

# **Mui Tsz Lam and Mau Ping**

## **1. General Information**

### **1.1. Location and boundaries**

Mui Tsz Lam is surrounded by the Ma On Shan Country Park with a narrow road opening to the northwest. Mau Ping is about 1 km southeast of Mui Tsz Lam and is also surrounded by the Ma On Shan Country Park in Sai Kung. It is a well-wooded valley with a few villages (Mau Ping Lo Uk, Mau Ping San Uk and Wong Chuk Shan). A stream flows from Mau Ping valley through Mui Tsz Lam to the Tolo Harbour.

### **1.2. Site description**

#### **1.2.1. Land status / tenure**

- Government land = 32.9 ha
- Private land = 13.9 ha

#### **1.2.2. Existing land use**

The existing land use of the site is mainly abandoned agricultural land and village. Some village houses have also been deserted.

#### **1.2.3. Existing statutory plan coverage**

The Mui Tsz Lam portion (18 ha) of the Priority Site falls within the Ma On Shan Outline Zoning Plan (S/MOS/16) in which the majority of Mui Tsz Lam is zoned “Green Belt”. The majority of Mau Ping portion is currently zoned as “Unspecified Use” on the Mau Ping Development Permission Area Plan (DPA/ST-MP/1) pending detailed analysis and studies to establish the appropriate land uses. The Mau Ping Site of Special Scientific Interest is in close proximity to north of the area.

## 2. Evaluation

Assessment Criteria (Weighting)	Comments	Score	Weighted score
1. Naturalness (15%)	● The site consists of natural native woodland and <i>Fung Shui</i> wood.	3	0.45
2. Habitat diversity (15%)	● The site comprises three habitat types, namely woodland (native woodland and <i>Fung Shui</i> wood), agricultural land and a natural stream course.	2	0.30
3. Non-recreatability (10%)	● The site comprises a stream with pristine water quality, riparian woodland and <i>Fung Shui</i> wood. It is very difficult and nearly impossible to recreate the site.	3	0.30
4. Species diversity & richness (30%)	● Supports moderate diversity (20% < diversity ≤ 50%) of butterflies – 66 species (28%).	2	0.60
5. Species rarity / endemism (30%)	● Supports populations of rare species of three taxa groups – <ul style="list-style-type: none"> <li>■ Plants: <i>Euonymus kwangtungensis</i>, <i>Xylosma longifolium</i>, <i>Camellia crapnelliana</i>, <i>Tropidia curculigoides</i>, <i>Litsea greenmaniana</i>.</li> <li>■ Mammals: Chinese Pangolin <i>Manis pentadactyla</i></li> <li>■ Birds<sup>1</sup>: Crested Serpent Eagle, Lesser Coucal*</li> </ul>	2	0.60
Total:			2.25

<sup>1</sup> Rare birds include those species that are (i) listed as “Critically Endangered”, “Endangered” or “Vulnerable” in IUCN Red List, or (ii) listed as “Endangered”, “Vulnerable” or “Rare” in the China Red Data Book. Species marked with an asterisk (\*) are locally common.