

\* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」



## 3. Details of the Representation (use separate sheet if necessary)#

申述詳情(如有需要, 請另頁說明)#

The plan to which the representation relates (please specify the name and number of the plan)  
與申述相關的圖則(請註明圖則名稱及編號)大嶼山南岸分區計劃大綱草圖  
編號 S/SLC/22

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

Subject matters 有關事項@	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由^
該草圖的全部修訂	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	在修訂大嶼山南岸分區計劃大綱草圖編號 S/SLC/22 時, 規劃署並無諮詢新界鄉議局, 離島區議會及有關鄉事委員會。是次修訂基本上是缺乏民意基礎, 與政府施政背道而馳。
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

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

建議撤回所有修訂項目並重新進行諮詢。

# If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.

若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

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

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Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

☑ at the appropriate box 請在適當的方格內加上 ☑ 號

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TPB/R/S/SLC/22- S142

Representation Number:  
TPB/R/S/SLC/22- R97

- The representation should be made to the Town Planning Board (the Board) before the expiry of the completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Offices, 333 Java Road, North Point, Hong Kong.  
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出。填妥的表須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
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1. Person Making this Representation (known as "Representer" hereafter)  
提出此宗申述的人士（下稱「申述人」）

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization\* 先生/女士/公司/機構\*)

吳振容



(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意：若個人提交，須填上與香港身份證/護照所載的全名)

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

Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization\* 先生/女士/公司/機構\*)

不適用

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
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\* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item. 請在不適用的項目填寫「不適用」。



## 3. Details of the Representation (use separate sheet if necessary)#

申述詳情(如有需要, 請另頁說明)#

The plan to which the representation relates (please specify the name and number of the plan)  
與申述相關的圖則 (請註明圖則名稱及編號)大嶼山南岸分區計劃大綱草圖  
編號 S/SLC/22

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

Subject matters 有關事項@

Are you supporting or  
opposing the subject matter?  
你支持還是反對有關事項?

Reasons 理由^

該草圖的全部修訂

 support 支持  
 oppose 反對在修訂大嶼山南岸分區計劃大綱草圖編號  
S/SLC/22 時, 規劃署並無諮詢新界鄉議局, 離  
島區議會及有關鄉事委員會。是次修訂基本上  
是缺乏民意基礎, 與政府施政背道而馳。 support 支持  
 oppose 反對 support 支持  
 oppose 反對Any proposed amendments to the plan? If yes, please specify the details.  
對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。

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☑ at the appropriate box 請在適當的方格內加上 ☑ 號

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	Date Received 收到日期	

Submission Number:

TPB/R/S/SLC/22- S143

Representation Number:

TPB/R/S/SLC/22- R98

- The representation should be made to the Town Planning Board (the Board) before the expiry of the completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Offices, 333 Java Road, North Point, Hong Kong.  
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出。填妥的表須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書處。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.  
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓，電話：2231 4810 或 2231 4835 及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓）索取，亦可從委員會的網頁下載（網址：<http://www.tpb.gov.hk/>）。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.  
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- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.  
根據《城市規劃條例》（下稱「條例」），委員會會在合理地切實可行的情況下，盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

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

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization\* 先生/女士/公司/機構\*)

何穎嫻



(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意：若個人提交，須填上與香港身份證、護照所載的全名)

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

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization\* 先生/女士/公司/機構\*)

不適用

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意：若個人提交，須填上與香港身份證、護照所載的全名)

\* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」



3. Details of the Representation (use separate sheet if necessary)<sup>#</sup>申述詳情(如有需要, 請另頁說明)<sup>#</sup>The plan to which the representation relates (please specify the name and number of the plan)  
與申述相關的圖則 (請註明圖則名稱及編號)大嶼山南岸分區計劃大綱草圖  
編號 S/SLC/22

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

Subject matters 有關事項 <sup>@</sup>	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 <sup>^</sup>
該草圖的全部修訂	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	在修訂大嶼山南岸分區計劃大綱草圖編號 S/SLC/22 時, 規劃署並無諮詢新界鄉議局, 離島區議會及有關鄉事委員會。是次修訂基本上是缺乏民意基礎, 與政府施政背道而馳。
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

Any proposed amendments to the plan? If yes, please specify the details.

對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。

建議撤回所有修訂項目並重新進行諮詢。

<sup>#</sup> If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.

若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

<sup>@</sup> Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項。如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。<sup>^</sup> Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) may be treated as not having been made if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A)條訂明, 如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回/徵用/清理/取得任何土地的空置管有權而引起的補償或援助有關, 則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和/或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

 at the appropriate box 請在適當的方格內加上  號

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	Date Received 收到日期	

**Submission Number:**  
TPB/R/S/SLC/22- S144

**Representation Number:**  
TPB/R/S/SLC/22- R99

- The representation should be made to the Town Planning Board (the Board) before the expiry of the completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Offices, 333 Java Road, North Point, Hong Kong.  
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- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.  
根據《城市規劃條例》（下稱「條例」），委員會會在合理地切實可行的情況下，盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

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

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization\* 先生/女士/公司/機構\*)

張有強



(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

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

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization\* 先生/女士/公司/機構\*)

不適用

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\* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」



## 3. Details of the Representation (use separate sheet if necessary)#

申述詳情(如有需要, 請另頁說明)#

The plan to which the representation relates (please specify the name and number of the plan)  
與申述相關的圖則(請註明圖則名稱及編號)大嶼山南岸分區計劃大綱草圖  
編號 S/SLC/22

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

Subject matters 有關事項@

Are you supporting or  
opposing the subject matter?  
你支持還是反對有關事項?

Reasons 理由^

該草圖的全部修訂

 support 支持  
 oppose 反對

在修訂大嶼山南岸分區計劃大綱草圖編號 S/SLC/22 時, 規劃署並無諮詢新界鄉議局, 離島區議會及有關鄉事委員會。是次修訂基本上是缺乏民意基礎, 與政府施政背道而馳。

 support 支持  
 oppose 反對

 support 支持  
 oppose 反對

Any proposed amendments to the plan? If yes, please specify the details.

對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。

建議撤回所有修訂項目並重新進行諮詢。

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Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

☑ at the appropriate box 請在適當的方格內加上 ☑ 號

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	Date Received 收到日期	

**Submission Number:**  
TPB/R/S/SLC/22- S170

**Representation Number:**  
TPB/R/S/SLC/22- R100

- The representation should be made to the Town Planning Board (the Board) before the expiry of the sp... completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Bo... Offices, 333 Java Road, North Point, Hong Kong.  
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出。填妥的表格及... 須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書處。
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根據《城市規劃條例》（下稱「條例」），委員會會在合理地切實可行的情況下，盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

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

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization\* 先生/女士/公司/機構\*)

張浩賢



(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

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

Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization\* 先生/女士/公司/機構\*)

不適用

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\* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」



## 3. Details of the Representation (use separate sheet if necessary)#

申述詳情(如有需要, 請另頁說明)#

The plan to which the representation relates (please specify the name and number of the plan)  
與申述相關的圖則 (請註明圖則名稱及編號)大嶼山南岸分區計劃大綱草圖  
編號 S/SLC/22

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

Subject matters 有關事項@

Are you supporting or  
opposing the subject matter?  
你支持還是反對有關事項?

Reasons 理由^

該草圖的全部修訂

 support 支持  
 oppose 反對在修訂大嶼山南岸分區計劃大綱草圖編號  
S/SLC/22 時, 規劃署並無諮詢新界鄉議局, 離  
島區議會及有關鄉事委員會。是次修訂基本上  
是缺乏民意基礎, 與政府施政背道而馳。 support 支持  
 oppose 反對 support 支持  
 oppose 反對Any proposed amendments to the plan? If yes, please specify the details.  
對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。

建議撤回所有修訂項目並重新進行諮詢。

# If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.

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^ Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) **may be treated as not having been made** if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A)條訂明, 如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回/徵用/清理/取得任何土地的空置管有權而引起的補償或援助有關, 則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和/或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

☑ at the appropriate box 請在適當的方格內加上 ☑ 號