

**Rezoning from “Residential (Group D)” to “Residential (Group C) 1” Zone
For a Proposed Residential Development
at Various Lots in D.D. 104 and the Adjoining Government Land
in Yuen Long, N.T.
- S12A Amendment of Plan Application -
(Planning Application No: Y/YL-MP/10)**

Further Information No. 4

Appendix III

Replacement pages of the Ecological Impact Assessment

S12A Amendment of Plan Application

Approved Mai Po and Fairview Park OZP No. S/YL-
MP/8

**Rezoning from “R(D)” to “R(C)1” Zone for a
Proposed Residential Development
at Various Lots in D.D.104 & the Adjoining
Government Land in Yuen Long, N.T.**

Ecological Impact Assessment

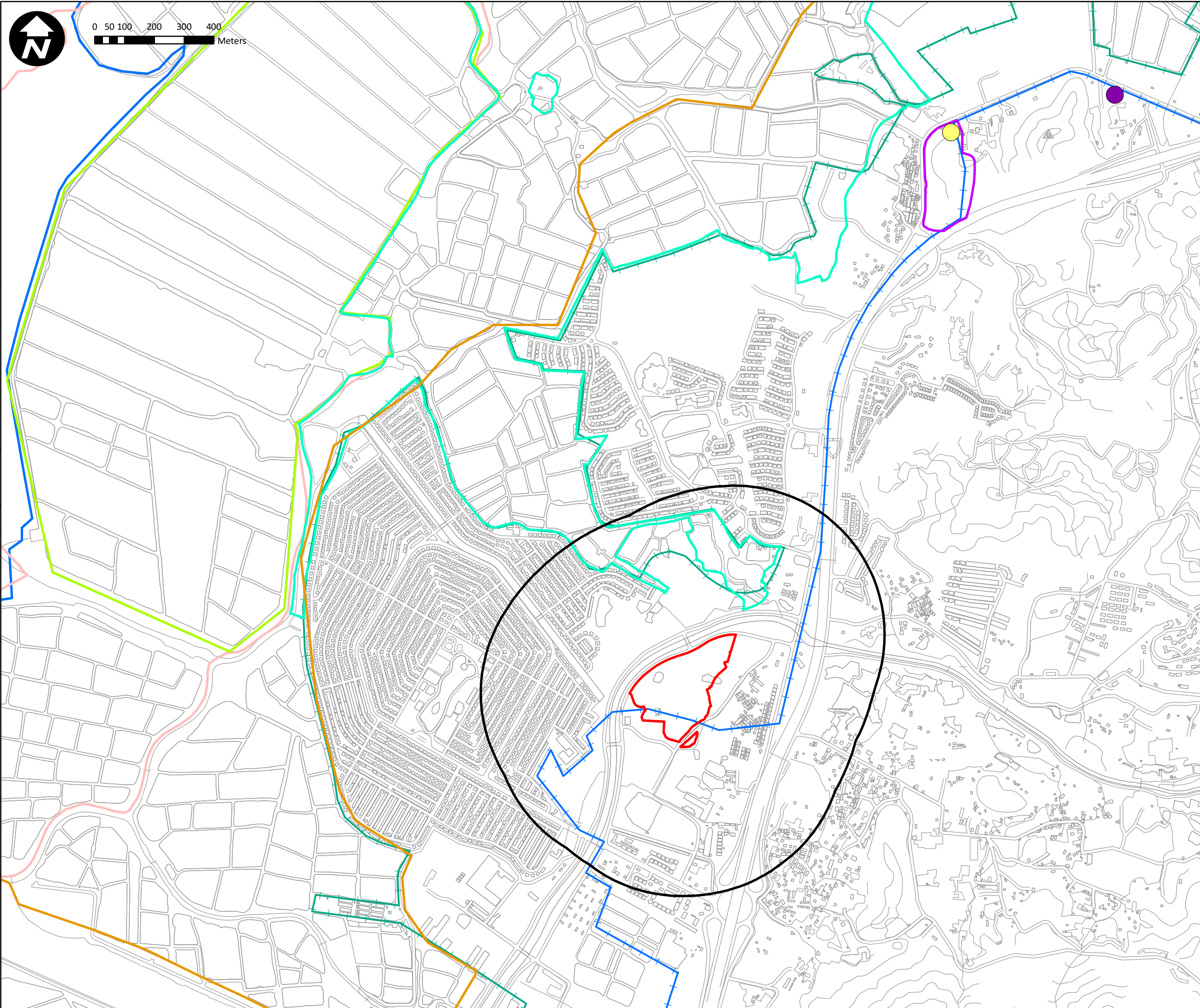
2 LEGISLATION AND STANDARDS

- 2.1.1 The Town Planning Board Guidelines for Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance (TPB PG-No. 12C) and Technical Memorandum on Environmental Impact Assessment Process (TM-EIAO), particularly Annexes 8 and 16 of the TM, have been referred during the preparation of the current ecological impact assessment. Other relevant environmental legislation, guidelines and references include:
- Approved Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/8;
 - Wild Animals Protection Ordinance (Cap. 170);
 - Forestry Regulations (subsidiary legislation of the Forests and Countryside Ordinance, Cap.96);
 - Town Planning Ordinance (Cap. 131);
 - The International Union for Conservation of Nature (IUCN) Red List of Threatened Species

3 BASELINE CONDITIONS

3.1 Application Site and Assessment Area

- 3.1.1 The AA for this EcoIA includes all areas within 500m distance from the boundary of the AS (**Figure 1**). For clear presentation of data, the AS in this assessment refers to the area within the Site boundary, whereas AA refers to the area within the 500m radius but excluding the AS.
- 3.1.2 Currently, the AS comprises mainly an area of grassland, with scattered patches of reed and a small piece of plantation. The whole AS is sandwiched by Kam Pok Road to the north and west, and Ha Chuk Yuen Tsuen to the south and east, beyond which lie the Castle Peak Road and the San Tin Highway. The AS lies on the southerly most limit of the Deep Bay wetland system from which it is ecologically isolated. Due to its location and the surrounding land uses, the site is subject to high levels of human disturbance.
- 3.1.3 Most of the AA is covered by an extensive Urbanized Area (73.17% of the total area), mainly comprising of extensive low-rise residential areas including Fairview Park, and to a lesser extent, Palm Springs and Royal Palms as well as other villages next to the Castle Peak Road. One of the villages, Yau Mei San Tsuen also features large plots of Agricultural Lands that surrounds its village houses.
- 3.1.4 Amidst the large expanse of Urbanized Area are other man-made habitats. These includes Drainage Channels and roadside Plantations that could be found along the road networks of the AA, as well as isolated patches of Waste Grounds which are open storage areas.
- 3.1.5 Temporary wetlands located to the northeast of the AS are a temporary mitigation measure under the YMST EIA AEIAR-189/2015. Prior to the construction of the Wetland Restoration Area for that project, part of the inactive farmland was used as a temporary wetland enhancement area. The temporary wetland enhancement area is also used as a refuge site for amphibians. Further north to these temporary wetlands are also some fishponds, forming a mosaic of wetland habitats in the Northern section of the AA, situated between Palm Springs, Yau Pok Road and Fairview Park. It was observed in the habitat and vegetation surveys that despite some ponds within this mosaic have remained active, some ponds have been pre-profiled to become dry Agricultural Lands. Additionally, patches of this temporary wetland are now entirely colonized by wetland vegetation, converting their habitat into Marshes. In one of such cases, a small patch of a pond has been colonized by reed and hence is now identified as a Reedbed. Some of the temporary wetlands, however, have even completely dried up and have become Grasslands.



- Application
- Assessment Area
- Wetland Conservation Area
- Wetland Buffer Area
- "Other Specified Uses" annotated "Wetland Conservation Park"
- Ramsar
- Mai Po Village SSSI
- Mai Po Marshes SSSI
- Mai Po Nature Reserve
- Inner Deep Bay SSSI
- Mai Po Village
- Mai Po Lung



Project Title:
S12A Amendment of Plan Application Draft Mai Po and Fairview Park OZP No. S/YL-MP/7 Rezoning from "R(D)" to "R(C)1" Zone for a Proposed Residential Development at Various Lots in D.D.104 & the Adjoining Government Land in Yuen Long, N.T.

Figure Title:

Application Site and Adjacent Areas of Conservation Interest

Drawn by:	PC	Scale:	1:12,000 on A3
Checked By:	MM	Date:	26 Nov 2024
Approved by:	MM		
Figure Number:	Figure 1		Revision: 0