

**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 IV**

Replacement pages of the Supporting Planning Statement

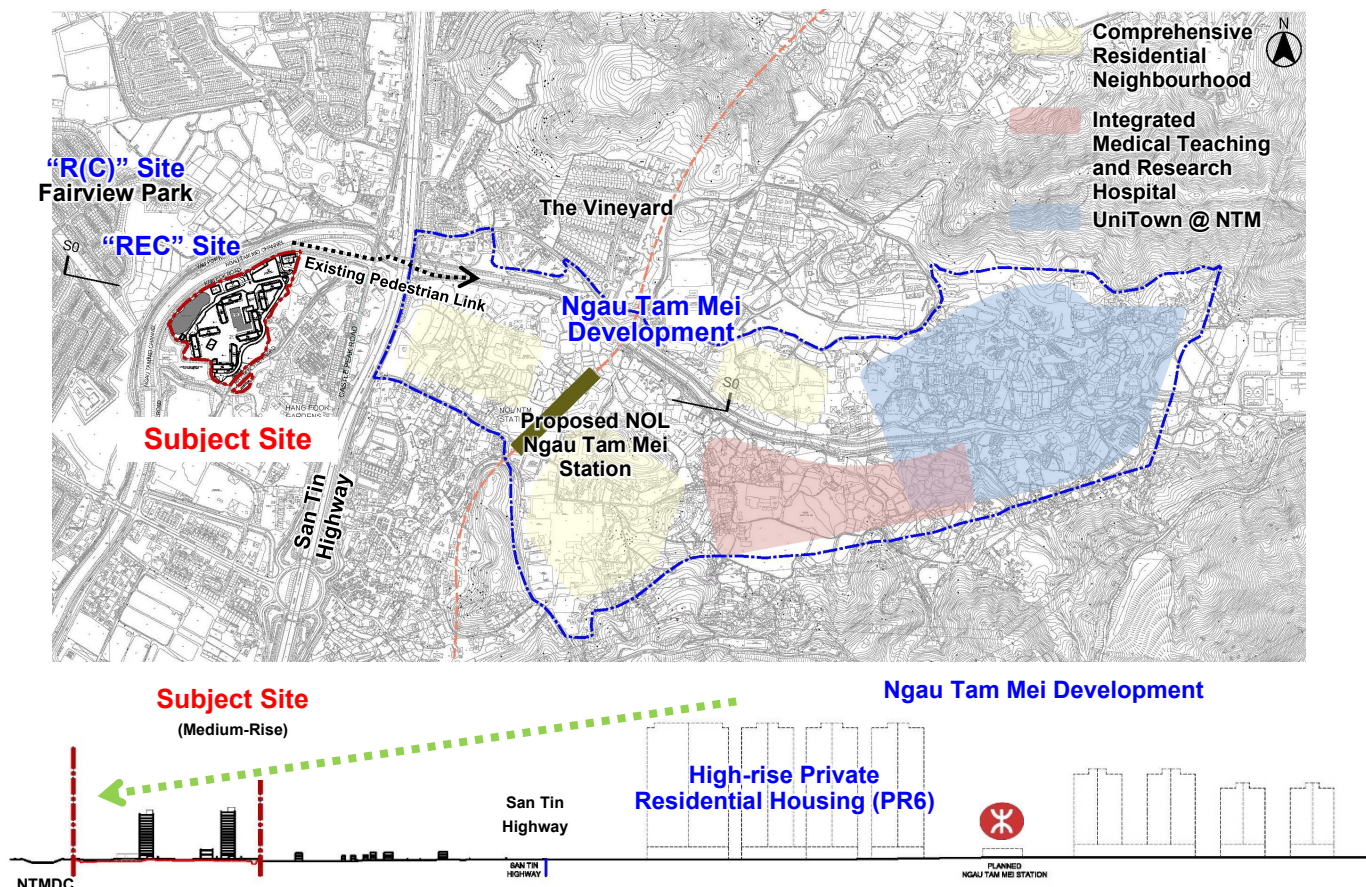
- 3.9.10 An EIA Report to assess the environmental impacts of the proposed developments under the revised Recommended Outline Development Plan ("RODP") was submitted for approval in early December 2023. On 17 May 2024, the Environmental Protection Department approved the EIA Report under Section 8(3) of the EIA Ordinance. Before that, the Draft San Tin Technopole OZP has also been gazetted to put forward the revised RODP in March 2024, followed by the approval of the San Tin Technopole OZP by the Chief Executive in Council on 20 September 2024. As recently as 13 December 2024, the LegCo's Finance Committee had approved the funding application for Phase 1 Stage 1 development of San Tin Technopole. Clearly, the Government is pushing ahead the implementation of San Tin Technopole in full steam.

#### Wetland Conservation Park

- 3.9.11 The Northern Metropolis Development Strategy released in 2021 proposed to establish a Wetland Conservation Parks System with a view to conserving the Deep Bay Area wetlands with ecological/conservation values, creating environmental capacity for the development of the Northern Metropolis, as well as achieving 'Co-existence of Development and Conservation'. The Agriculture, Fisheries and Conservation Department ("AFCD") commissioned the 'Strategic Feasibility Study on the Development of the WCPs System' in August 2022 and recommended to develop Sam Po Shue Wetland Conservation Park ("SPS WCP") first. With a proposed area of approximately 338 ha, establishing the SPS WCP first would conserve the core birds' flight path as a matter of priority, while creating synergy with the existing conservation areas, thereby conserving the wetland ecosystem in the Deep Bay Area more effectively, etc. As of December 2024, LegCo's Finance Committee had approved the funding application for the detailed design for the first phase of the SPS WCP. The construction works of the first phase are expected to commence in 2026/2027 the earliest for completion in 2031.
- 3.9.12 One of the functions of SPS WCP is to compensate for ecological and fisheries impacts arising from the development of San Tin Technopole, to achieve no-net-loss in ecological function of the wetland concerned. The Subject Site is physically separated from the SPS WCP by the existing and planned developments including the Fairview Park, the Light Public Housing Development (under construction), cycle track along Yau Pok Road, NTMDC and Kam Pok Road and therefore would have no impact on the SPS WCP.

### **3.10 Policy Addresses in relation to Increasing Flat Supply**

- 3.10.1 In view of the opportunities as given rise by the Northern Metropolis which aims to achieve "Urban-Rural Integration and Co-existence of Development and Conservation", the Chief Executive mentioned in her 2021 Policy Address that **"the development of wetlands and wetland buffer areas will be dealt with under the Northern Metropolis Development Strategy"**. In a written reply to a question raised in the Legislative Council in 2021, the Secretary for Development also expressed that "in view of the ever-changing planning circumstances and social needs, the Government will review the Planning Guidelines relating to the WBA on the premise of balancing the needs for conservation and increase of housing land supply." This clearly shows the Government's intention to further optimise the development potential of land resources in WBA with a view to enhancing housing supply. Last



**Figure 8.1 Stepped Building Height Concept adopted for the Proposed Development**

8.13.2 The Indicative Development Scheme is medium in height and it is situated on flat land. The scale of the development, with a domestic plot ratio of 1.5 and building height of not more than 16 storeys, is considered compatible to the surrounding environment. The design of the Indicative Development Scheme can enhance the visual interest of the currently monotonous and derelict assessment area. Further, the buildings proposed vary in height with a stepped profile and are arranged in an organic manner to create visual interest while the colour scheme suggested will also help the proposed development to blend in with the environment. Besides, the Landscape Design Proposal suggested 267 nos. of healthy and heavy-standard compensatory planting will help to integrate the development with the surrounding landscape. Not least, the proposal is compatible with the existing visual composition whilst introducing a desirable visual contrast for the area.

8.13.3 The Visual Impact Assessment in *Appendix 5* concludes that the overall visual impact of the Proposed Development is considered to be slightly adverse, that is, the Proposed Development will, with or without mitigation measures, in overall terms have some negative visual effects to most of the identified key public viewing points. In comparison to the existing site conditions, it is considered that the Proposed Development will make a generally positive contribution to the evolving suburban visual character of the area which is close to the future high-density Comprehensive Residential Neighbourhood development node around the NOL Ngau Tam Mei Station.