

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	Submission Number: TPB/R/S/YL-MP/7-S601
	Date Received 收到日期	

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 Office, 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/>）。
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\*)

Topcycle Development Limited

(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\*)

Masterplan Limited

(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)

New Draft San Tin Technopole Outline Zoning Plan No. STT/1 and Draft Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/7

## 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>
New Draft San Tin Technopole Outline Zoning Plan No. STT/1	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	Generally supportive with some comments. Please refer to the accompanying Representation Statement.
Draft Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/7	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	Generally supportive with some comments. Please refer to the accompanying Representation Statement.
	<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。

Please refer to the accompanying Representation Statement.

<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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601

**From:** Valerie Pang [REDACTED]  
**Sent:** 2024-05-08 星期三 10:29:56  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Cc:** [REDACTED]  
**Subject:** Representation in Relation to the Draft San Tin Technopole OZP No. STT/1 and Draft Mai Po and Fairview Park OZP No. S/YL-MP/7  
**Attachment:** 20240507 - ST MP OZP Rep\_Topcycle.pdf; Form S6.pdf

Dear Sir/ Madam,

Representation in Relation to the Draft San Tin Technopole Outline Zoning Plan No. STT/1 and the Proposed Amendments shown on the Draft Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/7

We are authorized by "Topcycle Development Limited", the Representer, to lodge a representation to the Town Planning Board in relation to both the new Draft San Tin Technopole Outline Zoning Plan (OZP) No. S/STT/1 and the proposed amendments shown on the Draft Mai Po and Fairview Park OZP No. S/YL-MP/7 gazetted on the 8 March 2024.

This submission is made under Section 6(1) of the Town Planning Ordinance (the Ordinance) with regards to both OZPs mentioned. A Representation Statement, an authorization letter from the Representer and a completed Form No. S6 are attached for your processing.

Under Section 6B of the Ordinance, a representer is entitled to attend and to be heard either in person or by an authorized representative at a meeting. Given this is a representation to both OZPs No. S/STT/1 and S/YL-MP/7, we intend to present in the hearing of each mentioned OZP in support of this representation.

In parallel, an original hardcopy of the submission will be delivered to your office today.

Thank you.

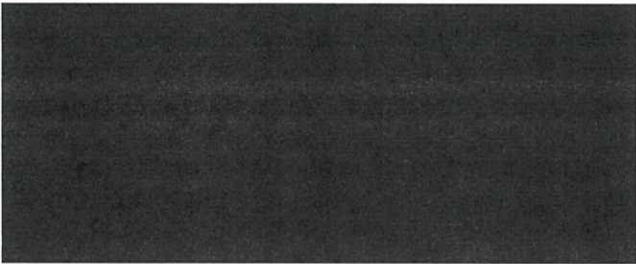
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kind regards,

Valerie

Masterplan Limited





# MASTERPLAN LIMITED

Planning and Development Advisors

領賢規劃顧問有限公司

8 May 2024  
By Email and By Hand

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

Dear Sir/ Madam,

**Representation in Relation to the Draft San Tin Technopole  
Outline Zoning Plan No. STT/1 and the Proposed Amendments shown on the  
Draft Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/7**

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We are authorized by "Topcycle Development Limited", the Representer, to lodge a representation to the Town Planning Board in relation to both the new Draft San Tin Technopole Outline Zoning Plan (OZP) No. S/STT/1 and the proposed amendments shown on the Draft Mai Po and Fairview Park OZP No. S/YL-MP/7 gazetted on the 8 March 2024.

This submission is made under Section 6(1) of the Town Planning Ordinance (the Ordinance) with regards to both OZPs mentioned. A Representation Statement and an authorization letter from the Representer are attached to this letter.

Under Section 6B of the Ordinance, a representer is entitled to attend and to be heard either in person or by an authorized representative at a meeting. Given this is a representation to both OZPs No. S/STT/1 and S/YL-MP/7, we intend to present in the hearing of each mentioned OZP in support of this representation.

Yours faithfully,



I.T. Brownlee  
For and On Behalf of  
Masterplan Limited

Encl.  
cc. Clients (By Email)



# TOPCYCLE Development Limited

旋高發展有限公司

72-76/F., Two International Finance Centre, 8 Finance Street, Central, HK

6 May 2024

Masterplan Limited  
3516B China Merchants Tower  
Shun Tak Centre  
200 Connaught Road Central  
Hong Kong

Attn.: Mr. Ian Brownlee (Managing Director)

Dear Sir,

**Letter of Authorisation**  
**Representation in Relation to the San Tin Technopole Outline Zoning Plan**  
**No. STT/1 and the Amendments to the**  
**Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/7**

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We hereby confirm that we, *Topcycle Development Limited*, the Representer has authorized Masterplan Limited to act on our behalf, in submitting this representation and making presentations to the Town Planning Board under Section 6(1) of the Town Planning Ordinance, and to conduct any other planning-related matters.

Yours faithfully,

For and on behalf of

*Topcycle Development Limited*

For and on behalf of  
旋高發展有限公司  
TOPCYCLE DEVELOPMENT LIMITED

Authorized Signature(s)

S.K. LEUNG



**Representation in Relation to the San Tin Technopole Outline Zoning Plan  
Plan No. STT/1 and the Amendments to the  
Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/7**

**Representor : Topcycle Development Limited**

**1. Introduction**

- 1.1 On the 8 March 2024 the Town Planning Board (TPB) gazetted under Section 5 of the Town Planning Ordinance (TPO) a new Outline Zoning Plan (OZP) entitled the San Tin Technopole OZP No. S/ST/1. This OZP replaces the original San Tin OZP and has new relationships with the existing adjoining OZPs for Ngau Tam Mei (No. S/YL-NTM/13) and for Mai Po and Fairview Park (No. S/YL-MP/7) which have also been amended.
- 1.2 The content and scope of the San Tin Technopole OZP (STT OZP) is a significant change from the previous San Tin OZP, which was primarily for Rural Type Development and various types of conservation. The new OZP has taken into account the National Context provided by the 14<sup>th</sup> Five Year Plan for Economic and Social Development, The Greater Bay Area Regional Strategy and the Northern Metropolis Development Strategy (NMDS) which collectively provide a new cross-boundary development context based on closer integration with the Mainland, and in particular Shenzhen. The STT OZP is primarily a plan for development with a focus on innovation and technology.
- 1.3 The change in the boundaries of the three OZP's has primarily delineated the development area from the conservation areas. The main area of the San Tin man-made fish ponds has been included in the Mai Po & Fairview Park (MP OZP) and is zoned as "Other Specified Uses" annotated "Wetland Conservation Park".
- 1.4 This representation relates to only the STT OZP and the MP OZP.

**2. The Particular Matters in the Draft Outline Zoning Plans to which the Representation Relates**

- 2.1 The STT OZP and the MP OZP are closely related, not only in physical terms but also in relation to the cross-boundary planning and development functions. When the TPB considered these two plans on the 23.2.2024, it noted that the issues concerning the whole area were interrelated, and both OZP's were presented and discussed together. For similar reasons, this Representation is related to both the STT OZP and the MP OZP.

**A The San Tin Technopole OZP**

- 2.2 This representation is generally supportive of the new STT OZP. Where appropriate some minor suggestions and refinements are proposed to facilitate the implementation process. The focus in both plans is on implementing innovation and technology (I&T) and it is important that this be utilized for the full benefit of the cross-boundary community that will live and work here. The "innovation" is therefore encouraged to be applied to the new urban and conservation landscapes which is to be built within the boundaries of the STT OZP, and not just in relation to "technology". The following points are highlighted.

### *Strategic Location and Linkages*

- 2.3 San Tin is an important cross-boundary city to Futien/Shenzhen and is strategically located so as to be capable of significant integration in cross-boundary socio-economic activities. To achieve this the transport linkages should be significantly improved in advance of the development taking place for the I&T uses and future residents. Some suggestions are made as to how this could be achieved.

### *Achieving a World Class I&T Hub*

- 2.4 The stated objective is to establish the STT as a "World Class I&T Hub" (ES para 10.1.1. to 10.1.3). The Hong Kong-Shenzhen Innovation and Technology Park (HKSTP) at the Loop, plus the STT will provide about 300ha. The STT in conjunction with these activities, can successfully create a hub of this type and of this importance. Clear objectives, goals and processes can draw the private sector, the government and academic organisations to collaboratively work together.
- 2.5 It is understood that the government is undertaking a consultancy study to help define the development content of the various parcels. This clarity may be significant when identifying the competing uses and activities which should be permitted within the relatively limited land area of the STT. The stated objective of the plan seems to be to provide total flexibility within the I&T land, whereas a more focused approach may eventually become necessary. The ES states:

*"10.1.3 Planning areas of various sizes are planned to **provide flexibility in allocation of land for I&T facilities of different scales (start-ups and leading tech firms), different I&T fields (life and health technology, artificial intelligence and data science, advanced manufacturing and new energy technology, etc), and different stages of the I&T value chain (research and development (R&D), prototype, test production, mass production, etc.). In order to nurture a more complete I&T ecosystem, a wide range of permitted uses is formulated under the zoning for I&T land.**"*

### *Housing Mix*

- 2.6 In view of the cross-boundary relationships and interaction capabilities, there is a new mix of uses proposed within the new I&T zones, including some "6,400 talent accommodation units".

*"12.5.2 To promote the concept of 'work-live-learn-play' and to nurture I&T development, a range of complementary uses which could provide business support (e.g. office, convention facilities, hotel, etc.), living support (e.g. talent accommodation, retail, dining, etc.) and other talent attractive uses (e.g. school, educational institution, etc.) are allowed in the "OU(I&T)" zone."*

And paragraph 12.5.3:-

*"12.5.3 The exact location and number of talent accommodation units to be provided will be contingent on the nature and scale of I&T industries to be developed, as well as the operational and business needs of the prospective I&T enterprises. Also, provision of talent accommodation should duly observe the possible constraints*



*posed by the nearby less environmentally friendly manufacturing processes, if any."*

- 2.7 In the San Tin Technopole Action Agenda page 25 a statement is made regarding residential accommodation and creating a "liveable town":-

*"In addition to providing land for I&T and other industries, San Tin Technopole will be developed into a liveable town with comprehensive community facilities, spacious public and green spaces, advanced and resilient infrastructure and smart designs. It will provide about 50 000 to 54 000 housing units, and about 6 400 units of talent accommodation to support the operation of I&T enterprises."*

- 2.8 When housing mix in the STT OZP is considered (ES para 7) a rather limited approach may have been taken. The various descriptions of the types of people to be attracted to live and work in the STT indicate the need for a wide range of housing types to accommodate the full range of local and global talents, entrepreneurs, investors, professionals, executives and business people etc. to make the I&T hub a success. This does not only relate to young single people, but also to those with young families and those of an older age. The general urban environment, the mix of uses and multicultural people should encourage interaction and exchange of ideas and flow of knowledge. If this is the desired outcome for this specific area, the provision of different housing types should be wide and innovative.
- 2.9 The ES (paragraph 7) states that the standard public to private housing ratio of 70:30 would apply, but be subject to review to take account of possible changing planning circumstances and development needs. The STT OZP should enable the production of a substantial number of housing units, but the local allocation process limits eligible people to strict income limits and other criteria, such as length of time on waiting lists, length of residence in Hong Kong, etc. By having only 30% of units for private housing, the scope and mix is not only severely constrained, the learning opportunities, competitiveness, innovativeness, flows of knowledge, labour mobility, exploration and exploitation of creative ideas at STT, will be rigorously curtailed.

*Nature, Ecology and Landscape: Scope for Innovation*

- 2.10 The boundary of the STT OZP includes a significant area of existing man-made fish ponds, areas of wooded hillsides and green knolls. The plan recognizes that these features provide a unique setting with opportunities for integrating the urban components. The OZP has taken account of this and the ES in paragraphs 9 and 10 recognizes the various constraints and opportunities. In particular the following are addressed and incorporated into the development of the planning for the OZP Area:-

- Plentiful Natural and Landscape Features;
- Ecological Resources, Biodiversity and Conservation;
- Balanced, Vibrant and Liveable Community;
- Urban-Rural Integration;
- Integrated Landscape Network Optimizing Existing Ecological Capital;
- Comprehensive Open Space Network;
- Smart, Green and Resilient;
- Climate Change and Flooding Risk;

- Blue Green Network; and
- Breezeways.

2.11 Comments on the conservation of the man-made fish ponds will be addressed below in Part B, the Mai Po and Fairview Park OZP. However, the STT OZP includes many aspects which relate to the man-made fish ponds, and indicate how they will be taken into account. Example of these are:-

- A description of the conservation measures to be included in the San Po Shue Wetland Conservation Park (SPS WCP) which is to be adjacent to the STT OZP (paras ES 10.1.4 to 10.1.8);
- The use of NBA's and BHR to protect bird flight corridors through the OZP area (ES 10.1.8) design harmony between the I&T development and the proposed SPS WCP though sensible built form, reduced density and ecologically-sensitive landscape (ES 10.1.11)
- The blue-green network creating ecological diversity and linking to the wetland (ES para 10.2.1);
- Details of protection of ecologically important areas and flight paths through use of NBA and BHR (ES para 11.9);
- Reservation of a Fisheries Research Centre for AFCD in Area 17 (ES 12.5.8).

2.12 The proposed Fisheries Research Centre indicates the possibility of incorporating innovation and research into the future development and management of modern aquaculture production on food sustainability.

## **B The Mai Po and Fairview Park OZP**

2.13 In conjunction with the preparation of the STT OZP the remaining areas of man-made fish ponds in the vicinity of San Tin have been included in the adjacent amended Mai Po and Fairview Park OZP (MP OZP). The man-made fish ponds closest to San Tin have been zoned "Other Specified Uses" annotated "Wetland Conservation Park" (OU(WCP)) and identified as becoming the "Sam Po Shue Wetland Conservation Park" (SPS WCP).

### *Wetland Conservation Park Zone*

2.14 The SPS WCP was proposed by AFCD in their 2023 study of the "Strategic Feasibility Study on the Development of the WCPs System under the Northern Metropolis Development Strategy". That study was a timely re-assessment of the current and future means for enhancing the man-made fish ponds in the context of the Northern Metropolis. It proposed that four WCP's be established throughout the Northern Metropolis area, each with a specific positioning and function. This study has for the first time identified a strategy for addressing the future conservation function of the area of Deep Bay Wetlands and provides a revised context for the whole area.



- 2.15 One objective which is more clearly spelt out, is the need to retain fisheries and aquaculture as an important economic component of the wetland park system. The different functions of the WCP's are shown in **Figure 1** taken from the study summary:-

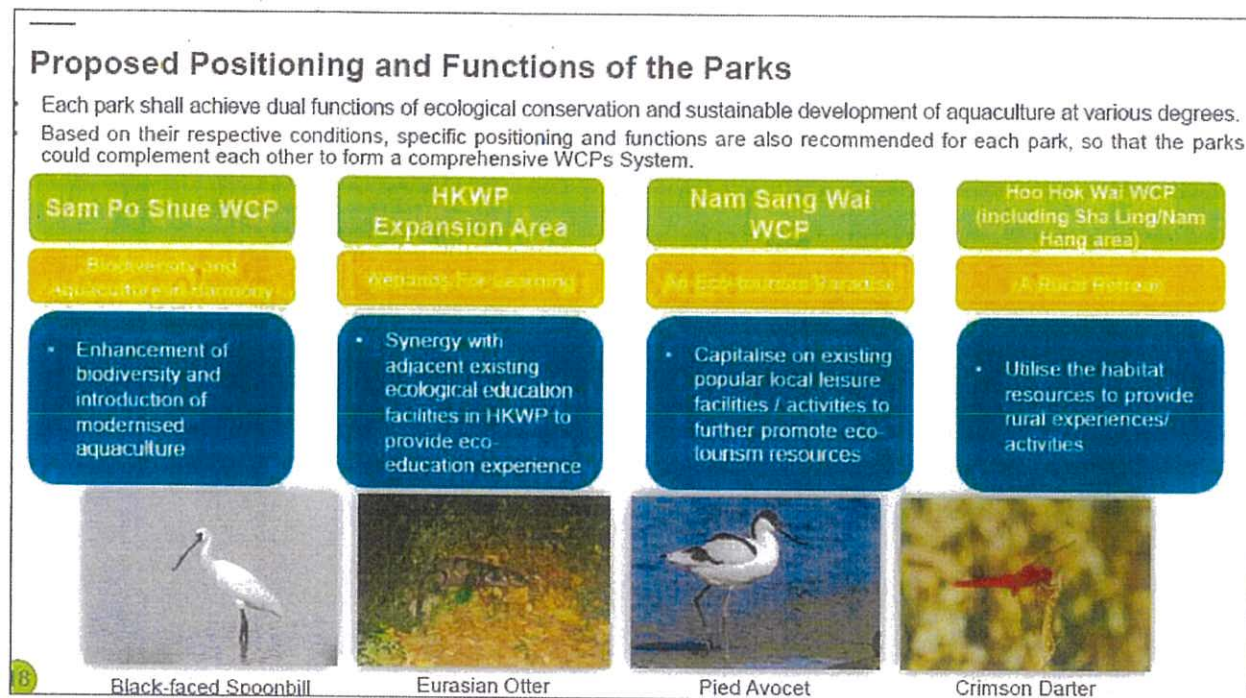


Figure 1  
Proposed Functions of 4 Wetland Conservation Parks

- 2.16 In the ES of the MP OZP paragraphs 7.1.3 to 7.1.7 it is explained how the SPS WCP is to be developed in phases with the first phase being the fishponds in the northern part. One of the main objectives of the SPS WCP is *"to compensate for the impact on ecological and fisheries resources arising from the development of the San Tin/Lok Ma Chau area of the Technopol"*. This is strongly supported as an objective and the ES gives a broad outline of how it could be achieved. More details on how it will be implemented are subject to further study. In the Consultation Brochure this context for the SPS WCP was summarized in the following image **Figure 2**.

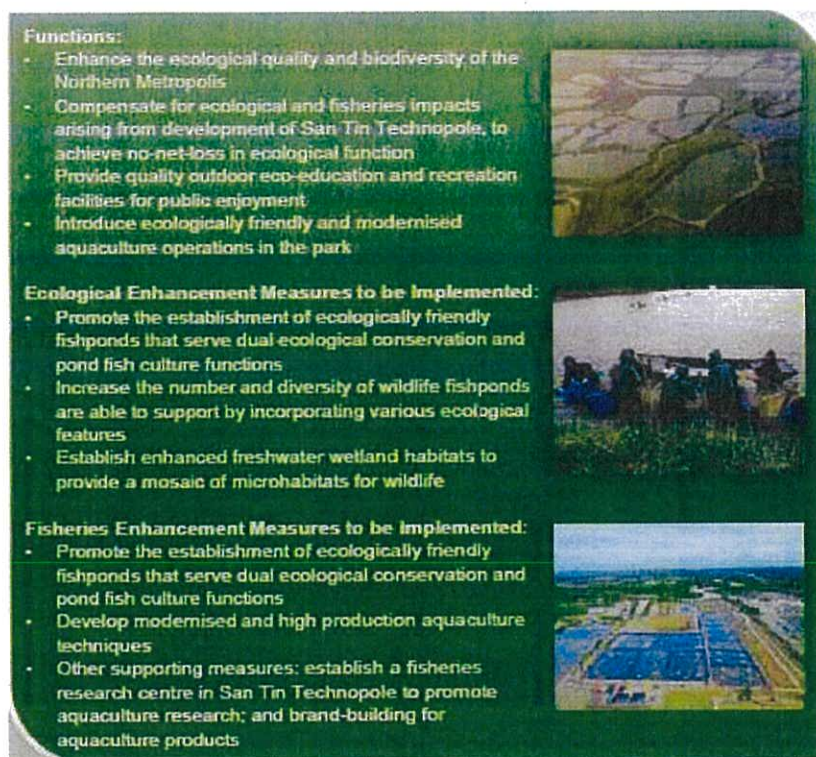


Figure 2  
Implementation and Management of Wetland Conservation Parks

- 2.17 In AFCD's Stage 2 consultation on the Strategic Study of the Wetland Conservation Parks, a specific question was raised regarding the preferred method of implementation and management. Three options were proposed and were summarized in the following table in the consultation document.

Potential Management Options to be Considered under the WCPs System		
<p><b>Direct Management by Government Department(s)</b></p> <ul style="list-style-type: none"> <li>Government Department(s) could manage the parks directly.</li> <li>Employ contractor(s) to carry out management and/or maintenance works.</li> <li>Existing management practices adopted in the HKWP.</li> </ul>	<p><b>Collaboration with NGOs, Local Communities, and Agriculture and Fisheries Associations</b></p> <ul style="list-style-type: none"> <li>The Government could formulate relevant park regulatory framework and collaborate with NGOs, local communities, and agriculture and fisheries associations under the framework for the management of the parks.</li> <li>Existing management practices adopted in the Mai Po Nature Reserve.</li> </ul>	<p><b>Public-Private Partnership</b></p> <ul style="list-style-type: none"> <li>The Government could explore the public-private partnership option for collaboration with land owners in managing the parks.</li> <li>Private landowners can propose land use recommendations to the Government, on conditions that the land use recommendations must support the functions of the WCPs System and can bring positive impacts to the long-term operation and management of the parks.</li> <li>Wetland conservation easement adopted overseas (such as the USA and Canada).</li> </ul>

Figure 3  
Potential Management Options Proposed by AFCD



- 2.18 One concern arising from this approach to the SPS WCP, and also to the other WCP's, is the dependence on government funding to implement the WCP in a timely manner. The development of the PPP system arose because it was unlikely that government would be able to fund the long-term wetland conservation implementation and management process. The Representer has experience in implementing wetland conservation cum residential development projects under the existing system. The system has been effective in achieving multiple objectives, balancing urban growth and conservation objectives. This could also be achieved in the SPS WCP if the PPP approach was to be adopted. In the table in **Figure 3** above, the PPP approach proposes collaboration with land owners and provides for landowners to submit proposals for the long-term operation and management of the parks. The ES also mentions achieving 'co-existence of development and conservation' (para 9.9.15).
- 2.19 However, when looking at the Notes for the "Wetland Conservation Park" zone the Planning Intention states that the "zone is primarily for the development of a Wetland Conservation Park by the Government". There is also no provision in the Notes of this zone for the landowner to propose a land use which may support the function of the WCP system, as proposed in the Consultation process and mentioned in **Figure 3** above. The private sector should be encouraged to make financially-viable, nature-positive applications, especially if there is expertise available to help achieve the planning objectives, and even more so if government funding for wetland conservation is insufficient to achieve the objectives. It is therefore proposed to widen the range of uses in Column 2, to identify new opportunities, and to generate innovative insights on nature-positive developments.

### 3 The Nature of and Reasons for the Representation

#### *Supporting the Cross-Boundary Identity of the Proposals*

- 3.1 The reasons provided for this representation are largely developed in the paragraphs above. The two OZP's are part of the same comprehensive scheme which forms part of a wider strategic context, which brings forward a new growth future for the area. This recognizes the development of an I&T focus in an area which is strategically located near Shenzhen. Within this general framework there is scope for minor improvements and these are specifically mentioned in paragraph 4 below.

#### *Involving the Private Sector in Implementation*

- 3.2 For the innovation economy, both IT and aquaculture productions are primarily privately-driven and market-oriented. The existing land owners can collaborate more efficiently and dynamically with the stakeholders across the boundary in achieving the planning objectives, by partnering or developing their land in accordance with the strategic objectives. However, the STT ES indicates that the process will only be by resumption:

"17.2 The Government will resume and clear the private land planned for public works projects, public and private developments, carry out site formation works, and provide infrastructure before allocating land for various purposes, including disposal of land planned for private developments in the market. Land formation and the provision of



infrastructure will be implemented in accordance with the development programme prepared by CEDD”.

Recently the Government has announced (see the San Tin Technopole website at: <https://nm-santintech.hk/en/implementation-arrangement/dmldtmf/>) that the detailed revised land exchange arrangements for the Enhanced Conventional New Town Approach ECNT would be extended to all NDA's :

*“The 2023 Policy Address has announced that the “Enhanced Conventional New Town Approach” will be extended to development sites specified by the Government in all New Development Areas (NDAs) in the Northern Metropolis, including San Tin Technopole. Under this development approach, the Government will in principle resume all private land planned for development, before allocation for various purposes including disposal of land for private development. However, for sites planned for private development, the Government allows in-situ land exchange applications from land owners subject to certain conditions”.*

The ES should be up-dated to reflect the latest position so that the existing land owners can contribute towards implementation through land exchanges and under reasonable conditions.

#### *Transportation and Connectivity*

- 3.3 The future Northern Metropolis Highway is an important link which should be shown on the STT OZP and should be a priority for cross-boundary linkage and connection to the rest of Hong Kong. The Northern Metropolis Highway is about 18 kilometres in length. It will start from Tin Shui Wai in the west, link up Ngau Tam Mei, San Tin Technopole and Kwu Tung North, and stretch to Lo Wu South in the east serving the Northern Metropolis east to west. The roads connecting the Northern Metropolis Highway to San Tin (Roads D1 and D5) appear under-designed and do not connect well to the San Tin development areas. This should be reviewed so as to ensure adequate land is provided for this vital connection.
- 3.4 Railways are fundamental to the accessibility of the STT. History has shown they are often provided too late in Hong Kong. The Northern Link Main Line and San Tin station should be in place before the first phase of the proposed development is occupied in 2031. The ODP and non-statutory documents show a tentative alignment for the proposed Northern Link Spur Line which connects the San Tin Station to the station in the mixed-use development in Area 23, and through the HSITP to the Shenzhen Innovation and Technology Zone. This railway is an important connector between these important I&T areas, but it is not shown on the OZP and there is no apparent implementation date. It should be included on the STT OZP and implemented together with Phase 1 before 2034.

#### **4 The Amendments Proposed to the Draft Plans.**

In summary the following amendments are proposed, based on the information provided in Sections 2 and 3 above

##### **4.1 Proposed Amendments to the STT OZP**

- 4.1.1 To include the proposed alignment of the Northern Metropolis Highway on the STT OZP.
- 4.1.2 To include the alignment of the Northern Link Spur Line on the STT OZP as a preliminary alignment;

##### **4.2 Proposed Amendments to the MP OZP**

- 4.2.1 To widen the range of uses included in Column 2 of the Notes to the OU(WCP) zone to identify new opportunities, and to generate innovative insights on nature-positive developments from the private sector.

#### **5. Conclusion**

- 5.1 The proposals included on these two OZP's provide a firm basis for taking the San Tin area forward into a new and exciting direction. The implementation process will provide a new planning context which can be innovative in how Hong Kong can undertake a new urban development while being sensitive to the natural context within which it is located. It would be a progressive example of how integrated planning can be undertaken to accommodate changing technological, environmental and social factors.

## 就圖則作出申述

## Representation Relating to Plan

**Submission Number:**  
TPB/R/S/YL-MP/7 S605

## 參考編號

**Reference Number:**

240507-152615-44831

**Representation Number:**  
TPB/R/S/YL-MP/7R002

## 提交限期

**Deadline for submission:**

08/05/2024

## 提交日期及時間

**Date and time of submission:**

07/05/2024 15:26:15

## 「申述人」全名

**Full Name of "Representer":**

System Link Development Limited

## 「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/YL-MP/7

## 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
Draft Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/7	支持 Support	Generally supportive with some comments. Please refer to the below "Proposed Amendments to Plan".
New Draft San Tin Technopole Outline Zoning Plan No. STT/1	支持 Support	Generally supportive with some comments. Please refer to the below "Proposed Amendments to Plan".

## 對圖則的建議修訂(如有的話)

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

San Tin Technopole OZP (STT) and Mai Po OZP (MP)

A. Matter - Respecting the landowner's development right

A.1 Reference is made to the gazette of the Draft San Tin Technopole Outline Zoning Plan No. S/STT/1 (STT) and the Draft Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/7 (MP) on 8 Mar 2024.

We are the registered owner, System Link Development Limited, of Lot 763 in D.D.99.

B. Supporting STT and MP

B.1 We support the proposed zonings under the two subject OZPs. We understand that STT has given high regards for the National Plan as stated in its San Tin Technopole's official website, "With the National 14th Five-Year Plan supporting Hong Kong to develop into an international innovation and technology (I&T) centre, we aspire to develop the Northern Metropolis into a "n



ew international I&T city". The vision to develop a "new international I&T city" was also mentioned in para. 1.2 of the "Northern Metropolis Action Agenda" released in 2023.

B.2 STT is proposed to be located at the centre of Northern Metropolis and is in close proximity to Shenzhen's I&T zone in Huanggang and Futian. It is strategically positioned to be a key centre of I&T development cluster that will create synergy and foster vibrancy with Shenzhen. STT will become a new cross boundary thriving community strengthening the multi-cultural identity, knowledge flows, innovation resources exchanges and offering quality, healthy and sustainable lifestyles for the talented workers and entrepreneurial businesses. With this planning vision of such strategic significance, we anticipate an unprecedented growth of the twin-gateways, cross-boundary cities to be functionally integrated and spatially related extending on either side of the Shenzhen River.

### C. Reason for Representation

#### Harmony between Conservation and Development

C.1 We support green growth and balance development in STT/MP. The proposed OZP amendments align with the cross-boundary's environmental goals as well as the regional economic objectives. The STT is a designated project under the Environmental Impact Assessment Ordinance that requires an EIA approval. Through this statutory process, the adverse environmental impact, if any, would be compensated and/or mitigated. The "Northern Metropolis Development Strategy" states that the Government has committed in developing the Northern Metropolis, due consideration will be given to "Urban-Rural Integration and Co-existence of Development and Conservation".

SPSWCP is part of STT

C.2 In the 2022 Policy Address, Government proposed to implement the Wetland Conservation Parks, with a view to increasing the environmental capacity for the development of the Northern Metropolis.

Government in a submission to LegCo on 29 January 2024, states:

"Through suitable planning and design, the establishment of the WCPs System could achieve multiple functions including ecological conservation, sustainable development of aquaculture, as well as eco-education and eco-recreation, while at the same time creating environmental capacity for the development of the NM, providing a unique scenic wetland landscape with the co-existence of conservation and development."

To help develop a strategic approach to conservation planning in STT & MP, pursuing the "wilderness-nature mindset" conservation is unrealistic and impractical. Conservation by itself cannot be in isolation of the multiple visions, broader regional growth perspectives. It has to be a part of the whole in order to be of resilience, sustainable and in harmony with the built environment.

#### Means of Implementation

C.3 We understand that the Land Use Proposal of STT was presented to LegCo on 23 May 2023. Implementation arrangement and public-private partnership (PPP) approach have been discussed. Members generally concurred with the Government's proposed planning direction of leveraging diversified means of land disposal and market forces to promote the development of STT. In the Public Engagement Report of the Land Use Proposal of San Tin Technopole (Feb 2024), para. 8.1.3, the report stated that the PPP approach for the development of STT was generally well

comed.

We welcome and support the new innovation economy unlocking the development potentials of the cross boundary cities. We share the ambitious planning insights of building a globally attractive common vision for the twin-cities' spatial development plan. To be the landowners affected by the STT/MP OZP amendments, we anticipate to be engaged and to co-deliver such regional common good through meaningful collaboration with the multiple stakeholders across the boundary.

#### Conclusion

C.4 Based on the above reasons, we support the land use proposal as stated in the two draft OZPs and look forward to have communicative relationships and collaborative opportunities in the implementation stage to make the STT and MP a success.

## 就圖則作出申述

## Representation Relating to Plan

## 參考編號

Reference Number:

240507-153303-16718

## 提交限期

Deadline for submission:

08/05/2024

## 提交日期及時間

Date and time of submission:

07/05/2024 15:33:03

## 「申述人」全名

Full Name of "Representer":

System Link Development Limited

## 「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/YL-MP/7

## 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
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#### Conclusion

C.4 Based on the above reasons, we support the land use proposal as stated in the two draft OZPs and look forward to have communicative relationships and collaborative opportunities in the implementation stage to make the STT and MP a success.

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	Submission Number: TPB/R/S/YL-MP/7-S602
	Date Received 收到日期	

1. 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 Plan 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。

Representation Number:  
TPB/R/S/YL-MP/7R003

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/>）。

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\*)

Profit Point Enterprises Limited

(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\*)

Masterplan Limited

(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」



<b>3. Details of the Representation (use separate sheet if necessary)*</b> <b>申述詳情(如有需要, 請另頁說明)*</b>		
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)		Approved Mai Po and Fairview Park OZP No. S/YL-MP/6
<b>Nature of and reasons for the representation 申述的性質及理由</b>		
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>
Proposed Amendment Item B	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	Please refer to the accompanying Representation Statement.
Proposed Amendments Item B - Explanatory Statement	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Please refer to the accompanying Representation Statement.
	<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。 Please refer to the accompanying Representation Statement.		

# 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

# MASTERPLAN LIMITED

Planning and Development Advisors

領賢規劃顧問有限公司

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

Date: 8 May 2024

(By Email and Hand)

Dear Sir/Madam,

**Representation in respect of the Proposed Amendments to the Approved Mai Po and  
Fairview Park OZP No. S/YL-MP/6**

I refer to the "Approved Mai Po and Fairview Park OZP No. S/YL-MP/6" (the "OZP") gazetted on 8 March 2024, that is currently inviting representations.

We are authorized by the Representer, Profit Point Enterprises Limited, to make a Representation to the OZP pursuant to Section 6(1) of the Town Planning Ordinance. This representation is made in relation to the Representation Site that contains private lots owned by the Representer, and is affected by the proposed amendments in the OZP.

Please find enclosed the following in support of this Representation:

- (a) Representation Statement (4 hardcopies and 1 softcopy);
- (b) Authorization Letter of the Representer to appoint Masterplan Limited as its agent; and
- (c) The Application Form No. S6(1).

Yours faithfully,



Benson Poon  
(Director)



For and on behalf of  
Masterplan Limited

Encl.

c.c. Client and Consultant Team (By Email)



OAKTREE

Profit Point Enterprises Limited  
Room 1901, 19/F, Lee Garden One,  
33 Hysan Avenue, Causeway Bay,  
Hong Kong  
Business Registration Number 35344629

1 May 2024

Masterplan Limited  
3516B, 35/F  
China Merchants Tower,  
Shun Tak Centre,  
200 Connaught Road Central,  
Hong Kong.

Attn: Mr. Ian Brownlee (Managing Director)

Dear Sir,

**Letter of Authorization**

**Representation in respect of the Proposed Amendments to  
Approved Mai Po and Fairview Park OZP No. S/YL-MP/6**

---

We hereby confirm that we, *Profit Point Enterprises Limited*, the Representer and registered owner of the private lots in D.D. 101, Lots 77 and 50 S.A – has authorized Masterplan Limited to act on our behalf, in submitting this representation and making presentations to the Town Planning Board under Section 6(1) of the Town Planning Ordinance, and to conduct any other planning-related matters.

Yours faithfully,

For and on behalf of

*Profit Point Enterprises Limited*

Director

Gayathri Sivasurian





☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: Benson Poon [REDACTED]  
Sent: 2024-05-08 星期三 08:08:16  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Cc: [REDACTED]

S602

Subject: Representation to the Mai Po & Fairview Park OZP No. S/YL-MP/7  
Attachment: 20240508 - Cover Ltr s6 Rep WSW (final)\_BP.pdf; 20240506 S6 Form WSW (final).pdf; Authorization Letter (Profit Point Enterprises Ltd)signed.pdf; 20240508 - MPFV OZP Rep Statement (final)AL.pdf

To the Secretariat of the Town Planning Board,

We would like to make a S6(1) Representation submission to the Town Planning Board, in relation to the OZP Amendments of Mai Po & Fairview Park OZP No. S/YL-MP/7.

Enclosed, please find the following supporting documents:

- Cover Letter
- Representation Statement
- Form S6(1)
- Authorization Letter

The original hardcopies of the submission package (incl. the cover letter and authorization letter) will be delivered to your office today.

Should you have any questions, please feel free to contact us at [REDACTED] Thank you very much.

kind regards,  
Benson

Director  
Masterplan Limited

[REDACTED]

~~MP~~  
~~S61~~

## Section 6(1) Representation

Representation in respect of the Proposed Amendments to the  
Approved Mai Po and Fairview Park OZP No. S/YL-MP/6

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Representation Statement  
May 2024

Representer:

Profit Point Enterprises Limited

Consultants:

Masterplan Limited

LWK & Partners (HK) Ltd



## 1. Introduction

- 1.1 Progressing in line with the Northern Metropolis Development Strategy to establish Hong Kong as an International I&T Hub, in March 2024, the Town Planning Board (TPB) announced a new Outline Zoning Plan (OZP) at San Tin, which would materialize the major development node of the "San Tin Technopole" in a new future development context based on closer integration with Shenzhen.
- 1.2 The new OZP entitled the "San Tin Technopole OZP No. S/STT/1" ("STT OZP"), completely replaces the original San Tin OZP, and created new relationships with the adjoining OZPs for "Mai Po and Fairview Park OZP No. S/YL-MP/7" ("MP OZP") and for "Ngau Tam Mei OZP No. S/YL-NTM/13" ("NTM OZP"). The content and scope of the STT OZP is a significant change from the previous San Tin OZP which was primarily for low-rise, village type developments and various types of conservation land uses. The three OZPs (i.e. STT OZP, MP OZP and NTM OZP) has collectively defined a new development context for *co-existence of development and conservation*, with a focus on driving both *innovation and technology development and quality housing supply* in the district.
- 1.3 The change in the boundaries of the three OZP's has primarily separated the high-density development areas from the conservation areas. The main area of the San Tin wetlands has been added to the MP OZP and zoned as "Sham Po Shue Wetland Conservation Park." (WCP) The northern half of NTM OZP has been added to the STT OZP, to form a *mix of low-rise and high-density residential* developments, military land, and green belt areas.
- 1.4 Out of the three OZPs, the MP OZP seems to be the *most restrictive* in facilitating new developments to respect the principle of co-existence of development and conservation. Given parts of its eastern portion is near the San Tin Highway, and high-density developments and infrastructure upgrades of STT OZP; it is only proper to put in place a plan that would optimize the scarce land development potential, and encourage scope to increase development intensity of the area to promote economic growth while striking a balance for conservation of the wetland.
- 1.5 While the Representer *generally supports* the proposed MP OZP amendments, there are aspects of the proposed amendments that could be modified to include measures to encourage a more balanced approach to the principle of co-existence of development and conservation, to promote economic growth, and contribute to the acute demand for private housing supply. This representation is therefore submitted in relation to land owned by the Representer, situated in the MP OZP.



## 2. Representation Site

- 2.1 The Representation Site (or the Site) is located at Wo Shang Wai, Yuen Long. It is generally bounded by Castle Peak Road – Mai Po and San Tin Highway to the east, fishponds to the north, residential developments namely Royal Palms and Palm Springs to the south, and Wo Shang Wai Village to the southeast. The Site falls under the MP OZP, and is zoned "Other Specified Uses (Comprehensive Development to include Wetland Restoration Area)" [i.e., "OU(CDWRA)"]. (Figure 2)
- 2.2 The Wetland Restoration Area has been completed under the approved application No. A/YL-MP/166, and its conservation management have been put in place since 2010. The residential component is in planning and has site formation works in progress and General Building Plans approved.
- 2.3 The Planning Intention of the OU(CDWRA) zone states that:

*"This zone is intended to provide incentive for the restoration of degraded wetlands adjoining existing fish ponds through comprehensive residential and/or recreational development to include wetland restoration area. It is also intended to phase out existing sporadic open storage and port back-up uses on degraded wetlands. Any new building should be located farthest away from Deep Bay."*

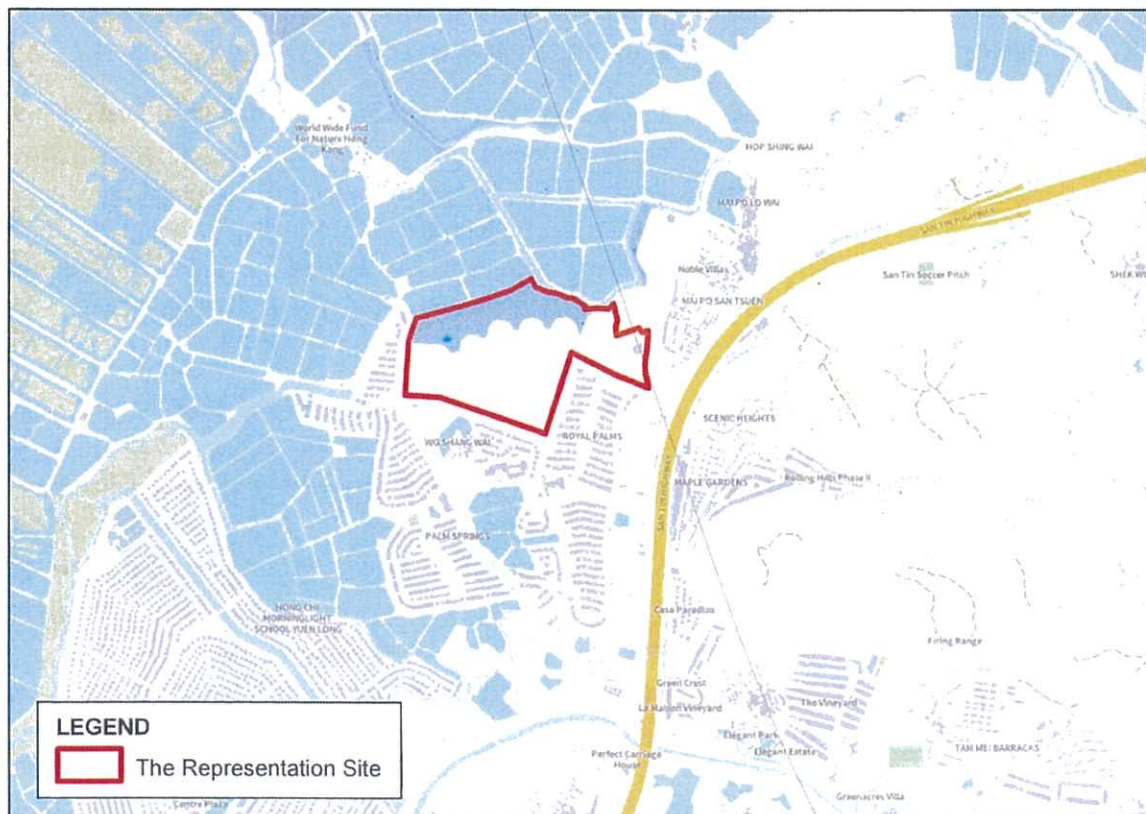


Figure 1: The Location of the Representation Site

### **3. Relevant Proposed Amendments of MP OZP**

- 3.1 On 23 February 2024, the Planning Department presented the proposed amendments, as outlined in the "TPB Paper No. 10955" (the Paper), to the NTM OZP and MP OZP for the consideration of the TPB. The proposed amendments to the MP OZP are relevant to the current representation. The amendments were agreed and endorsed by the members at the meeting.
- 3.2 The MP OZP proposed amendments, was exhibited under section 5 of the Town Planning Ordinance for public inspection for a period of two months from 8 March 2024 to 8 May 2024. In accordance with section 6(1) of the Ordinance, any person may make representation to the Board in respect of the amendments.
- 3.3 This representation is made in relation to the Representation Site that contains private lots owned by the Representer, and is right next to and affected by the amendment Item B.
- 3.4 This representation is made in relation to the proposed amendment Item B (**Figure 2**):
  - Item B – Rezoning of an area to the north of Fairview Park and to the east of Mai Po Nature Reserve from "CA", "OU(Comprehensive Development to include Wetland Restoration Area)" ("OU(CDWRA)") and "Recreation" ("REC") to "OU(Wetland Conservation Park)".
- 3.5 We generally support the amendment Item B, and the principles to conserve the wetlands and as compensation for the loss of wetland to be removed for the San Tin Technopole development. However, we object to the lack of consideration on the effects that the WCP may have on the adjacent and surrounding developments. Drawing reference from the San Tin Technopole OZP, there is a lot of potential for the suitable and developable land that is adjacent to the WCP for increasing development potential, to take advantage of the major infrastructure upgrades and the future development context. In this respect, we object to the proposed amendments in relation to the Explanatory Statement at paragraphs 7.1.7, 7.2.1, and 8.5.



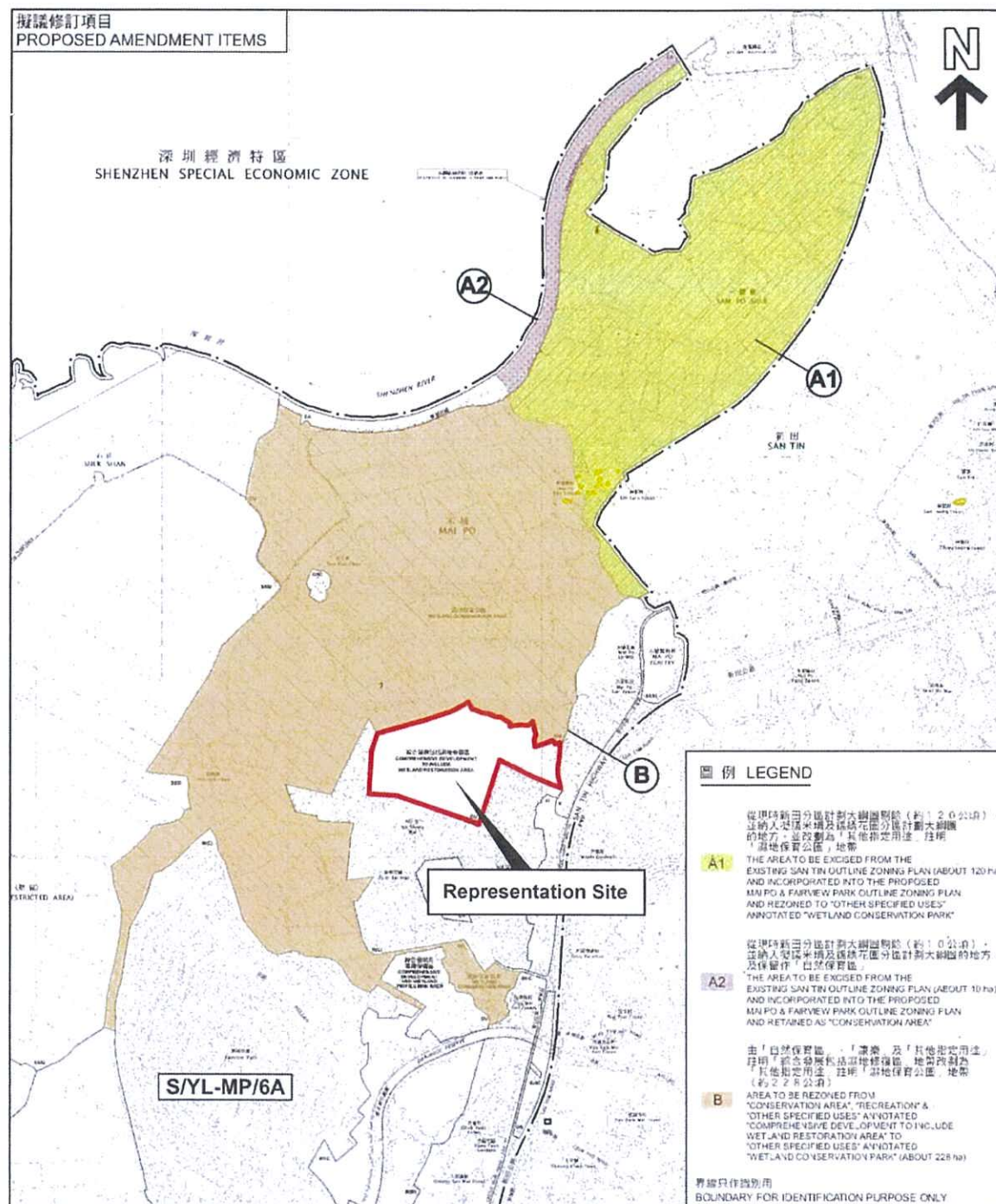


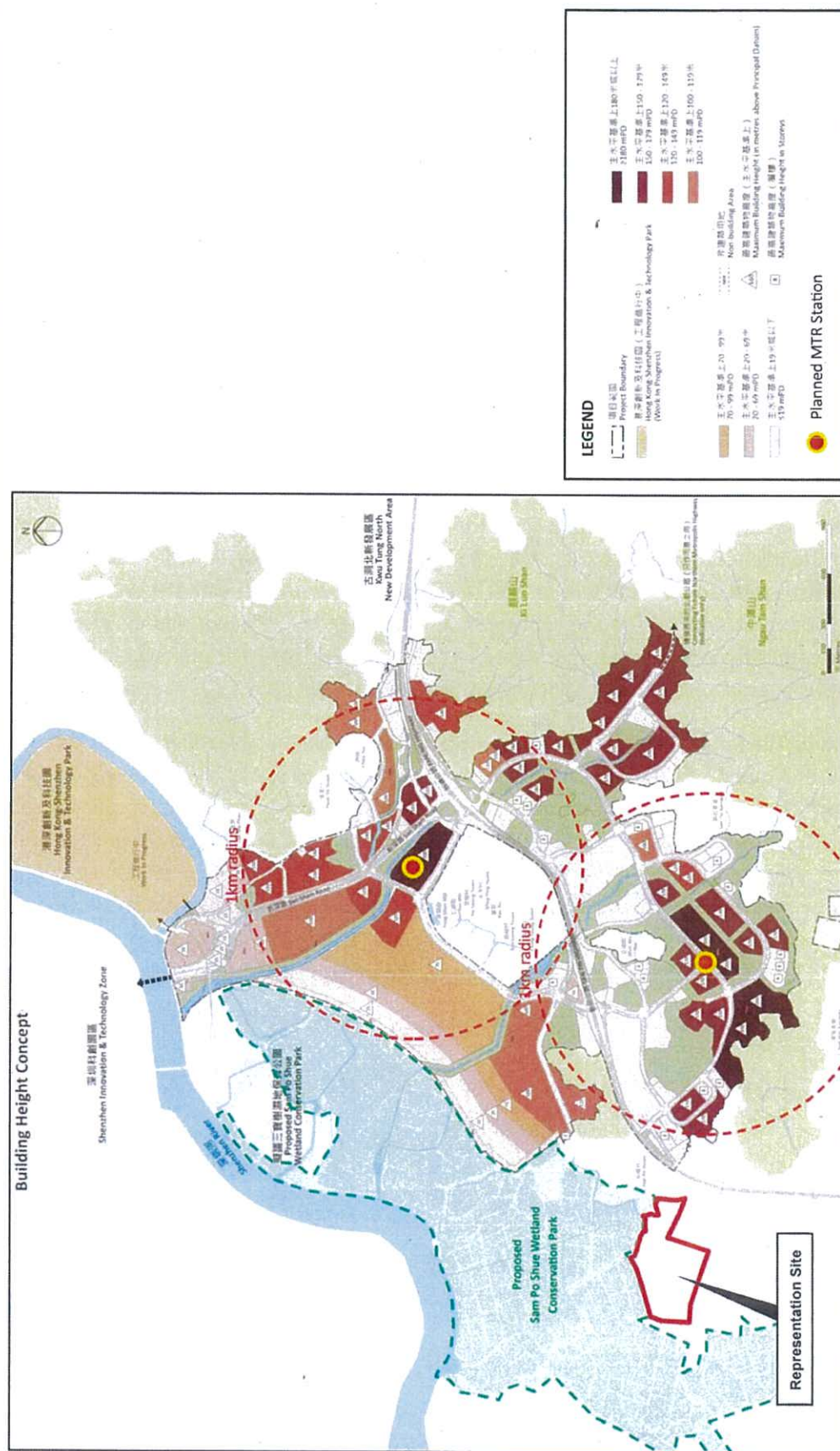
Figure 2: The Location of the Representation Site and Amendment Item B



## 4. The Development Context

### 4.1 *The High-density Developments of San Tin Technopole Next to the Wetland Conservation Park*

- 4.1.1 The north-west portion of San Tin Technopole is right next to and directly interfacing with the WCP. The land there is designated for 300 ha of innovation and technology (I&T) land uses with supporting infrastructure upgrades. The zone contains bands of maximum building height restrictions that starts off with a Non-Building Area (NBA) at the boundary with WCP, then increases incrementally towards the south-east from 15mPD, 35mPD, 75mPD, to 105mPD and higher. This standard configuration enables the development intensity closest to the WCP to be at the lowest, and gradually increases to high-density developments further away, so to create a balanced form of development that minimize impact to the WCP, while allowing optimal development potential of the scarce land resources. (Figure 3)
- 4.1.2 The Representation Site is located at the periphery of the San Tin Technopole, accessible to the San Tin Highway, and is within 1.2km from the planned San Tin MTR Station. Similarly, it has its north-west portion that is right next to and directly interfacing with the WCP. In this respect, a similar approach to the configuration of building height bands and development intensity would be appropriate for the Representation Site. This would be in line with the spirit of “co-existence of development and conservation”. (Figure 3)
- 4.1.3 In addition, the future development context of the San Tin Technopole, directly opposite to the Representation Site on the east side of the San Tin Highway would contain new land use zones of “R(A)1”, proposed for high-density residential developments with a plot ratio of 6.8 and building height restriction of 170mPD. These high-density residential developments are situated right next to low-density existing housing developments, such as Rolling Hills, Crescendo, Maple Gardens and Scenic Heights. The surrounding land use character would clearly contain a mix of high-density and low-density residential developments that are considered suitable and necessary in the future development context. (Figure 3)



**Figure 3:** The correlated development context of San Tin Technopole and Representation Site

4.2 ***The Increase in Development Intensity of Comprehensive Residential Developments in the District***

- 4.2.1 Drawing on the policy momentum of the Northern Metropolis Development Strategy, many locations in the district is under-going or has gone through the increase of development intensity and infrastructure upgrade, especially along the Northern Link Main Line and the Northern Metropolis Highway. In recent years, land-use zonings for comprehensive residential developments that are similar to the Representation Site, has obtained approval from Government for increased development intensity and has proceeded with implementation of medium to high-density residential and supporting community facilities. (Table 1)
- 4.2.2 The surrounding land-use character is under-going major changes and adopting a development model to coincide with the future development context of the NMDS. The Representation Site is amid this change, and it is a suitable juncture to follow the development trend and contribute to the socio-economic growth of the district.



**Table 1: Similar Approved Comprehensive Developments in the District**

Item No. *	Project Title:	Relevant Application No.:	Approval Date:	Major Development Parameters:
1	Rezoning of comprehensive residential development	Y/YL-NSW/7	10/11/2024	Increased from PR 0.4 to 1.5 Increased from 6 to 15 storeys
2	Public Housing Development at Sha Po	Not Available	07/09/2023	PR 6.7 and BH of 185mPD
3	Temporary Light Public Housing for a period of 3 years near Fairview Park	A/YL-MP/341	09/06/2023	PR 0.64
4	Land Sharing Pilot Scheme at Tung Shing Lei, Yuen Long	LSPS/002	03/11/2022	PR 3.23 and BH 24 to 26-storeys
5	Temporary Transitional Housing Development for period of 3 years at Ngau Tam Mei	A/YL-NTM/432	14/01/2022	PR 1.5
6	Comprehensive residential development with wetland enhancement area at Nam Sang Wai	A/YL-NSW/242	31/12/2021	PR 2.76
7	Comprehensive residential development	A/YL-NSW/274	26/02/2021	PR 2.29 and BH 75mPD
8	Park Yoho – Comprehensive Development Area	A/YL-KTN/663	26/05/2020	PR 1.25 and BH 11 to 17-storeys
9	Comprehensive residential developments	A/YL-KTN/604	22/03/2019	PR 1.254 and BH 12 to 18-storeys
10	Wetland Seasons Bay at Tin Shui Wai	A/TSW/70	08/12/2017	PR 1.5 and BH 10 storeys

**Remarks:**

\* Please refer to **Figure 4** for the locations of the developments.

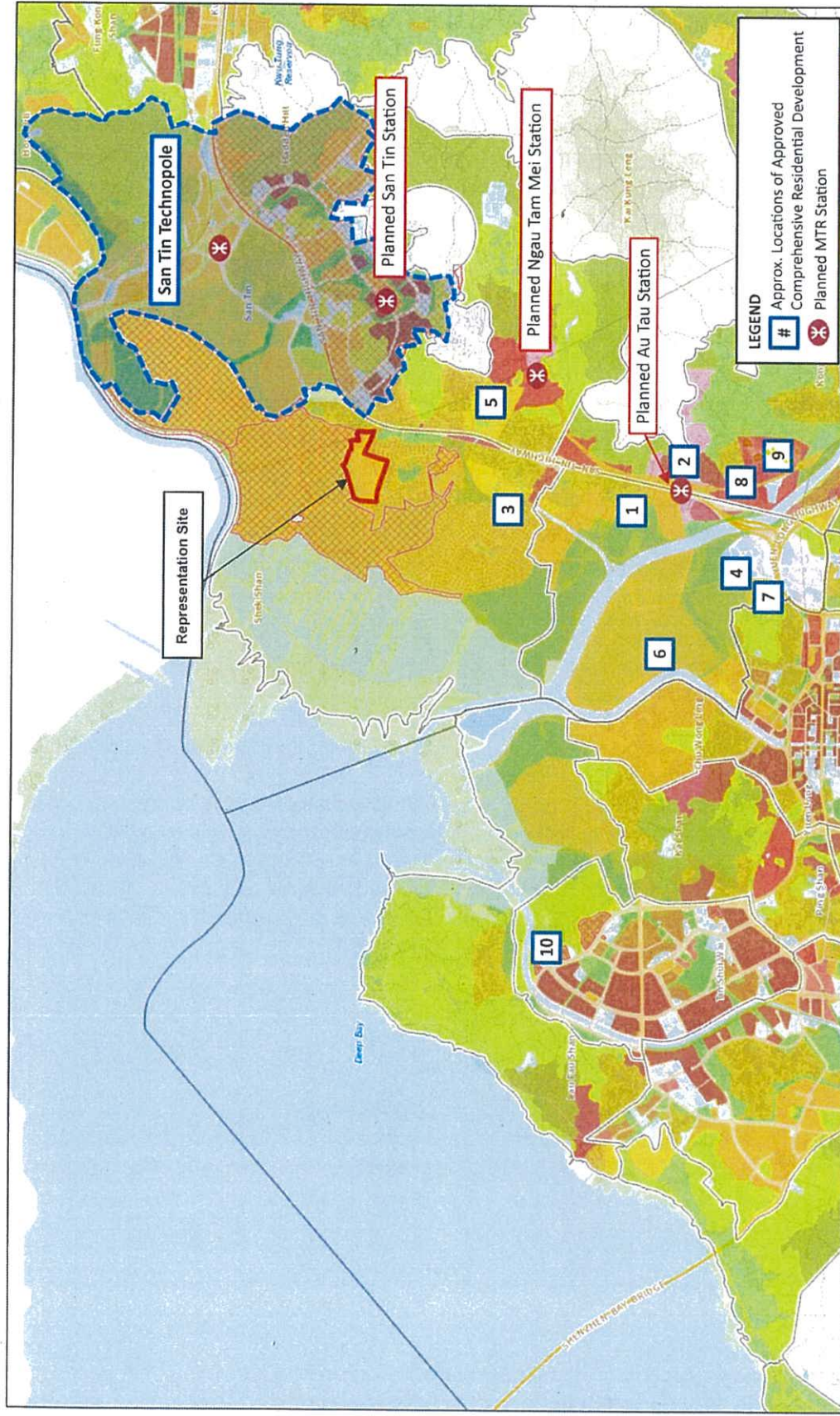


Figure 4: Approximate Locations of Similar Approved Comprehensive Developments in the District

Basemap Source: Statutory Planning Portal 3 – Statutory Plans



#### **4.3 Uncertainty to Meet Private Housing Targets**

- 4.3.1 In the 2023 policy address, Government has identified sufficient land for developing public housing flats to go above the supply target, while major research institutions such as Our Hong Kong Foundation (OHKF) have reported that completions of private housing flats beyond the next five years (2028-2032), are expected to decline and is uncertain to meet private housing targets.<sup>1</sup> Jones Lang LaSalle also reported annual private housing completion in the coming years (2026-2028) is expected to decrease by 44% as compared to the previous two years.<sup>2</sup>
- 4.3.2 According to OHKF, despite an improved predicted average annual completion figure of private housing units in 2023-2027 and the Government's policy of streamlining statutory and administrative procedures, based on currently known projects, the OHKF suggested that completions in 2028-2032 could tail off and reach only 13,900 units (below the targets). While the Northern Metropolis Development Strategy holds the key to long-term housing supply, there is a lack of supporting infrastructure facilities and this would hinder housing supply. OHKF has repeatedly proposed that the Northern Link is a strategic opportunity to enable Government to proactively increase the development intensity in New Territories to create large-scale urbanization and stimulate economic growth of the New Territories.

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<sup>1</sup> Our Hong Kong Foundation (April 2023). Land and Housing Policy Research Report.

<sup>2</sup> Jones Lang LaSalle (Nov 2023). Hong Kong Residential Sales Market Monitor.



## **5. The Proposed Conceptual Private Housing Development**

### **5.1 High-Quality Private Housing Development**

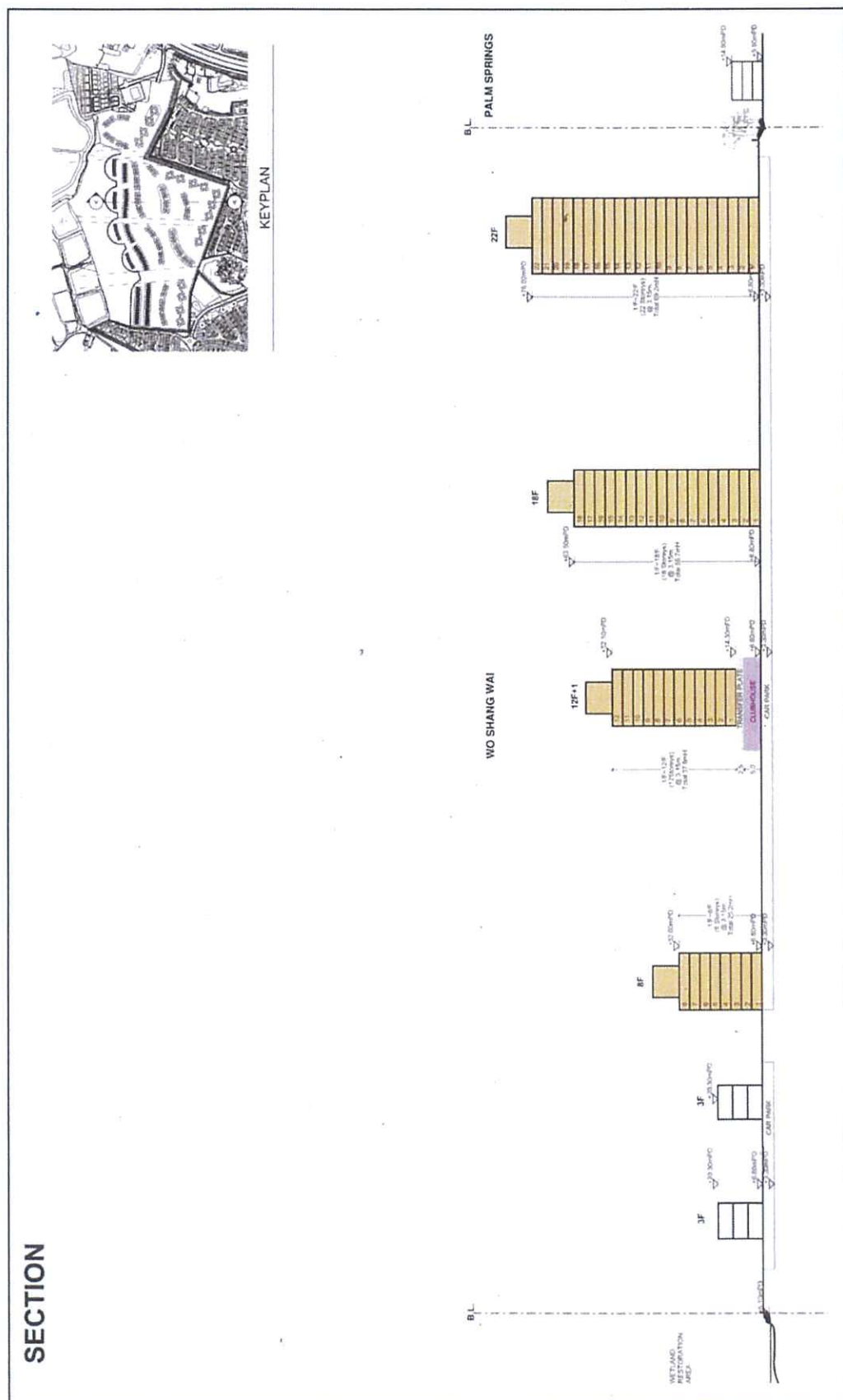
- 5.1.1 The Representer aspires to create a vibrant and high-quality private housing scheme at the Representation Site. In view of the future development context and the acute demand for private housing supply in the long-term, the Representer proposes a medium-density comprehensive residential development at the Site. It would help contribute to housing supply for private flats and optimize the scarce land resources.
- 5.1.2 The Proposed Private Housing Scheme is proposed to increase the existing planning restriction of the "OU(CDWRA)" zone, from total plot ratio of 0.4 to 1.5, and building height from 6-storeys to 22-storeys. The increased total GFA would be (not more than) 311,436 sqm and provide (about) 5,134 residential flats with an average flat size of (about) 60 m<sup>2</sup>. (Table 2)
- 5.1.3 The proposed private housing concept is anticipated to be technically feasible and have minimal impact to the wetland areas to the north of the Site. The necessary detailed technical assessments would be carried out at the detailed design stage, or when necessary, at later statutory submission stages.

### **5.2 Speedy Implementation of Private Housing Supply**

- 5.2.1 The Proposed Private Housing Scheme also allows immediate implementation of private housing as it does not require resumption of land and the site is ready to commence development.

### **5.3 Stepped Building Height Band**

- 5.3.1 The proposed development is comprised of 80 no. of houses that are 3-storey high, and 47 residential blocks, arranged in a configuration with a stepped building height band with the lowest building height of 6 to 8-storeys closest to the wetland areas, and increases gradually to 12, 18 and 22-storeys that are farthest from the wetland areas at the south of the Site. (Figure 5 and Figure 6)



**Figure 5: Section A-A of the Proposed Private Housing Concept**

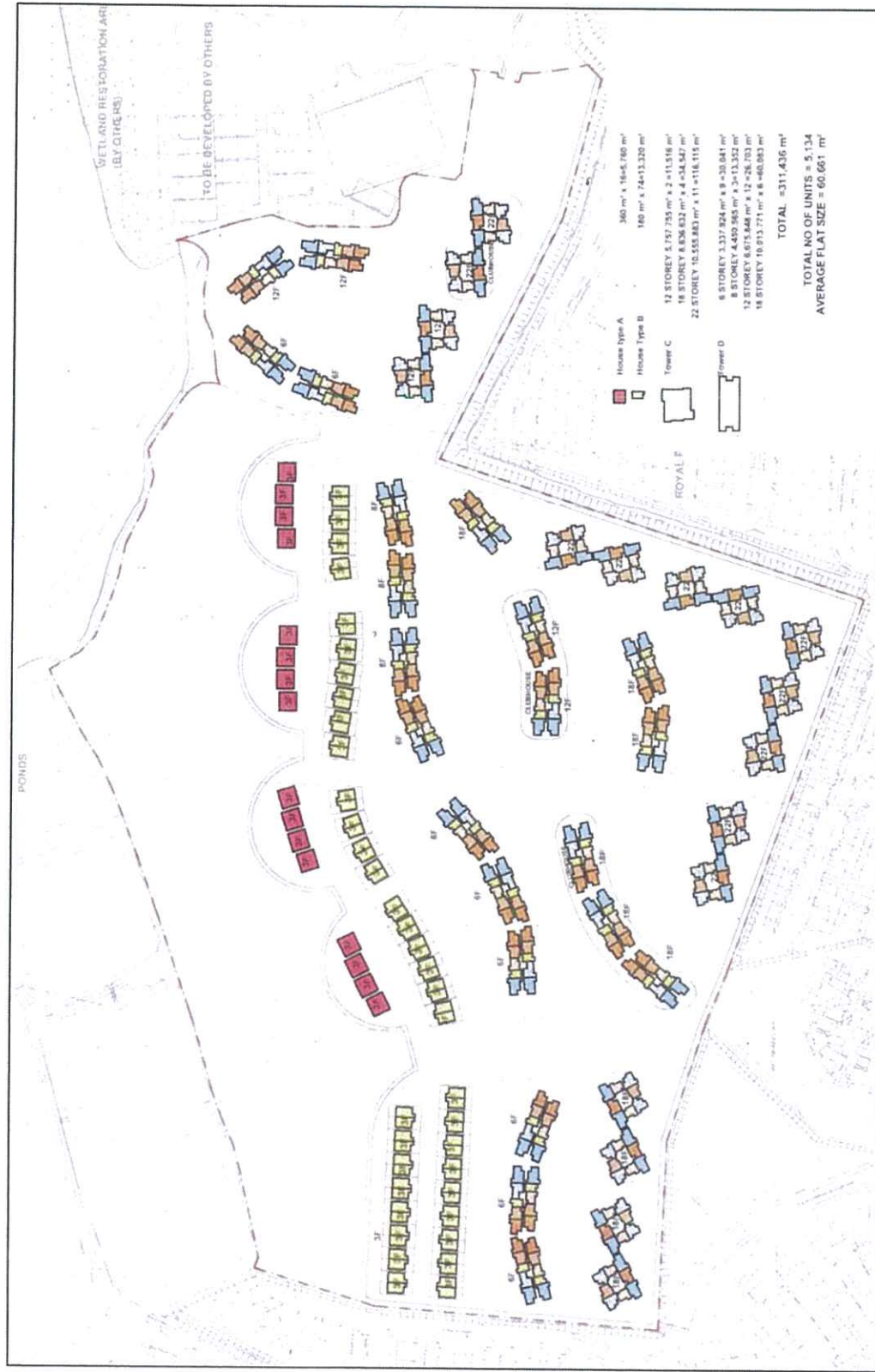


Figure 6: Conceptual Layout Plan



**Table 2: Indicative Development Parameters of the Proposed Private Housing Concept**

Representation Site Area	207,408 m <sup>2</sup> (about)
Total Plot Ratio	1.5 (not more than)
Total GFA	311,436 m <sup>2</sup> (not more than)
Building Height in No. Storeys	22 (not more than) (excluding 1 level of basement carpark)
No. of Private Flats	5,134 (about)
Average Flat Size	60 sqm (about)

## 6. Proposed Amendments to Meet this Representation

- 6.1 The proposed amendments to meet this Representation are to amend the below Explanatory Statement paragraphs.
- 6.2 Please see our proposed amendments in ***bold italic text*** and strike-throughs to the text in the paragraphs below:

### Para. 7.1.7

"Opportunities for developments ***and increase in development intensity*** in the Area are expected to be concentrated at the existing less ecologically sensitive flat land, capitalising on the close proximity of the Area to the Technopole and the improved accessibility to be brought by several strategic transport links including the existing San Tin Highway, and Northern Metropolis Highway as well as the Northern Link Main Line under planning. ***Developable and suitable land that is adjacent to the Wetland Conservation Park should be encouraged to optimize its development potential to generate economic activity and contribute to the long-term housing supply.***"

### Para. 7.2.1

"The existing MPNR, Mai Po Egrettry and the adjoining fish ponds together with the proposed SPS WCP would form part of the wetland system and wildlife habitats in the Deep Bay Area where an extensive area of unaffected feeding and resting habitats are provided ideally for thousands of migratory birds. In order to preserve and sustain the wildlife habitats in the Area, new development proposals should ~~not~~ be ***considered*** ~~allowed~~ to proceed ~~unless it~~ ***and*** is required to support the conservation of the above."

### Para .8.5

"In order to provide better control of building height of developments in the Area, building height restrictions are imposed for the development zones on the Plan. A minor relaxation clause on planning application in respect of the building height restrictions is incorporated into the Notes of the Plan in order to provide incentive for developments/redevelopment with planning and design merits and to address individual circumstances of each development/redevelopment proposal. Each application will be considered under section 16 of the Ordinance on its own merits. ***A stepped building height profile at the periphery of the Wetland Conservation Park should be considered to optimize development potential of suitable land for residential developments.***"

## **7. Planning Justifications**

### **7.1 Comply with the Planning Intention of "OU(CDWRA)"**

- 7.1.1 The proposed increase in development intensity of the Representation Site would continue to comply with the planning intention of the "OU(CDWRA)" zone. The planning intention would continue to be to develop comprehensive residential and/or recreational development to include wetland restoration area as a means of incentive for the restoration of degraded wetlands adjoining existing fish ponds.

### **7.2 Fall in line with the Northern Metropolis Development Strategy**

- 7.2.1 The future development context of the Northern Metropolis Development Strategy is already planned and higher density developments are emerging in the land-use character. The whole area would under-go major changes in development land-use and infrastructure upgrade, and the integration with the bordering city of Shenzhen will become more apparent. Along these lines, the increase of development intensity of suitable locations next to wetland areas should be considered. The overarching trend of co-existence of development and conservation will be evident throughout the landscape, and as shown in many cases including at the San Tin Technopole, this is the most appropriate and forward-planning approach to create a balanced development model in the North New Territories area.

### **7.3 Conform to development trend of upzoning comprehensive developments to improve the overall environment in Northern Metropolis**

- 7.3.1 As mentioned, the future development context is transforming from low-density rural setting to high-density developments, supported by major infrastructure upgrades and supporting facilities. There have been many similar approved comprehensive residential developments in the nearby area of the Representation Site, reflecting the impetus for increasing the development intensity of higher density developments is coming into place.

### **7.4 The dire need to provide private housing supply in the next 5 to 10 years**

- 7.4.1 The report published by the OHKF found that the private housing supply in the coming decade would tail off. Therefore, the Proposed Private Housing Scheme would provide private flats to offer an alternative private housing supply to help alleviate the over-inflated property prices. The Proposed Private Housing Scheme is in line with contributing to this demand for private housing.

### **7.5 The Merits of the Proposed Private Housing Scheme**

- 7.5.1 The increased development intensity of the proposed private housing development will optimize the scarce land development potential at the Representation Site, and provide quality private housing to contribute to the long-term private housing supply shortage. It would be capable of speedy implementation as it does not require resumption of land and the site is ready for construction.



## **8. Conclusion**

- 8.1 The proposed medium-density private housing at the Representation Site is suitable, compatible and anticipated to be technically feasible at its location and to the future planning context. It will enable the private sector to take an active part in the provision of housing to meet the long-term housing shortfall.
- 8.2 Therefore, the Board is invited to consider our proposed amendments favourably.

Submission Number:  
TPB/R/S/YL-MP/7-S603

Venizelle Property Development (HK) Limited  
Flat 01, 14/F., 259-265 Des Voeux Road Central, Sheung Wan

Representation Number:  
TPB/R/S/YL-MP/7R004

Date: 8<sup>th</sup> May 2024

BY FAX & BY HAND  
(Fax No.: 2877 0245)

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

Full name of Representer: Messrs. Kenneth C. C. Man & Co. (Ref.: ST-131728-08-23)  
Postal Address: Rm 71-76, 7/F., New Henry House, 10 Ice House Street, Central, Hong  
Kong

Email: [REDACTED]

Telephone: [REDACTED]

Dear Sirs,

Re: Authorization Letter

Our company hereby appoints Messrs. Kenneth C. C. Man & Co., Solicitors to submit, on our behalf, the letter of representations relating to the draft Mai Po Fairview Park Outline Zoning Plan No.S/YL-MP/7 for your further handling.

Yours faithfully of  
Venizelle Property Development (Hong Kong) Limited  
宏京地產發展(香港)有限公司

.....  
Stephen Fan  
Director

Authorized Signature(s)



☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: Stephen Fan <[REDACTED]>  
Sent: 2024-05-08 星期三 21:12:03  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject: Objection letter  
Attachment: Objection Letter Signed by Stepheb.pdf

Dear Sirs,  
attached with objection letter relating to the rezoning of the draft Mai Po and Fairview Park Outline  
Zoning Plan No.S/YL-MP/7 ( the new plan) exhibited on 8th March 2024.  
Best regards

Yahoo Mail : 輕鬆搜尋和整理郵件，助你解決問題



[REDACTED]

Date : 8 May 2024

To: The Town Planning Board Secretariat,  
15/f, North Point Government Offices,  
333 Java Road, North Point, HK

Dear Sirs,

Re: Objection to rezoning of relating to the draft Mai Po Fairview Park Outline Zoning Plan No. S/YL-MP/7

We are the owner of the properties, lots No's : 2958, 2987, 2993, 2994, 2995, 2996, 2997, 2998, 3000, 3003, 3004, 3009, Section B of 3010, 3014, 3015 and 3056 in D.D. 104, Yuen Long, NT, HK

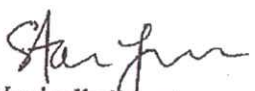
Our site falls within the areas zoned "Conservation Area" (CA) and partly within the areas zoned "recreation" (REC) on the approved Mai Po and Fairview Park OZP No.S/YL-MP/6 (the Existing Plan). However, according to the New Plan exhibited on 8 March 2024 for public inspection, we noted that the site in its entirety is to be rezoned from its existing "CA" and "REC" zoning to the zoning of "Other Specified Uses" annotated "Wetland Conservation Park" (OU(WCP)).

Since the site has been totally dry for over 10 years, it is no longer to be a wetland. Moreover, our site is surrounded by several property development. Thus, we are proposing the rezoning of the site to "R(C)" for low-rise residential development.

We look forward to hearing a favorable reply from you soon.

Best regards,

For or on behalf of

  
Venizelle Development Ltd.  
Steve Yuen  
[REDACTED]

文志昌律師行  
KENNETH C.C. MAN & CO.

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Our Ref: ST-131728-08-23

Date: 8<sup>th</sup> May 2024

Your Ref:

Please ask for: Mr. Simon Tang

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

**BY FAX & BY HAND**  
(Fax No.: 2877 0245)

Dear Sirs,

Re: Representations relating to the draft Mai Po Fairview Park  
Outline Zoning Plan No.S/YL-MP/7

**A. Introduction**

1. We have instructions to act for Venizelle Property Development (HK) Limited, the current registered owner of the following properties:-

Lots Nos.2985, 2987, 2993, 2994, 2995, 2996, 2997, 2998, 3000, 3003, 3004, 3009, Section B of 3010, 3014, 3015 and 3056 in D.D. 104, Yuen Long, New Territories, Hong Kong (collectively the "Site").

2. The Site, with a total site area of around 258,000 ft<sup>2</sup>, falls partly within the areas zoned "Conservation Area" ("CA") and partly within the areas zoned "Recreation" ("REC") on the approved Mai Po and Fairview Park Outline Zoning Plan No.S/YL-MP/6 ("the Existing Plan"). For identification purposes, please refer to the enclosed copy of the location plan of the Site in Annexure 1 ("Annexure 1"), and Annexure 1 with the delineation of the area within the Site zoned as "CA" ("CA Area") in green colour and the area within the Site zoned as "REC" ("REC Area") in yellow colour in Annexure 1A ("Annexure 1A").

3. Reference is made to the draft Mai Po and Fairview Park Outline Zoning Plan No.S/YL-MP/7 ("the New Plan") exhibited on 8<sup>th</sup> March 2024 for public inspection, with the intent to amend the Existing Plan. Under the New Plan, our client noted that the Site in its entirety is to be rezoned from its existing "CA" and "REC" zoning to the zoning of "Other Specified Uses" annotated "Wetland Conservation Park" ("OU(WCP)").

**PARTNERS**

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LL.B. (Hons)  
陸潔菁律師

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LL.M.  
簡程端律師

**Assistant Solicitor:**

KENNY K. Y. CHENG  
LL.B. (Hons)  
鄭健一律師

\*Civil Celebrant of  
Marriages  
婚姻監禮人

4. According to the New Plan, the planning intention of the zoning of "OUCWCP" is for development of a Wetland Conservation Park ("WCP"), namely the Sam Po Shue Wetland Conservation Park, to serve the 4 major functions of a WCP as set out in the "Strategic Feasibility Study on the Development of the Wetland Conservation Park System under the Northern Metropolis Development Strategy" commissioned by the Agriculture, Fisheries and Conservation Department ("WCP Study") which includes, amongst others, conservation of the ecological values of wetlands and the safeguarding of the integrity of the wetlands system.
5. We are instructed by our client to make representations relating to the New Plan under Section 6(1) of the Town Planning Ordinance (Cap. 131).

**B. Objection to rezoning**

The intended rezoning by the Town Planning Board of the Site to "OU(WCP)" is hereby objected by our client on the following grounds:-

Absence of water

1. We refer to the satellite image of the Site taken in February 2023 and downloaded from the Government website ([www.hkmapservice.gov.hk](http://www.hkmapservice.gov.hk)), a copy of which is enclosed with this letter as Annexure 2 ("Annexure 2"), and Annexure 2 with the delineation of the CA Area in green colour and the REC Area in yellow colour in Annexure 2A ("Annexure 2A"). It can be clearly observed that Annexure 2A reveals complete absence of water in the CA Area.
2. Your attention is drawn to the definition of "wetlands" as contained under Section 1.2 of the authoritative Ramsar Handbooks (5<sup>th</sup> edition 2016) entitled "An Introduction to the Ramsar Convention on Wetlands" ("Ramsar Handbook") which, in the opening paragraph of the said Section 1.2, provides that "*Wetlands are areas where water is the primary factor controlling the environment and the associated plant and animal life. They occur where the water table is at or near the surface of the land, or where the land is coursed by water.*" These statements succinctly encapsulate that for an area to be classified as a wetland, such area not only has to have the presence of water but the presence of water has to constitute a primary factor controlling the environment in question. Due to the fact that the original wetlands and ponds in the CA Area have been degraded and neglected over the past few decades, such area presently bears none of the features recognized under any of the 5 major types of wetlands described under the said Section 1.2, namely, marine, estuarine, lacustrine, riverine and palustrine.
3. According to the publication made by the Town Planning Board on "Town Planning Board Guidelines on Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance" (TPB PG-No. 12C)(revised in May 2014)



("TPB Guidelines"), the Site is also located within the Wetland Conservation Area ("WCA") and Wetland Buffer Area ("WBA") in the Deep Bay, Mai Po Marshes and its adjacent area, including Hoo Hok Wai (collectively called the "Deep Bay Area"). Under the TPB Guidelines, the planning intention of the WCA is to conserve the ecological value of fish ponds which form an integral part of the wetland ecosystem in the Deep Bay Area, whereas the planning intention of the WBA is to protect the ecological integrity of the fish ponds and wetlands within the WBA.

4. We enclose with this letter the satellite image of the Site taken in 2013 and downloaded from the Government website ([www.hkmapservice.gov.hk](http://www.hkmapservice.gov.hk)) in Annexure 3 ("Annexure 3"), and Annexure 3 with the delineation of the CA Area in green colour and the REC Area in yellow colour in Annexure 3A ("Annexure 3A"). Under Annexure 3A, it can be shown that the Site was completely dry and devoid of the presence of water. Please note that the designation of either the WCA or the WBA necessitates, according to their respective planning intentions, the presence of fish ponds and wetlands. With the absence of fish ponds and wetlands in the CA Area, as shown in Annexure 3A, we are of the view that as far back as 2014 when the TPB Guidelines was being prepared for revision, the Town Planning Board has, at the outset, clearly overlooked or otherwise omitted to carry out the appropriate inspection of the then actual physical state of the Site, thereby resulting in the making of erroneous designation of the Site to fall within both the WCA and WBA as illustrated in "Figure A" attached to the TPB Guidelines.
5. According to paragraph 9.9.14 of the "Explanatory Statement" of the New Plan, the planning intention of the zoning of "OU(WCP)" is to, amongst others, *conserve* the wetlands. However, as stated above, it is unequivocal that the CA Area presently bears none of the physical features that might correspond to fall within the definition of "wetlands" set out under the said Section 1.2 of the Ramsar Handbook. The corollary of this is that, as there are no existing fish ponds or wetlands on the Site, coupled with the absence of water, there could be nothing within the Site to *conserve*. As such, our client strongly contends that the New Plan lacks any credible justification to warrant the rezoning of the Site to "OU(WCP)".

#### Surrounding developments

6. With reference to the Existing Plan, key planned land uses in the vicinity of the Site include:-
  - (1) to the north of the Site are areas zoned "Residential (Group C)" ("R(C)"), "Open Space" and "CA"; and to the further north is an area zoned "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" ("OU(CDWRA)"), which are mostly occupied by residential developments;

- (2) to the east of the Site are areas zoned "Open Storage", "R(C)", "Residential (Group D) ("R(D))", and "Village Type Development" ("V"), which are mostly occupied by temporary structures and residential developments;
- (3) to the south of the Site are areas zoned "V" and "R(D)", which are mostly occupied by village houses and planned residential developments; and
- (4) to the west of the Site is an area zoned "Other Specified Uses" annotated "Comprehensive Development and Wetland Protection Area" ("OU(CDWPA)"), "REC" and "R(C)", which are mainly occupied by existing and planned residential developments.

The developments as mentioned above include clusters of large scale private residential estates, namely Fairview Park to the south, Palm Springs and Royal Palm to the north.

7. In relation to the area zoned as "OU(CDWPA)" as mentioned in paragraph 6(4) above, it was the result of the decision made by the Rural & New Territories Planning Committee on 30<sup>th</sup> September 2016 on approving the rezoning application (Application No. A/YL-MP/247) made by the applicant of the site immediately adjacent to the southern side of the Site, pursuant to which such adjacent land, which shared the same zoning as those for the Site under the Existing Plan (ie. "CA" and "REC"), was approved to be rezoned to "OU(CDWPA)" to include a proposed "Wetland Protection Area" cum low density residential development. We enclose with this letter a copy of the satellite image showing the location of the development site approved for rezoning to "OU(CDWPA)" and delineated in blue colour and that of the Site delineated in orange colour in Annexure 4.
8. As it can be seen, there is a predominance of large-scale residential developments surrounding the Site. It is therefore inconceivable for the New Plan to rezone the Site to "OU(WCP)" under the New Plan which creates disparity with the overall zoning of the neighboring sites, especially within the context of the application for permission to carry out low-density residential development.

#### Planning Enquiry

9. In or about 2018, the existing shareholder of our client, namely Venizelle Development Limited as proponent intended to prepare business plans to develop the Site, and had on 18<sup>th</sup> October 2019, through Prudential Surveyors International Limited engaged by it, submitted a Planning Enquiry ("**Planning Enquiry**") to Tuen Mun and Yuen Long West District Planning Office for the purpose of tendering a Development Statement for the proposal to rezone the Site to OU(CDWRA)" to provide a Wetland Restoration Area cum low-density residential development with a plot ratio of 0.4. The Planning Department replied on 20<sup>th</sup> December 2019, giving



its comments to the Planning Enquiry and indicated what further work would need to be done in order to proceed further with such proposal ("**Further Work**").

10. The reason why no Further Work was carried out was because of the Covid pandemic which has begun to affect Hong Kong shortly afterwards in year 2020, creating uncertainty and presenting an adverse future outlook of the local real estate market, thereby impeding the decision of the said proponent to advance further with the plans for development of the Site.
11. In or about 2022, with the pandemic having been generally stabilized in Hong Kong, it was decided that the Further Work was to be resumed but an application would firstly be submitted to the Court to restore the former name of our client to the Companies Register. The court order granting such an application was made in March 2023. Thereafter, just as when our client was getting ready to proceed with carrying out the Further Work, it was informed of the intended rezoning of the Site to "OU(WCP)" under the New Plan, which would have the effect of depriving our client from moving forward with its original development plan proposed under the Planning Enquiry.
12. Our client therefore raises its objection in that the Town Planning Board should have acknowledged the Planning Enquiry submitted in 2019 and should have given consideration to the Planning Enquiry submitted and the subsequent reply from the Planning Department before planning to rezone the Site under the New Plan.

C. Proposed amendments to the New Plan

1. Notwithstanding our client's above objections to the intended rezoning by the Town Planning Board of the Site to "OU(WCP)" under the New Plan, our client would nevertheless take the opportunity to put forward a development proposal of the Site pursuant to which our client would intend to apply for the Site to be rezoned to "R(C)" with a total plot ratio of 0.8, subject to the inclusion of an area of around 60,000 ft<sup>2</sup> within the CA Area to develop a Wetland Restoration Area ("**Proposed WRA**").

Proposed WRA

2. Our client recognizes that the function of the degraded and neglected wetlands and fish ponds within the Site should be restored through the enhancement of wetland habitats and ecological linkages, as this would be consistent and in line with the planning intention set out under paragraph 9.9.1 of the "Explanatory Statement" as regards a Wetland Restoration Area under the New Plan.
3. As an effort on the part of our client to contribute towards and support the intended establishment of the Sam Po Shue Wetland Conservation Park proposed by the Government and as stipulated in the 2023 Policy Address made by the Chief



Executive of Hong Kong, the proposed WRA to be developed by our client would serve to restore the dry, degraded wetlands and lost fish ponds currently with negligible ecological value through implementation of enhancement work and the construction of buffer with tree and shrub planting to separate the Proposed WRA from the residential development within the Site. The concept of such development would adhere to the "no-net-loss" principle in wetland laid down in the TPB Guidelines to ensure no decline in the wetland functions of the fish ponds within the development site through the commitment by our client of a long-term conservation, monitoring and management scheme to demonstrate that the Proposed WRA would fully compensate for any loss of the total ecological function and capacity of the original ponds which were lost in the CA Area.

4. Notwithstanding what has been said above, trends in other countries have demonstrated that the "no-net-loss" principle may not be able to satisfy the surging need and demand of city developments. Instead, by incorporating the adoption of the "biodiversity-net-gain" approach and concept in the development of the Proposed WRA, our client would be able to significantly enhance the ecological function of the degraded wetlands and ponds at the CA Area. Accordingly, along with the "no-net-loss" principle, our client would also consider adopting the "biodiversity-net-gain" concept when developing the Proposed WRA.
5. The Proposed WRA would also be designed to support one of the 4 major functions of a WCA as set out in the WCP Study, namely to provide eco-education and eco-recreational facilities for the public.

#### Proposed residential development

6. The proposed residential development is planned to be located at the eastern side of the Site, and farthest away from the Proposed WRA planned to be constructed on the CA Area in order to avoid generating disturbance to the Proposed WRA as well as to observe and comply with the guidelines and concepts contained under the TPB Guidelines.
7. The zoning of "R(C)" for low-rise, low-density residential development with the development intensity of a total plot ratio of 0.8 is proposed. The reason why a higher plot ratio of 0.8 than the plot ratio of 0.4 proposed under the Planning Enquiry was to reflect the compensatory measures which our client anticipates the Town Planning Board to grant in favour of our client, taking into account of (i) the fact that the Proposed WRA, with a designated area of around 60,000 ft<sup>2</sup> together with accompanying facilities, will be made available to the public for eco-education and eco-recreational purposes; and (ii) the long-term financial obligations to be borne by our client arising from the costs of both the enhancement work to be done on the Proposed WRA and the management scheme to maintain and operate the Proposed WRA.

**D. Conclusion**

1. The representations made under this letter express our client's underlying reasons for objecting the rezoning of the Site to "OU(WCP)" under the New Plan. As a means to offer a solution for compromise, our client has put forward a development proposal with a view to first of all support the Government's vision to establish the Sam Po Shue Wetland Conservation Park as well as to achieve the objective of "no-net-loss in wetland" principle stipulated under the TPB Guidelines in both function and area by specially designating an area of around 60,000ft<sup>2</sup> within the CA Area to develop the Proposed WRA, while at the same time attaining an element of commercial fairness to bring the zoning of the Site to be consistent with the overall zoning of the surrounding neighboring sites approved with existing or planned residential developments by proposing the rezoning of the Site to "R(C)" for low-rise, low-density residential development.
2. We look forward to hearing a favorable reply from you soon on the matters contained in this letter.

Yours faithfully,

  
Kenneth C. C. Man & Co.  
ST/ab

Encl.

c.c. client

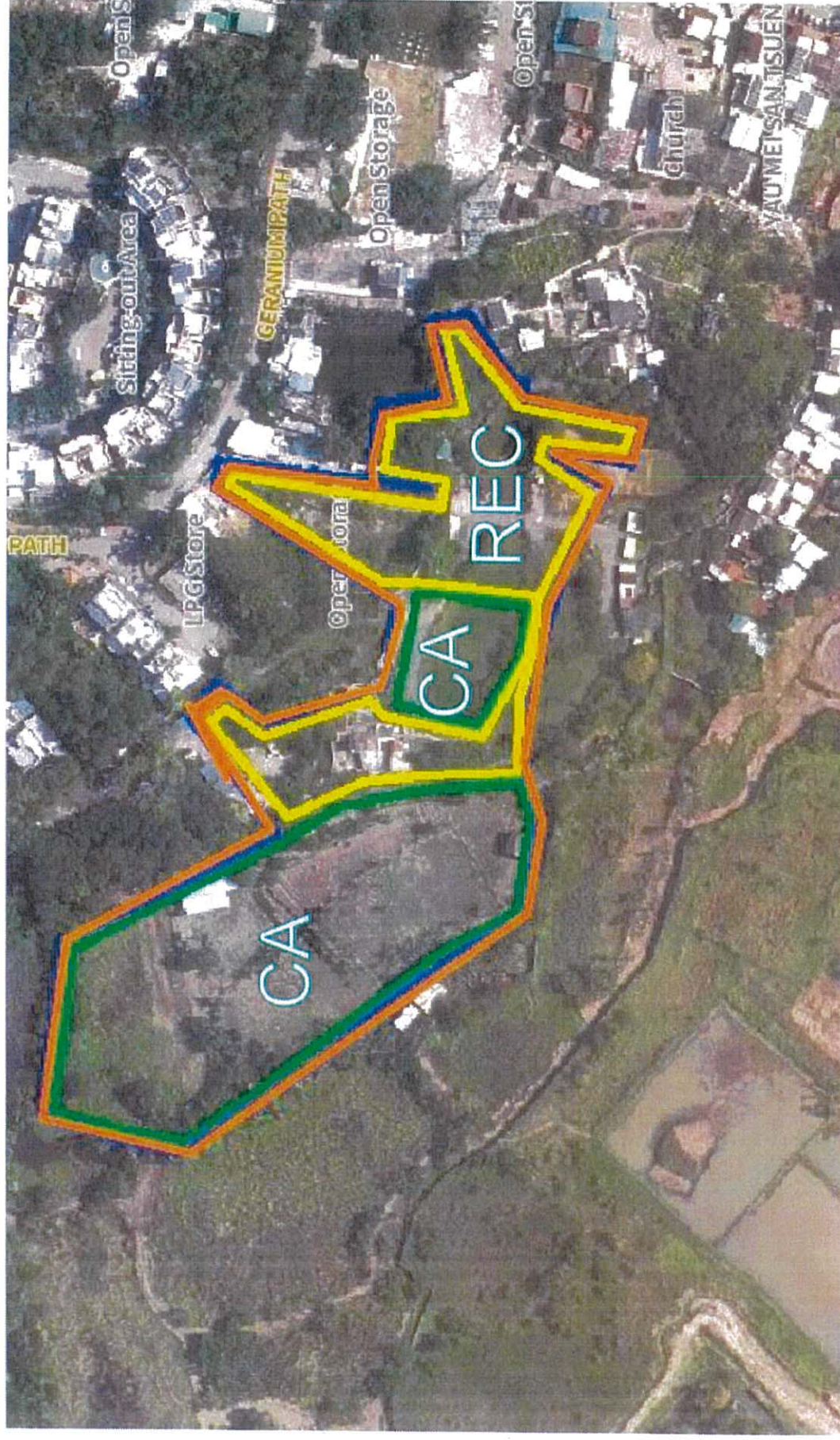


The map displays a residential neighborhood with a prominent red-shaded area outlined in blue. Surrounding this area are various lots with addresses such as 3057, 3058, 3059, 3060, 3061, 3062, 3063, 3064, 3065, 3066, 3067, 3068, 3069, 3070, 3071, 3072, 3073, 3074, 3075, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3102, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112, 3113, 3114, 3115, 3116, 3117, 3118, 3119, 3120, 3121, 3122, 3123, 3124, 3125, 3126, 3127, 3128, 3129, 3130, 3131, 3132, 3133, 3134, 3135, 3136, 3137, 3138, 3139, 3140, 3141, 3142, 3143, 3144, 3145, 3146, 3147, 3148, 3149, 3150, 3151, 3152, 3153, 3154, 3155, 3156, 3157, 3158, 3159, 3160, 3161, 3162, 3163, 3164, 3165, 3166, 3167, 3168, 3169, 3170, 3171, 3172, 3173, 3174, 3175, 3176, 3177, 3178, 3179, 3180, 3181, 3182, 3183, 3184, 3185, 3186, 3187, 3188, 3189, 3190, 3191, 3192, 3193, 3194, 3195, 3196, 3197, 3198, 3199, 3200, 3201, 3202, 3203, 3204, 3205, 3206, 3207, 3208, 3209, 3210, 3211, 3212, 3213, 3214, 3215, 3216, 3217, 3218, 3219, 3220, 3221, 3222, 3223, 3224, 3225, 3226, 3227, 3228, 3229, 3230, 3231, 3232, 3233, 3234, 3235, 3236, 3237, 3238, 3239, 3240, 3241, 3242, 3243, 3244, 3245, 3246, 3247, 3248, 3249, 3250, 3251, 3252, 3253, 3254, 3255, 3256, 3257, 3258, 3259, 3260, 3261, 3262, 3263, 3264, 3265, 3266, 3267, 3268, 3269, 3270, 3271, 3272, 3273, 3274, 3275, 3276, 3277, 3278, 3279, 3280, 3281, 3282, 3283, 3284, 3285, 3286, 3287, 3288, 3289, 3290, 3291, 3292, 3293, 3294, 3295, 3296, 3297, 3298, 3299, 3300, 3301, 3302, 3303, 3304, 3305, 3306, 3307, 3308, 3309, 3310, 3311, 3312, 3313, 3314, 3315, 3316, 3317, 3318, 3319, 3320, 3321, 3322, 3323, 3324, 3325, 3326, 3327, 3328, 3329, 3330, 3331, 3332, 3333, 3334, 3335, 3336, 3337, 3338, 3339, 3340, 3341, 3342, 3343, 3344, 3345, 3346, 3347, 3348, 3349, 3350, 3351, 3352, 3353, 3354, 3355, 3356, 3357, 3358, 3359, 3360, 3361, 3362, 3363, 3364, 3365, 3366, 3367, 3368, 3369, 3370, 3371, 3372, 3373, 3374, 3375, 3376, 3377, 3378, 3379, 3380, 3381, 3382, 3383, 3384, 3385, 3386, 3387, 3388, 3389, 3390, 3391, 3392, 3393, 3394, 3395, 3396, 3397, 3398, 3399, 3400, 3401, 3402, 3403, 3404, 3405, 3406, 3407, 3408, 3409, 3410, 3411, 3412, 3413, 3414, 3415, 3416, 3417, 3418, 3419, 3420, 3421, 3422, 3423, 3424, 3425, 3426, 3427, 3428, 3429, 3430, 3431, 3432, 3433, 3434, 3435, 3436, 3437, 3438, 3439, 3440, 3441, 3442, 3443, 3444, 3445, 3446, 3447, 3448, 3449, 3450, 3451, 3452, 3453, 3454, 3455, 3456, 3457, 3458, 3459, 3460, 3461, 3462, 3463, 3464, 3465, 3466, 3467, 3468, 3469, 3470, 3471, 3472, 3473, 3474, 3475, 3476, 3477, 3478, 3479, 3480, 3481, 3482, 3483, 3484, 3485, 3486, 3487, 3488, 3489, 3490, 3491, 3492, 3493, 3494, 3495, 3496, 3497, 3498, 3499, 3500, 3501, 3502, 3503, 3504, 3505, 3506, 3507, 3508, 3509, 3510, 3511, 3512, 3513, 3514, 3515, 3516, 3517, 3518, 3519, 3520, 3521, 3522, 3523, 3524, 3525, 3526, 3527, 3528, 3529, 3530, 3531, 3532, 3533, 3534, 3535, 3536, 3537, 3538, 3539, 3540, 3541, 3542, 3543, 3544, 3545, 3546, 3547, 3548, 3549, 3550, 3551, 3552, 3553, 3554, 3555, 3556, 3557, 3558, 3559, 3560, 3561, 3562, 3563, 3564, 3565, 3566, 3567, 3568, 3569, 3570, 3571, 3572, 3573, 3574, 3575, 3576, 3577, 3578, 3579, 3580, 3581, 3582, 3583, 3584, 3585, 3586, 3587, 3588, 3589, 3590, 3591, 3592, 3593, 3594, 3595, 3596, 3597, 3598, 3599, 3600, 3601, 3602, 3603, 3604, 3605, 3606, 3607, 3608, 3609, 3610, 3611, 3612, 3613, 3614, 3615, 3616, 3617, 3618, 3619, 3620, 3621, 3622, 3623, 3624, 3625, 3626, 3627, 3628, 3629, 3630, 3631, 3632, 3633, 3634, 3635, 3636, 3637, 3638, 3639, 3640, 3641, 3642, 3643, 3644, 3645, 3646, 3647, 3648, 3649, 3650, 3651, 3652, 3653, 3654, 3655, 3656, 3657, 3658, 3659, 3660, 3661, 3662, 3663, 3664, 3665, 3666, 3667, 3668, 3669, 3670, 3671, 3672, 3673, 3674, 3675, 3676, 3677, 3678, 3679, 3680, 3681, 3682, 3683, 3684, 3685, 3686, 3687, 3688, 3689, 3690, 3691, 3692, 3693, 3694, 3695, 3696, 3697, 3698, 3699, 3700, 3701, 3702, 3703, 3704, 3705, 3706, 3707, 3708, 3709, 3710, 3711, 371

Area of of the Site coloured in red



## Annexure 1A : “CA” zone and “REC” zone within the Site



<https://www.map.gov.hk/gm/map/>

Boundary of “CA” zone coloured in green  
Boundary of “REC” zone coloured in yellow



Annexure 2 : Satellite image of the Site taken in February 2023

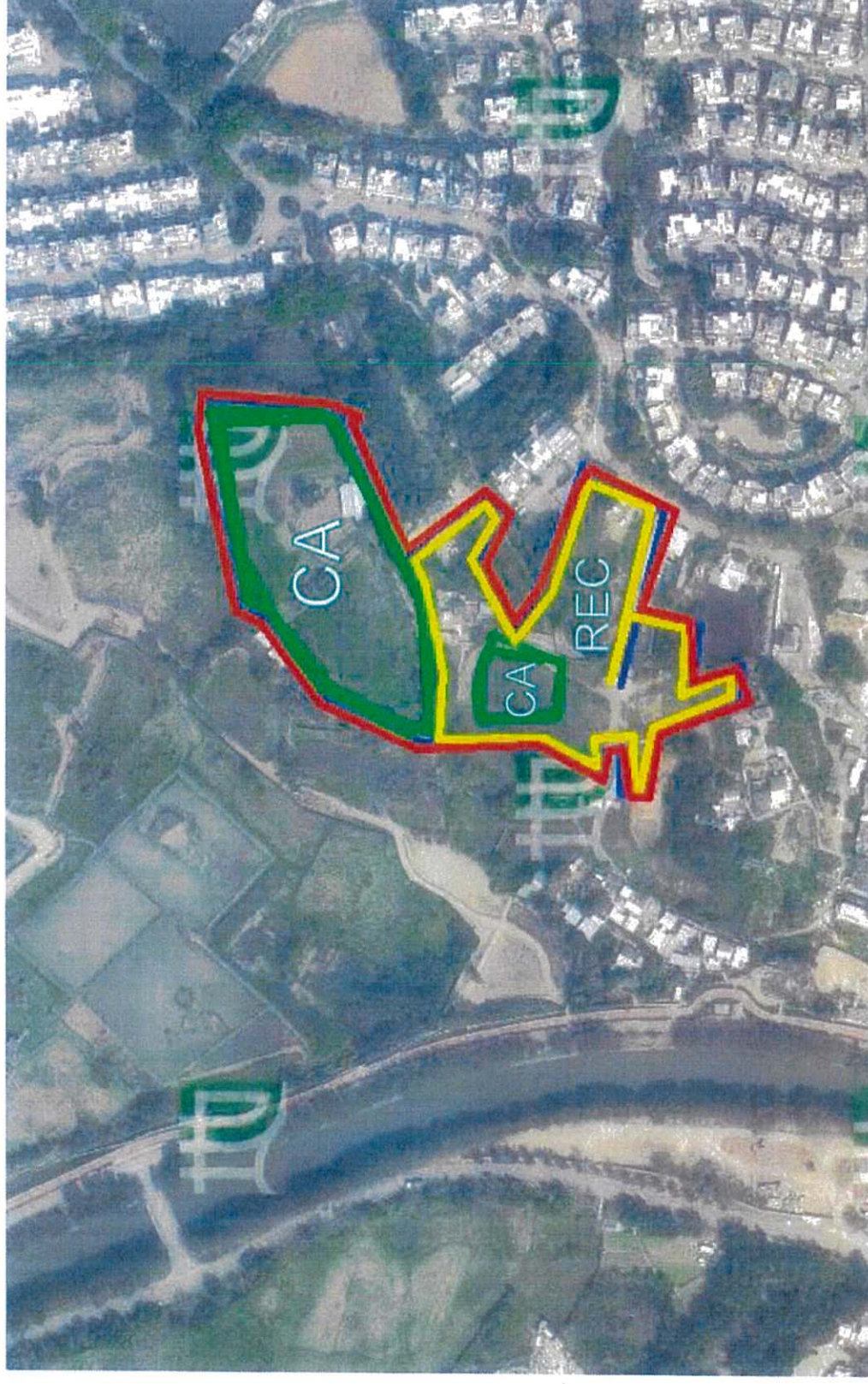


<https://www.hkmapservice.gov.hk/>

Boundary of the Site coloured in orange



Annexure 2A : Satellite image of the Site taken in February 2023 (“CA” zone and “REC” zone)



Boundary of the Site coloured in red  
Boundary of “CA” zone coloured in green  
Boundary of “REC” zone coloured in yellow



Annexure 3 : Satellite image of the Site taken in 2013

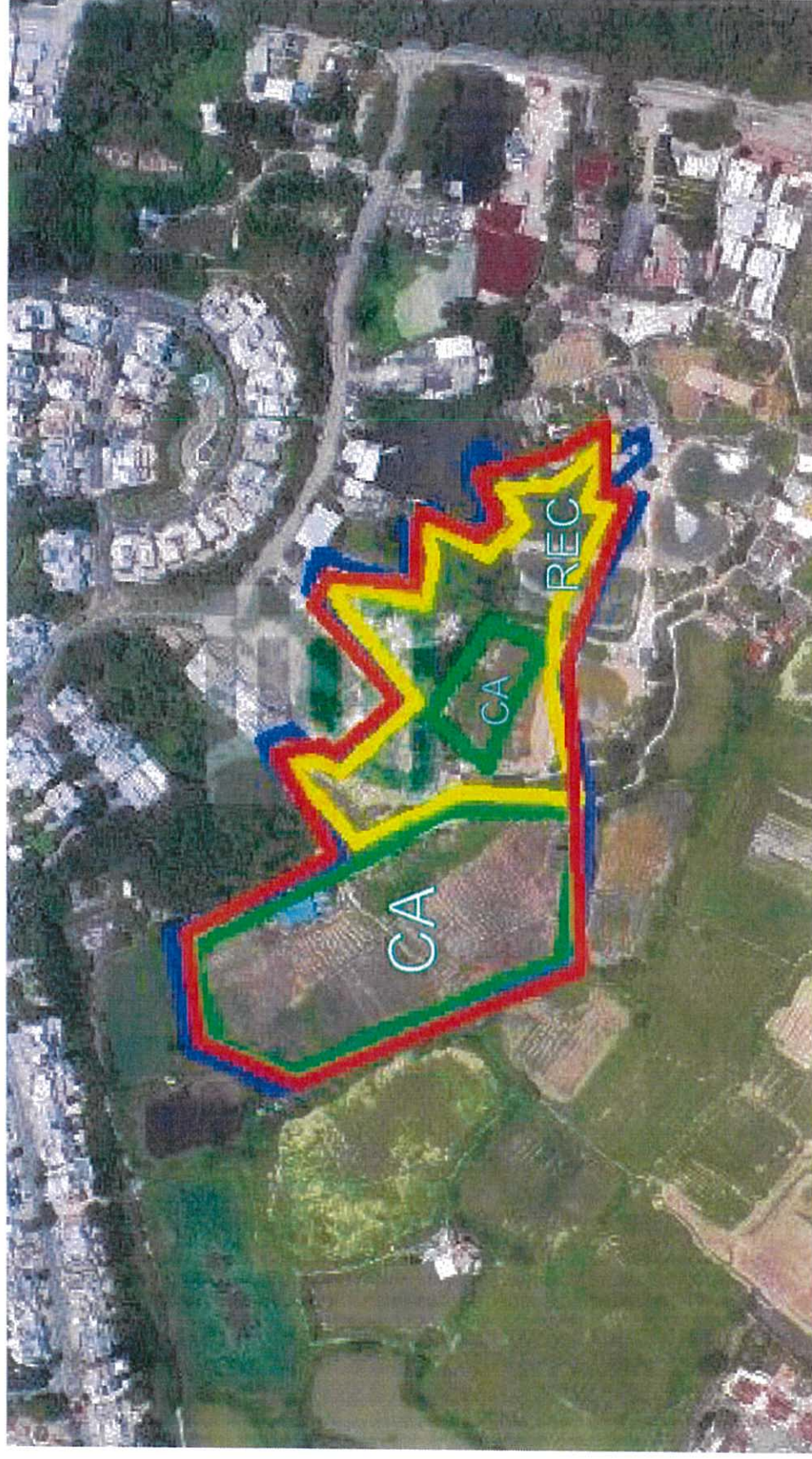


<https://www.hkmapservice.gov.hk/>

Boundary of the Site coloured in red



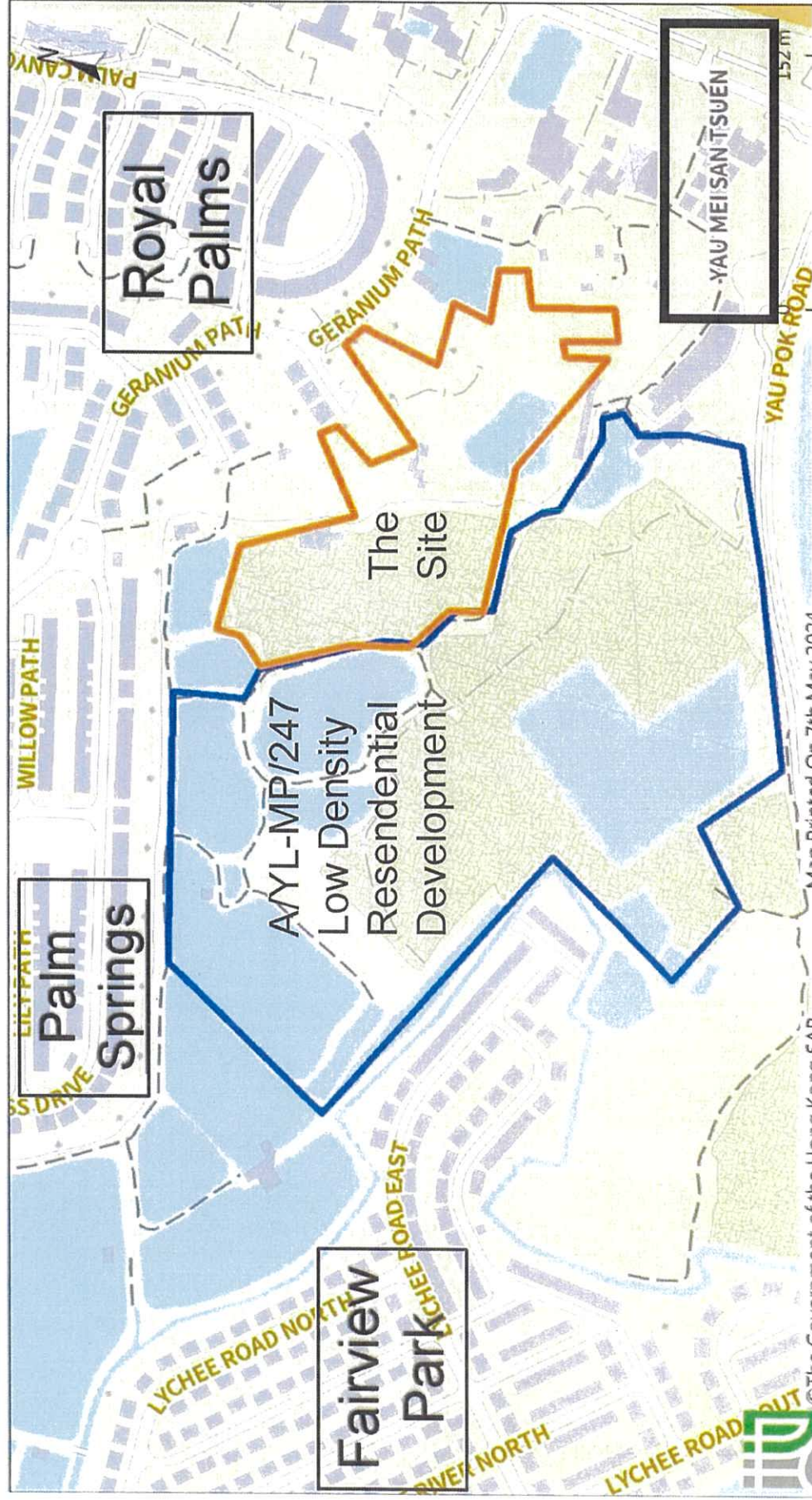
Annexure 3A : Satellite image of the Site taken in 2013 showing “CA” zone and “REC” zone



Boundary of the Site coloured in red  
Boundary of “CA” zone coloured in green  
Boundary of “REC” zone coloured in yellow



Annexure 4 : Development site of rezoning application  
(Application no. A/YL-MP/247)



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From: Simon Tang <[REDACTED]>  
Sent: 2024-05-09 星期四 11:24:51  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Cc: Simon Tang <[REDACTED]>  
Subject: Representations relating to the draft Mai Po Fairview Park  
Outline Zoning Plan No.S/YL-MP/7

Our Ref: ST-131728-08-23

Dear Sir,

Pursuant to the authorization letter dated 8 May 2024 written by our client, Venizelle Property Development (HK) Limited, and addressed to the Town Planning Board together with our accompanying letter dated 8 May 2024 addressed to the Town Planning Board, we hereby provide, by way of submitting outstanding supplemental information to the representations made by our client, the information below as directed:

The first four digits of the HK identity card number of the handling person of the representer:

Tang Wai Keong Simon: [REDACTED]

The first four digits of the HK identity card number of the director of our client, Venizelle Venizelle Property Development (HK) Limited:

Fan Yan Kin Stephen [REDACTED]

Should you have any enquiry as to the above, please contact us by this email address.

We thank you for your attention to this matter.

Regards,  
Simon Tang  
Partner  
Kenneth C. C. Man & Co.

\*\*\*\*\*

Kenneth C. C. Man & Co.  
[REDACTED]

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**From:** Roy Ng [REDACTED]  
**Sent:** 2024-05-07 星期二 13:00:00  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Representation relating to Mai Po & Fairview Park Outline  
Zoning Plan (OZP) (No. S/YL-MP/7)  
**Attachment:** TPB20240507(MP).pdf

**Submission Number:**  
TPB/R/S/YL-MP/7-S491

Dear Sir/Madam,

Please refer to the attachment for the captioned.

**Representation Number:**  
TPB/R/S/YL-MP/7R006

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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## The Conservancy Association

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7<sup>th</sup> May 2024

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,

Representation relating to Mai Po & Fairview Park Outline Zoning Plan (OZP) (No. S/YL-MP/7)

The Conservancy Association (CA) would express concerns on the proposed amendments in the captioned OZP.

### Item A1 and B

#### **1. Regulating uses/development in Other Specified Uses (OU) annotated Wetland Conservation Park (WCP)**

Regarding conservation-oriented zoning such as “Conservation Area”, “Sites of Special Scientific Interest” or “OU (Comprehensive Development and Wetland Protection Area)” zone, quite often some specific uses/development requiring planning permission would be mentioned in the beginning of the Notes. However, this is missing in the Notes. We especially worry that following issues:

- During the transition period (i.e. before WCP is implemented), some uses/development not compatible with WCP might not be regulated by Town Planning Ordinance (TPO).
- Before the implementation of WCP and San Tin Technopole, pond filling and some other unauthorized activities might be occurred in pond areas. However, under such arrangement, no enforcement action and reinstatement works could be



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initiated by Planning Department. Ponds protected for bird flight path in WCP would still be subject to disturbance.

We DO NOT SUPPORT the proposed amendments for Item A1 and B, and would suggest Town Planning Board (TPB) to revise the Notes for OU(WCP) zone as followed (see underlined):

- (8) The following uses or developments are always permitted on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (9) in relation to areas zoned "Site of Special Scientific Interest" or "Site of Special Scientific Interest (1)" or "Conservation Area" or "Other Specified Uses" annotated "Comprehensive Development and Wetland Protection Area" or "Other Specified Uses" annotated "Wetland Conservation Park":
- (9) In areas zoned "Site of Special Scientific Interest" or "Site of Special Scientific Interest (1)" or "Conservation Area" or "Other Specified Uses" annotated "Comprehensive Development and Wetland Protection Area" or "Other Specified Uses" annotated "Wetland Conservation Park":
- (11) (a) Except in areas zoned "Site of Special Scientific Interest" or "Site of Special Scientific Interest (1)" or "Conservation Area" or "Other Specified Uses" annotated "Comprehensive Development and Wetland Protection Area" or "Other Specified Uses" annotated "Wetland Conservation Park", temporary use or development of any land or building not exceeding a period of two months is always permitted provided that no site formation (filling or excavation) is carried out and that the use or development is a use or development specified below:

### 2. Imposing control on "on-farm domestic structure" in OU(WCP) zone

With such close proximity with Mai Po Ramsar Site, fishponds and wetlands in the proposed WCP form an integral part of Deep Bay wetland system which is of significant ecological value. Even though we understand that "on-farm domestic structure" would be important for certain aquaculture activities, viewing the ecological importance of these fishponds and wetlands, certain development control would still be necessary.

For conservation-oriented zoning such as "Site of Special Scientific Interest" zone, "on-





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## The Conservancy Association

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farm domestic structure” would be under Column 2 (i.e. planning application Town Planning Board would be required). Nature Park in Long Valley, always quoted by the Government as a successful example of balancing strategic development and proactive conservation, has also imposed control on “on-farm domestic structure”. From OU(Nature Park) zone in the Approved Kwu Tung North Outline Zoning Plan (S/KTN/4), “on-farm domestic structure” is included in Column 2 in OU(Nature Park) zone.

We would suggest TPB to put “on-farm domestic structure” from Column 1 to Column 2. This is to ensure all potential ecological impact induced by any development could be identified, evaluated, avoided and mitigated in proper.

### Others – Explanatory Statement

#### **Upholding “no-net-loss in wetland” principle**

Regarding “Conservation Area” and “Other Specified Uses” annotated “Comprehensive Development and Wetland Protection Area” zone, we note that some sections related to “no-net-loss in wetland” principle have been amended in the Explanatory Statement.

*“Within the “OU(CDWPA)” zone, all the existing continuous and contiguous fish ponds should be conserved and the “precautionary approach” and “no-net-loss in wetland” principle shall apply. According to the “precautionary approach”, these existing continuous and contiguous fish ponds are to be protected and conserved in order to maintain the ecological integrity of the Deep Bay wetland ecosystem as a whole. “No-net-loss in wetland” can refer to no decline in wetland or ecological functions served by the existing fish ponds.” (Section 9.9.8) (emphasis added)*

*“The “no-net-loss in wetland” principle is adopted for any change in use within this zone. “No-net-loss in wetland” can refer to no decline in wetland or ecological functions served by the existing fish ponds. Fragmentation of continuous and contiguous fishpond habitats within the “CA” zone should be avoided.” (Section 9.10.1) (emphasis added)*

According to TPB PG-No. 12C, it states that “no-net-loss in wetland” can refer to “both loss in area and function. No decline in wetland or ecological functions served by the



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**The Conservancy Association**

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*existing fish ponds should occur*". We opine that the proposed amendments are not consistent with what PG-No. 12C states. If project proponents intend to submit planning application under Section 16 of TPO, such inconsistency would cause confusion.

Based on the plain reading of the previous statement, we opine that no amendments are necessary for the above sections in the Explanatory Statement.

Yours faithfully,

The Conservancy Association



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TPB/R/S/YL-MP/7-S912

Representation Number:  
TPB/R/S/YL-MP/7R007

From: WONG, Suet Mei [REDACTED]  
Sent: 2024-05-08 星期三 21:51:11  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Cc: Chuan Woo [REDACTED]  
Subject: HKBWS's comments on the Draft Mai Po & Fairview Park  
Outline Zoning Plan No. S/YL-MP/7  
Attachment: Attachment2\_JointStatement\_STTEIAnoncompliance.pdf;  
Attachment1\_STTEIA\_HKBWSfullcomment.pdf;  
20240508\_MPFP\_OZP\_HKBWS.pdf

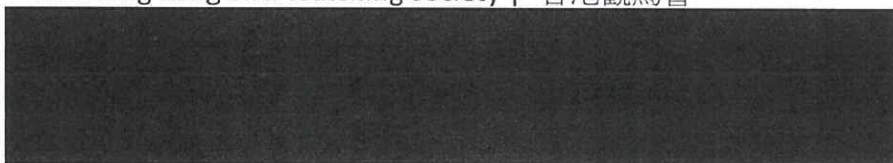
Dear Sir/Madam,

The Hong Kong Bird Watching Society's comments on the Draft Mai Po & Fairview Park Outline Zoning Plan No. S/YL-MP/7, Attachment 1 (i.e. our full comments on STT EIA Report) and Attachment 2 (i.e. a joint statement on the non-compliance of STT EIA with statutory requirements under EIA Ordinance) are attached.

Thank you.

Best Regards,

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



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查主席及環境諮詢委員會委員:

新田科技城至少35處違反環評要求 條例生效後最差環評  
強行通過增司法覆核風險 10個環保團體促否決環評申請

環境諮詢委員會(下稱環諮會), 將在下周一(2024年4月22日)討論新田／落馬洲發展樞紐的環境影響評估報告(下稱環評), 並提出建議予環境保護署署長審閱時考慮。10個環保團體(下稱環團)批評, 新田科技城環評未符合多項法定要求及準則, 是自環評條例實行以來濕地項目最差的環評, 甚至比以往政府及私人發展商提交的環評更粗疏。當中問題包括: 環評至少35處違反環評要求(詳見附件一及二); 環評錯漏百出, 被揭存6大範疇, 最少27項技術評估和數據錯漏(詳見附件二); 以及環評被揭發出錯後, 政府方在公眾諮詢完結後, 以「擠牙膏式」披露極少資料, 公眾無法在法定時間內得悉欠缺的重要資料及提出相關意見, 涉避過法定公眾諮詢程序, 亦對之前同類環評不公平, 恐會引來司法覆核風險。故此, 環團致函呼籲委員履行環諮會的職責, 建議環保署否決這份不完整、不可信、不科學、涉嫌有違法規的環評, 避免將為這片大灣區獨有的濕地帶來史無前例的嚴重破壞, 令人覺得政府有將發展凌駕保育的觀感。

新田科技城是1998年實施環評條例以來, 引起最大規模濕地喪失的發展項目, 影響近247公頃濕地保育區及緩衝區土地<sup>1</sup>, 但環評差劣程度卻創歷史新高, 涉嫌違反環評條例及環評研究概要下的要求。我們翻查過去環評(詳見附件一), 特別是涉及濕地發展的項目, 包括私人及政府項目, 發現新田科技城的環評未有依從過往環評的做法。例如, 過往當改動最終發展範圍和規模時, 政府會主動重新申請環評研究概要, 例子包括東涌新市鎮、落馬洲河套發展等。然而, 新田科技城突然增加填平90公頃魚塘, 政府卻聲稱有關改動不會影響環評研究, 並因此拒絕重新申請。

其次, 對比過往所有濕地發展的項目, 不少環評進行公眾諮詢階段時, 已有公開詳細的濕地管理計劃書及生境建造的實際工作時間表供公眾查閱, 如豐樂圍發展、上水落馬洲支線、落馬洲河套發展等。然而, 無論是新田科技城環評公眾諮詢階段還是環諮會會議前, 土木工程拓展署仍沒有完整提交「生境管理計劃」的詳情。環團認為, 公眾諮詢期已過, 公眾未有機會就相關濕地管理計劃書給予意見。不論是環諮會或公眾, 皆無從得知相關設計或成本等關鍵細節, 無足夠資料判斷三寶樹濕地保育公園, 是否足以補償填塘工程帶來的生態影響。

此外, 環團綜合是次環評及環評小組會議文件, 發現有6大範疇, 最少27項嚴重的技術評估和數據錯漏(詳見附件二), 包括但不限於:

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<sup>1</sup> 約涉及150公頃濕地保育區及97公頃濕地緩衝區



(一)違反環評「避免」原則

(二)生態基線及資料評估不足，特別是以下幾項：

- 文獻分析不全面，疑選擇性引用后海灣的現有雀鳥數據，例如未有採用鷺鳥林統計報告以外的鷺鳥林飛行路線及著陸(flight path and landing survey)調查。其生態數據若未被納入生態影響評估及功能價值的計算，將嚴重低估生態價值
- 錯誤辨認猛禽物種及寫錯兩種水鳥，加上調查結果罕見地缺乏多種魚塘常見陸地雀的記錄，令環評報告的可信性及準確度成疑
- 沒有評估到發展對至少兩種已知曾於填塘範圍繁殖的鳥種(小鵝鵝和白胸苦惡鳥)，造成重大直接影響
- 沒有評估對新田蓄洪池夜鷺日棲地的影響

(三)嚴重低估擬議發展對繁殖鷺鳥及各類濕雀鳥飛行的影響：

- 環評中進行的鳥類飛行路線調查對象僅包括普通鵝鵝、晚棲及繁殖鷺鳥，未有涵蓋其他鳥類，例如全球瀕危的黑臉琵鷺，或其他遷徙水鳥
- 未有於擬填塘範圍進行鳥類飛行路線調查，無法得知北面填平濕地作高達105米的建築發展的影響

(四)嚴重低估棲息地喪失及生境破碎化對國家二級重點保護野生動物、全球近危物種歐亞水獺的影響：

- 沒有為歐亞水獺進行專門調查，僅於整個擬填塘範圍設置一部紅外線自動相機，調查力度嚴重不足，更忽略近年有本地科學研究指出新田及三寶樹一帶位於歐亞水獺的核心範圍(core area)的事實
- 在沒有足夠基線資料的情況下，判斷發展對歐亞水獺不會造成重大影響(no significant impacts)，但最近於2024年上旬，有本地環保團體在新田記錄到歐亞水獺出沒，顯示該區的魚塘是水獺的棲息地。
- 擬議的生態廊道詳情嚴重不足，成效存疑

(五)無充分資料證明生態補償有效，特別是以下幾項：

- 環評依賴計算功能價值(Functional Value)去推算生態損失及補償要求，但卻未有公開計算功能價值所採用的原始數據
- 現時只以四種雀鳥計算受影響魚塘的生態功能，未有選取一些已知更易受干擾影響的新田重要物種(如潛鴨及猛禽)推算生態損失及補償要求，引致嚴重低估其生態影響和高估補償成效
- 疑未有參考黑臉琵鷺監測數據所錄得的高峰值

(六)未有就填塘及施工期間的生境損失提出緩解和補償措施，卻將一些項目界線以外，而且不受條例監察的生態優化措施，歸為施工時的「避免影響措施／緩解措施」，可能誤導委員，以為環評有措施去緩解施工期間的濕地損失

面對以上多項重大錯漏，土木工程拓展署要在環評公眾諮詢完結後，才擠牙膏式披露極少資料，令人質疑署方有意向公眾隱瞞關鍵生態數據，涉嫌繞過公眾諮詢程序，恐會引來司法覆核風險。

環團再次強調，將被填塘的「濕地保育區」位置毗鄰米埔拉姆薩爾濕地，與南生圍、蠔殼圍的魚塘相連，為候鳥提供重要的覓食和棲息地，亦是「東亞-澳大利西亞遷飛區」中必不可少中途補給站。其魚塘濕地，不論有漁業運作或閒置，具豐富的生物多樣性，生態價值極高，更是眾多面臨滅絕物種的重要棲息地。中國是《拉姆薩爾濕地公約》締約國，香港需要履行《公約》去保障香港的拉姆薩爾濕地不受任何直接或間接干擾。而且《粵港澳大灣區發展規劃綱要》及《十四五規劃》已列明保護濱海濕地的條文，環諮會絕對不容忽視。

填塘工程的破壞乃不可逆轉，環團認為，新田環評錯漏百出，質素嚴重不達標，不宜在未有專業的環評報告予社會充分討論下草率通過，否則恐予公眾發展凌駕科學之觀感，更將嚴重損害環諮會的公信力。環團促請環諮會嚴謹把關，審慎檢視及討論是次環評，避免為這片大灣區獨有的濕地帶來史無前例的嚴重破壞，以及立下極不良先例，令日後北部都會區內其他濕地上發展計劃仿效這些取巧的做法。

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2024年4月17日

副本抄送

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附件一 新田科技城環評與過往濕地發展環評項目的對比

新田科技城環評		過往環評例子	
以往環評的做法	政府最新回應／做法	違反的環評條例、技術備忘錄或環評研究概要	新田科技城環評
最終發展範圍和規模與項目簡介所標明的出現改動時，重新申請環評，包括重新提交項目簡介並進行公眾諮詢，確保環評研究概要及環評能為新發展定下足夠的研究課題和方法。	未有重大改動重新申請環評，繼續沿用舊項目簡介所獲准的環評研究概要進行研究。	<p>例子一：<u>東涌新市鎮擴展工程</u>曾兩次因發展範圍或設施改動而重新申請環評研究概要</p> <p>例子二：<u>屯門40及46區規劃及工程研究</u>曾因調整發展範圍而重新申請環評研究概要</p> <p>例子三：<u>洪水橋新發展區</u>曾兩次因應發展區的邊界調整而重新申請環評研究概要</p> <p>例子四：<u>沙嶺墳場項目</u>曾因應道路工程的改動而重新申請環評研究概要</p> <p>例子五：<u>落馬洲河套地區</u>曾因應運輸基礎設施的走線修訂而重新申請環評研究概要</p>	<p>1. 不符合技術備忘錄第2.2.1段：「工程項目簡介須載有附件1或附件2所列的相關指明資料……附件2則適用於有實質改變的指定工程項目的工程項目簡介」</p> <p>2. 不符合環評研究概要第6.2段：「如果項目上的變更根本性地改變了環評研究概要的主要範圍，申請人應向署長申請一份全新的環評研究概要。」</p>
在環評進行公眾諮詢時已公開詳細的濕地管理計劃書 (Wetland Management Plan) 及生境建造的實際工作時間表	環評沒有任何濕地管理計劃書，只提出簡略的濕地補償策略 (wetland compensation strategy)；環諮會環評小組只要求土拓署在環諮會大會前交「幾頁紙」大綱	<p>例子一：2001年—上水落馬洲支線 (Wetland mitigation habitat creation and management plan) 共66頁</p> <p>例子二：2008年—豐樂園發展 (Draft Habitat Creation and Management Plan for the Wetland Nature Reserve) 共44頁</p> <p>例子三：2008年—和生園發展 (Wetland Restoration Plan) 共35頁</p>	<p>3. 不符合技術備忘錄附件16 生態評估指引第5.4.5 (g)段：</p> <p>「任何工地以外的擬議緩解措施，均不應需要另行作環評研究才可實行。該等措施的可行性、限制、可靠程度、設計及建築方法、時段、監察、管理及保養均須在原先的環評研究中確定」</p>

	<p>例子四：2013—新界東北發展 (Long Valley Nature Park: Preliminary Management Plan) 共21頁</p> <p>例子五：2013年—落馬洲河套地區 (Implementation programme) 共34頁</p> <p>例子六：2015年—攸美新村發展 (Wetland Restoration Plan) 共48頁</p>	<p>4. 不符合環評研究概要附件I第2(x)段：「須評估緩解措施建議的可行性和成效，並界定這些措施的範圍、類型、位置、實施安排、資源需求以及後續管理和維護<sup>2</sup>」</p>
<p>在環評進行公眾諮詢時，已列出計算「功能價值」及補償目標所採用的原始數據和計算方法</p>	<p>例子一：<a href="#">豐樂園發展 Table 13-59</a></p>	<p>5. 不符合環評研究概要附件I第2(x)段：「評估緩解措施建議的可行性和成效，並界定這些措施的範圍、類型、位置、實施安排、資源需求以及後續管理和維護<sup>3</sup>」</p>
<p>考慮到個別發展項目的規模、生境特徵和物種組成，定立相應的目標物種和補償目標</p>	<p>例子一：2001年—<a href="#">上水落馬洲支線</a> 定立57個目標物種，包括歐亞水獺、25種目標鳥種、21種蜻蜓、10種兩棲類動物<sup>4</sup></p> <p>例子二：2000年—<a href="#">豐樂園發展</a> 定立7種目標鳥種，包括黑臉琵鷺、池鷺、普通鸕鶿、大白鷺、蒼鷺、小白鷺及牛背鷺<sup>5</sup></p>	<p>6. 不符合環評研究概要附件I第2(ix)段：「就項目的施工和營運階段中，識別到的不良生態影響，建議可行的緩解措施，以避免、減少和/或補償這些影響<sup>6</sup>」</p> <p>7. 不符合環評研究概要附件I第2(x)段：</p>

<sup>2</sup> In section 2 (x) of the Appendix I of EIA Study Brief, the assessment should "evaluate the feasibility and effectiveness of the recommended mitigation measures and define the scope, type, location, implementation arrangement, resource requirement, subsequent management and maintenance of such measures".

<sup>3</sup> In section 2 (x) of the Appendix I of EIA Study Brief, the assessment should "evaluate the feasibility and effectiveness of the recommended mitigation measures and define the scope, type, location, implementation arrangement, resource requirement, subsequent management and maintenance of such measures".

<sup>4</sup> Table 2.1. Available at: [https://www.epd.gov.hk/eia/register/report/eiareport/eia\\_0712001/Volume4/Appendix%20A4.2/krcr-hcmp-lmcsa-6521-b.htm#app22](https://www.epd.gov.hk/eia/register/report/eiareport/eia_0712001/Volume4/Appendix%20A4.2/krcr-hcmp-lmcsa-6521-b.htm#app22)

<sup>5</sup> Table 13.61. Available at: [https://www.epd.gov.hk/eia/register/report/eiareport/eia\\_1492008/EIA%20Report/html/FLW\\_EIA.htm](https://www.epd.gov.hk/eia/register/report/eiareport/eia_1492008/EIA%20Report/html/FLW_EIA.htm)

<sup>6</sup> In section 2 (ix) of the Appendix I of EIA Study Brief, the assessment should "recommend possible and practicable mitigation measures to avoid, minimize and/or compensate for the adverse ecological impacts identified during the construction and operation phases of the Project."



	<p>例子三：2013年—<u>落馬洲河套地區</u>定立18個目標物種，包括8種目標鳥種、2種哺乳動物(如歐亞水獺)、3種兩棲和爬行動物及5種蜻蜓</p>	<p>頭潛鴨、易危紅頭潛鴨、近危白眼潛鴨、「本地關注」的鳳頭潛鴨、白肩鵝、烏鵲、澤鵲、黃胸鵪、青腳濱、青鵝、兩棲類及爬行動物等</p>	<p>「評估緩解措施建議的可行性和成效，並界定這些措施的範圍、類型、位置、實施安排、資源需求以及後續管理和維護」</p>
<p>環評的研究範圍會包括擬建補償濕地的範圍，及補償濕地以外的500米範圍，以評估補償濕地的建造工程的直接、間接和二次生態影響(Direct, indirect and secondary ecological impacts)</p>	<p>例子一：2000年—<u>豐樂圍發展</u>的研究範圍不但包括發展範圍及補償濕地範圍，亦包括發展及補償濕地以外的500米範圍。</p>	<p>新田環評的研究範圍只包括發展範圍及其對外500米範圍，未能包括擬建補償濕地(即三寶樹濕地保育公園)的全部範圍，及補償濕地以外的500米範圍</p>	<p>8. 不符合環評研究概要第3.4.10.2段：「為了進行陸地和水域生態影響評估，評估範圍應包括項目及相關工程邊界500米內的區域，以及可能受項目影響的其他區域<sup>8</sup>」</p> <p>9. 不符合附錄I第2(iv)段：「評估須包括對物理環境的描述，包括所有被識別為具保育重要性和生態敏感的地區，並評估這些地點/區域是否會受到項目的影響<sup>9</sup>」</p>
<p>就填塘及建築發展範圍進行相應的雀鳥飛行路線調查、影響評估及緩解措施</p>	<p>例子一：2000年—<u>豐樂圍發展</u>圖13.10顯示發展範圍上空的雀鳥飛行路線調查結果</p> <p>例子二：2013年—<u>落馬洲河套地區</u>環評有包括發展範圍上空的雀鳥飛行路線調查及結果</p>	<p>沒有進行及公開填塘及建築發展範圍的雀鳥飛行路線調查結果、相關影響評估及緩解措施</p>	<p>10. 不符合環評研究概要附錄I第2(v)(e)段：「須調查並描述現有野生動物在各種生境的利用情況，須特別關注一些具保育重要性的野生動物群體和生境，包括但不限於以下項目：發</p>

<sup>7</sup> In section 2 (x) of the Appendix I of EIA Study Brief, the assessment should "evaluate the feasibility and effectiveness of the recommended mitigation measures and define the scope, type, location, implementation arrangement, resource requirement, subsequent management and maintenance of such measures".

<sup>8</sup> In Section 3.4.10.2 of the EIA Study Brief, "the assessment area for the purpose of terrestrial and aquatic ecological impact assessment shall include areas within 500 meters from the boundary of the Project and associated works as well as any other areas likely to be impacted by the Project."

<sup>9</sup> In section 2 (iv) (a) of the Appendix I of EIA Study Brief, it is stated that the assessment should include "description of the physical environment, including all recognized sites of conservation importance and ecologically sensitive areas, and assessment of whether these sites/areas will be affected by the Project"

<p>在<u>施工前</u>實施濕地管理措施，以緩解<u>施工期間</u>的影響</p>			<p>展範圍上空的雀鳥飛行路線，以及留鳥和候鳥的築巢/繁殖地與覓食地之間的飛行路線<sup>10</sup>」</p> <p>11. 及第2(vii)(d)段： 「須採用適當的研究方法，並盡可能識別和量化由於<u>施工和運營階段</u>的覓食地喪失或干擾而對繁殖鷺鳥造成的間接影響<sup>11</sup>」</p>
<p>當對<u>保育級別物種</u>的影響評估出現遺漏時，需重做調查及補交資料</p>	<p>例子一：2001年—上落馬洲支線圖4-10a顯示為緩解<u>施工期間</u>的影響而在<u>施工前</u>開始的<u>生境管理範圍</u></p> <p>例子二：2008年—豐樂園第13.9.5項顯示<u>施工前</u>已開始生境管理，以緩解<u>施工期間</u>的影響</p> <p>例子三：2013年—落馬洲河套地區在<u>施工前</u>已開始魚塘補償及生態區建造</p>	<p>擬議三寶樹濕地保育公園內的濕地生境優化措施在2039年才完成，變相由新田科技城<u>施工開始</u>至生態補償措施完成的15年間，沒有就<u>施工的直接和間接濕地生境損失</u>，提供生態避免及緩解措施</p>	<p>12. 不符合<u>環境評研究概要附錄第2(ix)段</u>： 「就項目的<u>施工和營運階段</u>中，識別到的不良生態影響，建議可行的緩解措施，以避免、減少和/或補償這些影響<sup>12</sup>」</p>
<p>當對<u>保育級別物種</u>的影響評估出現遺漏時，需重做調查及補交資料</p>	<p>例子一：粉嶺高球場（重做調查及補交資料）</p> <p>例子二：大埔龍尾泳灘（重做調查及補交資料）</p>	<p>未為新田具保育重要性的物種和生境，重做調查及補交資料，包括但不限於：歐亞水獺、繁殖小鵝、繁殖白胸苦惡鳥、超過200對繁殖鷺鳥的覓食地、夜鷺日棲地、常見於閒置魚塘的潛鴨、開闊原</p>	<p>13. 不符合<u>環境評研究概要附錄第2(v)段</u>： 「須調查並描述現有野生動物在各種生境的<u>使用情況</u>，須特別關注一些具保育重要性的野生動物群體和生境」</p>

<sup>10</sup> In section 2 (v) (e) of the Appendix I of EIA Study Brief, it is stated that the assessment should include "investigate and describe the existing wildlife uses of various habitats with special attention to those wildlife groups and habitats with conservation importance, including but not limited to the following: bird flight lines over the project sites and between roosting/breeding and feeding sites of resident and migratory birds."

<sup>11</sup> In section 2 (vii)(d) of the Appendix I of EIA Study Brief, the assessment should use "suitable methodology and considering also any works activities from other projects reasonably likely to occur at the same time, identify and quantify as far as possible any indirect impacts on breeding egrets and herons due to loss of or disturbances to feeding grounds during construction and operation phases".

<sup>12</sup> In section 2 (ix) of the Appendix I of EIA Study Brief, the assessment should "recommend possible and practicable mitigation measures to avoid, minimize and/or compensate for the adverse ecological impacts identified during the construction and operation phases of the Project."



		野雀鳥、使用發展範圍上空的雀鳥等	
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附件二 新田/落馬洲發展樞紐環境評估問題列表

範疇	涉嫌違反相關環評要求 <sup>13</sup>
<p><b>環評「避免原則」</b></p> <p>1. 未有就項目北面的填塘發展，提出其他發展選項，優先避免重大的環境影響，有違環評基本原則，即在考慮發展時，其優先次序應遵從「避免、減少、補償環境影響」</p>	<p>14. 不符合技術備忘錄「附件16 生態評估指引」第5.4.1段：「緩解重要生境及野生生物所受生態影響的一般政策，按優先次序臚列如下（即避免、抑減、彌償）」</p> <p>15. a. 避免：須採用合適的替代方法，盡可能在最大程度上避免潛在的生態影響，（例如：更改工程場地、設計、建造方法、路線、規劃設計、工程計劃等）。在極端情況下，當生態評估找出一些非常嚴重不能緩解的影響時，「不進行」可能是唯一切合實際的替代方案，並須列為方法之一，與所有其他方法對照評估。」</p> <p>16. 不符合「環境影響評估條例指南1」基本原則二<sup>14</sup>：「避免、預防和防止不利環境後果 - 環境影響評估(EIA)過程的目標是避免和預防擬議項目的不利環境後果；如果不良環境影響無法完全避免，應考慮採取措施減少和控制可能的不利環境影響，使其在既定的限制或標準內。」<sup>15</sup>」</p>
<p><b>生態基線資料及評估</b></p> <p>2. 沒有評估對棲息於新田閒置魚塘的潛鴨的影響，例如全球極度瀕危青頭潛鴨、全球易危紅頭潛鴨、全球近危白眼潛鴨和「本地關注」的鳳頭潛鴨等</p>	<p>17. 不符合技術備忘錄「附件16 生態評估指引」第5.1.2.2段：「須充分說明各類生境的特徵，連同物種名單、發現的主要植物及動物、場內有重要存護價值的物種等資料」</p>

<sup>13</sup> 參考環評條例相關文件，如環評條例、技術備忘錄(2023年6月30日前的版本)、環評指南(Guidance Note)、新田/落馬洲發展樞紐環境評估研究概要等

<sup>14</sup> EIAO Guidance Note No. 1: Basic Principles of the Environmental Impact Assessment Process

<sup>15</sup> Principle Two: Avoidance, Pre-emption and Prevention of Adverse Environmental Consequences- the aim of the EIA process is to avoid and prevent adverse environmental consequences of the proposed project; if adverse environmental impacts cannot be fully avoided, measures should be considered to reduce and control the possible adverse environmental impacts to within established limits or criteria.



<p>3. 沒有公開繁殖鷺鳥的覓食地點，或著飛行陸點(landing location)數據，致沒有評估200對繁殖鷺鳥喪失覓食地的直接影響</p> <p>4. 沒有評估到發展對至少兩種已知曾於填塘範圍繁殖的鳥種(小鵝鵝和白胸苦惡鳥)，造成重大直接影響</p> <p>5. 沒有評估對新田蓄洪池夜鷺日棲地的影響</p> <p>6. 生態調查路線無法涵蓋所有受影響魚塘，致基線調查結果出現缺失，甚至低估新田的生態價值</p> <p>7. 環評的研究範圍沒有完全包括所有建議補償濕地(即三寶樹濕地保育公園)的範圍及補償濕地以外500米範圍，致沒有評估公園內的建造工程的直接、間接和二次生態影響(direct, indirect and secondary ecological impacts)</p> <p>8. 曾錯誤標示兩張具保育級別的鳥種相片，例如將「林鵲」寫作「澤鵲」、「長趾濱鵲」寫作「小濱鵲」。縱使署方回應指「不存在錯誤辨認雀鳥的情況」，然而已令人質疑報告是否由欠缺生態專業的人員進行「編輯」</p> <p>9. 曾錯誤辨識調查未曾記錄的其他小型猛禽為「鳳頭鷹」，換言之，報告懷疑已至少數漏一種須保護的猛禽物種，令人質疑生態調查的質素和可信度</p> <p>10. 未在調查中記錄一些在魚塘及開闢原野常見的葦鶯屬雀鳥、屬「本地關注」的棕扇尾鶯和紅喉歌鵲，情況罕見，令人質疑每個月負責鳥類調查的人員是否具備相應資格</p>	<p>18. 及第5.2.1段： 「生態評估須根據工程項目簡介及搜集所得的生態基線資料，識別及預測擬議發展項目可能造成的生態影響」</p> <p>19. 不符合技術備忘錄第4.4.2段： 「環評報告的質素，須因應附件20及第4.3條所述指引來審閱。如果找不出遺漏或缺點可影響評估結果和結論，則報告須被視為足夠。以下因素須特別獲考慮： (b) 環評報告內的資料和說明是否真實</p>
<p><b>雀鳥飛行走廊</b></p> <p>11. 鳥類飛行路線調查對象僅包括普通鵲鷺及繁殖鷺鳥，未有涵蓋其他鳥類，例如全球瀕危的黑臉琵鷺，或其他遷徙水鳥</p> <p>12. 沒有進行填塘範圍的雀鳥飛行路線調查，卻將大部分魚塘規劃作中至高密度發展，缺乏避免及緩解措施</p> <p>13. 建議中300米闊飛行廊道有部分為建築發展區，另一部分雖為「非建築用地(NBA)」，但卻同時劃為「創科用地」；而毗鄰廊道樓高更達35米、105米</p>	<p>不符合技術備忘錄第4.4.2段： 「環評報告的質素：環評報告的質素，須因應附件20及第4.3條所述指引來審閱。如果找不出遺漏或缺點可影響評估結果和結論，則報告須被視為足夠。下列因素須特別獲考慮：</p> <p>20. (d) 環評報告內對潛在環境影響的確定及描述的是否完整，以及附件4至10所載的各項適用準則是否全部已獲考慮；</p>

<p>及130米(主水平基準以上),但報告沒有評估上述發展對雀鳥造成的干擾,嚴重高估建議中300米闊飛行廊道的生態連接作用</p> <p>14. 嚴重低估高樓發展對切斷繁殖鷺鳥來回覓食地的飛行通道的影響,如為米埔隴鷺鳥林預留70米闊的飛行走廊旁,建築物擬議高度達105米(主水平基準以上),遠高過現時繁殖鷺鳥的飛行高度(根據環評報告,飛行高度大部份為20米或以下)</p>	<p>21. (k) 報告是否已評估及確定所建議的緩解措施的可行性、實用性、時間編排和效用」</p> <p>22. 不符合技術備忘錄「附件16 生態評估指引」第5.1.2.2段:「為確保所得的基線資料準確、可重複找得及容易驗證,生態評估報告須清楚載明採用的方法,而所用方法必須妥善及科學化,應參照標準或國際上認可的方法。調查結果須視乎情況,紀錄於特別設計的標準表格內。如適當的話,須把調查所得的資料量化及採用統計分析」</p>
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<p><b>歐亞水獺</b></p> <p>15. 環評沒有專為歐亞水獺設計和進行基線調查，僅於整個擬填塘範圍設置一部紅外線自動相機，調查力度嚴重不足，更忽略近年有本地科學研究指出新田及三寶樹一帶位於歐亞水獺的核心範圍(core area)的事實。環評報告在沒有足夠的基線資料下，卻判斷發展對歐亞水獺不會造成重大影響(no significant impacts)，但最近於2024年上旬，有本地環保團體在新田記錄到歐亞水獺出沒，顯示該區的魚塘是水獺的棲息地。</p> <p>16. 擬議的生態廊道詳情嚴重不足，鑑於外地文獻及本地三號幹線的動物廊道數據，現時環評建議的動物廊道的成效存疑，恐無法緩解對國家二級重點保護野生動物、全球近危物種歐亞水獺的生態影響，以及維持三寶樹及蠔殼圍的生態連貫性。</p>	<p>不符合環評研究概要附件<sup>16</sup></p> <p>23. 第2段(i):「檢閱相關研究/調查報告，並收集可引用而有關評估區域的生態特徵」<sup>17</sup></p> <p>24. 第2段(v):「調查並描述現有不同棲息地的野生動物使用情況，特別關注具有保育重要性的野生動物群體和棲息地。」<sup>18</sup></p> <p>25. 第2段(vi):「描述位於評估區域內及附近的具有保育重要性和其他生態敏感區域。」<sup>19</sup></p> <p>26. 第2段(viii):「環境影響評估報告在評估生態影響的過程中，應基於的最佳和最新的資訊。」<sup>20</sup></p> <p>不符合「環境影響評估條例指南7」<sup>21</sup>：</p> <p>27. 第2.1段:「.....同時，應該將努力集中在可能對地點或目標物種群體產生顯著影響的地方。」<sup>22</sup></p> <p>28. 第2.3段:「所使用的調查方法應該在科學上是可靠且適用於所研究的棲息地和目標物種群體。」<sup>23</sup></p>
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<sup>16</sup> EIA study brief Appendix I

<sup>17</sup> Para 2(i): "review the findings of relevant studies/surveys and collection of the available information regarding the ecological characters of the assessment area"

<sup>18</sup> Para 2(v): "investigate and describe the existing wildlife uses of various habitats with special attention to those wildlife groups and habitats with conservation importance"

<sup>19</sup> Para 2(vi): "describe recognised sites of conservation importance and other ecological sensitive areas within and in the vicinity of the assessment area..."

<sup>20</sup> Para 2(viii): evaluate ecological impacts based on the best and latest information available during the course of the EIA study

<sup>21</sup> EIAO Guidance Note No. 7: Ecological Baseline Survey for Ecological Assessment

<sup>22</sup> Para. 2.1: "...efforts should be focused on locations or target taxa groups on which the impacts are likely to be significant.

<sup>23</sup> Para. 2.3: "Survey methods used should be scientifically robust and appropriate for the habitats and target taxa groups under study."

<p><b>生態補償</b></p> <p>17. 環評內非常依賴魚塘濕地的「功能價值」(Functional value), 評估項目的生態影響及其生態補償。但報告並沒有在法定公眾諮詢期間列出「功能價值」的計算方法, 令公眾無法有效地提供意見, 並監察此計算方式能否真正提供全面及有效的評估。</p> <p>18. 只簡單以四種主要以魚為食的雀鳥(黑臉琵鷺、大白鷺、蒼鷺、普通鸕鶿)計算受影響魚塘的「功能價值」, 未有計算魚塘對擁有不同食性和生境要求的生物的多樣生態功能, 例如對干擾尤其敏感且生境要求獨特的潛水鴨(diving ducks)和鑽水鴨(dabbling ducks)、各類涉禽、不同習性的猛禽、在塘壟棲息的開闊原野雀鳥、具不同育雛需要的繁殖雀鳥、歐亞水獺等</p> <p>19. 沒有清楚交代引用豐樂園發展計劃中聲稱「生態功能可提升45%」的理據, 其工程及生態補償措施仍未展開, 補償效果未經證實</p> <p>20. 沒有清楚交代2021-22年水鳥普查高峰密度值(Peak density)的計算方法</p> <p>21. 沒有清楚交代計算「功能價值」時, 如何分析水鳥普查以外的原始數據, 如涉及調查的魚塘範圍、調查路線、所錄得的水鳥數量等</p> <p>22. 在計算黑臉琵鷺相關的「功能價值」時, 疑未有參考后海灣黑臉琵鷺調查的監察數據<sup>24</sup></p> <p>23. 沒有提交濕地管理計劃書(Wetland Management Plan), 特別是相關設計、生境建造的實際工作時間表、財務安排、成本等關鍵細節</p> <p>24. 擬議三寶樹濕地保育公園內的濕地生境優化措施在2039年才完成, 變相由新田科技城施工開始至生態補償措施完成的15年間, 沒有就施工的直接和間接濕地生境損失, 提供生態避免及緩解措施</p>	<p><b>不符合環評研究概要附件I</b></p> <p>29. 第2段(ix):「建議可能及實際可行的緩解措施(例如項目的替代設計和佈局、施工方法的修訂/改動、建築物高度的限制、提供緩衝區等), 避免、減少和/或補償在項目的施工和營運階段中所識別的不良生態影響」<sup>25</sup></p> <p>30. 第2段(x):「評估建議緩解措施的可行性和有效性, 並確定這些措施的範圍、類型、位置、實施安排、資源需求、隨後的管理和維護」<sup>26</sup></p> <p>31. 不符合技術備忘錄附件16 生態評估指引第3.1a段 「任何可能會在生態上有重要性的地方造成不良生態影響的工程, 通常均不應予以批准, 除非有需要進行該工程, 並已證實沒有其他切實可行及合理的替代方法, 及將會在工程場地之內及/或工程場地之外採取足夠的緩解措施」</p> <p>32. 及第5.4.5a段: 「任何工地以外的擬議緩解措施, 均不應需要另行作環評研究才可實行。該等措施的可行性、限制、可靠程度、設計及建築方法、時段、監察、管理及保養均須在原先的環評研究中確定」</p>
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<sup>24</sup> 近期漁農自然護理署委託進行的鳥類保育研究計劃 -

[https://www.afcd.gov.hk/tc\\_chi/conservation/con\\_fau/con\\_fau\\_bird/con\\_fau\\_bird\\_stu.html](https://www.afcd.gov.hk/tc_chi/conservation/con_fau/con_fau_bird/con_fau_bird_stu.html)

<sup>25</sup> Para 2 (x): "recommend possible and practicable mitigation measures (such as alternative design and configuration of the Project, modification/change of construction methods, restriction of building height, provision of buffer areas, etc.) to avoid, minimize and/or compensate for the adverse ecological impacts identified during the construction and operation phases of the Project"

<sup>26</sup> Para 2 (x): "evaluate the feasibility and effectiveness of the recommended mitigation measures and define the scope, type, location, implementation arrangement, resource requirement, subsequent management and maintenance of such measures"



<p><b>生態優化措施 (Enhancement Measures)</b></p> <p>25. 署方指出一些位於項目界線以外的后海灣濕地生態優化措施，並不是填塘及施工期間的緩解和補償措施，故其成效不會受環境監察與審核（EM&amp;A）核驗，但環評行政摘要表6.1又將之歸納為施工影響的「避免影響措施／緩解措施」，可能誤導委員，以為填塘及施工期間的影響，能夠透過在界外施行優化措施而得以緩解</p> <p>26. 環評小組會議文件第28段，擬議的生態優化措施被解讀為「減低工程期間的生態影響」，與環評第10.11.3.39-47段不符，同樣有可能誤導委員</p> <p>27. 沒有交代各生態優化措施的落實詳情，如部分措施落實時的潛在生態影響、涉及的財務安排等</p>	<p>33. 不符合環評研究概要附錄I第2(ix)段：「就項目的施工和營運階段中，識別到的不良生態影響，建議可行的緩解措施，以避免、減少和/或補償這些影響」</p> <p>不符合技術備忘錄第4.4.2段：「環評報告的質素，須因應附件20及第4.3條所述指引來審閱。如果找不出遺漏或缺點可影響評估結果和結論，則報告須被視為足夠。以下因素須特別獲考慮：</p> <p>34. (b) 環評報告內的資料和說明是否真實；</p> <p>35. (k) 報告是否已評估及確定所建議的緩解措施的可行性、實用性、時間編排和效用」</p>
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Dr. CHUI Ho Kwong, Samuel, JP  
Director of Environmental Protection  
(E-mail: eiaocomment@epd.gov.hk)

By email only

2 March 2024

Dear Dr Chui,

**Comments on the Environmental Impact Assessment Report for the proposed  
San Tin / Lok Ma Chau Development Node (EIA-302/2023)**

The Hong Kong Bird Watching Society (HKBWS) would like to raise our concerns regarding the captioned Environmental Impact Assessment Report (EIA). Our concerns regarding the ecological impacts covers the following topics and the detailed comments are explained in the following sections.

1. No avoidance of habitat loss in pond of high ecological value
2. Refusal to re-apply for EIA Study Brief violate procedural justice
3. Misidentification of Designated Project (DP)
4. Project Area and Assessment Area should be extended
5. Underestimation of habitat ecological value due to the deficiency of 12-month baseline surveys and the incomplete review of existing available avifauna datasets
6. Uncertain qualification for conducting the avifauna baseline survey and inadequate gatekeeping of EIA report before public inspection
7. Underestimation of ecological value as "piecemeal approach" and inappropriate assessment was adopted in the evaluation of pond habitat
8. Absence of firefly survey and comprehensive monitoring of Eurasian Otter
9. Significant environmental changes to the egrettries and their surroundings
10. Direct loss in foraging and feeding ground for the egrettries was neglected and the corresponding impacts were underestimated
11. Disruption of the flight corridor for breeding egrets and herons



12. Inadequate protection of the egretty using the Open Space zoning
13. Failed to identify and assess the impacts on the day roost of Black-crowned Night Herons in San Tin Pumping Station
14. Direct impacts on the loss in foraging ground for ardeids' night roosts were ignored
15. Missed more than half of the breeding bird species in fishpond wetlands
16. Threats to the integrity of Deep Bay wetland ecosystem caused by previous and ongoing development projects
17. Further significant fragmentation of Deep Bay wetland ecosystem by the current project
18. Absence of light impact assessment
19. Inadequate Visual Impact Assessment
20. Only four species selected for the functional value calculation and the compensation requirement is unacceptable
21. Inappropriate assumption of the Exclusion Zone (EZ) and Reduced Density Zone (RDZ)
22. Over-estimation of the carrying capacity of the compensation wetlands
23. Unjustified 45% increase in functional value
24. Absence of habitat management plan of the Sam Po Shue Wetland Conservation Park (SPSWCP)
25. Inappropriate implementation timeline of SPSWCP
26. The proposed 35m eco-interface lacks buffering function
27. Bird collision risk may not be avoided or mitigated
28. Wetland Enhancement Measures outside the assessment area of the project
29. Cumulative ecological impacts and undesirable precedent set in Deep Bay area

### **Principle of Avoidance**

#### **1 No avoidance of habitat loss in pond of high ecological value**

- 1.1 According to Section 4.3 of the Technical Memorandum on Environmental Impact Assessment Process (TM), the methodologies proposed for mitigation shall give priority to avoidance of impacts. In Annex 16 of the TM, the first guiding principle for ecological assessment is that *"areas and/or habitats of ecological importance shall be conserved as far as possible. Any*

*project that is likely to result in adverse ecological impacts in areas of ecological importance shall not normally be permitted unless the impacts can be minimized and/or compensated."*

- 1.2 In Section 3.3.3 of the Study Brief, the applicant is required to provide information on the *"consideration of the different land use and layout options, taking into account the principles of avoidance, minimizing and control of adverse environmental impacts"*. The applicant shall also consider *"alternative design, siting and alignment of supporting infrastructures, construction"* in the description of the project. In Appendix I of the Study Brief, regarding the requirement for Ecological Impact Assessment (EcoIA), the assessment shall *"recommend possible and practicable mitigation measures (such as alternative design and configuration of the Project, modification/change of construction methods, restriction of building height, provision of buffer areas, etc.) to avoid, minimize and/or compensate for the adverse ecological impacts identified during the construction and operation phases of the Project"*.
- 1.3 However, in Section 10.11.2 Avoidance Measure of the EIA, it only mentions the avoidance of Mai Po Inner Deep Bay Ramsar Site, the avoidance of clearance of some plants that are used for Mai Po Lung Village (MPLV) Egrettry, and the avoidance of flight paths obstruction and fragmentation of wildlife movement corridor.
- 1.4 However, the development footprint for I&T zone largely overlaps with the wetlands of conservation importance, such as 175 hectares of Important Bird and Biodiversity Area (IBA)<sup>1</sup>, 150 hectares of Wetland Conservation Area (WCA), 97 hectares of Wetland Buffer Area (WBA) and SSSI, which are ecologically linking to Ramsar Site, are important foraging and feeding grounds for both migrating birds and breeding birds. No avoidance of the above was adopted.
- 1.5 Moreover, in order to avoid the impacts on egrettries, namely Mai Po Lung (MPLV) Village Egrettry and Mai Po Village (MPV) Egrettry, apart from retaining the trees that used for nesting, the feeding grounds in fishponds

<sup>1</sup> [http://datazone.birdlife.org/site/factsheet/inner-deep-bay-and-shenzhen-river-catchment-area-iba-hong-kong-\(china\)](http://datazone.birdlife.org/site/factsheet/inner-deep-bay-and-shenzhen-river-catchment-area-iba-hong-kong-(china))



and the flight corridor for the birds to commute from their feeding grounds to the egretries are also the core and essential elements to sustain the egretries. However, the direct loss in their feeding grounds and the flight corridor were not avoided, while some trees used for nesting would still be removed. We consider it is inappropriate to claim the proposed measures as Avoidance Measures for the MPV Egret and core area of MPLV Egret.

- 1.6 For the avoidance of flight paths obstruction and fragmentation of wildlife movement corridor, we doubt that the provision a 70 m wide NBA near the MPLV Egret is simply ineffective to minimize, not to mention to avoid the fragmentation of movement corridor for breeding ardeids.
- 1.7 In addition, there are no alternative development options proposed and assessed to avoid and minimize the environmental impacts arising from the extensive loss in wetland habitats of the development. In Section 10.8.2.22, the applicant clearly stated that *"in view of the construction disturbance impact on the pond habitats and associated wildlife, as well as the decrease of carrying capacity, mitigation measures such as minimisation (e.g. phasing of pond filling, minimisation of disturbance), compensation (wetland compensation), and enhancement measures would be implemented."* No avoidance of disturbance to pond habitats was adopted while the applicant quickly jumped to consider minimisation and compensation for the impacts in the mitigation measures. We consider such mitigation approach taken in this EIA failed to comply with the TM and the Study Brief.

#### ***Bypass EIA process***

### **2 Refusal to re-apply for EIA Study Brief violate procedural justice**

- 2.1 The project area shown in the current EIA report nearly doubled in development footprint, scale and magnitude, compared with that proposed in the Project Profile of the San Tin/ Lok Ma Chau Development Node back in 2021.
- 2.2 However, the government did not submit a new Project Profile to apply for a new EIA Study Brief according to the new development that would bring enormous ecological impacts to the Deep Bay wetland system.

- 2.3 This shows an attempt of bypassing the EIA process. As a result, the public is unable to comment on the new development and the study scope, such as the areas or species that should be included as ecologically sensitive receivers based on the new development. This is not only disregarding the public's right to information, but also violating procedural justice.
- 2.4 In addition, we are concerned the previous EIA study brief did not define a larger study scope and comprehensive research methods for the latest extensive pond filling and physical changes, leading to the deficiency of the EIA study to effectively identify, assess, avoid and mitigate the significant ecological impacts of the San Tin Technopole development.

### ***Misidentification of Designated Projects***

#### **3 Misidentification of Designated Project (DP)**

- 3.1 According to the Study Brief, the EIA Study shall identify *"individual DPs proposed under the Project that fall under Schedule 2 of the EIAO, in addition to those mentioned in the Study Brief to ascertain whether the findings of this EIA study have adequately assessed and addressed the environmental impacts of those DPs; and where necessary to identify the outstanding issue that need to be assessed and addressed in any further detailed EIA studies."*
- 3.2 Nearly half of the I&T zone falls within Buffer Zone 2, where any residential or recreational development, other than New Territories exempted houses within Deep Bay Buffer Zone 1 or 2 shall be regarded as Schedule 2 designated project under Environmental Impact Assessment Ordinance (Cap. 499).
- 3.3 However, in Section 1.5 of the Introduction, only the recreational development for proposed Sites O.1.1, O.1.2, and O.1.3 (as open space) encroach into Deep Bay Buffer Zone 2 was regarded as DP. Meanwhile, the I&T zone which falls within Buffer Zone 2 and composes of talent accommodation and hotels, was **not** being identified as a DP. We consider that the I&T zone should also be regarded as a DP that require Environmental Permit, to comply with the Study Brief.



#### ***Delineation of Project Area and Assessment Area***

#### **4 Project Area and Assessment Area should be extended**

- 4.1 Given that the Sam Po Shue Wetland Conservation Park (SPSWCP) is regarded as the compensation measures while developments of infrastructure and visitor facilities will also be introduced into the SPSWCP, the SPSWCP should be included in the Project Area while the assessment area should also be extended outside the SPSWCP.
- 4.2 Due to the remarkably significant wetland loss due to the proposed San Tin Technopole development, and the close ecological connectivity to the Mai Po Inner Deep Bay Ramsar Site, Guangdong Shenzhen Futian Mangrove Wetlands Ramsar Site and IBA, it is necessary to extend the assessment area outside the current 500m area from the project site to cover all the above three sites of conservation importance, so as to assess the potential impacts on the integrity and carrying capacity of the Deep Bay wetland system as a whole.

#### ***Inadequate ecological baseline survey and underestimation of ecological values***

#### **5 Underestimation of habitat ecological value due to the deficiency of 12-month baseline surveys and the incomplete review of existing available avifauna datasets**

- 5.1 According to Annex 16 of the Technical Memorandum, in order to “*ensure that the baseline information obtained is accurate, reproducible and can be easily verified, the methodology used must be clearly stated in the ecological assessment report. The methods employed must be sound and scientific.*” Moreover, the baseline study shall include the review of existing information, while such information includes both published materials and those made available by government and non-government bodies.
- 5.2 Mai Po Inner Deep Bay Ramsar Site Waterbird Monitoring Programme Monthly Waterbird Monitoring was administered and executed by HKBWS under a subvention from the Agriculture, Fisheries and Conservation Department (AFCD) from 1997 to 2004, and it has been arranged under service contracts of the AFCD since April 2004. This programme has collected over 27 years of waterbird data in the Deep Bay area including the

project site in San Tin and Mai Po. The dataset includes the bird species and abundance recorded at each pond every month. The bird and geographical data are useful to evaluate the ecological value and functions of pond habitats, and to estimate the capacity of the Deep Bay wetlands for different waterbird species.

- 5.3 Though the applicant has made use of the findings of the bird monitoring programmes to inform the current EIA Study, only 2021-2022 data were used. And the data only appears in two parts, which are the table summarizing the flora and fauna species of conservation importance recorded within the Assessment Area, and the calculation of functional value for the wetland compensation.
- 5.4 In the Table 10.7 Ecological Evaluation of Pond within the Assessment Area and Table 10.27 Evaluation of Potential Ecological Impacts to Pond, the applicant did not use the waterbird Monitoring data collected through literature review for the evaluation of ecological value of ponds and the ecological impacts on ponds in the northern portion. As a result, through the Literature Review, only 4 species of conservation importance were presented in the evaluation. However, from the 2021-2022 waterbirds monitoring data, 46 wetland species were recorded within the affected ponds in Sam Po Shue and San Tin, while 38 are species of conservation importance, which is equivalent to nearly ten times more than that presented by the applicant. If reviewing 5-year waterbirds monitoring data, 66 wetland bird species were recorded within these ponds, while 55 are species of conservation importance. We are highly concerned that there is a serious underestimation of ecological value of habitats in the northern portion.
- 5.5 Besides, referring to the habitat maps that show the locations of Species of Conservation Importance from Literature Review, there is no record of species of conservation importance in Sam Po Shue and San Tin. Though the applicant explained that *"the exact locations and habitats for avifauna recorded were not available from the literature"*. However, from our understanding, the data actually consists of the geographical locations of every surveyed ponds.



5.6 According to the survey transects provided by the applicant, it cannot cover all the ponds in the assessment area especially for the ponds within the project site. Such inadequacy of the survey dataset was not mentioned in the report (Figure 1). With such deficiency, using the correct and complete dataset from literature review is very important to ensure the ecological value of the habitats (particularly for the pond habitat) would not be underestimated.

## 6 Uncertain qualification for conducting the avifauna baseline survey and inadequate gatekeeping of EIA report before public inspection

6.1 First, there are three apparent mistakes in the descriptions of the photos of the bird species of conservation importance. In Appendix 10.2 of the EcolA, three bird photos and the corresponding names do not match. The photo of Wood Sandpiper is written as Marsh Sandpiper. The photo of Long-toed Stint is labelled as Little Stint. The photo annotated Crested Goshawk, despite the limited image quality, is believed to be another small raptor species within the Accipiter family instead of Crested Goshawk. Although we are not sure whether these errors are due to "typo" or "misidentification of birds", given that birds are important species and indicators for the conservation of the Deep Bay wetlands, while the EIA report is a professional and legally binding document, we are surprised by such mistakes. This may not only leads to underestimation of the impact of development on the ecological environment and wildlife, but also affects the credibility of the report, raising doubts about the "seriousness" of the impact assessment of the San Tin Technopole.

6.2 Second, the survey failed to record the common landbird species in fishpond areas. Based on our observation, landbird species such as Reed Warblers, Zitting Cisticola, and Siberian Rubythroat are commonly found in fishponds and open country habitats during migratory seasons. However, the report does not have the records of these species, which is highly unusual. Identifying such landbird species requires certain skills, including familiarity with their calls. If not familiar with their characteristics and behavior, there is a possibility of overlooking them, leading to underestimation of the

ecological value and function of San Tin wetlands.

- 6.3 Deep Bay wetland is the most intact coastal wetland system remaining in the Greater Bay Area, and it should be treated with great care. We hope the relevant authorities and the Advisory Council on the Environment (ACE) would rigorously review the EIA report, ensuring that it provides accurate, reliable, and comprehensive ecological baseline data, so as to enable a comprehensive evaluation of potential environmental impacts and to prevent irreversible damage to the wetland system caused by any developments.
- 7 **Underestimation of ecological value as “piecemeal approach” and inappropriate assessment was adopted in the evaluation of pond habitat**
- 7.1 According to Figure 10.5 of the Ecological Impact Assessment (EcoIA), the contiguous pond habitat in the northern portion was not assessed as a whole, but was divided into seven sub-zones based on their “*condition and disturbance*”. Eventually, the ecological value of ponds in Sam Po Shue Zone B and San Tin Zone B was assessed as “Moderate to High”, while that of San Tin Zone C and Sam Po Shue Zone C was regarded as “Moderate”. As stated in the Town Planning Board Guideline No. 12C, “*Different ponds are used preferentially by birds in different seasons, and it would be difficult to justify removal of certain individual fish ponds*” and stressed that a precautionary approach is needed to maintain the ecological integrity of the Deep Bay wetland ecosystem as a whole. Therefore, we consider it is inappropriate to divide the connecting and contiguous wetlands of the San Tin area into seven parts for evaluation, as this will underestimate the ecological value of each zone and pond.
- 7.2 Fragmentation of the pond habitat for assessment and filling the fishponds for development are also against the basic conservation principle of “the larger the area, the larger the effective area for conservation”. Given the importance of maintaining the ecological integrity of the Deep Bay wetland, all pond habitats should be taken as one complete habitat for the assessment and should not be fragmented for assessment and development. Also, edge effect of a conservation area cannot be used to



justify a development at its boundary, or else it would set an undesirable precedent for development encroachment into the conservation area leading to a loss in conservation area and its conservation effectiveness. The “precautionary approach” and “no-net-loss in wetland” under Town Planning Board Guideline No. 12C are conservation principles established with extensive and sounded scientific studies, and they should be strictly followed in the current development.

- 7.3 In Section 10.6.2.12, the applicant tried to describe that “*Sam Po Shue Zone B and C were both subject to higher level of disturbance, such as heavy vehicles operating along the pond bunds within the areas, as well as adjacent human activities, brownfield, and traffic along the west of STEMDC”.*
- 7.4 However, in Section 10.6.2.69, it states that “*Sam Po Shue Zone A and Sam Po Shue Zone B also had relatively high diversity of avifauna species of conservation importance considering the high species richness and area ratio.” In Section 10.8.1.44, the applicant mentioned that “*some ponds (e.g. San Tin Zone B and Sam Po Shue Zone B with moderate to high ecological values) experienced less anthropogenic disturbance and form part of the contiguous ponds in San Tin – Sam Po Shue area which supported relatively high diversity and abundance of avifauna species of conservation importance”.* In Table 10.7 Ecological Evaluation of Pond within the Assessment Area, the fragmentation of pond in San Tin and Sam Po Shue area in the northern portion is regarded as “Low”.*
- 7.5 The above descriptions of Sam Po Shue Zone B **contradict with** that in Section 10.6.2.12 (i.e. as quoted in paragraph 5.2 of this letter). Actually, the ponds in Sam Po Shue Zone A and B are subject to less disturbance due to the absence of fishpond operation in recent years. As a result, these ponds provide suitable habitats for various duck species of conservation interest, support a high diversity and abundance of bird species of conservation importance, and thus has a high ecological value.
- 7.6 More importantly, these ponds are ecologically connected to each other as well as the surrounding wetlands. However, a list of species of conservation importance is presented under each zone. Such presentation is **highly**

misleading because it gives an impression that birds recorded in one zone would only appear in that particular zone. In reality, the bird species recorded in each zone would also use other pond habitats and their presence is not confined to a certain pond/zone. Therefore, with such assessment methodology adopted, the ecological value of the pond habitat is underestimated in the current report.

- 7.7 Not only using a list of species of conservation importance under each zone is misleading, the dataset used to generate this species list is incomplete (as explained in the previous section 3 of this letter). Take Sam Po Shue Zone B as an example again, the species list of this zone only has 15 avifauna species of conservation importance, which is highly unusual. Sam Po Shue Zone B is highly connected to the adjacent wetlands and is of high ecological value. According to the waterbird monitoring data that the applicant obtained from AFCD, 42 wetland-dependent species of conservation importance, which is almost 3 times of the number presented by the applicant, were recorded within Sam Po Shue Zone B in just recent 5 years. They include the globally Vulnerable Common Pochard, globally Near Threatened Ferruginous Duck, Class II national protected species Eurasian Spoonbill, Purple Heron of Regional Concern, Great Crested Grebe of Regional Concern, Cinnamon Bittern of Local Concern, etc.
- 7.8 The globally critically endangered species Baer's Pochard was also recorded at the affected ponds within Sam Po Shue Zone B. This species is listed as Class I National Protected animal in China. According to the 2019 assessment by the IUCN, the global population of adult Baer's Pochard is estimated to be only 150-700 individuals, primarily due to the continuous loss and degradation of wetland habitats in both their breeding and wintering grounds. In Hong Kong's context, Baer's Pochard has almost disappeared from Hong Kong since 2014, but it was recorded in Sam Po Shue in January 2023, which is the first and important sighting in the past ten years.
- 7.9 We are concerned the applicant has not made full use of the existing available dataset for assessment, leading to the serious underestimation of the ecological value of ponds in Sam Po Shue.



**8.1** The channel subject to tidal influence and pond habitats are potential breeding grounds for Mai Po Bent-winged Firefly which is endemic to Deep Bay, however, no independent survey was conducted to identify potential ecological sensitive receivers of the development.

**8.2** According to existing study done by HKU, it is known that ponds at the northern portion of the project area are also confirmed with the presence of Eurasian Otter. This area is also regarded as part of the core area of otter habitat in Hong Kong. However, insufficient efforts are given to identify and assess the impacts on this species. We doubt that the EIA study has significantly underestimate the ecological impacts on the local and regional population of Eurasian Otter.

## 9 Significant environmental changes to the egretries and their surroundings

9.1 In Section 10.8.1.37, it states that *“the current nesting substratum would be largely preserved as far as practicable, except for a narrow strip of Weeping Fig (Ficus benjamina) located at the north of Castle Peak Road (San Tin section) and a small patch of vegetation at the east of Shek Wu Wai Road, which would be subjected to direct loss due to a proposed road upgrading works”*. Considering the majority of the current and historical nesting areas of MPLV Egretty would be retained, the applicant concluded that *“the impact from small area of direct loss of the nesting substratum is anticipated to low to moderate”*. The impacts on egrettries are **seriously underestimated**.

9.2 Breeding egrets/herons are susceptible to environmental changes, disturbance by human activities, construction noise and vibration, any deterioration of habitat quality would potentially reduce the breeding success of the birds. We consider that removal of any current nesting substratum is unacceptable, as there is no successful case of relocation of egretty, thus there is no confidence that the breeding birds will use the new nest substratum provided and it may lead to overcrowding of nests in the current substratum.

- 9.3 More importantly, even with the proposed seasonal control of construction activities near the egrettries during breeding season, due to the permanent loss in foraging grounds, the longer distance to the feeding sites, and the loss of flight corridor due to the construction of medium to high density buildings in the current project, the egrets/herons may eventually abandoned the site in the worst-case scenario, leading to adverse impacts on the viability of the ardeids' population.
- 10 Direct loss in foraging and feeding ground for the egrettries was neglected and the corresponding impacts were underestimated
- 10.1 Mai Po Lung Village (MPLV) egrettry and Mai Po Village (MPV) egrettry, which together support nearly 200 nests of breeding ardeids and is equivalent to almost 46% of the total breeding population of ardeids in Deep Bay, falls within or at the boundary the project area. These two egrettries are also the second and third largest egrettries in Deep Bay area and both have a history of over 20 years.
- 10.2 According to the data in 2022, the recorded number of nests of Chinese Pond Heron accounts for over one-third of the total number in Hong Kong, while the nest number of little egret accounts for one-fourth of the whole breeding population. They are of high ecological importance and any potential negative direct and indirect impacts on their nesting sites, feeding and foraging ground, and also flight corridor should be avoided as far as possible.
- 10.3 It is noted that the applicant has conducted flight path surveys for the breeding ardeids. In Section 10.3.2.8 of the EcolA, the flight path surveys for the breeding ardeids were undertaken at the vantage points (VP1A, VP1B, VP2A and VP2B). It also states that *"high-power binoculars were also used at a further vantage point (VP3B) to supplement on the potential landing location of ardeids from the egrettry. Where the ardeids fly out of sight prior to landing, the location at which they are lost from sight was recorded."* The records of landing locations could help inform the feeding ground of the breeding ardeids, so as to properly assess the ecological value of the ponds and the adverse impacts on the essential feeding grounds for the breeding



birds. However, referring to Figure 10.6A, the map only shows the indicative directions of flight paths of the MPLV and MPV Egret, while the exact locations of landing points were not presented (Figure 2).

- 10.4 As displayed in Figure 10.6A and Appendix 10.5 of the report, **over 95% of the flight paths of the MPLV were in north to northwest directions (e.g. Flight Paths 1 to 5) to the ponds at San Tin and Sam Po Shue, and 99% of these flight paths have a flight height of 20m or below.** Also, previous study shown most breeding ardeids flew less than 2km from their nests, and that the project site and assessment area of the current development is well within 2km from both egrettries (i.e. MPLV and MPV). Therefore with the vantage points next to the egrettry (i.e. VP2A), in the fishpond area (i.e. VP2B) and at a higher observation point at the Lok Ma Chau station (i.e. VP3B) as explained in the methodology session, we consider the **landing points (at least for MPLV) can be observed unless the methodology was not properly followed or implemented.** Therefore, it is unclear how the conclusion of *"the majority of the ardeids were observed to fly over a long distance, landing at areas outside the observable distance"* can be drawn in session 10.6.2.62. The landing location indicates the foraging ground of the breeding birds and is related to the breeding success and viability of the breeding population, we consider that **the EIA report must provide the landing data to properly assess the corresponding ecological value and adverse impacts.**
- 10.5 Nearly 90 hectares of ponds in San Tin and Sam Po Shue, where are going to be reclaimed for the I&T development, are actually providing an essential foraging ground for the breeding ardeids. Taking Chinese Pond Heron as an example, according to the data in 2022, the number of nests of Chinese Pond Heron at MPLV accounts for one-third of the total number in Hong Kong and is the **largest breeding population of this species in Hong Kong**, while the EIA report stated that *"only a small portion of the ardeids were observed to land within the Assessment Area (mostly Chinese Pond Herons)"*. From our previous observation, **about 50% of Chinese Pond Herons at MPLV would land at the proposed filled fishponds.** It is anticipated that the permanent loss in fishponds will cause **devastating impact** on the breeding ardeids, particularly the Chinese Pond Heron population.

- 10.6** Although it is stated that the loss in ponds will be compensated by the establishment of the Sam Po Shue Wetland Conservation Park (SPSWCP), during the calculation of compensation requirement, only four larger wetland avifauna species (i.e. Black-faced Spoonbill, Great Cormorant, Great Egret, Grey Heron) have been used as indicators to reflect the functional value of the ponds to be lost. The calculation does not take Little Egret and Chinese Pond Heron into account, which will undervalue the functions of the ponds in providing feeding ground to support the two large nesting colonies.
- 10.7** We doubt that the proposed compensation requirement is far from enough to compensate for the irreversible and significant loss in important breeding and foraging grounds for Little Egret and Chinese Pond Heron.
- 11 Disruption of the flight corridor for breeding egrets and herons**
- 11.1** The applicant quoted a recent study which suggested that "*ardeids were observed to fly over obstructing bridge structure when returning to the night roost (Stanton and Klick, 2018), suggesting adaptability in their behaviour, where minor behavioural change might be observed, but their existing usage would be continued.*" We consider that this reference (i.e. Stanton and Klick, 2018) is simply irrelevant as the main objective of the paper is to study the level of vehicular traffic on the flight behaviour of roosting Little Egrets. The observation of Little Egrets flying over an existing bridge to go back to their roosting site, does not imply that the construction and operation of a bridge have no/little impact on the flight path of ardeids. Also, unlike a bridge crossing the channel, the current proposed development consists of buildings with over 100-119mPD, the current magnitude of development is much greater than the bridge mentioned in the recent study. Moreover, unlike roosting birds, breeding birds need to travel more frequently in search of food for the chicks. The dramatic increase in the travelling distance due to the avoidance of high-rises would greatly increase the energy expenditures of the breeding ardeids, which could result in failure in nesting and even abandonment of the egretty.



11.2 Based on the data provided from the applicant, approximately 99.4% of breeding ardeids in MPLV Egretty, and over 26% of ardeids from MPV Egretty flew across the development area for feeding and foraging. Therefore, the project would have significant impact on the flight paths of both egrettries.

11.3 In the revised EcolA of the Yau Mei San Tsuen development (planning application A/YL-MP/247), it stated *"Chinese Pond Heron was the only species which was not regularly observed using Flight Line 1 (i.e. over Fairview Park), suggesting that this species may be deterred by the presence of the buildings"*. As MPLV has the largest breeding population of Chinese Pond Heron in Hong Kong and that over 95% of the flight paths from MPLV were in north to northwest directions to the ponds at San Tin and Sam Po Shue, we consider that the impact of the project on the breeding herons are greatly underestimated.

## 12 Inadequate protection of the egretty using the Open Space zoning

An "Open Space" is proposed to preserve the MPLV Egretty and the nearby area on its southwest. Although it is stated that *"any recreation facilities / uses that would attract human activities in proximity of the egretty would be avoided during the detailed design stage of the Open Space"*, we doubt that such promise could not be turned into reality because the intention of "Open Space", in accordance to the Schedule Notes under the Town Planning Ordinance, is intended *"primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public"*. The zoning is not for conservation. Under the "Open Space" zoning, no planning permission is required for uses which could result in intensive human disturbance, such as Playground, Barbecue Spot, Visitor Centre. We consider the EIA study has neglected the potential ecological impacts during the operational phase of the Open Space, and thus a more stringent conservation zoning should be provided to effectively protect the egretty.

### ***Significant impacts on roosting sites of ardeids***

#### **13 Failed to identify and assess the impacts on the day roost of Black-crowned Night Herons in San Tin Pumping Station**

The trees around the flood storage pond next to the San Tin fishponds is a day roosting site for Black-crowned Night Herons. Last year, we observed over 54 Night Herons flying from this roost to the fishponds in search of food before sunset. However, the report fails to mention this roosting site. This overlooked roosting site appears to have a larger number and scale of heron usage than the other roosts that identified by the applicant. We are concerned the EIA has significantly underestimated the adverse impact of the development on the heron population.

#### **14 Direct impacts on the loss in foraging ground for ardeids' night roosts were ignored**

Similar to the problems of flight path survey conducted for the egrettries, the survey and assessment for the night roost has not identify the landing location of the roosting birds, and thus the direct impacts of the loss in foraging ground for them have not been assessed.

### ***Significant impacts on breeding birds***

#### **15 Missed more than half of the breeding bird species in fishpond wetlands**

**15.1** The fishpond wetlands are important breeding grounds for many waterbirds. For example, breeding records of White-breasted Waterhen and other species of conservation importance like Little Ringed Plover and Little Grebe have been recorded in the proposed pond filling areas. However, the EIA report only recorded the breeding behaviour of two bird species (i.e. Little Ringed Plover and White-shouldered Starling) in the fishpond areas. In other words, the report has overlooked at least half of the known breeding bird species in the fishpond areas.

**15.2** In addition, the report has also failed to find out the potential breeding grounds for various landbirds and bitterns in the inactive fishponds and reedbeds. As breeding is a crucial part of the bird life cycle, any disturbance to them would directly threaten the survival of their entire populations.



### ***Significant loss in wetland connectivity and integrity of Deep Bay wetland ecosystem***

#### **16 Threats to the integrity of Deep Bay wetland ecosystem caused by previous and ongoing development projects**

- 16.1** Extensive fishponds were filled for the Lok Ma Chau Boundary Control Point (LMCBCP) back in the 1980s, then there was the viaduct for the Lok Ma Chau Spur Line and Lok Ma Chau Station in early 2000s. However, as most of the development were at-grade/low-rise and the surrounding wetlands are still conserved, the ecological connectivity between fishpond wetlands in San Tin and Hoo Hok Wai/Ma Tso Lung still managed to maintain. As stated in the Town Planning Board Guideline No. 12C, *"The Ecological Field Survey of Hoo Hok Wai completed in June 2013 has further confirmed that the fish ponds and freshwater marshes occupying majority of the Hoo Hok Wai area have high ecological value due to their importance to waterbirds, including ardeids and spoonbills and other wetland-dependent species, including Eurasian Otter, and their strong ecological linkages with other wetlands within the Deep Bay Area, including the Mai Po Inner Deep Bay Ramsar Site."*
- 16.2** The Lok Ma Chau Loop development was confirmed in late 2010s, and has a maximum height of building up to about 54mPD with a population of 50,000 to 53,000. Such high-rise development and loss in wetland area would fragment the Deep Bay wetland system. The WCA and the LMC Loop were about 800 metres to 1.5 kilometres wide. However, after the LMC Loop development and even with the "Ecological Area" which was created for compensating the habitat loss caused by the development, there are only about 300 - 500 metres left which is about a 60% reduction of the width of the original movement corridor. As the high-rise buildings are not yet built at the moment, it is still uncertain if the proposed compensation measure (i.e. Ecological Area and stepped height building profile) can effectively mitigate and compensate the adverse ecological impacts of the Lok Ma Chau Loop development.
- 16.3** With the above wetland loss by previous developments and uncertainties in the effectiveness of mitigation/compensation measure, we consider that the wetland connectivity around the San Tin/Lok Ma Chau Loop area is still under great threat. If the mitigation and compensation measures of the Lok

Ma Chau Loop failed, the development may have detrimental impacts on the movement of birds within the Deep Bay wetland ecosystem, thus leading to the loss of foraging habitat for birds in the fishponds and wetlands of Hoo Hok Wai/Ma Tso Lung.

**17 Further significant fragmentation of Deep Bay wetland ecosystem by the current project**

- 17.1** The project area that currently overlaps with Ha Wan Tsuen and the LMCBCP is the crucial and only movement corridor left to access the Hoo Hok Wai and Ma Tso Lung fishpond wetlands. Any developments involve construction of buildings or viaduct structures, no matter it is called as low, medium or high density, will disrupt the only movement corridor for connecting the wetlands between the Ramsar Site, San Tin, Ma Tso Lung and Long Valley, leading to irreversible fragmentation of the avifauna movement and reduction in carrying capacity of the Deep Bay wetlands due to the potential isolation of the habitats in Ma Tso Lung and Long Valley.
- 17.2** In response to this significant impact, no independent and comprehensive flight path survey was conducted. According to the flight path survey for the two night roosts near a 300m wide flight corridor has been proposed in the EIA report. However, this 300m corridor is not justified while the remaining movement corridor of the Lok Ma Chau Loop development is not yet proven as a success.
- 17.3** The eastern half of the corridor “comprises a proposed low-rise AFCD Fisheries Research Centre ( $\leq 15mPD$ )”, while the western half is an “NBA that no aboveground building structures will be erected”. New elevated and at-grade roads will also be constructed across the proposed 300m flight corridor. According to Figure 10.6C and Figure 10.6D, the recorded flight paths were distributed all over the wetland areas. A 300m wide flight corridor is considered to be insufficient to avoid or minimize the fragmentation of movement corridor for avifauna. Instead, it is reasonable to provide a 1,200m wide Non-building Area (i.e. the distance measured from the fishponds next to Shenzhen River at Ha Wan Tsuen, to the fishponds near Ha Wan Fisherman San Tsuen and Pun Uk Tsuen) to



17.4 Moreover, according to Appendix 14.2 which presents the building height concept of the development, the buildings within 100m from the proposed flight corridor is up to 20-60mPD high, while the buildings within 100-200m from the corridor will be up to 150-179mPD high. The introduction of high-rises to this remaining and only movement corridor left will lead to direct disruption of bird movement within the Deep Bay wetland ecosystem. Referring to the flight path survey conducted by the applicant, among 2,202 numbers of usage of the flight path corridor around the LMCBCP, over 96% of them were recorded with a flight height within 0-30m. This again reveals that all buildings above ground will cause direct obstruction of the flight paths, leading to fragmentation of habitats and undermining the integrity of wetland ecosystem in Deep Bay. A 1,200m wide movement corridor composes of Non-building Area should be provided. Buildings within 500m to the corridor should also be restricted by stringent height/density control (i.e. 3-storey or low-density).

## 18 Absence of light impact assessment

**18.1** The study on the Ecological Value of Fishponds in the Deep Bay Area published by the Planning Department suggests that *“the most significant factors contributing to higher bird usage were larger area of ponds and increasing distance to human disturbance”*. Given the close distance to the ecological sensitive birds and habitats within Ramsar Site and IBA, we are highly concerned the 15mPD-149mPD high buildings located within 500m from the sensitive wetlands would become well-lit façades (created by lightings from each building blocks and lighting for roads) during night time, and would be highly visible over a large area, resulting in adverse impacts on the habitat quality and wildlife in the Ramsar Site and IBA.

18.2 According to the Light Pollution Guidelines for Wildlife under the Convention on Migratory Species<sup>2</sup>, “where there is important habitat for migratory shorebirds within 20 km of a project, consideration should be given as to whether that light is likely to have an effect on those birds.” This 20 km buffer is based on “a precautionary approach that sky glow can cause a change in behaviour in other species up to 15 km away”. Moreover, artificial light can in fact “disorient flying birds, affect stopover selection, and cause their death through collision with infrastructure. Birds may starve as a result of disruption to foraging, hampering their ability to prepare for breeding or migration”<sup>3</sup>.

18.3 In the evaluation of potential ecological impacts to pond, the overall impact significance of the permanent and irreversible disturbance including glare from artificial lightings during the operation phase is “Low to Moderate”. We consider it is not justified as there is an absence of light impacts assessment on the ecological sensitive receivers in the Ramsar site and IBA.

## 19 Inadequate Visual Impact Assessment

19.1 The applicant failed to identify the residents and fish farmers in Lin Barn Tsuen, Hop Sing Wai, Mai Po Lo Wai and Sam Po Shue as Visually Sensitive Receivers (VSRs). In addition, the project area is very close to the well-known bird watching hotspot within the Inner Deep Bay Ramsar Site and Important Bird and Biodiversity Area, the local, regional and foreign birders visiting these fishpond wetlands should also be regarded as VSRs and assessed. According to Figure 14.9b, no viewpoints are provided to represent the abovementioned VSRs.

19.2 Future users of SPSWCP were identified as one of the VSRs, however, the visual impacts assessment on them was not properly conducted. In Figure 14.9b, the only viewpoint selected for the future visitors (i.e. VP8) is located at Lok Ma Chau MTR Station, which is outside the proposed SPSWCP (Figure 4). It is irrelevant and inappropriate. We consider several Viewpoints within

<sup>2</sup> <https://www.cms.int/en/document/light-pollution-guidelines-wildlife-0>

<sup>3</sup> <https://www.cms.int/en/document/light-pollution-guidelines-wildlife-0>



the proposed SPSWCP with various distances from the project area should be selected for assessment. The corresponding photomontages to demonstrate the visual impacts on the future SPSWCP should also be provided.

***Wetland compensation not well-justified***

**20 Only four species selected for the functional value calculation and the compensation requirement is unacceptable**

**20.1** The existing “functional value” of the affected ponds are used for the formulation of the wetland compensation requirement. The applicant rely only on the peak counts of 2021-22 dry-season survey data from AFCD Monthly Waterbird Survey as well as their EIA ecological survey data. Four large wetland avifauna species (Black-faced Spoonbill, Great Cormorant, Great Egret, Grey Heron) have been chosen as indicators for the estimation of “functional value” and calculation for compensation requirement. It is stated that the baseline densities and abundance for the indicator species were estimated across areas that could potentially be used for enhancement within the proposed SPS WCP. We consider such calculation is inaccurate and inappropriate in the following ways.

**20.2** First, it is explained that one of the two reasons for choosing these four bird species (Black-faced Spoonbill, Great Cormorant, Great Egret, Grey Heron) is the relatively higher sensitivity to disturbance. However, according to a study of human disturbance, the flight initiation distances of other non-nesting bird species of the different family or order like species of Anseriformes (i.e. include goose and ducks) and Falconiformes (i.e. include falcons, eagles, ospreys) can be greater than that of Pelecaniformes birds, which include Black-faced Spoonbills and ardeids<sup>4</sup>. As there are still other species that are proven more sensitive to human disturbance than Black-faced Spoonbills and ardeids, we consider the reasoning of picking most species belong to the Pelecaniformes based on the level of sensitivity to disturbance is not scientifically sound, and it is unacceptable to leave these

<sup>4</sup> Livezey, K.B.; Fernandez-Juricic, E.; Blumstein, D.T. Database of bird flight initiation distances to assist in estimating effects from human disturbance and delineating buffer areas. *J. Fish Wildl. Manag.* 2016.

groups of birds out. If the vulnerability to disturbance is the reason for species selection, duck species, raptor species and breeding bird species that have been recorded within the project area should also be included in the calculation of the functional value and compensation requirement.

- 20.3 In terms of ducks, we consider the globally vulnerable **Common Pochard**, near-threatened **Ferruginous Duck**, critically endangered **Baer's Pochard**, **Tufted Duck** of Local Concern, **Eurasian Teal** and **Northern Shoveler** of Regional Concern should also be regarded as indicator species for the estimation of the functional value and compensation requirement. According to the available waterbird monitoring data, the inactive fishponds at Sam Po Shue Zone A and B have been recorded with the scarce and globally vulnerable Common Pochard, as well as the rare and globally near-threatened Ferruginous Duck, for five consecutive years.
- 20.4 In Hong Kong's context, globally critically endangered species Baer's Pochard has almost disappeared from Hong Kong since 2014, but it was recorded in Sam Po Shue in January 2023, which is the first and important sighting in the past ten years. Tufted ducks are regularly recorded within the project area with significant abundance. All the above duck species should be included in the estimation.
- 20.5 Other than ducks, given the the **raptors** regularly appear in San Tin and Sam Po Shue, such as **Eastern Imperial Eagle**, **Eastern Marsh Harrier**, **Pied Harrier**, **Greater Spotted Eagle** and **Black-winged Kite**, are known to exhibit marked avoidance of man-made structures and are highly susceptible to disturbance and developed area, they should all be included in the calculation.
- 20.6 The **nesting waterbirds** are inherently vulnerable to loss and disturbance, species like **Little Ringed Plover** of Local Concern, **Little Grebe** of Local Concern and **White-breasted Waterhen**, that are commonly found breeding in the pond habitats, should also be included as indicator species.
- 20.7 Second, the applicant explained that four selected species are considered as key species using the pond habitats. However, it is unclear **why Little Egret and Chinese Pond Heron**, as the two important nesting species rely heavily on the ponds for feeding chicks, **are not included** in the calculation.



20.8 Besides, **all four bird species are piscivores that primarily feed on fish**. Bird species that belong to other feeding guilds including omnivorous, carnivorous, insectivorous and herbivorous are not taken into account.

20.9 According to the bird records of HKBWS, the proposed pond filling area has a rich biodiversity, with a total of 205 bird species recorded, accounting for one-third of the total bird species in Hong Kong. Apart from the large-sized waterbirds that mostly feed on fish, shorebirds that feed on infaunal and epifaunal invertebrates are also the key species in fishponds. They include the tactile-surface foraging birds like the globally near-threatened species Red-necked Stint, Temminck's Stint of Local Concern, the visual-surface foraging birds like the globally vulnerable species Sharp-tailed Sandpiper, Little Ringed Plover of Local Concern, the water-surface foraging birds like Black-winged Stilt of Regional Concern. Some species also prefer foraging at the edge of the ponds.

20.10 The landbirds that feed on insects or seeds like the critically endangered species Yellow-breasted Bunting, the globally vulnerable Manchurian Reed Warbler and Zitting Cisticola of Local Concern, are also key species that can be found in the emergent vegetation in inactive fishponds within the project area.

20.11 We consider the current selection for the indicator species has highly simplified the species diversity and the diversity of micro-habitats of the ponds in northern portion. It will dramatically underestimate the functional value of the affected ponds and overestimate the capability of the enhancement measures within the smaller SPSWCP to compensate for the loss in ecological functions. Hence, we consider the corresponding estimation of the compensation requirement based on such a problematic selection of indicator species is **not acceptable**.

## 21 Inappropriate assumption of the Exclusion Zone (EZ) and Reduced Density Zone (RDZ)

21.1 In determining the disturbance impacts of the development, the applicant stated that similar approaches in assessing disturbance impacts in the previous EIA reports were adopted in the current EIA study. It is thus

assuming that a definite EZ and RDZ around the disturbance source will be created for potentially affected species. The 0-100m EZ, 0-200m EZ, 100-200m RDZ and 200-400m RDZ are anticipated during Construction Phase, while a 0-50m EZ, 0-100m EZ, 50-100m RDZ and 100-200 RDZ are anticipated during operation phase.

**21.2** We are concerned it is inadequate to directly apply the “Assumed Extent of Disturbance Impacts” suggested in the previous EIA of Fung Lok Wai and Lok Ma Chau Spur Line to the current study. In the EIA study for Fung Lok Wai development, when determining the disturbance distance, only the species that regularly occurring in Fung Lok Wai were analyzed. Therefore, the disturbance distance calculated is very site-specific, thus cannot be directly used in other places in the Deep Bay area.

**29.1** Take ducks as an example, only Common Teal and Eurasian Wigeon which are both dabbling ducks was used for the analysis of disturbance. However, in the current project site and assessment area, more diving duck species, such as Tufted Duck, Common Pochard and Ferruginous Duck, were recorded. Yet, these diving duck species were not included in the analysis of susceptibility to disturbance. Hence, there is a data gap between the Fung Lok Wai case and the current project.

**29.2** As such, we are concerned the current EIA study failed to properly and accurately analyze the predicted disturbance distance for the species of conservation importance that regularly recorded in San Tin affected ponds.

## **22 Over-estimation of the carrying capacity of the compensation wetlands**

**22.1** It is stated that “the Government will develop the Sam Po Shue Wetland Conservation Park (SPSWCP) with a proposed area of approximately 338 ha to create environmental capacity for the development of San Tin Technopole. Among the 338 ha, while 10 ha is reserved for supporting facilities such as visitor center and other basic infrastructure, the Government will enhance the ecological function and capacity of 288 ha of wetlands and fisheries resources of 40 ha of fishponds by establishing the SPS WCP with active conservation management and modernised aquaculture to compensate for the loss of pond and other wetland habitats and fisheries resources arising



*from the development of San Tin Technopole and to achieve no-netloss in ecological function and capacity of the wetlands concerned."*

- 22.2 Obviously, developing 10ha for visitor center facilities and infrastructure within the fishpond area, while reserving 40 ha of fishponds for modernised aquaculture and active conservation management, will inevitably lead to direct habitat loss, fragmentation of habitats, direct disruption of the corridor for terrestrial animals, undermining the carrying capacity of the SPSWCP. However, no details of the location and scale of the visitor center facilities and infrastructure are given in the current EIA report. **There are no proper ecological value and impact assessments for the development of the SPSWCP.**
- 22.3 In addition, as there will be modernized aquaculture development within 40 ha of the SPSWCP, no further details on the construction and operation of the so-called modernized aquaculture practice are given in the EIA report. In other words, it is unknown whether the incorporation of modernized aquaculture into the compensation wetlands would result in primary adverse ecological impacts and compromising the ecological function of the SPSWCP.
- 22.4 If we refer to the presentation document released in December 2023 during the public engagement exercise for the Strategic Feasibility Study on the Development of Wetland Conservation Parks System under the Northern Metropolis Development Strategy. It highlights the in-pond raceway system and the use of renewable energy, which would probably occupy an extensive area of suitable foraging and roosting habitats for wildlife, including the water body and the pond bunds. Apart from these two ideas, representatives of both EPD and AFCD have been repeatedly promoted the practice of "container aquaculture system" over the past year. According to the blueprint for the sustainable development of agriculture and fisheries announced on 14 December 2023, high-pursue density, high-tech and high-yield culture operations (such as container culture systems) will be pursued at suitable locations and modernized culture techniques and management

will be implemented in the proposed SPSWCP<sup>5</sup>. The graphic in the document shows the container being constructed on the pond bund.

- 22.5 Under such context, we consider the applicant must provide detailed impact assessment for the establishment of the SPSWCP. However, when the applicant assessed the secondary impact of wetland compensation due to the habitat modification for the introduction of the enhanced wetlands (i.e. ecologically enhanced fishponds and enhanced freshwater wetland habitats) in the SPSWCP in Section 10.8.5, it is stated that the establishment of these habitats *"is anticipated to increase the ecological function and capacity of the existing pond habitat. As such, the ecological enhancement would compensate for the loss of wetland habitat arising from the development of San Tin Technopole and achieve no-net-loss in ecological function and capacity of the wetlands concerned. **No significant secondary impact is anticipated from the implementation of wetland compensation within the SPS WCP.**"*
- 22.6 We would like to emphasize that the establishment of SPSWCP will inevitably involve earthworks such as land re-profiling, temporary loss in micro-habitats and changes in habitat composition, resulting in both direct, indirect, permanent and temporary impacts on the wildlife. Furthermore, as discussed above, the construction and operation of the visitor facilities, infrastructures and modernized aquaculture development in 50ha of the compensation wetlands, would cause direct habitat loss, fragmentation of habitats, direct disruption of the corridor for terrestrial animals and avifauna species, off-site impacts including the disturbance associated with further light, noise, human disturbance, etc. A significant reduction in carrying capacity of the SPSWCP is also anticipated.
- 22.7 Therefore, we consider the conclusion of positive gain in "Estimated Overall Functional Value across Impacted Area and Potential Enhancement Area" as stated in Table 10.43 is unjustified.

<sup>5</sup> [https://www.afcd.gov.hk/english/Blueprint/files/AFBlueprint\\_Eng.pdf](https://www.afcd.gov.hk/english/Blueprint/files/AFBlueprint_Eng.pdf)



### 23 Unjustified 45% increase in functional value

According to Section 10.11, the applicant anticipated that there could be 45% increase in functional value after the implementation of the six enhancement measures proposed under the current wetland compensation strategy. Such assumption was made based on the previous approved EIA reports for the proposed development at Fung Lok Wai in 2008. This development proposal involves around 4 hectares of permanent habitat loss for the construction of 19 blocks of residential buildings, ranging from 15 to 19-storey high, and about 76 hectares of wetland nature reserve. We consider the scale of developments and the magnitude of the ecological impacts of the two developments vary a lot. In addition, the secondary impacts of the establishment of SPSWCP have not yet been assessed. Moreover, the proposed mitigation and compensation measures of the Fung Lok Wai development was not implemented, thus its effectiveness is still unknown. Therefore, it is **inappropriate** to directly apply the 45% increase to the current development.

#### 24 Absence of habitat management plan of the SPSWCP

**24.1** Given the significant loss in pond habitat in the current project, the establishment of the SPSWCP is a key compensation measure for such loss. However, the current study only provides a general “wetland compensation strategy” to achieve the compensation requirement. **The applicant failed to submit a wetland/habitat management plan**, or a Habitat Creation and Management Plan (HCMP) in the EIA study. Even a Preliminary Management Plan for the Long Valley Nature Park was submitted in the EIA of the North East New Territories New Development Areas Planning and Engineering Study. Without such management plan in place, the current EIA study should be considered as incomplete and should not be made published by the authority for public inspection.

24.2 Moreover, without a management plan, it is unclear if the SPSWCP is feasible and can effectively compensate for the detrimental impacts of the current project. Even though various management measures were suggested in the EIA report, yet it is uncertain if all measures will be adopted in the future SPSWCP. Without a clear management plan, it is not possible

to estimate the budget required for the establishment and operation of the SPSWCP. All of the above raises concerns about the commitment and effectiveness of the proposed SPSWCP compensation measure of this project.

24.3 We consider that the SPSWCP as a compensation measure of this project should include the following items to ensure its effectiveness and long-term viability:

- i. Provide a habitat management plan and specification of resources requirement for its implementation.
- ii. Draft a long-term foundation management system with management guidelines.
- iii. Secure the financial arrangements to establish the SPSWCP and sustain its management.
- iv. Specify the management agents and their responsibility.
- v. Develop a transition plan for the land resumption period to minimize the ecological impact caused.

24.4 It is crucial to prioritize the implementation of effective management plans to safeguard wetland habitats and their ecological functions. We consider a detailed habitat management plan must be made available for public comment before approval of the EIA report and the granting of the Environmental Permit for the development.

## 25 Inappropriate implementation timeline of Sam Po Shue WCP

It is stated that “the Government aims to start the development of SPS WCP in around 2026/2027 for completion by 2039 or earlier to tie in with the full operation of San Tin Technopole. For the site formation works of the first batch of land at San Tin Technopole targeted for commencement in late 2024, no pond filling will be involved. On current planning, pond filling works will not start until 2026/27, and the pace of pond filling will tie in with the development progress of the SPS WCP”. This is significantly later than the commencement of the construction for the San Tin Technopole development in 2024 Q4. Moreover, San Tin Technopole development is expected to have its first batch of residents by 2031, and the majority of residents are expected to move in gradually by 2034. Yet the SPSWCP



will not be completed until 2039, we doubt that **the conservation efforts and effectiveness of the SPSWCP would be compromised by the adverse impacts aroused from the construction and operation of the surrounding development.** We consider any construction works associated with wetland loss should only be commenced after the wetland compensation measures are proven effective and successful.

## 26 The proposed 35m eco-interface lacks buffering function

26.1 A 35m wide NBA in the form of an “eco-interface” was proposed in the EIA study. First, according to the landscape plan, the eco-interface is not fully covered by natural features. Instead, boardwalk and pedestrian are planned along the eco-interface. We consider the introduction of recreational features in the eco-interface will reduce its buffering function. The so-called eco-interface which is primarily intended to buffer the sensitive wetlands against disturbance, should be designed as restricted area.

26.2 Secondly, considering the study on the Ecological Value of Fishponds in the Deep Bay Area, which proposes a 500m Wetland Buffer Zone based on the preliminary study on impacts of human disturbance on bird usage, and also the general understanding that the disturbance distance of birds, depending on species and season, can be up to 500m, we consider a 500m buffer outside the fishpond wetland area should be provided to truly perform the buffering function of the buffer zone.

## 27 Bird collision risk may not be avoided or mitigated

27.1 It is stated that “*risk of bird collision would be higher in the northern portion of Project area, especially in the vicinity of the commuting flight paths of egrettries and night roost, and the west – east flight corridor near the LMC BCP*”. We are concerned the applicant has neglected the risk of window collision that poses to open-country bird species and other wetland dependent bird species like the common kingfisher and raptors. They are frequently recorded in the bird collision events in Hong Kong<sup>6</sup>, and are also

<sup>6</sup> The preliminary analysis of the bird-window collision cases in Hong Kong. Available at: <https://cms.hkbws.org.hk/cms/phocadownload/submissions/HKBirdWindowCollisionAnalysis2022.pdf>

the key species in fishpond wetlands.

27.2 In addition, to mitigate the bird collision risk, the applicant suggested that *"with implementation of other mitigation measures such as using non-transparent or nonglaring materials and providing suitable lighting, ecological impact arising from bird collision is expected to be low"*.

27.3 However, in Table 14.11 of the Visual Impact Assessment, the proposed noise barriers and enclosures *"shall be design in an elegant manner that includes suitable combination of transparent and sound absorbent materials"*. **Such visual mitigation measure apparently contradicts with the mitigation measures proposed in the ecological impact assessment.**

27.4 Moreover, unless there is detailed designs and conditions on the anti-bird collision requirements provided for all the structures within the project area in the EIA study stage, the effectiveness and the implementation mitigation measures to minimize the bird collision risk are simply unknown.

## 28 Wetland Enhancement Measures outside the assessment area of the project

28.1 In Section 10.11.3.40, it states that *"two management issues at Mai Po Inner Deep Bay Ramsar Site could be addressed to enhance environmental capacity across the broader NWNT wetland system"*.

28.2 Desilting of tidal channels and control of *Sonneratia* to enhance the ecology of the Mai Po Nature Reserve should be regarded as **the existing management works that AFCD and the managing party are responsible for.** Describing them as **enhancement measures under the San Tin Technopole development is misleading**, unless the applicant agreed with us that the wetland loss and the off-site impacts due to the San Tin Technopole development will **reduce the carrying capacity across the broader Deep Bay wetland system**. It is therefore necessary and reasonable, at this EIA study stage, to provide a comprehensive ecological impact assessment that covers the whole Ramsar Site and IBA, instead of the current assessment that only covers the 500m area outside the project area. By identifying the impacts on a wider scale, it is possible to figure out the enhancement requirement and to determine the enhancement measures.



28.3 In addition, the applicant has not provided the baseline data of the sites/areas to be enhanced. No detailed plan for implementing such measures and evaluation of the potential positive or negative outcomes are presented in the current EIA study. We are concerned the applicant has overlooked the feasibility, effectiveness and potential secondary impacts of the proposed enhancement measures.

28.4 Based on the egretty monitoring data in 2022, the Mai Po Mangrove Egretty is located within the proposed area for the Sonneratia removal works. This egretty is the largest in the Deep Bay area. It supports around 138 pair of breeding ardeids, including Great Egret, Eastern Cattle Egret, Little Egret and Black-crowned Night Heron. Yet, introduction of invasive exotic mangrove Sonneratia is a serious problem in the Deep Bay wetlands, the planning and implementation needs great cares and efforts, to avoid any irreversible secondary impacts. However, such impact assessment is absent in the EIA.

## 29 Cumulative ecological impacts and undesirable precedent set in Deep Bay area

29.1 In Section 10.10, it states that “a full list of concurrent projects is detailed in Table 2.7.” First, it should be referred to Table 2.9. Second, the list failed to include all developments proposed by the government and private sector.

29.2 The government proposed projects include the Development of Lok Ma Chau Loop – Eastern Connection Road, Feasibility Study for the Ma Tso Lung Area and Other Sites in Kwu Tung North New Development Area and North District and Feasibility Study for the Land Use Review Study for Lau Fau Shan, Tsim Bei Tsui and Pak Nai Areas.

29.3 The development projects proposed by private sector include the rezoning application for a residential development in Lin Barn Tsuen (No. Y/YL-ST/1), the two rezoning applications for residential developments in Yau Pok Road (No. Y/YL-MP/7 and Y/YL-MP/8), the approved planning application for Wetland Restoration Area Low Density Residential Development (No. A/YL-MP/247) and the Comprehensive House and Wetland Habitat Development in Wo Shang Wai (No. A/YL-MP/344).

29.4 We are highly concerned the cumulative ecological impacts of a number of residential developments proposed or approved in close proximity of the

project area to the fishponds of Deep Bay area, have not been assessed.

All the residential and infrastructure developments will cumulatively cause significant impacts on the carrying capacity of the Deep Bay as a whole, and also threaten the breeding bird population and migratory bird population along the East Asian-Australasian Flyway.

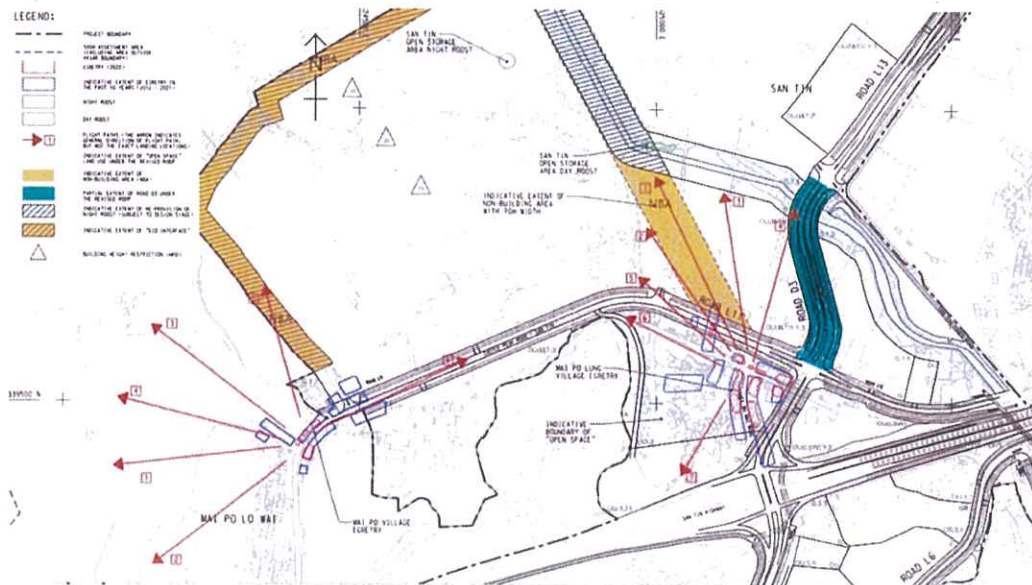
The Deep Bay wetland ecosystem is the last remaining contiguous coastal wetlands in the Greater Bay Area. It supports up to 10,000 migratory birds each year, including the globally endangered Black-faced Spoonbill. The core goal of the Wetland Conservation Parks System should be to halt wetland loss and secure the integrity of the Deep Bay wetland ecosystem, and should align with the Kunming-Montreal Global Biodiversity Framework under the Convention on Biological Diversity which also targets to halt and reverse biodiversity loss.

HKBWS hopes that our comments would be taken into consideration. Thank you for your kind attention.

Yours faithfully,  
The Hong Kong Bird Watching Society



**Figure 2.** The records of landing locations could help inform the feeding ground of the breeding ardeids, so as to properly assess the ecological value of the ponds and the adverse impacts on the essential feeding grounds for the breeding birds. However, referring to Figure 10.6A, the map only shows the indicative directions of flight paths of the MPLV and MPV Egret, while the exact locations of landing points were not presented. We consider the landing points (at least for MPLV) can be observed unless the methodology was not properly followed or implemented. We urge that the applicant must provide the landing data to properly assess the corresponding ecological value and adverse impacts.



**Figure 3.** A 1,200m wide Non-building Area (i.e. the distance measured from the fishponds next to Shenzhen River at Ha Wan Tsuen, to the fishponds near Ha Wan Fisherman San Tsuen and Pun Uk Tsuen) to preserve the remaining and the only movement corridor to access the fishpond wetlands in Hoo Hok Wai/ Ma Tso Lung.





[illegible]

Secretary, 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 email only

8 May 2024

Dear Sir/Madam,

**Comments on the Draft Mai Po & Fairview Park Outline Zoning Plan No. S/YL-MP/7**

The Deep Bay (also known as Shenzhen Bay) wetland system, including San Tin fishpond wetlands which is situated in the core of the whole system, is a valuable and unique coastal wetland resource in the Guangdong-Hong Kong-Macao Greater Bay Area. Hong Kong has the responsibility to protect the integrity and biodiversity of the wetland, safeguarding the important ecological corridor for migratory birds, so as to align with the objectives of the 'Outline of the 14th Five Year Plan for National Economic and Social Development of the People's Republic of China and the Long-Range Objectives Through the Year 2035' (the National 14th Five-Year Plan) and the planning principles of the Greater Bay Area, as well as to assist China in fulfilling the obligations under the Convention on Biological Diversity and the Ramsar Convention.

The Hong Kong Bird Watching Society (HKBWS) would like to express the following planning and ecological concerns in relation to the Draft Mai Po & Fairview Park Outline Zoning Plan No. S/YL-MP/7 (the Draft MPFP OZP).

**1 Absence of scientifically sound ecological study to support the planning intention of OU(WCP)**

- 1.1 According to the Notes and Explanatory Statement of the Draft MPFP OZP, about 328 ha of the proposed Sam Po Shue Wetland Conservation Park (SPSWCP). The Government will *"enhance the ecological function and capacity of 288 ha of wetlands and fisheries resources of 40 ha of fishponds with active conservation management and modernized aquaculture to*



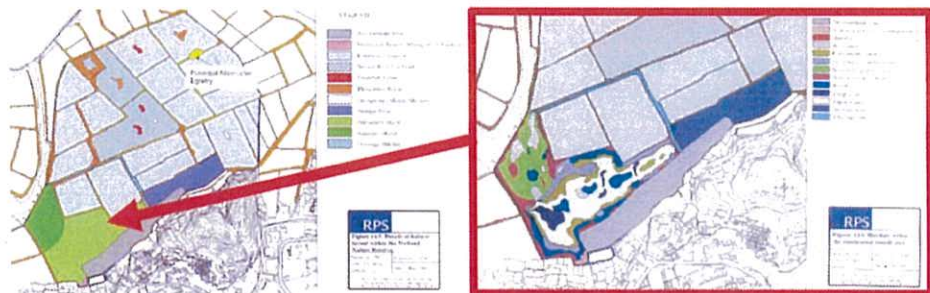
*compensate for the loss of wetland habitats and fisheries resources arising from the development of STLMC area and to achieve no-net-loss in ecological function and capacity of the wetlands concerned". 348.63 ha of the WCA is proposed to be rezoned to "Other Specified Uses" zone annotated "Wetland Conservation Park" (OU(WCP)), which has a planning intention "to compensate for the impact on ecological and fisheries resources arising from the development of the San Tin/Lok Ma Chau area of the San Tin Technopole".*

- 1.2 The above statement and zoning are largely based on the Environmental Impact Assessment (EIA) Report for "First Phase Development of the New Territories North – San Tin/Lok Ma Chau Development Node" (the Study) commissioned in October 2021. Meanwhile, the area of the SPS WCP is proposed in the "Strategic Feasibility Study on the Development of the Wetland Conservation Parks System under the Northern Metropolis Development Strategy" (WCP Study).
- 1.3 However, the WCP Study was not completed nor published before the gazettal of the Draft MPFP OZP and the Draft STT OZP on 8 March 2024 and the end of this public inspection period on 8 May 2024. Moreover, the EIA Report has not yet been approved under the EIA Ordinance. It is doubted if the Town Planning Board (TPB) can properly consider all the environmental impacts aroused from the development, so as to decide whether the current provision of zoning is sufficient to compensate for the enormous ecological impacts at this plan-making stage.
- 1.4 We would also like to highlight that the said EIA Report for the Study was incomplete and not scientifically sound. The San Tin Technopole development would cause the largest-scale wetland loss in the past 30 years, but the EIA Report has been the most careless and hasty among the other designated projects involving wetland loss since the EIA Ordinance was in operation. It was found with 29 numbers of errors, mistakes, or missing assessments (refer to Attachment 1 for our full comments on EIA Report). As mentioned in the recent joint statement released by ten green groups including us, at least 35 instances of non-compliance with statutory requirements of the EIA Ordinance were identified (Attachment 2).

## 2 The ecological impacts of the establishment of SPSWCP within OU(WCP) should not be overlooked

- 2.1 It is stated that 10ha will be for eco-education, eco-recreation and eco-tourism facilities, while reserving 40 ha of fishponds for modernised aquaculture and active conservation management. We consider that these uses and facilities would inevitably lead to direct habitat loss, fragmentation of habitats, direct disruption of the corridor for terrestrial animals and avifauna species, off-site impacts including the disturbance associated with further light, noise, human disturbance, etc.
- 2.2 Moreover, the establishment of SPSWCP will inevitably involve earthworks such as land re-profiling, temporary loss in micro-habitats and changes in habitat composition, resulting in both direct, indirect, permanent and temporary impacts on the wildlife. We are concerned a significant reduction in carrying capacity of the SPSWCP is also anticipated.
- 2.3 However, unlike the EIA for the previous wetland development like Fung Lok Wai or Nam Sang Wai, the EIA Report for San Tin Technopole did not present any detailed wetland management proposal for the SPSWCP, and it also did not conduct environmental and ecological impact assessments for the development of the SPSWCP.

Fung Lok Wai  
development in  
2006



San Tin  
Technopole  
development  
in 2024





- 2.4 The potential impacts of construction and operation of visitor center facilities and infrastructure within the OU(WCP) are unknown. We therefore consider the EIA Report is simply invalid and incapable to provide strong justification and scientific grounds for the Draft MPFP OZP and STT OZP. Given the absence of a complete and high-quality EIA report and also the absence of a detailed wetland creation and management plan, we consider the approval of the Draft MPFP OZP would violate procedural justice and is lacking scientific grounds.

We respectfully request a revision the proposed amendments A1 and B in the "Mai Po and Fairview Park Outline Zoning Plan", by rezoning "Other Specified Uses" zone annotated "Wetland Conservation Park" to conservation-related zonings, or modifying the planning intention and the permitted uses in Column 1. It is to ensure the important wetland conservation principles of "protecting the integrity of wetland ecosystems", "precautionary approach" and "no-net-loss in wetland" are incorporated in the statutory planning intentions. Also, it is also to ensure the developments and infrastructure that may have adverse impacts on wetlands, such as "on-farm domestic structure", are not under Column 1 uses and are subject to strict scrutiny by the Town Planning Board.

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

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**From:** WONG, Suet Mei <[REDACTED]>  
**Sent:** 2024-05-09 星期四 14:48:46  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Re: HKBWS's comments on the Draft Mai Po & Fairview Park  
Outline Zoning Plan No. S/YL-MP/7

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

Senior Conservation Officer | 高級保育主任

The Hong Kong Bird Watching Society | 香港觀鳥會

[REDACTED]



On Wed, May 8, 2024 at 9:51 PM WONG, Suet Mei <[REDACTED]> wrote:  
Dear Sir/Madam,

The Hong Kong Bird Watching Society's comments on the Draft Mai Po & Fairview Park Outline Zoning Plan No. S/YL-MP/7, Attachment 1 (i.e. our full comments on STT EIA Report) and Attachment 2 (i.e. a joint statement on the non-compliance of STT EIA with statutory requirements under EIA Ordinance) are attached.

Thank you.

Best Regards,

Wong Suet Mei | 黃雪媚

Senior Conservation Officer | 高級保育主任

The Hong Kong Bird Watching Society | 香港觀鳥會

[REDACTED]



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Submission Number:

TPB/R/S, YL-MP/7-S681

From: Fiona Woodhouse [REDACTED]  
Sent: 2024-05-08 星期三 17:42:03  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Cc: [REDACTED]

Representation Number:

TPB/R/S/YL-MP/7R008

Subject: SPCA representations in respect of the new draft San Tin Technopole OZP and the amendments to the Ngau Tam Mei OZP and the Mai Po and Fairview Park OZP  
Attachment: 2024\_05 Representation on S\_YL-MP\_7 - SPCA(HK).pdf;  
2024\_05 Representation on S\_STT\_1 - SPCA(HK).pdf; 2024\_05 Representation on S\_YL-NTM\_13 - SPCA(HK).pdf

Dear Town Planning Board,

Please find attached some submissions from the SPCA on the following items:

Representation on the San Tin Technopole Outline Zoning Plan - Plan no. S/STT/1

Representation on the Mai Po & Fairview Park Outline Zoning Plan - Plan no. YL-MP/7

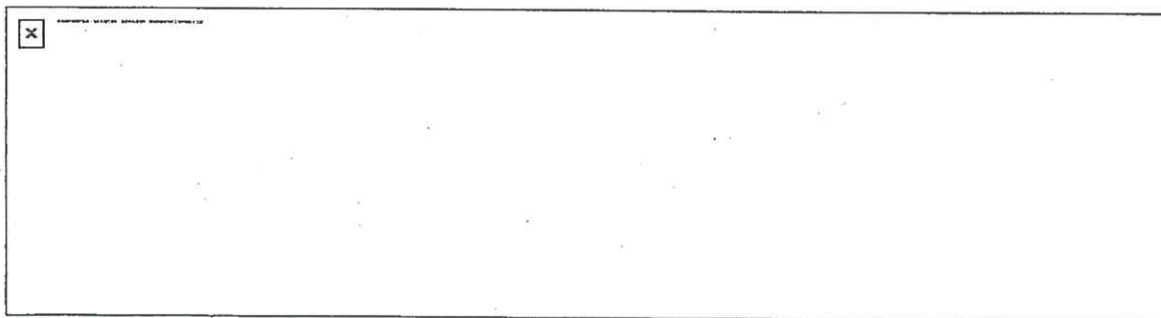
Representation on the Ngau Tam Mei Outline Zoning Plan - Plan no. S/YL-NTM/13

If you have any queries please do not hesitate to contact us.

Best wishes,

**Dr Fiona Woodhouse**  
BA.Hons. Vet MB. MVPMgt  
Deputy Director (Welfare)

**SPCA (HK) 香港愛護動物協會**  
[REDACTED]

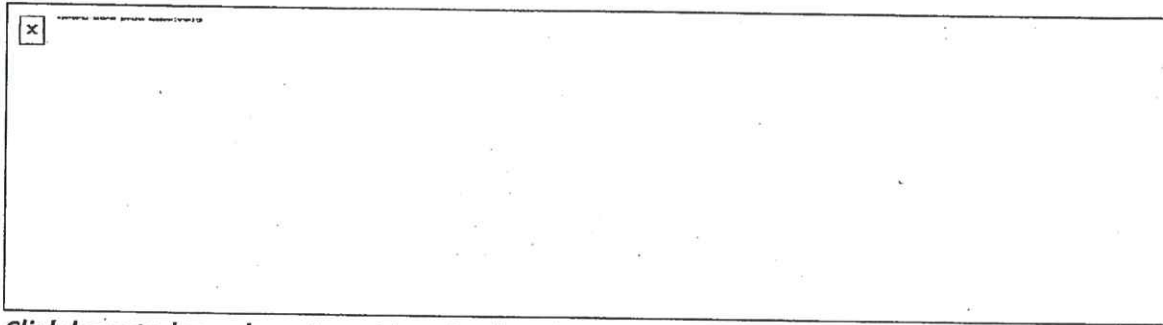


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Society for the  
Prevention of Cruelty to  
Animals (HK)  
香港愛護動物協會



8<sup>th</sup> May 2024

Ref: WF348/FW/05/2024  
Secretary  
Town Planning Board  
15/F North Point Government Offices,  
33 Java Road,  
North Point, Hong Kong

By Email only

Dear Sir/Madam,

Representation on the Mai Po & Fairview Park Outline Zoning Plan - Plan no. S/YL-MP/7

The Society for the Prevention of Cruelty to Animals (Hong Kong) expresses our concern on the Mai Po & Fairview Park Outline Zoning Plan (the Plan) in that we believe that it will degrade the protection level of wetlands and compromise the welfare of resident and migratory wild animals. We appeal to the Town Planning Board to take into account our perspective and consider the recommendations below.

### **Our views**

The proposed Sam Po Shue Wetland Conservation Park (SPS WCP) is located in an area that contains ponds and wetland habitats. We believe that SPS WCP should prioritise the conservation of wetlands to protect the natural environment. Development including recreational and aquaculture trials, should only proceed if it can be demonstrated that there is no negative ecological impact. We recommend reviewing the existing amendments to enhance the protection of wetland parks and other zoning related to wetland habitats.

#### **1. Size and timeline of SPS WCP**

The area of the SPS WCP in the latest proposed development plan is approximately 35% smaller than originally outlined in the 2021 plan due to the expansion of San Tin



Technopole. The site formation for the first phase of the San Tin Technopole in Plan No. S/STT/1, including the area adjacent to the SPS WCP, is scheduled to commence as early as December 2024, with pond filling slated for 2026, and initial human population intake anticipated by 2031. In contrast, development of the SPS WCP is set to begin in 2024 and conclude by 2039. This timeline does not afford animals a sufficient period to access and adapt to the resources within the SPS WCP, which is intended to mitigate the effects of the San Tin Technopole. Hence, this deficiency may result in a reduction in ecological capacity, failing to uphold the principle of "no-net-loss" and significantly impacting resident populations and the wellbeing of individual animals.

Consequently, the proposed SPS WCP is unlikely to adequately compensate for the loss of area and function resulting from the San Tin Technopole development.

**We recommend adjusting the scale of the SPS WCP to align with or exceed the dimensions outlined in the initial proposal by extend the Item A1 to San Tin Ponds.**

## **2. Uphold the "no-net-loss" principle**

Mai Po Nature Reserve and its contiguous wetland have been considered an Important Bird and Biodiversity Area (IBA) and supports resident and migratory birds, which includes a significant number of endangered species. We believe the local society has reached a consensus on the ecological importance of the wetlands to both Hong Kong and regionally, and a "no-net-loss" principle and "Precautionary approach" has been developed and adopted on this basis.

According to the Town Planning Board Guidelines for Application for Developments within Deep Bay Area No. 12C (TPB PG-No. 12C), "no-net-loss" can refer to both loss in "area" and "function".

We noticed that some planning intentions for wetland-related zoning lack either one or both components, for example, "Conservation Area" ("CA"), "Other Specified Uses" annotated "Wetland Conservation Park" ("OU(WCP)"), "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" "OU(CDWRA)".

**We recommend upholding those principles in the Plan by alignment with the TPB PG-No. 12C. It is critical to ensure the development in the Plan will not degrade the habitats and affect the associated animals.**

## **3. We are against the loosening of the regulations on filling in wetlands in related zoning**

Item g - Revision to the Remarks of the Notes for "OU(CDWRA)", "OU(CDWPA)" and "CA" zones on filling of land/pond and excavation of land clause in accordance with the Master Schedule of Notes to Statutory Plans.

We notice the Remarks to describe the Schedule of Uses in wetland related zoning added the exception to "any filling of land/pond or excavation of land" of public works co-ordinated or implemented by Government on wetland related zoning, including "CA", "OU(CDWRA)",





"Other Specified Uses" annotated "Comprehensive Development and Wetland Protection Area" ("OU(CDWPA)").

We consider these changes will lower the protection level of the wetland and encourage more illegal filling of ponds and lands as happens in these habitats that previously lacked supervision.

Item e - Incorporation of a new set of Notes for the "OU(WCP)" zone.

On top of that, the pond and land filling restriction of the new zoning "OU(WCP)" is even more loose than the "Recreation (Group D)". The Remarks of "OU(WCP)" have granted an exception for "all works as required/co-ordinated/ implemented by the Government".

We are aware of plans to develop visitor facilities, infrastructure, and aquaculture projects in the SPS WCP. The aforementioned exceptions could potentially facilitate construction work and temporary site formation works more easily within the area. Whereas the key function of the SPS WCP is to enhance the ecological value to mitigate the loss from developing San Tin Technopole. Moreover, the estimated loss of wetland area resulting from the proposed San Tin Technopole cannot be adequately compensated for. Additionally, ponds and land filling activities would be resulting in a further significant reduction of the size of habitats.

**For these reasons, we appeal for the exception not to be granted to Government projects in order to safeguard the remaining fragile wetland habitats. Rather, the current practice should persist, so all filling activities should ask permission from the Town Planning Board under section 16 of the Town Planning Ordinance.**

Apart from regulation of the 'filling' activities, the 'Land-use Zonings' of "OU(WCP)" in the Explanatory Statement of S/YL-MP/7 reveals other details on both the Planning Intention and the Remarks are very loosed. In terms of Planning Intension, there is lack of "no-net-loss" and "Precautionary approach" element. Since the "OU(WCP)" are being considered as a compensation wetland, it should not only be safeguarding the ecosystem but enhancing the ecological value.

In terms of the Remarks of "OU(WCP)", no Ecological Impact Study Report, and Wetland Management Plan are needed for a proposed development or redevelopment like other zonings in this Plan, for instance "CA", "Site of Special Scientific Interest (1)" ("SSSI (1)"), "OU(CDWRA)", "OU(CDWPA)", this is a major concern.

**We recommend demonstrating a commitment to enhancing the carrying capacity and ecological value of the zoned area by incorporating principles such as "no-net-loss" and a "precautionary approach" into the Planning Intention of "OU(WCP)". Additionally, an Environmental Impact Study Report detailing ecological impacts and a Wetland Management Plan outlining proposed wetland conservation and enhancement schemes, in line with the "SSSI (1)" requirement, should be submitted to relevant parties such as the Town Planning Board and AFCD and related advisory panels and committees for further review, assessment and**



**professional, scientific input. This approach would underscore the importance of wetland conservation and sustainable development in the planning process.**

Given that according to 9.9.16 of Explanatory Statement, the detailed boundary and design of the SPS WCP are still not confirmed and in addition considering that the massive pond areas which had originally been zoned as "CA" and some of "OU(CDWPA)" on item A1 and item B1 are now rezoned as "OU(WCP)". **We are concerned that those wetlands that rezoned from "CA" to "OU(WCP)" are at risk of being downgraded in protection.**

**On the other hand, we support rezoning the "Recreation" area to "OU(WCP)" on item B to protect and improve the contiguous areas of wetland and connectedness.**

#### **4. Activities in SPS WCP**

According to the Schedule of Use of "OU(WCP)", the Agricultural Uses (Fish Pond Culture only) in SPS WCP will always be permitted. Meanwhile, 40 ha of fishponds have been proposed to develop modernised high-density culture aquaculture, for instance, container culture systems and in-pond raceways system (IPRS) to SPS WCP.

As previously mentioned, there is a lack of information regarding the management approach, monitoring plan and the parties involved in the agricultural project within the SPS WCP.

In this regard, we are profoundly concerned by the potential adverse effects on the welfare of both farmed and nearby resident wild animals as well as the potential for environmental damage due to the high-density and intensive farming practices. These risks encompass alterations in animal behaviour, higher stress levels, a greater risk of being injured and susceptibility to diseases, disease overspill and risk of pollution.

**We advocate the activities that pose a risk to animal welfare, such as high-intensity farming methods like container culture systems and IRPS, should not be encouraged or permitted in "OU(WCP)" and other wetland related zoning. Likewise, animal displays in leisure farms or ponds should be prohibited.**

**We recommend prioritising conservation and conduct positive management of wetland in "OU(WCP)". Leisure activities should be secondary and subject to a comprehensive risk assessment to review their impact on wildlife and habitats. If leisure activities are permitted, strict regulation and control are necessary. Presence of visitors would disturb wildlife frequency if the crowd control were not in place. Moreover, activities or operations with a high risk of contamination, like sewage or water discharge, or those causing disruption such as noise or light pollution, should be prohibited.**

#### **5. Potential harm to animal welfare brought by the zoning and associated uses**

We are aware that some of the uses in particular under zoning could result in poor animal welfare by confining wild animals, for instance, 'Zoo' and 'Aviary' has been listed in column





1 (uses always permitted) on "Open Space", and 'Zoo' are in column 2 (uses that may be permitted with or without conditions) on "Government, Institution or Community", "Recreation", and "OU(Comprehensive Development to include Wetland Restoration Area)".

**Based on the high abundance of resident birds and migratory birds in the Plan area and the adjacent Ramsar Site, it is obvious that wildlife confinement facilities, including zoos and aviaries could increase the unnecessary risk of transmissible diseases between avifauna and lead to veterinary public health issues.**

**We strongly urge the TPB to remove these outmoded uses from the Plan and the 'Master Schedule of Notes'.**

#### **6. Dog management**

In 7.1.5 (d) mentioned fencing/controlling will be provided to prevent disturbance and predation of wildlife by feral dogs. We also notice that the Environmental Impact Assessment Report of San Tin/Lok Ma Chau Development Node (the EIA) also proposed to reduce the potential disturbance of wildlife by trap and neuter only.

**We support managing feral dogs through trap, vaccinate, neuter, and return programs to control populations and improve vaccination rates. However, we believe irresponsibly owned dogs, especially those on construction sites, pose a greater problem than truly feral dogs. Besides, an onsite baseline research on dog populations and assess their behaviour to develop a comprehensive plan for population control. We also recommend all construction sites follow the AFCD's guidelines for keeping dog on construction sites and that compliance be monitored by the overseeing department and AFCD and should be referenced in construction work related contracts.**

#### **Conclusions**

We appeal to the TPB and its members to carefully consider our concerns regarding the Plan and other issues we have raised. Given that the SPS WCP is a significant compensation measure for the San Tin Technopole development, we hope that the zoning will provide reassurance that wetlands and animals will be protected.

Our concerns focus on potential negative impacts from a "One Health" perspective on the ecosystem in terms of detrimental impacts on or risks to animal welfare, bio-diversity reduction, public and animal health and wetland and habitat degradation. It is important that these concerns are thoroughly considered and addressed in the decision-making process. Should you have any enquiries in relation to this submission, please do not hesitate to contact us on [REDACTED] or by email c/o: [REDACTED].

Yours sincerely,

Dr Fiona Woodhouse



(electronically)

BA. Hons. Vet MB. MVPHMgt

Deputy Director (Welfare)

Society for the Prevention of Cruelty to Animals (HK)

Full Name of Representer's Representative : Fiona Margaret Woodhouse

First four alphanumeric characters of HKID Card [REDACTED]



☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

**Submission Number:**

**TPB/R/S/YL-MP/7- S715**

**From:** Samuel Wong [REDACTED]  
**Sent:** 2024-05-08 星期三 15:26:11  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** DHK's representation on S/YL-MP/7 and S/S, , ,  
**Attachment:** 20220508 Representation re S\_YL\_MP\_7 by Designing Hong Kong Limited.pdf; 20220508 Representation re S\_STT\_1 by Designing Hong Kong Limited.pdf

**Representation Number:**

**TPB/R/S/YL-MP/7R009**

Dear Sir/Madam,

Please check the attachment for our representation for the following Outline Zoning Plans:

1. S/YL-MP/7
2. S/STT/1

Regards,  
Samuel Wong  
Project Officer | Designing Hong Kong Limited  
[REDACTED]

# 創建 Designing Hong Kong 香港 .com

Hong Kong, 8 May 2024

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)

## **Representation on Draft Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/7**

Dear Chairman and Members,

Designing Hong Kong objects the captioned draft Outline Zoning Plan for the following reasons:

### **The principle of "no-net-loss in wetland" should be maintained**

- According to the Town Planning Board Guidelines for Application for Development within Deep Bay Area under Section 16 of the Town Planning Ordinance (TPB PG-NO.12C), the Deep Bay Area is recognised as a wetland of international importance and a habitat supporting a high diversity of biota, including a large variety of waterbird species.
- The guideline includes principles for "no-net-loss in wetland" in terms of "area" and "function". These fundamental land use planning concepts were set out to avoid the loss of fishponds and habitat fragmentation, and to mitigate negative impacts from undesirable land uses and human disturbance.
- We are deeply concerned about the amendment made to the Explanatory Statement, which removes the principle of loss in area and instead only just refers to "no decline in wetland or ecological functions." We question whether this amendment aligns with TPB PG-NO.12C and whether it might impede the government's efforts to protect the wetland effectively.

Here we submit our concerns for your consideration.

Yours,  
**Designing Hong Kong Limited**





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**S/YL-MP/7**  
15/04/2024 15:30

**Submission Number:**  
TPB/R/S/YL-MP/7-S001

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

**Representation Number:**  
TPB/R/S/YL-MP/7R010

1 attachment



米埔及錦綉花園MP7 Fung Kam Lam 20240415.pdf

敬啟者：

本人反對米埔及錦綉花園分區計劃大綱圖的修訂，詳見附件。

申述人姓名： Fung Kam Lam

身份證首四個字符：[REDACTED]

## 米埔及錦綉花園分區計劃大綱草圖編號S/YL-MP/7

就上述草圖，本人 Fung Kam Lam ( 身份證首四字符 [REDACTED] ) 有以下意見。

1. 修訂項目A1、B 及 (e)。是次修訂將大片原為「自然保育區」等地帶改劃為「其他指定用途」註明「濕地保育公園」，規管的內容及要求卻大幅放鬆。

(三寶樹) 濕地保育公園一個重要功能按當局而言，是新田科技城佔去大片魚塘濕地的補償措施。令人擔憂的是，漁護署只是「仍在詳細研究中」，新田科技城項目倡議人(即土拓署)也只是被要求就相關的「生境再造及管理計劃」包括魚塘管理措施向環諮會「交幾頁紙」(見《明報》2024年3月19日A6版)，可見在環評條例框架而言，對(三寶樹)「濕地保育公園」的詳細規劃的跟進與監察已所餘無幾。再者，三寶樹濕地保育公園的下一步勘查研究原來由土拓署負責，而不是漁護署(見附圖1土拓署顧問合約預報)，該濕地保育公園將來(兩年後)的整體佈局、人為新設施的提供及導致的影響仍充滿變數。因此，實有需要從現在起這段空窗期施加嚴格的土地管制，避免「設施/活動」的「提供」(不管是否政府統籌)太隨意，對生態環境產生負面影響。現時刊憲草圖的寬鬆規管除了對當局而言是「方便」外，其實沒有太多好處。

具體而言，新劃設的「其他指定用途」註明「濕地保育公園」地帶有相當部份在改劃前分別屬於原《新田分區計劃大綱圖》的「自然保育地帶」、「綜合發展及濕地改善區」(comprehensive development and wetland enhancement area)，及位於圖則S/YL-MP/6米埔的「自然保育區」地帶。它們的用途規管反映在原有各自圖則的「註釋」的第8、第9及第11(a)項。作為生態敏感地帶，一般的「經常准許用途」是並不適用，該等土地用途地帶的「經常准許用途」內容相對有限，管制嚴格。然而，是次修訂將該等原為「自然保育區」等地帶改劃為「其他指定用途」註明「濕地保育公園」，規管的內容及要求竟然是大幅放鬆，可謂始料不及。委員會在二月底審議草圖應否刊憲時，當局似乎也沒有作出溫馨提示，未有顧及委員會願意背書當局以濕地保育公園換取在新田大幅填塘的初心及期望後果。

因此，請委員細考該等變動，本人建議草圖《註釋》應作出修訂，必須將「其他指定用途」註明「濕地保育公園」納入相關《註釋》內容(見下文粗斜體字)，避免規管降格，尤如「綠化地帶」一般，如下：

(8) 以下是圖則涵蓋範圍內的土地上經常准許的用途或發展，但(a)在個別地帶「註釋」第二欄所載的用途或發展；或(b)下文第(9)段有關「具特殊科學價值地點」或「具特殊科學價值地點(1)」或「自然保育區」或「其他指定用途」註明「綜合發展及濕地保護區」或「其他指定用途」註明「濕地保育公園」地帶的條文另有規定者則除外：

(9) 在劃作「具特殊科學價值地點」或「具特殊科學價值地點(1)」或「自然保育區」或「其他指定用途」註明「綜合發展及濕地保護區」或「其他指定用途」註明「濕地保育公園」地帶的土地上，(下略)



(11)(a)在「具特殊科學價值地點」或「具特殊科學價值地點(1)」或「自然保育區」或「其他指定用途」註明「綜合發展及濕地保護區」或「其他指定用途」註明「濕地保育公園」地帶以外的任何土地或建築物，為期不超過兩個月的臨時用途或發展，如果無須進行地盤平整工程(填土或挖掘)，而且是下列用途或發展之一，即屬經常准許的用途或發展：

2. 修訂項目( g )。有關修訂「其他指定用途」註明「綜合發展包括濕地修復區」地帶、「其他指定用途」註明「綜合發展及濕地保護區」地帶及「自然保育區」地帶《註釋》的「備註」有關填土／填塘和挖土工程的條款，以符合《法定圖則註釋總表》。

本人反對在上述「備註」加入有關對政府工程作出豁免的條款。(下稱「豁免條款」)

上述「豁免條款」同時見於「其他指定用途」註明「濕地保育公園」土地用途地帶的備註，應一併刪除，理由見前述第1項意見的討論。

是項修訂沒有給出詳細解釋，只是說要「符合《法定圖則註釋總表》」。回顧2021年夏天當局對《法定圖則註釋總表》作出是項修訂時，規劃署代表在有關會議明確指出「至於個別分區計劃大綱圖的自然保育區應否加入豁免條款，則視乎規劃區的情況而定。」(見第1251次會議紀錄第78段)因此，並不存在所有大綱圖內容必須符合《法定圖則註釋總表》的要求。

3. 有關圖則《說明書》的修訂——「不會有濕地淨減少」的原則，本人反對。

《說明書》在述及「其他指定用途」註明「綜合發展及濕地保護區」的發展時，出現以下修訂(中間刪除橫線表示被刪去文字，斜粗體為新加入文字)，中文及英文內容如下：

「其他指定用途」註明「綜合發展及濕地保護區」(總面積8.31公頃)  
9.9.8在「其他指定用途」註明「綜合發展及濕地保護區」地帶內，應保育全部現有一大片相連的魚塘，而「防患未然」與「不會有濕地淨減少」的原則適用於此地帶。根據「防患未然」的原則，應保護及保育這些現有大片相連的魚塘，以便維持后海灣濕地生態系統的生態完整。「不會有濕地淨減少」可指面積和功能這兩方面的減少——現有魚塘所發揮的濕地~~或~~生態功能是不容受到任何影響的沒有減少。

“OU(Comprehensive Development and Wetland Protection Area)” (“OU(CDWPA)”)  
(Total Area 8.31 ha)

9.9.8 Within the “OU(CDWPA)” zone, all the existing continuous and contiguous fish ponds should be conserved and the “precautionary approach” and “no-net-loss in wetland” principle shall apply. According to the “precautionary approach”, these existing continuous and contiguous fish ponds are to be protected and conserved in

order to maintain the ecological integrity of the Deep Bay wetland ecosystem as a whole. "No-net-loss in wetland" can refer to ~~no both loss in area and function. No decline in wetland or ecological functions served by the existing fish ponds should occur.~~

說明書第9.10.1段有關「自然保育區」的段落也存在同樣問題。簡單而言，新修訂有違經過嚴緊探討而得出的「不會有濕地淨減少」原則。關鍵之處用英文表達就是原本 "No decline in wetland or ecological functions served by the existing fish ponds should occur" 一句，濕地及其生態功能缺一不可。經修改，新田科技城環評推出的所謂functional value enhancement 補償失去的魚塘(濕地)的方式，變相從特殊例子成為通則，因此，本人反對是項修改。委員會應將內容回復本來面目。

4. 米埔鷺鳥林具特殊科學價值地點。當局提交的新田 / 落馬洲發展樞紐環評報告提及一小角的米埔鷺鳥林具特殊科學價值地點用地將在工程前改劃，故無需申請環境許可證。(見附圖2，擷自環評報告行政摘要圖2.2) 然而，是次圖則修訂卻似乎沒有清晰交代此變化。(見附圖3，擷自城規會2024年2月23日會議，規劃署圖則參考編號M/YLE1/24/03) 該處面積雖少，如出現上述變化，圖則修訂公告亦應解釋清楚。

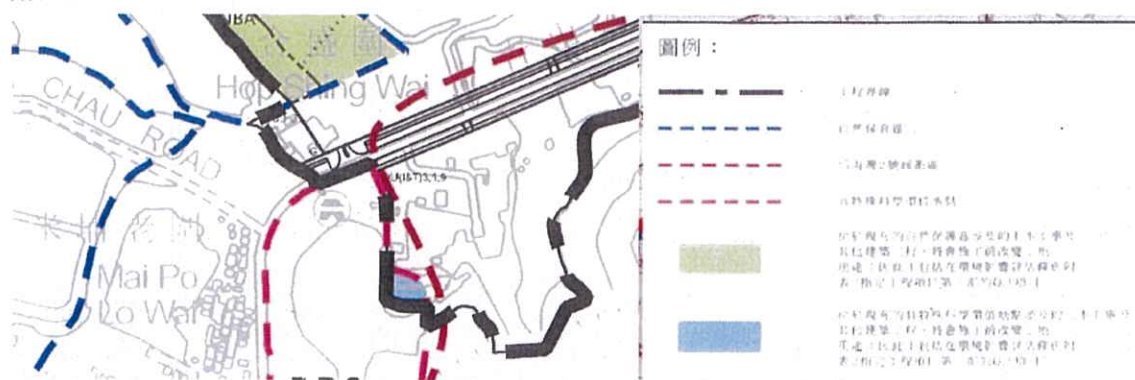
-完-

附圖1 擷自土拓署網頁 (2024年4月12日)  
[https://www.cedd.gov.hk/filemanager/eng/content\\_290/EA\\_CEDD\\_2024Q2%20to%202025Q1.pdf](https://www.cedd.gov.hk/filemanager/eng/content_290/EA_CEDD_2024Q2%20to%202025Q1.pdf)

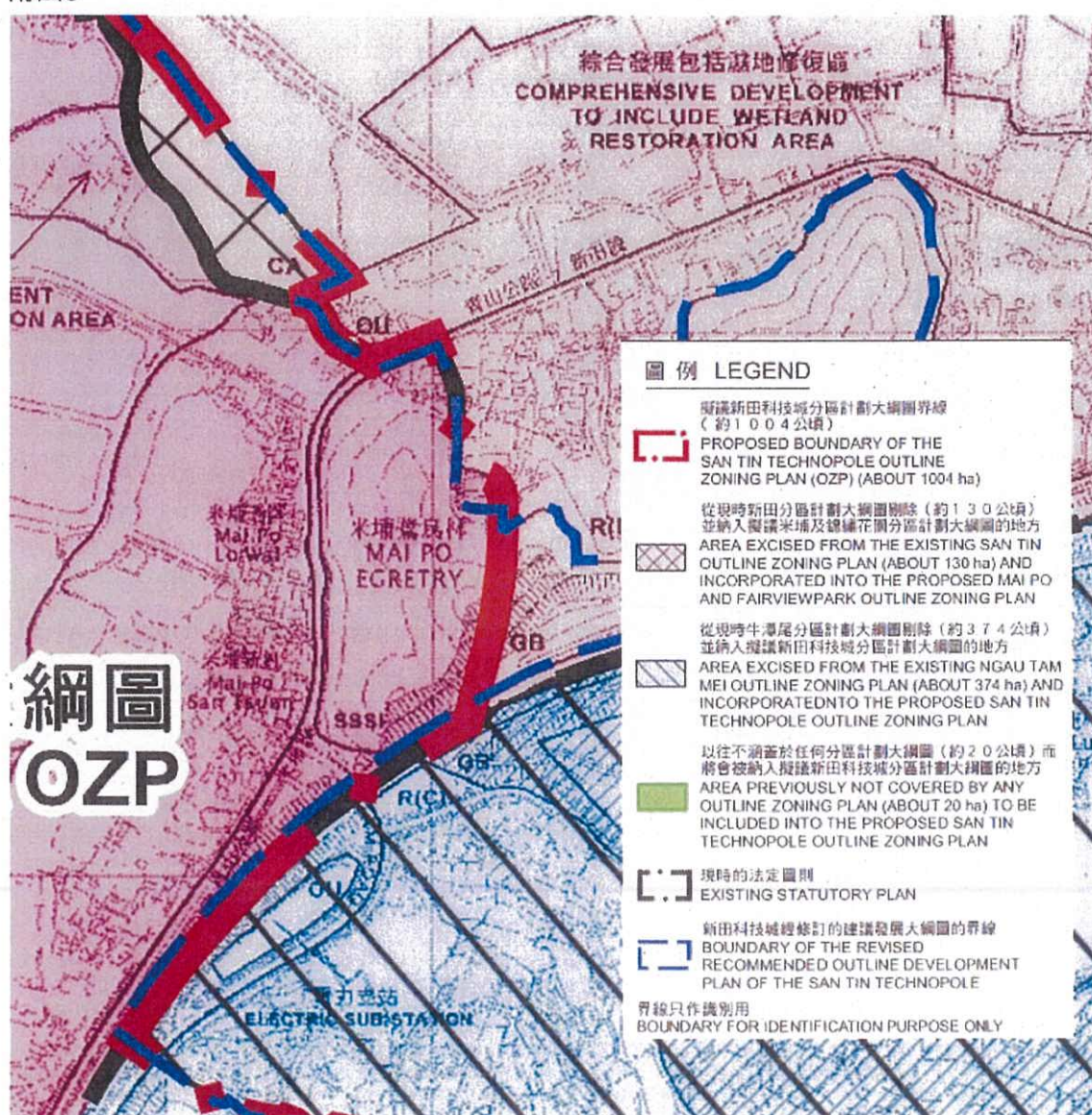
FORECAST OF ENGINEERING AND ASSOCIATED CONSULTANCIES				2024 Q2 TO 2025 Q1		
工程及相關顧問合約預報				2024年第2季至2025年第1季		
Title & Description of Consultancy Agreement 顧問合約名稱及說明	Type of Consultancy Agreement 顧問合約類別	Preliminary Date of Inviting Expression of Interest/ Proposals* 初步邀請遞交意向書/建議書*日期	Estimated Service Period 預計服務期	Name and Tel. No. of Contact Person 聯絡人姓名及電話	Preliminary Consultant Category (Preliminary Consultant Group) 初步顧問類別(初步顧問組別)	Preliminary Complexity (Normal/Complex) 初步程度(普通/複雜)
Civil Engineering and Development Department 土木工程拓展署						
Establishment of Sam Po Shue Wetland Conservation Park - Investigation (NEC3 PSC Option A, BIM) 建立三寶樹濕地保育公園 - 調查研究 (新工程合約3的專業服務合約A選項，建築信息模擬)	1 調查研究	2024 Q3* 2024 年第 3 季*	24 months 24 個月	Mr. H. L. WONG 王學林先生 3152 3466	CE (Group 3) 基建及發展 (第3組)	Complex 複雜



附圖2



附圖3



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Submission Number:  
TPB/R/S/YL-MP/7-S331

From: [REDACTED]  
Sent: 2024-05-02 星期四 16:32:56  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject: Re: San Tin - Objection to the development of wetlands and other habits: OZP No.S/STT/1; Other developments at Mai Po & Fairview Park: OZP:S/YL-MP/7.  
Attachment: Letter to TPB (02.05.24).pdf

Representation Number:  
TPB/R/S/YL-MP/7R011

Dear Sir/Madam,

Good afternoon.

Please see the attached letter from Mr Ruy Barretto SC on the subject matter for your kind attention.

We understand that you require personal details of Mr Barretto for the submission, and as to this, please see the following:

Full name: Ruy Octavio Barretto  
HKID No.: [REDACTED]

Thank you for taking the time with this message.

Best regards,  
**Francisco das Caldas**  
Clerk to Mr Ruy Barretto SC

 **TEMPLE CHAMBERS** | 天博

T [REDACTED]  
F [REDACTED]

[REDACTED]

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

2<sup>nd</sup> May 2024

By email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

Dear Sirs,

Re: San Tin – Objection to the development of wetlands and other habitats and OZP No.S/STT/1 for expanded Technopole and other developments and at Mai Po and Fairview Park OZP:S/YL-MP/7.

1. The Project has “expanded” so massively that it now **does not comply with about 4 major policies** and most principles for conservation and genuine balanced development and lawful or rational planning.
2. The EIA errors and omissions and the expert submissions have **exposed and proved the errors of this Planning**. Hence the summary reasons for Amendment underlying this OZP are not correct nor proved by the Proponents. Thus this **OZP is wrong to plan on the basis that**
  - (a) The SPS WCP can compensate for loss of wetlands
  - (b) There will be no net loss of ecological function and capacity
  - (c) It is not necessary to keep the Wetland Conservation Area and Wetland Buffer Area
  - (d) The area can be fragmented for intensive development.
3. **Encroachment into Conservation Areas.** The massively increased San Tin Technopole or STT or development area is now greatly “expanded” to **encroach into Wetland Conservation Area and other protected areas**. This encroachment is **contrary to decades of Wetland Conservation Area and Wetland Buffer Area protection**. There is no justification for such departure from this long standing planning and conservation policy. **Encroachment is admitted** in ES 3.9.3 but the ES of the EIA does not identify nor address these policies and planning intentions as a constraint.
4. Despite the admitted encroachment being inserted later on in ES 3.9.3, the ES **misleads** Authorities and public by omitting this crucial point in the Introduction
  - (a) and in 2.7.1 when alleging “...development **alongside** the proposed Sam Po Shue Wetland Conservation Park”.
  - (b) ES 2.7.15 again misleads when stating “The proposed SPS WCP is **adjacent** to the Project.”
  - (c) ES 2.3.12 says the development shall expand “**closer** to the fishponds” thus omitting the encroachment.
5. The reality is that the greatly **expanded STT greatly encroaches into the proposed SPS WCP** which was part of the **Northern Metropolis Development Strategy** (which later was adopted as Government Policy hence called NM Policy) with its Action Item 21, of which NM Policy paragraph 96(2) page 52 declares to be “covering an area of about 520 hectares.” It is thus **encroached by about 182 hectares** so the conservation is reduced to 328 hectares.

6. This great change is also contra to China's commitments to the **Convention on Biological Diversity**, and contra to China's protection of its section of the Flyway. This is not addressed by ES.
7. No world class cities would contemplate such a backward step. Hong Kong wetlands conservation have for years been an **international "good story"** for the Flyway. It would be an irreparable permanent loss to our green contribution to the Greater Bay Area and **our ecological integration** with the Mainland.
8. It is contrary to the Ecological Civilization policy of China, which was made applicable by the Northern Metropolis Policy, which especially applied this to San Tin, per NM Policy para 78 for a **"new era of ecological civilisation"**. Not addressed by ES.
9. It is **contrary to the Northern Metropolis Policy** by massively expanding NM Policy Action Item 7 and 8 from about 60 hectares for IT plus 20 hectares at Lok Ma Chau control point plus replanning 70 hectares of ponds and rural land. "as much as about 150 hectares in land area...equivalent to 13.5 HK Science Park in number" per NM Policy para 67 page 39. to make a land grab for the massive 610 hectares. **This expansion/encroachment cuts in half the proposed Sam Po Shue Wetland Park which is NM Policy Action Item 21.** Thus the NM Policy is being breached.
10. From the NM Policy 520 hectares encroached down to ES proposed 338 hectares is a **new loss of 182 hectares of suitable ecological habitats**. This degree of massive loss is not stated or made plain in the ES and not addressed in ES. The authorities should reject such loss, damage to be caused by breach of principles and policies.
11. The NM Policy was the policy for the balanced development, on this aspect see NM para 77, but this Project is now **out of balance**.
12. The **fragmentation** of the area into smaller study areas is a tactic to downplay ecological values, and the **landscape scale damage** or removal under the EIA.
13. The **admitted closeness** of the blocks alongside or adjacent to wildlife habitats **enhances the damage and disturbance** which now requires more compensation and mitigation than previously estimated.
14. **Effective conservation measures are needed to prevent the expanded loss.** The Buffer area is too narrow to compensate for the expanded impacts. Now an increase to at least 500 metres is needed, plus tree height low stepped buildings. **There is no buffer**, just stepped increases in building heights. Birds are expected to fly over blocks.
15. **After decades of the Board defending the Buffer Area** against private developments, based on scientific evidence from Government, now suddenly they are abandoned for development interests.
16. **Flying routes** are to become **concrete canyons between buildings**. This is not proved to be helpful.
17. Exposed glass surfaces must be prohibited to prevent deceptive obstacles causing collisions in former flying areas.



18. Light pollution must be controlled within at least 1 kilometre to reduce impacts on bird and insect feeding patterns.
19. Channels must be naturalized so as not to become death traps, and installed with habitats suitable for ecological corridors.
20. Planting must be with species which provide food and shelter to wildlife. Areas must be of adequate size to provide function, but in this OZP the Conservation Area is only about 13% and impacted on some of its edges
21. Suitable management plans and budgets spread over decades or in perpetuity must be provided to do this adequately. This is required to meet the NM Policy objectives.
22. The **Objectives in ES Promoting Biodiversity** 2.7.19 and 20 must be improved to more specifically ensure conservation compensation and be made part of the **Conditions** for any Environmental Permit or approval for this Project. The Conditions should include compliance with all other principles and policies noted herein and not adequately addressed in the ES.
23. **Holistic and landscape values and impacts not addressed.** The ecological landscape is to be removed by this Project, and **impacts at landscape scale** have greater impacts locally and nationally and internationally all along the Flyway. It is not adequate for the ES at 2.3.12 to hope for minimal impact on bird habitats and flight corridors, when the San Tin area comprised of numerous ecological habitats and food sources, is part of the ecological function and capacity and viability for connected wetlands so that the whole is important for international bird migration. This **holistic value** has been recognized internationally and by the NM Policy generally, but is wrongly impacted by this Project. **Because of the fragmented approach of the ES, the impacts on this holistic landscape value are not assessed.**
24. The ES briefly notes the ecological importance and current ecological connectivity at 2.2 but this does not list as constraints or opportunities our **international obligations** under the Convention on Biological Diversity. Instead Sam Po Shue wetlands are seen as opportunities for development, contrary to international principles and NM Policy for pro active conservation under Key Action Direction 5, page 49 onwards. Planners instead need to be guided by independent scientific findings as well as the NM Policy para 49 which found that "Hong Kong has an extensive stretch of fish ponds **with high ecological value** inside the Circle...." This demonstrates how Planning can be misled by the ES.
25. The Wetland Parks require to be created with funds, conservation objectives, management, and effective long term protection NOW so that **a wildlife safe haven** (albeit inadequate) **is in place before the degradation led development** starts all around the currently protected areas. This was the NM Policy approach in **Key Action Direction 5**, pages 49 onwards. The ES on Ecological Impact 3.9.5 is too delayed to 2026-2027, and such a slow start and timetable will cause local, regional and international extinctions. Government action and **protection is required now** against ongoing pond and woodland degradation works. The now proposed **delay of SPS WCP to 2039 is a dereliction of duty** to conserve, mitigation and compensate.
26. **Two Planning Principles** govern the design and development of the Northern Metropolis.
  - (a) 'Urban – Rural Integration' – The Northern Metropolis will have a unique Urban-Rural Integration and Co-existence of Development and Conservation.

- (b) 'Proactive Conservation' – Proactive conservation measures should be adopted to expand environmental capacity, preserve the integrity of strategic corridors, guard against damage to the ecosystem by unauthorized developments, and reasonably compensate for the environmental impact of development activities, see Key Action Direction 5.
27. These are not taken forward in the ES with any proposals. The EIA has been shown to be not reliable and has been discredited by detailed submissions. The EIA/OZP shows the Project is **non compliant with a Key Direction of Northern Metropolis Policy**.
  28. **No net loss of ecological function and capacity**, an over riding principle is mentioned at ES 2.3 but for which 3.9 claims some **artificial enhancement** of the remaining habitats as the universal remedy for landscape scale losses and loss of ecological function. It has not been proved that double the ecological function can be artificially created with half the area of land which is to be squeezed between industrial commercial and residential blocks. The developers are asking the Board to take on significant risks.
  29. **It is not proved to be sustainable and feasible** to restore ecological function to the complex web of life living in San Tin by dumping tons of farmed fish into some ponds for ever. It is not prudent or reasonable to compensate by having industrial fish factories/aquaculture.
  30. Such only provides a partial fix for birds feeding on fish in ponds but does **not address the harm to ecological function and capacity of all the other habitats** identified in the landscape. This requires suitable areas and suitable habitats all around for specialist planting and other habitat restoration.
  31. **Woodland compensation** in ES 3.9.6 and 3.9.7 for fung shui woods and roosting sites is inadequate, slow and will cause extinction of function and species. Mature trees are said to be required. The ES fails to note that once cut, Instant Mature trees will be needed but hard to source and transplant. Avoidance is the most reasonable and economical solution. Buffer of 100m should be 200 m plus protection against light pollution, glass obstacles etc as noted above.
  32. Otters and other creatures require **improved wildlife corridors**. Enough and recent new records exist to require action and precautions, both for otters and other known wildlife inhabitants. This form of enhancement is proved to be feasible if done to international standards.
  33. The **cost and impacts** of artificial enhancement must be provided to inform whether this is **sustainable financially or ecologically** by those responsible for causing the loss.
  34. Unless the ecological cost is underwritten the EIA and Planning compensation will depend on empty promises and empty purses. The loss and damage must be quantified so that **adequate Government funding is guaranteed from the outset to compensate** for the loss to be caused now to future generations and **pay for the enhancement in perpetuity**.
  35. The floodplain area is important for **regional flood control** and should be part of sustainable and economical methods for our climate crisis survival planning as per the NM Policy. It is increasing the high risk to put high cost and sensitive factories in the ponds and wetlands in a flood plain. In an era of Climate Crisis with repeated flooding events in South China, as had been predicted, **building in a flood plain wetland is a recipe for planning disasters**.



36. **Removal of floodplain capacity** such as wetlands and associated habitats will expose surrounding areas to increased risk of flooding hence the Northern Metropolis Policy para 95(3) to keep wetlands for sponge benefits against flooding. Planning and approval by the authorities for projects while knowing flooding is reasonably foreseeable will **expose the Hong Kong authorities to liability and expense to reduce the dangers to others.**
37. **Climate Related Financial Disclosure** will require those concerned to disclose their contribution to the climate crisis by their real footprint with site forming, leasing and operating on wetlands.
38. **Nature Related Financial Disclosure** will require those concerned to disclose their risks and contributions to impacts on biodiversity and sustainability.
39. Tech companies and investors considering the exposure and impacts of conservation flood plain wetland sites will assess **the risks and disadvantages** they will face when operating and selling products and services from this special former wet land. Building on Conservation Area, Wetland Buffer Areas, Wetland Conservation Areas, part of an international fly way, inconsistent with international conventions, will be disclosed. Green washing will not remove the stain caused by tech companies use of biodiverse wetlands. When competing with GBA, the Technopole land will be leased at a disadvantage.
40. The Technopole needs to be marketed internationally for maximum benefit to Hong Kong. This requires **international standards to be observed** following international agreements such as the current Kunming-Montreal Global Biodiversity Framework, with its 2030 Mission to "halt and reverse biodiversity loss" and its 2050 Vision for biodiversity to be "valued, conserved, restored and wisely used." This Project aggravates the risks of loss and is not wise use.
41. **Disclosure for Ramsar Convention.** Article 3 requires that any likely change to the ecological character of a Ramsar site shall be reported to the Convention authority. What steps have been taken for compliance? Has the relevant authority in the Mainland been informed and consented to this change of character and proposed changes to their Ramsar site?
42. The OZP and EIA does not address the breaches of policy and thus they are not justified, not mitigated nor avoided. **The EIA/OZP does not make proposals to address Avoidance.** There is lip service to considering this principle at ES 2.7.12. This is because the breaches are so fundamental and so wrong in principle and so extensive that serious attempts at alternatives with avoidance are not attempted. This is a breach of basic EIA law and the Technical Memorandum.
43. If Avoidance proposals and options were studied, it would show **alternative more financially responsible and ecologically appropriate locations** for the high tech/high risk aspirations which are being promoted. There is no regard to the NM Policy para 67 which regarded the original provision for IT etc in this location as ample, ie a huge increase from the existing Science Park, the original was already like 13.5 Science Parks. There is **no present need** for this massive expansion in this location. **Planning should not abet unwise speculation** using public resources when enough industrial land exists in the GBA.

44. The Northern Metropolis Policy is **northward looking and forward thinking**, but this orientation has not been followed by this EIA/OZP. NM Policy para 29 says this is to be new town planning, with a "**cross-boundary mindset**", action oriented and comprehensive ie not piece meal nor with restoration and conservation delayed. **This Project is backward looking planning.**
45. **This expanded Project should be abandoned**, the EIA rejected, **the OZP rejected**, and Government should restore and improve **the original, already statutory approved**, proposals for the Lok Ma Chau Loop. The Sam Po Shue Wetland Park as originally proposed should be protected and managed immediately. It is thus part of our national ecological survival planning. It is one of the richest areas for wetland and open land birds in the region.
46. The OZP based on defective EIA should be **rejected** for non compliance with existing law and policies, and EIA and Planning principles. **The original proposal under Northern Metropolis Policy had some balance** which better safeguarded our future landscape and resources, and can now be **improved** for implementation in the public interest.

Yours faithfully,



Ruy Barretto SC

[9980.rb]



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**Submission Number:**  
**TPB/R/S/YL-MP/7-S604**

**From:** [REDACTED]  
**Sent:** 2024-05-08 星期三 03:12:41  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** PROPOSED AMENDMENTS TO THE MAI PO AND FAIRVIEW PARK OZP NO. S/YL-MP/6

**Representation Number:**  
**TPB/R/S/YL-MP/7R012**

Dear TPB Members,

PROPOSED AMENDMENTS TO THE MAI PO AND FAIRVIEW PARK OZP NO. S/YL-MP/6

Item A1: about 120ha. To include an area from the north-western part of the ST OZP into the MP OZP and rezoned as "OU(WCP)"

Item A2: about 10ha. To include an area from the north-western part of the ST OZP into the MP OZP and retained as "CA"

Item B: about 228 ha. To rezone areas zoned "CA", "OU(CDWRA)" and "REC" to "OU(WCP)".

OBJECT AS I OPPOSE THE SAN TIN TECHNOPOLE. THESE AMENDMENTS ARE NOTHING MORE THAN SMOKE SCREEN TO FACILITATE THE DEVASTATION OF THE ENTIRE AREA.

IN ADDITION, FULLY OBJECT TO THE THE DESIGNATION OF WETLAND CONSERVATION PARK AS THIS PROVIDES EVEN LESS PROTECTION THAN THE CURRENT CONSERVATION ZONING AS IT IS IN ESSENCE A PUBLIC RECREATIONAL FACILITY THAT UNDERMINES THE NEED FOR STRINGENT PROTECTION. THE MULTIPLE FACILITIES THAT CAN BE DEVELOPED ON THIS ZONING IS ALARMING

Can we trust that a conservation-oriented WCP would be established? How long would it take to materialize? No indication as to the transitional period between the "construction" and "formal establishment". A lot of "constructions" could be implemented without any formal/legitimate gate keeping or public monitoring if no strict control in town planning regime is provided.

Amendments:

Based on the updated Master Schedule of Notes (MSN) to Statutory Plans endorsed by the Board, it is proposed to revise the requirement for planning permission from the Board under section 16 of the Ordinance by exempting the public works co-ordinated or implemented by Government, and maintenance, repair and rebuilding works in the following situations: - filling of land/pond and excavation of land under the Remarks of the Notes for "OU(CDWRA)" and "OU(Comprehensive Development and Wetland Protection Area)" zones for the MP OZP; and filling of land/pond and excavation of land under the Remarks of the Notes for "CA" zones for both NTM and MP OZPs.

STRONGEST OBJECTIONS. THIS GIVES THE GOVERNMENT UNFETTERED AND UNACCOUNTABLE POWER TO BASICALLY DO WHATEVER IT WANTS AND MAKES A MOCKERY OF THE ENTIRE PLANNING PROCESS AS THERE IS NO POINT IN PROPOSING CONSERVATION PROJECTS WHEN THE LOTS CONCERNED CAN BE FILLED IN BY HKSAR WHENEVER IT PLEASES WITHOUT BEING SUBJECT TO EVEN MINIMAL SUPERVISION. THE INTERESTS OF THE COMMUNITY WILL BE ENTIRELY ELIMINATED FROM THE PROCESS.

I fully support the submission from the Conservancy Association and its proposals to provide better

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protection to the ecological sensitive areas and the measures it indicates to combat any activities that could be undertaken in the future to undermine the integrity and planning intention of the district.

Mary Mulvihill





## 就圖則作出申述

## Representation Relating to Plan

Submission Number:  
TPB/R/S/YL-MP/7-S492

## 參考編號

Reference Number:

240507-131243-85321

Representation Number:  
TPB/R/S/YL-MP/7R013

## 提交限期

Deadline for submission:

08/05/2024

## 提交日期及時間

Date and time of submission:

07/05/2024 13:12:43

## 「申述人」全名

Full Name of "Representer":

女士 Ms. 孫敏瓊

## 「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/YL-MP/7

## 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
米埔及錦綉花園 S/YL-MP/7	反對 Oppose	<p>新田科技城發展佔用150公頃「濕地保育區」和97公頃「濕地緩衝區」。發展不僅會導致90公頃濕地損失，損害濕地連結性及完整性，由於發展容許興建中至高密度樓宇，恐進一步令毗鄰的國際重要濕地的生境質素下降，導致整體生態功能喪失。新田科技城明顯違反城市規劃委員會規劃指引12C所列明的「防患於未然」及「不會有濕地淨減少」原則。</p> <p>受影響魚塘濕地所錄得的雀鳥物種數量達205種，其中有117種為具保育級別物種。新田科技城填塘發展將危及19種全球瀕危及近危物種，例如青頭潛鴨、黃胸鵪、黑臉琵鷺、紅頭潛鴨、白眼潛鴨和尖尾濱鵪；33種國家一級或二級重點保護野生動物，例如白肩鵪、烏鵪和禿鷲。填平新田濕地將令眾多面臨滅絕物種失去其重要棲息地。</p> <p>新田科技城發展緊貼「米埔內后海灣拉姆薩爾濕地」，相距或不足30米。</p>

發展須填平150公頃「濕地保育區」作創科發展，發展不但會對拉姆薩爾濕地造成嚴重干擾，更會直接切斷她與東邊濕地的連接，損害國際重要濕地的濕地完整性和生態特徵。這與《濕地公約》將「避免濕地受到不利影響」列為首要要求，和《生物多樣性公約》所提倡的濕地保護，背道而馳。

2023年8月國務院公佈的《河套深港科技創新合作區深圳園區發展規劃》，明確指出「河套深港科技創新合作區」香港園區具體面積為87公頃，面積與落馬洲河套區的「港深科技園」吻合。反之，具指導意義的《粵港澳大灣區發展規劃綱要》，就明確提出「加強濕地保護修復，全面保護區域內國際和國家重要濕地，開展濱海濕地跨境聯合保護」。局方似乎選擇性解讀國策，忽略新田科技城填平濕地與國家濕地保護策略相沖的事實。局方認真看待《十四五規劃》及《粵港澳大灣區發展規劃綱要》的生態環境保育條文，並應依照國家主席習近平「綠水青山就是金山銀山」的理念，懸崖勒馬收回發展計劃，不要與「推動生態文明建設」背道而馳。

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/YL-MP/7-S904

## 參考編號

Reference Number:

240508-230116-75570

Representation Number:

TPB/R/S/YL-MP/7R014

## 提交限期

Deadline for submission:

08/05/2024

## 提交日期及時間

Date and time of submission:

08/05/2024 23:01:16

## 「申述人」全名

Full Name of "Representer":

女士 Ms. Woo Ming Chuan

## 「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/YL-MP/7

## 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
proposed amendments A1 and B	反對 Oppose	The amendments to the Mai Po & Fairview Park OZP are heavily based on the Environmental Impact Assessment (EIA) report of the San Tin Technopole. As stated in the San Tin Technopole EIA, "a working group will be formed between CE DD (as San Tin Technopole's works agent) and AFCD (as SPS WCP's sponsoring department) to coordinate the progress of pond filling and SPS WCP implementation." No budget of the mitigation work was found in the EIA and the project proponent (i.e. CEDD) is not the department for securing the funding for the mitigation work (i.e. rely on AFCD). No detailed wetland management plan for the mitigation work was found in the EIA report. How can we (as well as the project proponent) be sure there will be enough budget and planning to secure the overly optimistic and greatly overestimated ecological capacity that was said to be created as promised in the poorly prepared and written EIA report? This is not about "trusting the project proponent", but about "how strong is the scientific evidence" which this EIA report lacks. The environmental NG

	<p>Os have made their points very clear on these issues.</p> <p>Therefore, "Other Specified Uses" zone annotated "Wetland Conservation Park" should be rezoned to conservation-related zonings. Important wetland conservation principles of "protecting the integrity of wetland ecosystems", "precautionary approach" and "no-net-loss in wetland" should be incorporated in the statutory planning intentions. Also, permitted uses in Column 1 should be revised to ensure developments and infrastructure that may have adverse impacts on wetlands are not always permitted without the approval from the Town Planning Board.</p>	
<p>對圖則的建議修訂(如有的話) <b>Proposed Amendments to Plan(if any):</b></p> <table border="1" data-bbox="177 913 1390 958"><tr><td></td></tr></table>		



就圖則作出申述  
Representation Relating to Plan

參考編號  
Reference Number: 240508-200856-30172

Submission Number:  
TPB/R/S/YL-MP/7-S934

提交限期  
Deadline for submission: 08/05/2024

提交日期及時間  
Date and time of submission: 08/05/2024 20:08:56

Representation Number:  
TPB/R/S/YL-MP/7R015

「申述人」全名  
Full Name of "Representer": 女士 Ms. Wong Fung Yan

「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/STT/I

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
重新修訂《新田科技城分區計劃大綱草圖》(《新田科技城草圖》)	反對 Oppose	新規劃內容涉及濕地保育區，影響全球雀鳥遷徙路線
《米埔及錦繡花園分區計劃大綱核准圖》的修訂項目A1及B項	反對 Oppose	有違國家綠色政策，破壞自然

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

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From:

Sent:

To:

Subject:

2024-05-06 星期一 14:57:31

tpbpd/PLAND <tpbpd@pland.gov.hk>

提交就新田科技城分區計劃大綱草圖及  
大綱核准圖的書面申述

Representation Number:

TPB/R/S/YL-MP/7R016

Submission Number:

TPB/R/S/YL-MP/7-S424

To the Town Planning Board Secretariat,

I am writing to submit my written representation in regards to the New Territories Innovation and Technology City plan, in accordance with the TPB guidance notes.

It is in my humble opinion that the TPB must revise the New Territories Innovation and Technology City plan to prioritise wetland conservation, and comply with our mother Nation's environmental commitments, avoiding irreversible damage to the Greater Bay ecosystem.

I hereby sincerely urge the TPB to revise items A1 and B of the approved outline zoning plan for Mai Po and Kam Tin to modify the planning intention and the first column of permitted uses for the "Other Specified Uses (Wetland Park)" zone. The TPB should, firstly, include important wetland conservation principles such as "protecting the integrity of the wetland ecosystem," "prevention is better than cure," and "no net loss of wetlands" as the planning intention; and secondly, transfer "agricultural land residential buildings" to the second column to ensure that all developments and infrastructure that may negatively impact wetlands are subject to the scrutiny of the Town Planning Board.

It was clearly stated in the *Outline Development Plan for the Guangdong-Hong Kong-Macao Greater Bay Area* that it must "strengthen wetland protection and restoration, comprehensively protect regional international and national important wetlands, and carry out cross-border joint protection of coastal wetlands." I sincerely hope that the TPB can modify its technology city plan before it is too late, and dedicate more efforts to minimising changes to the San Tin wetlands and adhering to existing National wetland protection policies.

YU CHOI SHAN SAMUEL





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From: YanYee Lo [REDACTED]  
Sent: 2024-05-06 星期一 19:17:06  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject: 提交意見書

致城規會：

Submission Number:  
TPB/R/S/YL-MP/7-S442

申述人全名：LO YAN YEE

Representation Number:  
TPB/R/S/YL-MP/7R017

申述人的身份證／護照號碼首四個字母數字（如 [REDACTED]）：

請當局重新修訂（一）新田科技城草圖，將「其他指定用途（創新及科技）」地帶重新劃為原本的地帶，即「自然保育區」、「其他指定用途（綜合發展及濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」，或其他與濕地保育相關的用途地帶，以遵循「防患於未然」和「不會有濕地淨減少」的濕地規劃原則。

（二）重新修訂《米埔及錦繡花園分區計劃大綱核准圖》的修訂項目 A1 及 B 項，包括修改「其他指定用途」註明「濕地保育公園」地帶的規劃意向和第一欄經常准許的用途。第一，將「保護濕地生態系統完整」、「防患於未然」和「不會有濕地淨減少」等重要濕地保育原則列為規劃意向；第二，將「農地住用構築物」轉至第二欄，以確保所有可能對濕地造成負面影響的發展和基礎設施，均受到城規會把關。

謝謝

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Submission Number:  
TPB/R/S/YL-MP/7-S630

From: Wai Ki Yvonne Lam  
Sent: 2024-05-08 星期三 03:09:12  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject: 提交就新田科技城分區計劃大綱草圖及米埔及錦繡花園分區計劃大綱核准圖的書面申述

Representation Number:  
TPB/R/S/YL-MP/7R018

致城規會：

申述人：LAM wai ki yvonne

申述人的身份證首四個字母數字：

之前我們國家推出的《粵港澳大灣區發展規劃綱要》，已明確提出「加強濕地保護修復，全面保護區域內國際和國家重要濕地，開展濱海濕地跨境聯合保護」。新田位處米埔與塱原之間，是連接兩區濕地的重要地段，令整片濕地生境能供養現時起碼 200 多種鳥類，包括瀕危的黑臉琵鷺，是國際鳥盟定明的重要鳥類走廊地段。將新田原本好好的漁塘濕地，填塘變成起樓（不管是甚麼用途），定必使生境碎片化，繼而影響鳥類棲息，尤其是候鳥數量，間接影響國家近年努力營造的「生態文明」國際形象！

國家近十年已在習近平主席提倡「青山綠水就是金山銀山」路上，做好生態保育就是經濟發展的硬道理。香港已有數碼港和科技園，新田要起科技城，也不必如此大面積的土地，善用當中的村落與棕地來起樓，同步保留原本已在並且有優質的生態區域，減省「興建」新生態公園的開支，又能成為科技城本身的賣點 -- 天然濕地提供優質環境，絕對是近年財政緊絀的香港政府更佳的選擇。

因此，我要求城規會：

重新修訂新田科技城草圖，將「其他指定用途（創新及科技）」地帶重新劃為原本的地帶，即「自然保育區」、「其他指定用途（綜合發展及濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」，或其他與濕地保育相關的用途地帶，以遵循「防患於未然」和「不會有濕地淨減少」的濕地規劃原則。

重新修訂《米埔及錦繡花園分區計劃大綱核准圖》的修訂項目 A1 及 B 項，包括修改「其他指定用途」註明「濕地保育公園」地帶的規劃意向和第一欄經常准許的用途。第一，將「保護濕地生態系統完整」、「防患於未然」和「不會有濕地淨減少」等重要濕地保育原則列為規劃意向；第二，將「農地住用構築物」轉至第二欄，以確保所有可能對濕地造成負面影響的發展和基礎設施，均受到城規會把關。

謝謝！



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當人與自然的關係得以修復,  
就是地球以及人類社會繼續生存之道.

<[https://www.avast.com/sig-email?utm\\_medium=email&utm\\_source=link&utm\\_campaign=sig-email&utm\\_content=webmail](https://www.avast.com/sig-email?utm_medium=email&utm_source=link&utm_campaign=sig-email&utm_content=webmail)>    乾淨無病毒。 [www.avast.com](http://www.avast.com) <[https://www.avast.com/sig-email?utm\\_medium=email&utm\\_source=link&utm\\_campaign=sig-email&utm\\_content=webmail](https://www.avast.com/sig-email?utm_medium=email&utm_source=link&utm_campaign=sig-email&utm_content=webmail)>

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

參考編號

Reference Number:

240508-022130-60811

Submission Number:

TPB/R/S/YL-MP/7-S927

提交限期

Deadline for submission:

08/05/2024

Representation Number:

TPB/R/S/YL-MP/7R019

提交日期及時間

Date and time of submission:

08/05/2024 02:21:30

「申述人」全名

Full Name of "Representer":

女士 Ms. TAM KIT 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/STT/1

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
改劃近250公頃「濕地保育區」及「濕地緩衝區」內的濕地保育相關地帶為創科發展用途；並同時修訂《米埔及錦繡花園分區計劃大綱核准圖》，以改劃餘下約338公頃的「濕地保育區」為三寶樹濕地保育公園，以「補償」濕地損失。	反對 Oppose	新田公路以北一帶原為濕地緩衝區界線，現今因「發展新田科技城」而主動剔除早於「城規會規劃指引編號12C」中標明的近250公頃「濕地保育區」及「濕地緩衝區」。3月刊憲的草圖根本違背12C要求，未通過修訂12C就刊出新田科技城的改劃新草圖根本違反原則，更完完全全無視12C中的『防患未然』和『濕地零淨損失』的原則。12C中更明確寫出「近年來，擬在後海灣地區進行的發展計劃數目日增，而這些擬議發展大多涉及填塘或其他工程，對後海灣地區的濕地生態系統可能會造成不良影響。為免後海灣地區的魚塘和區內其他濕地生境蒙受影響，以致情況無法挽回，城規會藉擬備法定圖則，為後海灣地區制訂發展指引」。米埔內後海灣拉姆薩爾濕地，是國際公約《拉姆薩爾公約》的其中之一。過去之所以能免受大規模破壞，建基於政府當初建立的保育制度及12C中的主張，但新田科技城計劃將必然摧毀這片國際級濕地，並造成不可逆轉的破壞。濕地的價值，很多專業團體也提及過，對生物多樣性的重要價值、對身處「東亞—澳大利西亞遷飛區」的飛行路線的雀鳥的必要性、對人類社會防洪防水浸的重要功能、對香港的國際地位的代表性等等。但濕地的重點是保育需要有一體性，不能將其分割、拆散，破碎的濕地，面積縮細後，價值必定會大幅下降，能提供的生態價值及舒緩水患的功能將會大幅下降。亦是當初12C主張的存在意義，即是要--完整地--保育濕地才算得上有效的保護。
此舉實屬毫不符合		



理性、科學、違反環境生態保育、與國家發展理念背道而馳。		
同上	反對 Oppose	本人從新聞中得知本港發展創科的需求，如商會、科技界於請願時提及「因為發展創科不能缺少土地配套，很多不同科技領域，包括人工智能、半導體、生命科技、數據中心等等，都需要土地配合才能發展。所以科創業界希望環諮會能夠通過新田科技城的環評報告，擔心工程一旦被拖延，恐怕會對香港造成極大影響。」但發展創科所需的土地，並不須與這片國際級濕地相爭。
同上	反對 Oppose	<p>既然於「城規會規劃指引編號12C」早早規劃好香港北部的「濕地保育區」及「濕地緩衝區」，可見濕地的價值和該保護的範圍早已被辨認及以法規積極地保護著。世界之大，各國家、城市、社會同樣積極地應對氣候變化，努力探討保育環境及生物多樣性的方法。因為活到現在，我們終於明白「可持續發展」是基於一個可持續的環境，才可達致一個可持續的社會，最後才能可持續地發展經濟、民生等。</p> <p>因為維護環境及生物多樣性必然地是達至可持續發展的首要，最重要的基石。既然我們一早便能認清香港自然環境的國際級地位及珍貴而無可取替的價值，並落力制定法規積極保育。現在怎能夠開倒車，走回頭路，將努力守護的國際級濕地用自己雙手摧毀？根本豪不合常理吧。請新田科技城重新選址，無須為創科犧牲香港可持續環境中的最重要一塊—香港北部的濕地。</p>

對圖則的建議修訂(如有的話)

Proposed Amendments to Plan(if any):

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新田科技城  
19/04/2024 15:27

Submission Number:

TPB/R/S/YL-MP/7-S002

From: "lee sandra"  
To: tpbpd@pland.gov.hk  
Sent by: tpbpd@pland.gov.hk  
File Ref:

Representation Number:

TPB/R/S/YL-MP/7R020

從我的iPhone傳送

致城規會（電郵：tpbpd@pland.gov.hk）：

Lee So Shan

申述人的身份證／護照號碼首四個字母數字

我是為野生動物及雀鳥發聲，請尊重大自然，不要做一些只為人類利益而對生命及環境無法彌補的開發。

我要求城規會：

- 重新修訂新田科技城草圖，將「其他指定用途（創新及科技）」地帶重新劃為原本的地帶，即「自然保育區」、「其他指定用途（綜合發展及濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」，或其他與濕地保育相關的用途地帶，以遵循「防患於未然」和「不會有濕地淨減少」的濕地規劃原則。
- 修改修訂項目A1及B項有關「其他指定用途」註明「濕地保育公園」地帶的規劃意向和第一欄經常准許的用途，包括將「保護濕地生態系統完整」、「防患於未然」和「不會有濕地淨減少」的原則列為規劃意向；將「農地住用構築物」轉至第二欄，以確保所有可能對濕地造成負面影響的發展和基礎設施，均受到城規會把關。

原因如下：

- 【不符合新田法定圖則的規劃原意】根據原本的新田分區計劃大綱核准圖編號S/YL-ST/8，150公頃「濕地保育區」和97公頃「濕地緩衝區」的土地，主要被劃作濕地保育相關的用途地帶，例如「自然保育區」、「其他指定用途（綜合發展包括濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」。該規劃意向主要是「保存和加強現有魚塘或濕地的生態價值和功能」，以達到「不會有濕地淨減少」的原則。新田科技城涉填平大量魚塘，與上述法定規劃意向不符。
- 【不符合后海灣濕地規劃原則】發展入侵150公頃「濕地保育區」和97公頃「濕地緩衝區」，不僅導致90公頃濕地損失，損害濕地連結性及完整性，發展更容許興建中至高密度樓宇，恐令毗鄰的國際重要濕地的生境質素下降，導致



整體生態功能喪失。這違反城市規劃委員會規劃指引12C所列明的『防患於未然』原則及『濕地零淨損失』。

- **【最新圖則剔除原有濕地規劃原則】**以往所有位於后海灣內的法定圖則，均會因應「濕地保育區」和「濕地緩衝區」而制定不同用途地帶的濕地保育要求。但根據最新的新田科技城分區圖，「濕地保育區」的大部分土地被劃為「其他指定用途（創新及科技）」地帶，其規劃意向改為「容納各式各樣的創新及科技用途」，當中經常准許的用途更達44種，包括人才公寓、商業、酒店、工業用途等，發展高度達130米。「濕地緩衝區」亦有土地被劃作「其他指定用途（混合用途）」地帶，容許高達200米的建築發展。最新規劃不但沒有列明濕地保育要求，更沒有採納任何濕地保育的規劃原則，恐令發展與毗連環境嚴重不協調。
- **【濕地喪失和生境破碎化】**新田科技城將導致至少90公頃的濕地面積減少，令大灣區的沿海濕地總量大減。新田科技城位於整個后海灣（又稱深圳灣）濕地系統的核心，發展將切斷后海灣東西兩側的生態連接，導致濕地生境破碎化，損害后海灣（又稱深圳灣）濕地系統的完整性。
- **【濕地系統質素退化】**新田科技城填塘後不只有創科商業用地，帶來超過12,000工作人口，更預計會有6,400單位作的住宅、酒店、康樂等用途。發展引入的人口和基建，將為毗連的「米埔內后海灣拉姆薩爾濕地」及「濕地保育區」帶來不可挽回的負面生態影響，例如人類活動干擾、光污染、噪音等等。
- **【危害全球面臨絕種危機及國家級保護物種】**受影響魚塘濕地所錄得的雀鳥物種數量達205種，其中有117種為具保育級別物種。新田科技城填塘發展將危及19種全球瀕危及近危物種，例如青頭潛鴨、黃胸鵝、黑臉琵鷺、紅頭潛鴨、白眼潛鴨和尖尾濱鵝；33種國家一級或二級重點保護野生動物，例如白肩鵲、鳥鵲和禿鷲。填平新田濕地將令眾多面臨滅絕物種失去其重要棲息地。
- **【危害繁殖鷺鳥族群】**新田科技城將直接影響全后海灣第二大的米埔龍鷺鳥林和第三大的米埔鷺鳥林，是超過230對鷺鳥的繁殖重陣，佔全港池鷺和小白鷺繁殖族群的三分之一。第一，新田科技城將永久移除部分用作繁殖的樹木；第二，繁殖鷺鳥將因大面積填塘而失去賴以為生的覓食地；第三，高達105米的創科發展將直接切斷繁殖鷺鳥來往鷺鳥林和覓食地的飛行廊區。發展一旦令鷺鳥無法在此繁殖後代，將直接威脅近二百對繁殖鷺鳥，相等於近15%的繁殖族群。
- **【環評錯漏百出不達標】**新田科技城圖則是基於「不合格」的環評報告，不能接受。新田環評報告有至少29項嚴重的技術評估和數據錯誤或遺漏，包括：違反環評「避免」原則；生態基線及評估資料不足；嚴重低估對保育類雀鳥、繁殖雀鳥、雀鳥飛行路線的影響；嚴重低估對歐亞水獺的影響；無充分資料證明生態補償有效；誤將生態優化措施當作緩解措施等。
- **【破壞傳統魚塘 直接影響傳統塘魚養殖】**新田科技城將直接影響超過30個已正式登記的養魚戶，發展忽視傳統塘魚養殖對經濟、社會和環境永續的貢獻。新田一帶的養魚戶過去半世紀一直養殖塘魚，甚至近十多年甚至積極參與生境管理及保育工作，在保留傳統塘魚養殖運作的同時，為水鳥提供覓食及棲息的空間，維持后海灣魚塘濕地的生態價值。
- **【違反國際公約】**新田科技城發展緊貼「米埔內后海灣拉姆薩爾濕地」，相距或不足30米。發展須填平150公頃「濕地保育區」作創科發展，發展不但會對拉姆薩爾濕地造成嚴重干擾，更會直接切斷她與東邊濕地的連接，損害國際重要濕地的濕地完整性和生態特徵。這與《濕地公約》將「避免濕地受到不利影響」列為首要要求，和《生物多樣性公約》所提倡的濕地保護，背道而馳。
- **【未先避免濕地損失 違反國家政策】**新田科技城未有遵循「避免、減少與補償」的原則進行規劃，未有優先考慮能夠避免負面生態影響或將破壞減到最少的方案，反而直接採納會造成大型濕地損失的方案，與「生態文明建設、高質量發展」和「保護優先」的國策，和十四五規劃提到的「整治修復濱海濕地2萬

公頃」，背道而馳。

- 【疑曲解國家政策 合理化填塘方案】2023年8月國務院公佈的《河套深港科技創新合作區深圳園區發展規劃》，明確指出「河套深港科技創新合作區」香港園區具體面積為87公頃，面積與落馬洲河套區的「港深科技園」吻合。新田科技城的填塘方案並非出自國家的主意。反之，具指導意義的《粵港澳大灣區發展規劃綱要》，就明確提出「加強濕地保護修復，全面保護區域內國際和國家重要濕地，開展濱海濕地跨境聯合保護」。局方選擇性解讀國策，借國家之名，忽略填平濱海濕地與國家濕地保護策略相沖的事實。



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提交就新田科技城分區計劃大綱草圖的書面申述

19/04/2024 15:50

Submission Number:

TPB/R/S/YL-MP/7-S003

From:

To:

tpbpd@pland.gov.hk

Sent by:

tpbpd@pland.gov.hk

File Ref:

Representation Number:

TPB/R/S/YL-MP/7R021

致城規會（電郵：tpbpd@pland.gov.hk）：

申述人全名（與身份證明文件一致）：Lai Chi Wai

申述人的身份證／護照號碼首四個字母數字（如 A123）

我要求城規會：

- 重新修訂新田科技城草圖，將「其他指定用途（創新及科技）」地帶重新劃為原本的地帶，即「自然保育區」、「其他指定用途（綜合發展及濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」，或其他與濕地保育相關的用途地帶，以遵循「防患於未然」和「不會有濕地淨減少」的濕地規劃原則。
- 修改修訂項目A1及B項有關「其他指定用途」註明「濕地保育公園」地帶的規劃意向和第一欄經常准許的用途，包括將「保護濕地生態系統完整」、「防患於未然」和「不會有濕地淨減少」的原則列為規劃意向；將「農地住用構築物」轉至第二欄，以確保所有可能對濕地造成負面影響的發展和基礎設施，均受到城規會把關。

其他：

原因如下：

- 【不符合新田法定圖則的規劃原意】根據原本的新田分區計劃大綱核准圖編號 S/YL-ST/8，150公頃「濕地保育區」和97公頃「濕地緩衝區」的土地，主要被劃作濕地保育相關的用途地帶，例如「自然保育區」、「其他指定用途（綜合發展包括濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」。該規劃意向主要是「保存和加強現有魚塘或濕地的生態價值和功能」，以達到「不會有濕地淨減少」的原則。新田科技城涉填平大量魚塘，與上述法定規劃意向不符。
- 【不符合后海灣濕地規劃原則】發展入侵150公頃「濕地保育區」和97公頃「濕地緩衝區」，不僅導致90公頃濕地損失，損害濕地連結性及完整性，發展更容許興建中至高密度樓宇，恐令毗鄰的國際重要濕地的生境質素下降，導致整體生態功能喪失。這違反城市規劃委員會規劃指引12C所列明的『防患於未然』原則及『濕地零淨損失』。



- **【最新圖則剔除原有濕地規劃原則】**以往所有位於后海灣內的法定圖則，均會因應「濕地保育區」和「濕地緩衝區」而制定不同用途地帶的濕地保育要求。但根據最新的新田科技城分區圖，「濕地保育區」的大部分土地被劃為「其他指定用途（創新及科技）」地帶，其規劃意向改為「容納各式各樣的創新及科技用途」，當中經常准許的用途更達44種，包括人才公寓、商業、酒店、工業用途等，發展高度達130米。「濕地緩衝區」亦有土地被劃作「其他指定用途（混合用途）」地帶，容許高達200米的建築發展。最新規劃不但沒有列明濕地保育要求，更沒有採納任何濕地保育的規劃原則，恐令發展與毗連環境嚴重不協調。
- **【濕地喪失和生境破碎化】**新田科技城將導致至少90公頃的濕地面積減少，令大灣區的沿海濕地總量大減。新田科技城位於整個后海灣（又稱深圳灣）濕地系統的核心，發展將切斷后海灣東西兩側的生態連接，導致濕地生境破碎化，損害后海灣（又稱深圳灣）濕地系統的完整性。
- **【濕地系統質素退化】**新田科技城填塘後不只有創科商業用地，帶來超過12,000工作人口，更預計會有6,400單位作的住宅、酒店、康樂等用途。發展引入的人口和基建，將為毗連的「米埔內后海灣拉姆薩爾濕地」及「濕地保育區」帶來不可挽回的負面生態影響，例如人類活動干擾、光污染、噪音等等。
- **【危害全球面臨絕種危機及國家級保護物種】**受影響魚塘濕地所錄得的雀鳥物種數量達205種，其中有117種為具保育級別物種。新田科技城填塘發展將危及19種全球瀕危及近危物種，例如青頭潛鴨、黃胸鵝、黑臉琵鷺、紅頭潛鴨、白眼潛鴨和尖尾濱鵲；33種國家一級或二級重點保護野生動物，例如白肩鵲、烏鵲和禿鷲。填平新田濕地將令眾多面臨滅絕物種失去其重要棲息地。
- **【危害繁殖鷺鳥族群】**新田科技城將直接影響全后海灣第二大的米埔龍鷺鳥林和第三大的米埔鷺鳥林，是超過230對鷺鳥的繁殖重陣，佔全港池鷺和小白鷺繁殖族群的三分之一。第一，新田科技城將永久移除部分用作繁殖的樹木；第二，繁殖鷺鳥將因大面積填塘而失去賴以為生的覓食地；第三，高達105米的創科發展將直接切斷繁殖鷺鳥來往鷺鳥林和覓食地的飛行廊區。發展一旦令鷺鳥無法在此繁殖後代，將直接威脅近二百對繁殖鷺鳥，相等於近15%的繁殖族群。
- **【環評錯漏百出不達標】**新田科技城圖則是基於「不合格」的環評報告，不能接受。新田環評報告有至少29項嚴重的技術評估和數據錯誤或遺漏，包括：違反環評「避免」原則；生態基線及評估資料不足；嚴重低估對保育類雀鳥、繁殖雀鳥、雀鳥飛行路線的影響；嚴重低估對歐亞水獺的影響；無充分資料證明生態補償有效；誤將生態優化措施當作緩解措施等。
- **【破壞傳統魚塘 直接影響傳統塘魚養殖】**新田科技城將直接影響超過30個已正式登記的養魚戶，發展忽視傳統塘魚養殖對經濟、社會和環境永續的貢獻。新田一帶的養魚戶過去半世紀一直養殖塘魚，甚至近十多年甚至積極參與生境管理及保育工作，在保留傳統塘魚養殖運作的同時，為水鳥提供覓食及棲息的空間，維持后海灣魚塘濕地的生態價值。
- **【違反國際公約】**新田科技城發展緊貼「米埔內后海灣拉姆薩爾濕地」，相距或不足30米。發展須填平150公頃「濕地保育區」作創科發展，發展不但會對拉姆薩爾濕地造成嚴重干擾，更會直接切斷她與東邊濕地的連接，損害國際重要濕地的濕地完整性和生態特徵。這與《濕地公約》將「避免濕地受到不利影響」列為首要要求，和《生物多樣性公約》所提倡的濕地保護，背道而馳。
- **【未先避免濕地損失 違反國家政策】**新田科技城未有遵循「避免、減少與補償」的原則進行規劃，未有優先考慮能夠避免負面生態影響或將破壞減到最少的方案，反而直接採納會造成大型濕地損失的方案，與「生態文明建設、高質量發展」和「保護優先」的國策，和十四五規劃提到的「整治修復濱海濕地2萬公頃」，背道而馳。
- **【疑曲解國家政策 合理化填塘方案】**2023年8月國務院公佈的《河套深港科技創新合作區深圳園區發展規劃》，明確指出「河套深港科技創新合作區」香港園區具體面積為87公頃，面積與落馬洲河套區的「港深科技園」吻合。新田科技城的填塘



方案並非出自國家的主意。反之，具指導意義的《粵港澳大灣區發展規劃綱要》，就明確提出「加強濕地保護修復，全面保護區域內國際和國家重要濕地，開展濱海濕地跨境聯合保護」。局方選擇性解讀國策，借國家之名，忽略填平濱海濕地與國家濕地保護策略相沖的事實。

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提交就新田科技城分區計劃大綱草圖的書面申述  
19/04/2024 16:14

Submission Number:  
TPB/R/S/YL-MP/7-S004

From: "Chan Chi Yan" [REDACTED]  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
Sent by: tpbpd@pland.gov.hk  
File Ref:

Representation Number:  
TPB/R/S/YL-MP/7R022

致城規會（電郵：tpbpd@pland.gov.hk）：

Chan Chi Yan :  
[REDACTED]

反對錯漏百出的環評報告，重新評估項目對環境的破壞，保育珍貴濕地。

我要求城規會：

- 重新修訂新田科技城草圖，將「其他指定用途（創新及科技）」地帶重新劃為原本的地帶，即「自然保育區」、「其他指定用途（綜合發展及濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」，或其他與濕地保育相關的用途地帶，以遵循「防患於未然」和「不會有濕地淨減少」的濕地規劃原則。
- 修改修訂項目A1及B項有關「其他指定用途」註明「濕地保育公園」地帶的規劃意向和第一欄經常准許的用途，包括將「保護濕地生態系統完整」、「防患於未然」和「不會有濕地淨減少」的原則列為規劃意向；將「農地住用構築物」轉至第二欄，以確保所有可能對濕地造成負面影響的發展和基礎設施，均受到城規會把關。

原因如下：

- 【不符合新田法定圖則的規劃原意】根據原本的新田分區計劃大綱核准圖編號S/YL-ST/8，150公頃「濕地保育區」和97公頃「濕地緩衝區」的土地，主要被劃作濕地保育相關的用途地帶，例如「自然保育區」、「其他指定用途（綜合發展包括濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」。該規劃意向主要是「保存和加強現有魚塘或濕地的生態價值和功能」，以達到「不會有濕地淨減少」的原則。新田科技城涉填平大量魚塘，與上述法定規劃意向不符。
- 【不符合后海灣濕地規劃原則】發展入侵150公頃「濕地保育區」和97公頃「濕地緩衝區」，不僅導致90公頃濕地損失，損害濕地連結性及完整性，發展更容許興建中至高密度樓宇，恐令毗鄰的國際重要濕地的生境質素下降，導致整體生態功能喪失。這違反城市規劃委員會規劃指引12C所列明的『防患於未然』原則及『濕地零淨損失』。
- 【最新圖則剔除原有濕地規劃原則】以往所有位於后海灣內的法定圖則，均會因應「濕地保育區」和「濕地緩衝區」而制定不同用途地帶的濕地保育要求。但根據最新的新田科技城分區圖，「濕地保育區」的大部分土地被劃為「其他指定用途（創



新及科技)」地帶，其規劃意向改為「容納各式各樣的創新及科技用途」，當中經常准許的用途更達44種，包括人才公寓、商業、酒店、工業用途等，發展高度達130米。「濕地緩衝區」亦有土地被劃作「其他指定用途（混合用途）」地帶，容許高達200米的建築發展。最新規劃不但沒有列明濕地保育要求，更沒有採納任何濕地保育的規劃原則，恐令發展與毗連環境嚴重不協調。

- 【濕地喪失和生境破碎化】新田科技城將導致至少90公頃的濕地面積減少，令大灣區的沿海濕地總量大減。新田科技城位於整個后海灣（又稱深圳灣）濕地系統的核心，發展將切斷后海灣東西兩側的生態連接，導致濕地生境破碎化，損害后海灣（又稱深圳灣）濕地系統的完整性。
- 【濕地系統質素退化】新田科技城填塘後不只有創科商業用地，帶來超過12,000工作人口，更預計會有6,400單位作的住宅、酒店、康樂等用途。發展引入的人口和基建，將為毗連的「米埔內后海灣拉姆薩爾濕地」及「濕地保育區」帶來不可挽回的負面生態影響，例如人類活動干擾、光污染、噪音等等。
- 【危害全球面臨絕種危機及國家級保護物種】受影響魚塘濕地所錄得的雀鳥物種數量達205種，其中有117種為具保育級別物種。新田科技城填塘發展將危及19種全球瀕危及近危物種，例如青頭潛鴨、黃胸鵝、黑臉琵鷺、紅頭潛鴨、白眼潛鴨和尖尾濱鵝；33種國家一級或二級重點保護野生動物，例如白肩鵲、烏鵲和禿鷲。填平新田濕地將令眾多面臨滅絕物種失去其重要棲息地。
- 【危害繁殖鷺鳥族群】新田科技城將直接影響全后海灣第二大的米埔龍鷺鳥林和第三大的米埔鷺鳥林，是超過230對鷺鳥的繁殖重陣，佔全港池鷺和小白鷺繁殖族群的三分之一。第一，新田科技城將永久移除部分用作繁殖的樹木；第二，繁殖鷺鳥將因大面積填塘而失去賴以為生的覓食地；第三，高達105米的創科發展將直接切斷繁殖鷺鳥來往鷺鳥林和覓食地的飛行廊區。發展一旦令鷺鳥無法在此繁殖後代，將直接威脅近二百對繁殖鷺鳥，相等於近15%的繁殖族群。
- 【環評錯漏百出不達標】新田科技城圖則是基於「不合格」的環評報告，不能接受。新田環評報告有至少29項嚴重的技術評估和數據錯誤或遺漏，包括：違反環評「避免」原則；生態基線及評估資料不足；嚴重低估對保育類雀鳥、繁殖雀鳥、雀鳥飛行路線的影響；嚴重低估對歐亞水獺的影響；無充分資料證明生態補償有效；誤將生態優化措施當作緩解措施等。
- 【破壞傳統魚塘 直接影響傳統塘魚養殖】新田科技城將直接影響超過30個已正式登記的養魚戶，發展忽視傳統塘魚養殖對經濟、社會和環境永續的貢獻。新田一帶的養魚戶過去半世紀一直養殖塘魚，甚至近十多年甚至積極參與生境管理及保育工作，在保留傳統塘魚養殖運作的同時，為水鳥提供覓食及棲息的空間，維持后海灣魚塘濕地的生態價值。
- 【違反國際公約】新田科技城發展緊貼「米埔內后海灣拉姆薩爾濕地」，相距或不足30米。發展須填平150公頃「濕地保育區」作創科發展，發展不但會對拉姆薩爾濕地造成嚴重干擾，更會直接切斷她與東邊濕地的連接，損害國際重要濕地的濕地完整性和生態特徵。這與《濕地公約》將「避免濕地受到不利影響」列為首要要求，和《生物多樣性公約》所提倡的濕地保護，背道而馳。
- 【未先避免濕地損失 違反國家政策】新田科技城未有遵循「避免、減少與補償」的原則進行規劃，未有優先考慮能夠避免負面生態影響或將破壞減到最少的方案，反而直接採納會造成大型濕地損失的方案，與「生態文明建設、高質量發展」和「保護優先」的國策，和十四五規劃提到的「整治修復濱海濕地2萬公頃」，背道而馳。
- 【疑曲解國家政策 合理化填塘方案】2023年8月國務院公佈的《河套深港科技創新合作區深圳園區發展規劃》，明確指出「河套深港科技創新合作區」香港園區具體面積為87公頃，面積與落馬洲河套區的「港深科技園」吻合。新田科技城的填塘方案並非出自國家的主意。反之，具指導意義的《粵港澳大灣區發展規劃綱要》，就明確提出「加強濕地保護修復，全面保護區域內國際和國家重要濕地，開展濱海濕地跨境聯合保護」。局方選擇性解讀國策，借國家之名，忽略填平濱海濕地與國

家濕地保護策略相沖的事實。



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就新田科技城分區計劃大綱草圖的書面申述  
19/04/2024 16:46

From: "April Li" [REDACTED]  
To: tpbpd@pland.gov.hk  
Sent by: tpbpd@pland.gov.hk  
File Ref:

Submission Number:  
TPB/R/S/YL-MP/7-S005

Representation Number:  
TPB/R/S/YL-MP/7R023

致城規會（電郵：[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)）：

申述人全名（與身份證明文件一致）：Li Shuk Kuen

申述人的身份證／護照號碼首四個字母數字（如 A123）：

我要求城規會：

重新修訂新田科技城草圖，將「其他指定用途（創新及科技）」地帶重新劃為原本的地帶，即「自然保育區」、「其他指定用途（綜合發展及濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」，或其他與濕地保育相關的用途地帶，以遵循「防患於未然」和「不會有濕地淨減少」的濕地規劃原則。

修改修訂項目A1及B項有關「其他指定用途」註明「濕地保育公園」地帶的規劃意向和第一欄經常准許的用途，包括將「保護濕地生態系統完整」、「防患於未然」和「不會有濕地淨減少」的原則列為規劃意向；將「農地住用構築物」轉至第二欄，以確保所有可能對濕地造成負面影響的發展和基礎設施，均受到城規會把關

原因如下：

【不符合新田法定圖則的規劃原意】根據原本的新田分區計劃大綱核准圖編號S/YL-ST/8，150公頃「濕地保育區」和97公頃「濕地緩衝區」的土地，主要被劃作濕地保育相關的用途地帶，例如「自然保育區」、「其他指定用途（綜合發展包括濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」。該規劃意向主要是「保存和加強現有魚塘或濕地的生態價值和功能」，以達到「不會有濕地淨減少」的原則。新田科技城涉填平大量魚塘，與上述法定規劃意向不符。

【不符合后海灣濕地規劃原則】發展入侵150公頃「濕地保育區」和97公頃「濕地緩衝區」，不僅導致90公頃濕地損失，損害濕地連結性及完整性，發展更容許興建中至高密度樓宇，恐令毗鄰的國際重要濕地的生境質素下降，導致整體生態功能喪失。這違反城市規劃委員會規劃指引12C所列明的「防患於未然」原則及「濕地零淨損失」。

【最新圖則剔除原有濕地規劃原則】以往所有位於后海灣內的法定圖則，均會因應「濕地保育區」和「濕地緩衝區」而制定不同用途地帶的濕地保育要求。但根據最新的新田科技城分區圖，「濕地保育區」的大部分土地被劃為「其他指定用途（創新及科技）」地帶，其規劃意向改為「容納各式各樣的創新及科技用途」，當中經常准許的用途更達44種，包括人才公寓、商業、酒店、工業用途等，發展高度達130米。「濕地緩衝區」亦有土地被劃作「其他指定用途（混合用途）」地帶，容許高達200米的建築發展。最新規劃不但沒有列明濕地保育要求，更沒有採納任何濕地保育的規劃原則，恐令發展與毗連環境嚴重不協調。



【濕地喪失和生境破碎化】新田科技城將導致至少90公頃的濕地面積減少，令大灣區的沿海濕地總量大減。新田科技城位於整個后海灣（又稱深圳灣）濕地系統的核心，發展將切斷后海灣東西兩側的生態連接，導致濕地生境破碎化，損害后海灣（又稱深圳灣）濕地系統的完整性。

【濕地系統質素退化】新田科技城填塘後不只有創科商業用地，帶來超過12,000工作人口，更預計會有6,400單位作的住宅、酒店、康樂等用途。發展引入的人口和基建，將為毗連的「米埔內后海灣拉姆薩爾濕地」及「濕地保育區」帶來不可挽回的負面生態影響，例如人類活動干擾、光污染、噪音等等。

【危害全球面臨絕種危機及國家級保護物種】受影響魚塘濕地所錄得的雀鳥物種數量達205種，其中有117種為具保育級別物種。新田科技城填塘發展將危及19種全球瀕危及近危物種，例如青頭潛鴨、黃胸鵪、黑臉琵鷺、紅頭潛鴨、白眼潛鴨和尖尾濱鵲；33種國家一級或二級重點保護野生動物，例如白肩鵲、烏鵲和禿鷲。填平新田濕地將令眾多面臨滅絕物種失去其重要棲息地。

【危害繁殖鷺鳥族群】新田科技城將直接影響全后海灣第二大的米埔隴鷺鳥林和第三大的米埔鷺鳥林，是超過230對鷺鳥的繁殖重陣，佔全港池鷺和小白鷺繁殖族群的三分之一。第一，新田科技城將永久移除部分用作繁殖的樹木；第二，繁殖鷺鳥將因大面積填塘而失去賴以為生的覓食地；第三，高達105米的創科發展將直接切斷繁殖鷺鳥來往鷺鳥林和覓食地的飛行廊區。發展一旦令鷺鳥無法在此繁殖後代，將直接威脅近二百對繁殖鷺鳥，相等於近15%的繁殖族群。

【環評錯漏百出不達標】新田科技城圖則是基於「不合格」的環評報告，不能接受。新田環評報告有至少29項嚴重的技術評估和數據錯誤或遺漏，包括：違反環評「避免」原則；生態基線及評估資料不足；嚴重低估對保育類雀鳥、繁殖雀鳥、雀鳥飛行路線的影響；嚴重低估對歐亞水獺的影響；無充分資料證明生態補償有效；誤將生態優化措施當作緩解措施等。

【破壞傳統魚塘 直接影響傳統塘魚養殖】新田科技城將直接影響超過30個已正式登記的養魚戶，發展忽視傳統塘魚養殖對經濟、社會和環境永續的貢獻。新田一帶的養魚戶過去半世紀一直養殖塘魚，甚至近十多年甚至積極參與生境管理及保育工作，在保留傳統塘魚養殖運作的同時，為水鳥提供覓食及棲息的空間，維持后海灣魚塘濕地的生態價值。

【違反國際公約】新田科技城發展緊貼「米埔內后海灣拉姆薩爾濕地」，相距或不足30米。發展須填平150公頃「濕地保育區」作創科發展，發展不但會對拉姆薩爾濕地造成嚴重干擾，更會直接切斷她與東邊濕地的連接，損害國際重要濕地的濕地完整性和生態特徵。這與《濕地公約》將「避免濕地受到不利影響」列為首要要求，和《生物多樣性公約》所提倡的濕地保護，背道而馳。

【未先避免濕地損失 違反國家政策】新田科技城未有遵循「避免、減少與補償」的原則進行規劃，未有優先考慮能夠避免負面生態影響或將破壞減到最少的方案，反而直接採納會造成大型濕地損失的方案，與「生態文明建設、高質量發展」和「保護優先」的國策，和十四五規劃提到的「整治修復濱海濕地2萬公頃」，背道而馳。

【疑曲解國家政策 合理化填塘方案】2023年8月國務院公佈的《河套深港科技創新合作區深圳園區發展規劃》，明確指出「河套深港科技創新合作區」香港園區具體面積為87公頃，面積與落馬洲河套區的「港深科技園」吻合。新田科技城的填塘方案並非出自國家的主意。反之，具指導意義的《粵港澳大灣區發展規劃綱要》，就明確提出「加強濕地保護修復，全面保護區域內國際和國家重要濕地，開展濱海濕地跨境聯合保護」。局方選擇性解讀國策，借國家之名，忽略填平濱海濕地與國家濕地保護策略相沖的事實。



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Fwd: 提交就新田科技城分區計劃大綱草圖的書面申述  
19/04/2024 17:08

Submission Number:  
TPB/R/S/YL-MP/7-S006

From: "Gary Tsui"  
To: tpbpd@pland.gov.hk  
Sent by: tpbpd@pland.gov.hk  
File Ref:

Representation Number:  
TPB/R/S/YL-MP/7R024

致城規會（電郵：[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)）：

申述人全名（與身份證明文件一致）：徐志堅

申述人的身份證／護照號碼首四個字母數字（如 A123）：

香港的發展，不應由一份錯誤百出的環評改變國際公認的珍貴土地，嚴重影響生態系統，破壞生態安全！

我要求城規會：

- 重新修訂新田科技城草圖，將「其他指定用途（創新及科技）」地帶重新劃為原本的地帶，即「自然保育區」、「其他指定用途（綜合發展及濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」，或其他與濕地保育相關的用途地帶，以遵循「防患於未然」和「不會有濕地淨減少」的濕地規劃原則。
- 修改修訂項目A1及B項有關「其他指定用途」註明「濕地保育公園」地帶的規劃意向和第一欄經常准許的用途，包括將「保護濕地生態系統完整」、「防患於未然」和「不會有濕地淨減少」的原則列為規劃意向；將「農地住用構築物」轉至第二欄，以確保所有可能對濕地造成負面影響的發展和基礎設施，均受到城規會把關。

其他：

原因如下：

- 【不符合新田法定圖則的規劃原意】根據原本的新田分區計劃大綱核准圖編號S/YL-ST/8，150公頃「濕地保育區」和97公頃「濕地緩衝區」的土地，主要被劃作濕地保育相關的用途地帶，例如「自然保育區」、「其他指定用途（綜合發展包括濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」。該規劃意向主要是「保存和加強現有魚塘或濕地的生態價值和功能」，以達到「不會有濕地淨減少」的原則。新田科技城涉填平大量魚塘，與上述法定規劃意向不符。
- 【不符合後海灣濕地規劃原則】發展入侵150公頃「濕地保育區」和97公頃「濕地緩衝區」，不僅導致90公頃濕地損失，損害濕地連結性及完整性，發展更容許與



建中至高密度樓宇，恐令毗鄰的國際重要濕地的生境質素下降，導致整體生態功能喪失。這違反城市規劃委員會規劃指引12C所列明的『防患於未然』原則及『濕地零淨損失』。

- **【最新圖則剔除原有濕地規劃原則】**以往所有位於后海灣內的法定圖則，均會因應「濕地保育區」和「濕地緩衝區」而制定不同用途地帶的濕地保育要求。但根據最新的新田科技城分區圖，「濕地保育區」的大部分土地被劃為「其他指定用途（創新及科技）」地帶，其規劃意向改為「容納各式各樣的創新及科技用途」，當中經常准許的用途更達44種，包括人才公寓、商業、酒店、工業用途等，發展高度達130米。「濕地緩衝區」亦有土地被劃作「其他指定用途（混合用途）」地帶，容許高達200米的建築發展。最新規劃不但沒有列明濕地保育要求，更沒有採納任何濕地保育的規劃原則，恐令發展與毗連環境嚴重不協調。
- **【濕地喪失和生境破碎化】**新田科技城將導致至少90公頃的濕地面積減少，令大灣區的沿海濕地總量大減。新田科技城位於整個后海灣（又稱深圳灣）濕地系統的核心，發展將切斷后海灣東西兩側的生態連接，導致濕地生境破碎化，損害后海灣（又稱深圳灣）濕地系統的完整性。
- **【濕地系統質素退化】**新田科技城填塘後不只有創科商業用地，帶來超過12,000工作人口，更預計會有6,400單位作的住宅、酒店、康樂等用途。發展引入的人口和基建，將為毗連的「米埔內后海灣拉姆薩爾濕地」及「濕地保育區」帶來不可挽回的負面生態影響，例如人類活動干擾、光污染、噪音等等。
- **【危害全球面臨絕種危機及國家級保護物種】**受影響魚塘濕地所錄得的雀鳥物種數量達205種，其中有117種為具保育級別物種。新田科技城填塘發展將危及19種全球瀕危及近危物種，例如青頭潛鴨、黃胸鵝、黑臉琵鷺、紅頭潛鴨、白眼潛鴨和尖尾濱鵲；33種國家一級或二級重點保護野生動物，例如白肩鵲、烏鵲和禿鷲。填平新田濕地將令眾多面臨滅絕物種失去其重要棲息地。
- **【危害繁殖鷺鳥族群】**新田科技城將直接影響全后海灣第二大的米埔龍鷺鳥林和第三大的米埔鷺鳥林，是超過230對鷺鳥的繁殖重陣，佔全港池鷺和小白鷺繁殖族群的三分之一。第一，新田科技城將永久移除部分用作繁殖的樹木；第二，繁殖鷺鳥將因大面積填塘而失去賴以為生的覓食地；第三，高達105米的創科發展將直接切斷繁殖鷺鳥來往鷺鳥林和覓食地的飛行廊區。發展一旦令鷺鳥無法在此繁殖後代，將直接威脅近二百對繁殖鷺鳥，相等於近15%的繁殖族群。
- **【環評錯漏百出不達標】**新田科技城圖則是基於「不合格」的環評報告，不能接受。新田環評報告有至少29項嚴重的技術評估和數據錯誤或遺漏，包括：違反環評「避免」原則；生態基線及評估資料不足；嚴重低估對保育類雀鳥、繁殖雀鳥、雀鳥飛行路線的影響；嚴重低估對歐亞水獺的影響；無充分資料證明生態補償有效；誤將生態優化措施當作緩解措施等。
- **【破壞傳統魚塘 直接影響傳統塘魚養殖】**新田科技城將直接影響超過30個已正式登記的養魚戶，發展忽視傳統塘魚養殖對經濟、社會和環境永續的貢獻。新田一帶的養魚戶過去半世紀一直養殖塘魚，甚至近十多年甚至積極參與生境管理及保育工作，在保留傳統塘魚養殖運作的同時，為水鳥提供覓食及棲息的空間，維持后海灣魚塘濕地的生態價值。
- **【違反國際公約】**新田科技城發展緊貼「米埔內后海灣拉姆薩爾濕地」，相距或不足30米。發展須填平150公頃「濕地保育區」作創科發展，發展不但會對拉姆薩爾濕地造成嚴重干擾，更會直接切斷她與東邊濕地的連接，損害國際重要濕地的濕地完整性和生態特徵。這與《濕地公約》將「避免濕地受到不利影響」列為首要要求，和《生物多樣性公約》所提倡的濕地保護，背道而馳。
- **【未先避免濕地損失 違反國家政策】**新田科技城未有遵循「避免、減少與補償」的原則進行規劃，未有優先考慮能夠避免負面生態影響或將破壞減到最少的方案，反而直接採納會造成大型濕地損失的方案，與「生態文明建設、高質量發展」和「保護優先」的國策，和十四五規劃提到的「整治修復濱海濕地2萬公頃」，背道而馳。



- **【疑曲解國家政策 合理化填塘方案】**2023年8月國務院公佈的《河套深港科技創新合作區深圳園區發展規劃》，明確指出「河套深港科技創新合作區」香港園區具體面積為87公頃，面積與落馬洲河套區的「港深科技園」吻合。新田科技城的填塘方案並非出自國家的主意。反之，具指導意義的《粵港澳大灣區發展規劃綱要》，就明確提出「加強濕地保護修復，全面保護區域內國際和國家重要濕地，開展濱海濕地跨境聯合保護」。局方選擇性解讀國策，借國家之名，忽略填平濱海濕地與國家濕地保護策略相沖的事實。

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提交就新田科技城分區計劃大綱草圖的書面申述

19/04/2024 17:09

Submission Number:

TPB/R/S/YL-MP/7-S007

From:

To:

Sent by:

File Ref:

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

tpbpd@pland.gov.hk

Representation Number:

TPB/R/S/YL-MP/7R025

致城規會（電郵：[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)）：

申述人全名（與身份證明文件一致）：

Lo Kin Man Ken

申述人的身份證／護照號碼首四個字母數字（如 A123）：

濕地是對生物多樣性好重要的

我要求城規會：

- 重新修訂新田科技城草圖，將「其他指定用途（創新及科技）」地帶重新劃為原本的地帶，即「自然保育區」、「其他指定用途（綜合發展及濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」，或其他與濕地保育相關的用途地帶，以遵循「防患於未然」和「不會有濕地淨減少」的濕地規劃原則。
- 修改修訂項目A1及B項有關「其他指定用途」註明「濕地保育公園」地帶的規劃意向和第一欄經常准許的用途，包括將「保護濕地生態系統完整」、「防患於未然」和「不會有濕地淨減少」的原則列為規劃意向；將「農地住用構築物」轉至第二欄，以確保所有可能對濕地造成負面影響的發展和基礎設施，均受到城規會把關。

其他：\_\_\_\_\_

原因如下：

- 【不符合新田法定圖則的規劃原意】根據原本的新田分區計劃大綱核准圖編號 S/YL-ST/8，150公頃「濕地保育區」和97公頃「濕地緩衝區」的土地，主要被劃作濕地保育相關的用途地帶，例如「自然保育區」、「其他指定用途（綜合發展包括濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」。該規劃意向主要是「保存和加強現有魚塘或濕地的生態價值和功能」，以達到「不會有濕地淨減少」的原則。新田科技城涉填平大量魚塘，與上述法定規劃意向不符。
- 【不符合后海灣濕地規劃原則】發展入侵150公頃「濕地保育區」和97公頃「濕地緩衝區」，不僅導致90公頃濕地損失，損害濕地連結性及完整性，發展更容許興建中至高密度樓宇，恐令毗鄰的國際重要濕地的生境質素下降，導致整體生態功能喪失。這違反城市規劃委員會規劃指引12C所列明的「防患於未然」原則及「濕地零淨損失」。



- **【最新圖則剔除原有濕地規劃原則】**以往所有位於后海灣內的法定圖則，均會因應「濕地保育區」和「濕地緩衝區」而制定不同用途地帶的濕地保育要求。但根據最新的新田科技城分區圖，「濕地保育區」的大部分土地被劃為「其他指定用途（創新及科技）」地帶，其規劃意向改為「容納各式各樣的創新及科技用途」，當中經常准許的用途更達44種，包括人才公寓、商業、酒店、工業用途等，發展高度達130米。「濕地緩衝區」亦有土地被劃作「其他指定用途（混合用途）」地帶，容許高達200米的建築發展。最新規劃不但沒有列明濕地保育要求，更沒有採納任何濕地保育的規劃原則，恐令發展與毗連環境嚴重不協調。
- **【濕地喪失和生境破碎化】**新田科技城將導致至少90公頃的濕地面積減少，令大灣區的沿海濕地總量大減。新田科技城位於整個后海灣（又稱深圳灣）濕地系統的核心，發展將切斷后海灣東西兩側的生態連接，導致濕地生境破碎化，損害后海灣（又稱深圳灣）濕地系統的完整性。
- **【濕地系統質素退化】**新田科技城填塘後不只有創科商業用地，帶來超過12,000工作人口，更預計會有6,400單位作的住宅、酒店、康樂等用途。發展引入的人口和基建，將為毗連的「米埔內后海灣拉姆薩爾濕地」及「濕地保育區」帶來不可挽回的負面生態影響，例如人類活動干擾、光污染、噪音等等。
- **【危害全球面臨絕種危機及國家級保護物種】**受影響魚塘濕地所錄得的雀鳥物種數量達205種，其中有117種為具保育級別物種。新田科技城填塘發展將危及19種全球瀕危及近危物種，例如青頭潛鴨、黃胸鵝、黑臉琵鷺、紅頭潛鴨、白眼潛鴨和尖尾濱鵲；33種國家一級或二級重點保護野生動物，例如白肩鵲、烏鵲和禿鷲。填平新田濕地將令眾多面臨滅絕物種失去其重要棲息地。
- **【危害繁殖鷺鳥族群】**新田科技城將直接影響全后海灣第二大的米埔龍鷺鳥林和第三大的米埔鷺鳥林，是超過230對鷺鳥的繁殖重陣，佔全港池鷺和小白鷺繁殖族群的三分之一。第一，新田科技城將永久移除部分用作繁殖的樹木；第二，繁殖鷺鳥將因大面積填塘而失去賴以為生的覓食地；第三，高達105米的創科發展將直接切斷繁殖鷺鳥來往鷺鳥林和覓食地的飛行廊區。發展一旦令鷺鳥無法在此繁殖後代，將直接威脅近二百對繁殖鷺鳥，相等於近15%的繁殖族群。
- **【環評錯漏百出不達標】**新田科技城圖則是基於「不合格」的環評報告，不能接受。新田環評報告有至少29項嚴重的技術評估和數據錯誤或遺漏，包括：違反環評「避免」原則；生態基線及評估資料不足；嚴重低估對保育類雀鳥、繁殖雀鳥、雀鳥飛行路線的影響；嚴重低估對歐亞水獺的影響；無充分資料證明生態補償有效；誤將生態優化措施當作緩解措施等。
- **【破壞傳統魚塘 直接影響傳統塘魚養殖】**新田科技城將直接影響超過30個已正式登記的養魚戶，發展忽視傳統塘魚養殖對經濟、社會和環境永續的貢獻。新田一帶的養魚戶過去半世紀一直養殖塘魚，甚至近十多年甚至積極參與生境管理及保育工作，在保留傳統塘魚養殖運作的同時，為水鳥提供覓食及棲息的空間，維持后海灣魚塘濕地的生態價值。
- **【違反國際公約】**新田科技城發展緊貼「米埔內后海灣拉姆薩爾濕地」，相距或不足30米。發展須填平150公頃「濕地保育區」作創科發展，發展不但會對拉姆薩爾濕地造成嚴重干擾，更會直接切斷她與東邊濕地的連接，損害國際重要濕地的濕地完整性和生態特徵。這與《濕地公約》將「避免濕地受到不利影響」列為首要要求，和《生物多樣性公約》所提倡的濕地保護，背道而馳。
- **【未先避免濕地損失 違反國家政策】**新田科技城未有遵循「避免、減少與補償」的原則進行規劃，未有優先考慮能夠避免負面生態影響或將破壞減到最少的方案，反而直接採納會造成大型濕地損失的方案，與「生態文明建設、高質量發展」和「保護優先」的國策，和十四五規劃提到的「整治修復濱海濕地2萬公頃」，背道而馳。
- **【疑曲解國家政策 合理化填塘方案】**2023年8月國務院公佈的《河套深港科技創新合作區深圳園區發展規劃》，明確指出「河套深港科技創新合作區」香港園區具體面積為87公頃，面積與落馬洲河套區的「港深科技園」吻合。新田科技城的填塘

方案並非出自國家的主意。反之，具指導意義的《粵港澳大灣區發展規劃綱要》，就明確提出「加強濕地保護修復，全面保護區域內國際和國家重要濕地，開展濱海濕地跨境聯合保護」。局方選擇性解讀國策，借國家之名，忽略填平濱海濕地與國家濕地保護策略相沖的事實。



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守護濕地意見書  
19/04/2024 17:21

Submission Number:  
TPB/R/S/YL-MP/7-S008

From: "junoly choi"  
To: tpbpd@pland.gov.hk  
Sent by: tpbpd@pland.gov.hk  
File Ref:

Representation Number:  
TPB/R/S/YL-MP/7R026

致城規會（電郵：[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)）：

申述人全名：  
CHOI MAN PUI

申述人的身份證首四個字母數字：  
[REDACTED]

動物不懂發聲，但需要專重，作為地球上智慧生物，  
請保護其他生物的生存環境！

我要求城規會：

- 重新修訂新田科技城草圖，將「其他指定用途（創新及科技）」地帶重新劃為原本的地帶，即「自然保育區」、「其他指定用途（綜合發展及濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」，或其他與濕地保育相關的用途地帶，以遵循「防患於未然」和「不會有濕地淨減少」的濕地規劃原則。
- 修改修訂項目A1及B項有關「其他指定用途」註明「濕地保育公園」地帶的規劃意向和第一欄經常准許的用途，包括將「保護濕地生態系統完整」、「防患於未然」和「不會有濕地淨減少」的原則列為規劃意向；將「農地住用構築物」轉至第二欄，以確保所有可能對濕地造成負面影響的發展和基礎設施，均受到城規會把關。

原因如下：

- 【不符合新田法定圖則的規劃原意】根據原本的新田分區計劃大綱核准圖編號S/YL-ST/8，150公頃「濕地保育區」和97公頃「濕地緩衝區」的土地，主要被劃作濕地保育相關的用途地帶，例如「自然保育區」、「其他指定用途（綜合發展包括濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」。該規劃意向主要是「保存和加強現有魚塘或濕地的生態價值和功能力」，以達到「不會有濕地淨減少」的原則。新田科技城涉填平大量魚塘，與上述法定規劃意向不符。
- 【不符合后海灣濕地規劃原則】發展入侵150公頃「濕地保育區」和97公頃「濕地緩衝區」，不僅導致90公頃濕地損失，損害濕地連結性及完整性，發展更容許興建中至高密度樓宇，恐令毗鄰的國際重要濕地的生境質素下降，導致整體生態功能喪失。這違反城市規劃委員會規劃指引12C所列明的「防患於未然」原則及「濕地零淨損失」。



- **【最新圖則剔除原有濕地規劃原則】**以往所有位於后海灣內的法定圖則，均會因應「濕地保育區」和「濕地緩衝區」而制定不同用途地帶的濕地保育要求。但根據最新的新田科技城分區圖，「濕地保育區」的大部分土地被劃為「其他指定用途（創新及科技）」地帶，其規劃意向改為「容納各式各樣的創新及科技用途」，當中經常准許的用途更達44種，包括人才公寓、商業、酒店、工業用途等，發展高度達130米。「濕地緩衝區」亦有土地被劃作「其他指定用途（混合用途）」地帶，容許高達200米的建築發展。最新規劃不但沒有列明濕地保育要求，更沒有採納任何濕地保育的規劃原則，恐令發展與毗連環境嚴重不協調。
- **【濕地喪失和生境破碎化】**新田科技城將導致至少90公頃的濕地面積減少，令大灣區的沿海濕地總量大減。新田科技城位於整個后海灣（又稱深圳灣）濕地系統的核心，發展將切斷后海灣東西兩側的生態連接，導致濕地生境破碎化，損害后海灣（又稱深圳灣）濕地系統的完整性。
- **【濕地系統質素退化】**新田科技城填塘後不只有創科商業用地，帶來超過12,000工作人口，更預計會有6,400單位作的住宅、酒店、康樂等用途。發展引入的人口和基建，將為毗連的「米埔內后海灣拉姆薩爾濕地」及「濕地保育區」帶來不可挽回的負面生態影響，例如人類活動干擾、光污染、噪音等等。
- **【危害全球面臨絕種危機及國家級保護物種】**受影響魚塘濕地所錄得的雀鳥物種數量達205種，其中有117種為具保育級別物種。新田科技城填塘發展將危及19種全球瀕危及近危物種，例如青頭潛鴨、黃胸鵝、黑臉琵鷺、紅頭潛鴨、白眼潛鴨和尖尾濱鵲；33種國家一級或二級重點保護野生動物，例如白肩鵲、鳥鵲和禿鷲。填平新田濕地將令眾多面臨滅絕物種失去其重要棲息地。
- **【危害繁殖鷺鳥族群】**新田科技城將直接影響全后海灣第二大的米埔隴鷺鳥林和第三大的米埔鷺鳥林，是超過230對鷺鳥的繁殖重陣，佔全港池鷺和小白鷺繁殖族群的三分之一。第一，新田科技城將永久移除部分用作繁殖的樹木；第二，繁殖鷺鳥將因大面積填塘而失去賴以為生的覓食地；第三，高達105米的創科發展將直接切斷繁殖鷺鳥來往鷺鳥林和覓食地的飛行廊區。發展一旦令鷺鳥無法在此繁殖後代，將直接威脅近二百對繁殖鷺鳥，相等於近15%的繁殖族群。
- **【環評錯漏百出不達標】**新田科技城圖則是基於「不合格」的環評報告，不能接受。新田環評報告有至少29項嚴重的技術評估和數據錯誤或遺漏，包括：違反環評「避免」原則；生態基線及評估資料不足；嚴重低估對保育類雀鳥、繁殖雀鳥、雀鳥飛行路線的影響；嚴重低估對歐亞水獺的影響；無充分資料證明生態補償有效；誤將生態優化措施當作緩解措施等。
- **【破壞傳統魚塘 直接影響傳統塘魚養殖】**新田科技城將直接影響超過30個已正式登記的養魚戶，發展忽視傳統塘魚養殖對經濟、社會和環境永續的貢獻。新田一帶的養魚戶過去半世紀一直養殖塘魚，甚至近十多年甚至積極參與生境管理及保育工作，在保留傳統塘魚養殖運作的同時，為水鳥提供覓食及棲息的空間，維持后海灣魚塘濕地的生態價值。
- **【違反國際公約】**新田科技城發展緊貼「米埔內后海灣拉姆薩爾濕地」，相距或不足30米。發展須填平150公頃「濕地保育區」作創科發展，發展不但會對拉姆薩爾濕地造成嚴重干擾，更會直接切斷她與東邊濕地的連接，損害國際重要濕地的濕地完整性和生態特徵。這與《濕地公約》將「避免濕地受到不利影響」列為首要要求，和《生物多樣性公約》所提倡的濕地保護，背道而馳。
- **【未先避免濕地損失 違反國家政策】**新田科技城未有遵循「避免、減少與補償」的原則進行規劃，未有優先考慮能夠避免負面生態影響或將破壞減到最少的方案，反而直接採納會造成大型濕地損失的方案，與「生態文明建設、高質量發展」和「保護優先」的國策，和十四五規劃提到的「整治修復濱海濕地2萬公頃」，背道而馳。
- **【疑曲解國家政策 合理化填塘方案】**2023年8月國務院公佈的《河套深港科技



創新合作區深圳園區發展規劃》，明確指出「河套深港科技創新合作區」香港園區具體面積為87公頃，面積與落馬洲河套區的「港深科技園」吻合。新田科技城的填塘方案並非出自國家的主意。反之，具指導意義的《粵港澳大灣區發展規劃綱要》，就明確提出「加強濕地保護修復，全面保護區域內國際和國家重要濕地，開展濱海濕地跨境聯合保護」。局方選擇性解讀國策，借國家之名，忽略填平濱海濕地與國家濕地保護策略相沖的事實。

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提交就新田科技城分區計劃大綱草圖的書面申述

19/04/2024 17:25

Submission Number:

TPB/R/S/YL-MP/7-S009

From:

To:

Sent by:

File Ref:

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

tpbpd@pland.gov.hk

Representation Number:

TPB/R/S/YL-MP/7R027

-----原始邮件-----

寄件人：綠色和平

发送时间：2024年4月19日 17:19

收件人：

主旨：Fw: 提交就新田科技城分區計劃大綱草圖的書面申述

致城規會（電郵：tpbpd@pland.gov.hk）：

申述人全名（與身份證明文件一致）：

CHAN NGON PO

申述人的身份證／護照號碼首四個字母數字（如 A123）：

尊重環境，自然環境一去不復反！

我要求城規會：

- 重新修訂新田科技城草圖，將「其他指定用途（創新及科技）」地帶重新劃為原本的地帶，即「自然保育區」、「其他指定用途（綜合發展及濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」，或其他與濕地保育相關的用途地帶，以遵循「防患於未然」和「不會有濕地淨減少」的濕地規劃原則。
- 修改修訂項目A1及B項有關「其他指定用途」註明「濕地保育公園」地帶的規劃意向和第一欄經常准許的用途，包括將「保護濕地生態系統完整」、「防患於未然」和「不會有濕地淨減少」的原則列為規劃意向；將「農地住用構築物」轉至第二欄，以確保所有可能對濕地造成負面影響的發展和基礎設施，均受到城規會把關。

其他：

原因如下：

- 【不符合新田法定圖則的規劃原意】根據原本的新田分區計劃大綱核准圖編號 S/YL-ST/8，150公頃「濕地保育區」和97公頃「濕地緩衝區」的土地，主要被劃作濕地保育相關的用途地帶，例如「自然保育區」、「其他指定用途（綜合發展包括濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」。該規劃



意向主要是「保存和加強現有魚塘或濕地的生態價值和功能」，以達到「不會有濕地淨減少」的原則。新田科技城填平大量魚塘，與上述法定規劃意向不符。

- 【不符合后海灣濕地規劃原則】發展入侵150公頃「濕地保育區」和97公頃「濕地緩衝區」，不僅導致90公頃濕地損失，損害濕地連結性及完整性，發展更容許興建中至高密度樓宇，恐令毗鄰的國際重要濕地的生境質素下降，導致整體生態功能喪失。這違反城市規劃委員會規劃指引12C所列明的「防患於未然」原則及「濕地零淨損失」。
- 【最新圖則剔除原有濕地規劃原則】以往所有位於后海灣內的法定圖則，均會因應「濕地保育區」和「濕地緩衝區」而制定不同用途地帶的濕地保育要求。但根據最新的新田科技城分區圖，「濕地保育區」的大部分土地被劃為「其他指定用途（創新及科技）」地帶，其規劃意向改為「容納各式各樣的創新及科技用途」，當中經常准許的用途更達44種，包括人才公寓、商業、酒店、工業用途等，發展高度達130米。「濕地緩衝區」亦有土地被劃作「其他指定用途（混合用途）」地帶，容許高達200米的建築發展。最新規劃不但沒有列明濕地保育要求，更沒有採納任何濕地保育的規劃原則，恐令發展與毗連環境嚴重不協調。
- 【濕地喪失和生境破碎化】新田科技城將導致至少90公頃的濕地面積減少，令大灣區的沿海濕地總量大減。新田科技城位於整個后海灣（又稱深圳灣）濕地系統的核心，發展將切斷后海灣東西兩側的生態連接，導致濕地生境破碎化，損害后海灣（又稱深圳灣）濕地系統的完整性。
- 【濕地系統質素退化】新田科技城填塘後不只有創科商業用地，帶來超過12,000工作人口，更預計會有6,400單位作的住宅、酒店、康樂等用途。發展引入的人口和基建，將為毗連的「米埔內后海灣拉姆薩爾濕地」及「濕地保育區」帶來不可挽回的負面生態影響，例如人類活動干擾、光污染、噪音等等。
- 【危害全球面臨絕種危機及國家級保護物種】受影響魚塘濕地所錄得的雀鳥物種數量達205種，其中有117種為具保育級別物種。新田科技城填塘發展將危及19種全球瀕危及近危物種，例如青頭潛鴨、黃胸鵝、黑臉琵鷺、紅頭潛鴨、白眼潛鴨和尖尾濱鵲；33種國家一級或二級重點保護野生動物，例如白肩鵲、烏鵲和禿鷲。填平新田濕地將令眾多面臨滅絕物種失去其重要棲息地。
- 【危害繁殖鷺鳥族群】新田科技城將直接影響全后海灣第二大的米埔龍鷺鳥林和第三大的米埔鷺鳥林，是超過230對鷺鳥的繁殖重陣，佔全港池鷺和小白鷺繁殖族群的三分之一。第一，新田科技城將永久移除部分用作繁殖的樹木；第二，繁殖鷺鳥將因大面積填塘而失去賴以為生的覓食地；第三，高達105米的創科發展將直接切斷繁殖鷺鳥來往鷺鳥林和覓食地的飛行廊區。發展一旦令鷺鳥無法在此繁殖後代，將直接威脅近二百對繁殖鷺鳥，相等於近15%的繁殖族群。
- 【環評錯漏百出不達標】新田科技城圖則是基於「不合格」的環評報告，不能接受。新田環評報告有至少29項嚴重的技術評估和數據錯誤或遺漏，包括：違反環評「避免」原則；生態基線及評估資料不足；嚴重低估對保育類雀鳥、繁殖雀鳥、雀鳥飛行路線的影響；嚴重低估對歐亞水獺的影響；無充分資料證明生態補償有效；誤將生態優化措施當作緩解措施等。
- 【破壞傳統魚塘 直接影響傳統塘魚養殖】新田科技城將直接影響超過30個已正式登記的養魚戶，發展忽視傳統塘魚養殖對經濟、社會和環境永續的貢獻。新田一帶的養魚戶過去半世紀一直養殖塘魚，甚至近十多年甚至積極參與生境管理及保育工作，在保留傳統塘魚養殖運作的同時，為水鳥提供覓食及棲息的空間，維持后海灣魚塘濕地的生態價值。
- 【違反國際公約】新田科技城發展緊貼「米埔內后海灣拉姆薩爾濕地」，相距或不足30米。發展須填平150公頃「濕地保育區」作創科發展，發展不但會對拉姆薩爾濕地造成嚴重干擾，更會直接切斷她與東邊濕地的連接，損害國際重要濕地的濕地完整性和生態特徵。這與《濕地公約》將「避免濕地受到不利影響」列為首要要求，和《生物多樣性公約》所提倡的濕地保護，背道而馳。
- 【未先避免濕地損失 違反國家政策】新田科技城未有遵循「避免、減少與補償」。

的原則進行規劃，未有優先考慮能夠避免負面生態影響或將破壞減到最少的方案，反而直接採納會造成大型濕地損失的方案，與「生態文明建設、高質量發展」和「保護優先」的國策，和十四五規劃提到的「整治修復濱海濕地2萬公頃」，背道而馳。

- **【疑曲解國家政策 合理化填塘方案】** 2023年8月國務院公佈的《河套深港科技創新合作區深圳園區發展規劃》，明確指出「河套深港科技創新合作區」香港園區具體面積為87公頃，面積與落馬洲河套區的「港深科技園」吻合。新田科技城的填塘方案並非出自國家的主意。反之，具指導意義的《粵港澳大灣區發展規劃綱要》，就明確提出「加強濕地保護修復，全面保護區域內國際和國家重要濕地，開展濱海濕地跨境聯合保護」。局方選擇性解讀國策，借國家之名，忽略填平濱海濕地與國家濕地保護策略相沖的事實。



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Fwd: 提交就新田科技城分區計劃大綱草圖的書面申述  
19/04/2024 17:35

Submission Number:

TPB/R/S/YL-MP/7-S010

From: "Ying Pang Yu" [REDACTED]  
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Sent by: tpbpd@pland.gov.hk  
File Ref:

Representation Number:

TPB/R/S/YL-MP/7R028

致城規會（電郵：[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)）：

申述人全名：余英澎

申述人的身份證／護照號碼首四個字母數字： [REDACTED]

我不同意政府興建新田科技城的選址，因為這選址對當地環境生態平衡有著不可挽回的後果。在政府不斷提出的可持續發展的前提下，將這片有著寶貴生態保育的地方破壞，實在是本末倒置和不能容忍。

我要求城規會：

- 重新修訂新田科技城草圖，將「其他指定用途（創新及科技）」地帶重新劃為原本的地帶，即「自然保育區」、「其他指定用途（綜合發展及濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」，或其他與濕地保育相關的用途地帶，以遵循「防患於未然」和「不會有濕地淨減少」的濕地規劃原則。
- 修改修訂項目A1及B項有關「其他指定用途」註明「濕地保育公園」地帶的規劃意向和第一欄經常准許的用途，包括將「保護濕地生態系統完整」、「防患於未然」和「不會有濕地淨減少」的原則列為規劃意向；將「農地住用構築物」轉至第二欄，以確保所有可能對濕地造成負面影響的發展和基礎設施，均受到城規會把關。

其他：\_\_\_\_\_

原因如下：

- 【不符合新田法定圖則的規劃原意】根據原本的新田分區計劃大綱核准圖編號S/YL-ST/8，150公頃「濕地保育區」和97公頃「濕地緩衝區」的土地，主要被劃作濕地保育相關的用途地帶，例如「自然保育區」、「其他指定用途（綜合發展包括濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」。該規劃意向主要是「保存和加強現有魚塘或濕地的生態價值和功能」，以達到「不會有濕地淨減少」的原則。新田科技城涉填平大量魚塘，與上述法定規劃意向不符。
- 【不符合後海灣濕地規劃原則】發展入侵150公頃「濕地保育區」和97公頃「濕地緩衝區」，不僅導致90公頃濕地損失，損害濕地連結性及完整性，發展更容許興建中至高密度樓宇，恐令毗鄰的國際重要濕地的生境質素下降，導致整體生態功能喪失。這違反城市規劃委員會規劃指引12C所列明的「防患於未然」原則及「濕地零淨損失」。



- **【最新圖則剔除原有濕地規劃原則】**以往所有位於后海灣內的法定圖則，均會因應「濕地保育區」和「濕地緩衝區」而制定不同用途地帶的濕地保育要求。但根據最新的新田科技城分區圖，「濕地保育區」的大部分土地被劃為「其他指定用途（創新及科技）」地帶，其規劃意向改為「容納各式各樣的創新及科技用途」，當中經常准許的用途更達44種，包括人才公寓、商業、酒店、工業用途等，發展高度達130米。「濕地緩衝區」亦有土地被劃作「其他指定用途（混合用途）」地帶，容許高達200米的建築發展。最新規劃不但沒有列明濕地保育要求，更沒有採納任何濕地保育的規劃原則，恐令發展與毗連環境嚴重不協調。
- **【濕地喪失和生境破碎化】**新田科技城將導致至少90公頃的濕地面積減少，令大灣區的沿海濕地總量大減。新田科技城位於整個后海灣（又稱深圳灣）濕地系統的核心，發展將切斷后海灣東西兩側的生態連接，導致濕地生境破碎化，損害后海灣（又稱深圳灣）濕地系統的完整性。
- **【濕地系統質素退化】**新田科技城填塘後不只有創科商業用地，帶來超過12,000工作人口，更預計會有6,400單位作的住宅、酒店、康樂等用途。發展引入的人口和基建，將為毗連的「米埔內后海灣拉姆薩爾濕地」及「濕地保育區」帶來不可挽回的負面生態影響，例如人類活動干擾、光污染、噪音等等。
- **【危害全球面臨絕種危機及國家級保護物種】**受影響魚塘濕地所錄得的雀鳥物種數量達205種，其中有117種為具保育級別物種。新田科技城填塘發展將危及19種全球瀕危及近危物種，例如青頭潛鴨、黃胸鵪、黑臉琵鷺、紅頭潛鴨、白眼潛鴨和尖尾濱鵪；33種國家一級或二級重點保護野生動物，例如白肩鵲、烏鵲和禿鷲。填平新田濕地將令眾多面臨滅絕物種失去其重要棲息地。
- **【危害繁殖鷺鳥族群】**新田科技城將直接影響全后海灣第二大的米埔龍鷺鳥林和第三大的米埔鷺鳥林，是超過230對鷺鳥的繁殖重陣，佔全港池鷺和小白鷺繁殖族群的三分之一。第一，新田科技城將永久移除部分用作繁殖的樹木；第二，繁殖鷺鳥將因大面積填塘而失去賴以為生的覓食地；第三，高達105米的創科發展將直接切斷繁殖鷺鳥來往鷺鳥林和覓食地的飛行廊區。發展一旦令鷺鳥無法在此繁殖後代，將直接威脅近二百對繁殖鷺鳥，相等於近15%的繁殖族群。
- **【環評錯漏百出不達標】**新田科技城圖則是基於「不合格」的環評報告，不能接受。新田環評報告有至少29項嚴重的技術評估和數據錯誤或遺漏，包括：違反環評「避免」原則；生態基線及評估資料不足；嚴重低估對保育類雀鳥、繁殖雀鳥、雀鳥飛行路線的影響；嚴重低估對歐亞水獺的影響；無充分資料證明生態補償有效；誤將生態優化措施當作緩解措施等。
- **【破壞傳統魚塘 直接影響傳統塘魚養殖】**新田科技城將直接影響超過30個已正式登記的養魚戶，發展忽視傳統塘魚養殖對經濟、社會和環境永續的貢獻。新田一帶的養魚戶過去半世紀一直養殖塘魚，甚至近十多年甚至積極參與生境管理及保育工作，在保留傳統塘魚養殖運作的同時，為水鳥提供覓食及棲息的空間，維持后海灣魚塘濕地的生態價值。
- **【違反國際公約】**新田科技城發展緊貼「米埔內后海灣拉姆薩爾濕地」，相距或不足30米。發展須填平150公頃「濕地保育區」作創科發展，發展不但會對拉姆薩爾濕地造成嚴重干擾，更會直接切斷她與東邊濕地的連接，損害國際重要濕地的濕地完整性和生態特徵。這與《濕地公約》將「避免濕地受到不利影響」列為首要要求，和《生物多樣性公約》所提倡的濕地保護，背道而馳。
- **【未先避免濕地損失 違反國家政策】**新田科技城未有遵循「避免、減少與補償」的原則進行規劃，未有優先考慮能夠避免負面生態影響或將破壞減到最少的方案，反而直接採納會造成大型濕地損失的方案，與「生態文明建設、高質量發展」和「保護優先」的國策，和十四五規劃提到的「整治修復濱海濕地2萬公頃」，背道而馳。
- **【疑曲解國家政策 合理化填塘方案】**2023年8月國務院公佈的《河套深港科技創新合作區深圳園區發展規劃》，明確指出「河套深港科技創新合作區」香港園區具體面積為87公頃，面積與落馬洲河套區的「港深科技園」吻合。新田科技城的填塘



方案並非出自國家的主意。反之，具指導意義的《粵港澳大灣區發展規劃綱要》，就明確提出「加強濕地保護修復，全面保護區域內國際和國家重要濕地，開展濱海濕地跨境聯合保護」。局方選擇性解讀國策，借國家之名，忽略填平濱海濕地與國家濕地保護策略相沖的事實。

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**Fwd: 提交就新田科技城分區計劃大綱草圖的書面申述**  
20/04/2024 07:58

**Submission Number:**  
TPB/R/S/YL-MP/7-S011

**From:** "pauline chan" [REDACTED]  
**To:** "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
**Sent by:** tpbpd@pland.gov.hk  
**File Ref:**

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TPB/R/S/YL-MP/7R029

申述人全名（與身份證明文件一致）：陳寶玲

申述人的身份證／護照號碼首四個字母數字（如 A123） [REDACTED]

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**From:** 綠色和平 [REDACTED]  
**Sent:** Saturday, April 20, 2024 7:51:20 a.m.  
**To:** [REDACTED]  
**Subject:** 提交就新田科技城分區計劃大綱草圖的書面申述

致城規會（電郵：tpbpd@pland.gov.hk）：

申述人全名（與身份證明文件一致）：陳寶玲

申述人的身份證／護照號碼首四個字母數字（如 A123） [REDACTED]

到底政府未來想見到一個如何的香港？希望下一代生活在環境如何的香港？破壞這一片珍貴濕地是否唯一選擇？現在經濟之低，各行業和住宅的空置率之高，加上預視不論短長期也不會恢復，既是如此又何必大手大腳進行此等無甚效益的破壞性發展？

我要求城規會：

- 重新修訂新田科技城草圖，將「其他指定用途（創新及科技）」地帶重新劃為原本的地帶，即「自然保育區」、「其他指定用途（綜合發展及濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」，或其他與濕地保育相關的用途地帶，以遵循「防患於未然」和「不會有濕地淨減少」的濕地規劃原則。
- 修改修訂項目A1及B項有關「其他指定用途」註明「濕地保育公園」地帶的規劃意向和第一欄經常准許的用途，包括將「保護濕地生態系統完整」、「防患於未然」和「不會有濕地淨減少」的原則列為規劃意向；將「農地住用構築物」轉至第二欄，以確保所有可能對濕地造成負面影響的發展和基礎設施，均受到城規會把關。

其他：\_\_\_\_\_

原因如下：

- 【不符合新田法定圖則的規劃原意】根據原本的新田分區計劃大綱核准圖編號



S/YL-ST/8, 150公頃「濕地保育區」和97公頃「濕地緩衝區」的土地, 主要被劃作濕地保育相關的用途地帶, 例如「自然保育區」、「其他指定用途(綜合發展包括濕地改善區)」及「其他指定用途(綜合發展包括濕地修復區)」, 該規劃意向主要是「保存和加強現有魚塘或濕地的生態價值和功能」, 以達到「不會有濕地淨減少」的原則。新田科技城填平大量魚塘, 與上述法定規劃意向不符。

- 【不符合后海灣濕地規劃原則】發展入侵150公頃「濕地保育區」和97公頃「濕地緩衝區」, 不僅導致90公頃濕地損失, 損害濕地連結性及完整性, 發展更容許興建中至高密度樓宇, 恐令毗鄰的國際重要濕地的生境質素下降, 導致整體生態功能喪失。這違反城市規劃委員會規劃指引12C所列明的『防患於未然』原則及『濕地零淨損失』。
- 【最新圖則剔除原有濕地規劃原則】以往所有位於后海灣內的法定圖則, 均會因應「濕地保育區」和「濕地緩衝區」而制定不同用途地帶的濕地保育要求。但根據最新的新田科技城分區圖, 「濕地保育區」的大部分土地被劃為「其他指定用途(創新及科技)」地帶, 其規劃意向改為「容納各式各樣的創新及科技用途」, 當中經常准許的用途更達44種, 包括人才公寓、商業、酒店、工業用途等, 發展高度達130米。「濕地緩衝區」亦有土地被劃作「其他指定用途(混合用途)」地帶, 容許高達200米的建築發展。最新規劃不但沒有列明濕地保育要求, 更沒有採納任何濕地保育的規劃原則, 恐令發展與毗連環境嚴重不協調。
- 【濕地喪失和生境破碎化】新田科技城將導致至少90公頃的濕地面積減少, 令大灣區的沿海濕地總量大減。新田科技城位於整個后海灣(又稱深圳灣)濕地系統的核心, 發展將切斷后海灣東西兩側的生態連接, 導致濕地生境破碎化, 損害后海灣(又稱深圳灣)濕地系統的完整性。
- 【濕地系統質素退化】新田科技城填塘後不只有創科商業用地, 帶來超過12,000工作人口, 更預計會有6,400單位作的住宅、酒店、康樂等用途。發展引入的人口和基建, 將為毗連的「米埔內后海灣拉姆薩爾濕地」及「濕地保育區」帶來不可挽回的負面生態影響, 例如人類活動干擾、光污染、噪音等等。
- 【危害全球面臨絕種危機及國家級保護物種】受影響魚塘濕地所錄得的雀鳥物種數量達205種, 其中有117種為具保育級別物種。新田科技城填塘發展將危及19種全球瀕危及近危物種, 例如青頭潛鴨、黃胸鵝、黑臉琵鷺、紅頭潛鴨、白眼潛鴨和尖尾濱鵝; 33種國家一級或二級重點保護野生動物, 例如白肩鵲、烏鵲和禿鷲。填平新田濕地將令眾多面臨滅絕物種失去其重要棲息地。
- 【危害繁殖鷺鳥族群】新田科技城將直接影響全后海灣第二大的米埔龍鷺鳥林和第三大的米埔鷺鳥林, 是超過230對鷺鳥的繁殖重陣, 佔全港池鷺和小白鷺繁殖族群的三分之一。第一, 新田科技城將永久移除部分用作繁殖的樹木; 第二, 繁殖鷺鳥將因大面積填塘而失去賴以為生的覓食地; 第三, 高達105米的創科發展將直接切斷繁殖鷺鳥來往鷺鳥林和覓食地的飛行廊區。發展一旦令鷺鳥無法在此繁殖後代, 將直接威脅近二百對繁殖鷺鳥, 相等於近15%的繁殖族群。
- 【環評錯漏百出不達標】新田科技城圖則是基於「不合格」的環評報告, 不能接受。新田環評報告有至少29項嚴重的技術評估和數據錯誤或遺漏, 包括: 違反環評「避免」原則; 生態基線及評估資料不足; 嚴重低估對保育類雀鳥、繁殖雀鳥、雀鳥飛行路線的影響; 嚴重低估對歐亞水獺的影響; 無充分資料證明生態補償有效; 誤將生態優化措施當作緩解措施等。
- 【破壞傳統魚塘 直接影響傳統塘魚養殖】新田科技城將直接影響超過30個已正式登記的養魚戶, 發展忽視傳統塘魚養殖對經濟、社會和環境永續的貢獻。新田一帶的養魚戶過去半世紀一直養殖塘魚, 甚至近十多年甚至積極參與生境管理及保育工作, 在保留傳統塘魚養殖運作的同時, 為水鳥提供覓食及棲息的空間, 維持后海灣魚塘濕地的生態價值。
- 【違反國際公約】新田科技城發展緊貼「米埔內后海灣拉姆薩爾濕地」, 相距或不足30米。發展須填平150公頃「濕地保育區」作創科發展, 發展不但會對拉姆薩爾濕地造成嚴重干擾, 更會直接切斷她與東邊濕地的連接, 損害國際重要濕地的濕地

完整性和生態特徵。這與《濕地公約》將「避免濕地受到不利影響」列為首要要求，和《生物多樣性公約》所提倡的濕地保護，背道而馳。

- **【未先避免濕地損失 違反國家政策】**新田科技城未有遵循「避免、減少與補償」的原則進行規劃，未有優先考慮能夠避免負面生態影響或將破壞減到最少的方案，反而直接採納會造成大型濕地損失的方案，與「生態文明建設、高質量發展」和「保護優先」的國策，和十四五規劃提到的「整治修復濱海濕地2萬公頃」，背道而馳。
- **【疑曲解國家政策 合理化填塘方案】**2023年8月國務院公佈的《河套深港科技創新合作區深圳園區發展規劃》，明確指出「河套深港科技創新合作區」香港園區具體面積為87公頃，面積與落馬洲河套區的「港深科技園」吻合。新田科技城的填塘方案並非出自國家的主意。反之，具指導意義的《粵港澳大灣區發展規劃綱要》，就明確提出「加強濕地保護修復，全面保護區域內國際和國家重要濕地，開展濱海濕地跨境聯合保護」。局方選擇性解讀國策，借國家之名，忽略填平濱海濕地與國家濕地保護策略相沖的事實。



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



Fwd: 提交就新田科技城分區計劃大綱草圖的書面申述  
20/04/2024 01:59

Submission Number:  
TPB/R/S/YL-MP/7-S012

From: "Agnes Man"  
To: tpbpd@pland.gov.hk  
Sent by: tpbpd@pland.gov.hk  
File Ref:

Representation Number:  
TPB/R/S/YL-MP/7R030

Agnes

Begin forwarded message:

From: 綠色和平  
Date: 19 April 2024 at 22:58:09 HKT  
To:  
Subject: 提交就新田科技城分區計劃大綱草圖的書面申述  
Reply-To: 綠色和平

致城規會（電郵：tpbpd@pland.gov.hk）：

Man Yuen Hung Agnes

我要求城規會：

- 重新修訂新田科技城草圖，將「其他指定用途（創新及科技）」地帶重新劃為原本的地帶，即「自然保育區」、「其他指定用途（綜合發展及濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」，或其他與濕地保育相關的用途地帶，以遵循「防患於未然」和「不會有濕地淨減少」的濕地規劃原則。
- 修改修訂項目A1及B項有關「其他指定用途」註明「濕地保育公園」地帶的規劃意向和第一欄經常准許的用途，包括將「保護濕地生態系統完整」、「防患於未然」和「不會有濕地淨減少」的原則列為規劃意向；將「農地住用構築物」轉至第二欄，以確保所有可能對濕地造成負面影響的發展和基礎設施，均受到城規會把關。

其他：



原因如下：

- **【不符合新田法定圖則的規劃原意】**根據原本的新田分區計劃大綱核准圖編號S/YL-ST/8，150公頃「濕地保育區」和97公頃「濕地緩衝區」的土地，主要被劃作濕地保育相關的用途地帶，例如「自然保育區」、「其他指定用途（綜合發展包括濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」。**該規劃意向主要是「保存和加強現有魚塘或濕地的生態價值和功能」，以達到「不會有濕地淨減少」的原則。新田科技城涉填平大量魚塘，與上述法定規劃意向不符。**
- **【不符合后海灣濕地規劃原則】**發展入侵150公頃「濕地保育區」和97公頃「濕地緩衝區」，不僅導致90公頃濕地損失，損害濕地連結性及完整性，發展更容許興建中至高密度樓宇，恐令毗鄰的國際重要濕地的生境質素下降，導致整體生態功能喪失。這違反城市規劃委員會規劃指引12C所列明的『防患於未然』原則及『濕地零淨損失』。
- **【最新圖則剔除原有濕地規劃原則】**以往所有位於后海灣內的法定圖則，均會因應「濕地保育區」和「濕地緩衝區」而制定不同用途地帶的濕地保育要求。但根據最新的新田科技城分區圖，「濕地保育區」的大部分土地被劃為「其他指定用途（創新及科技）」地帶，其規劃意向改為「容納各式各樣的創新及科技用途」，當中經常准許的用途更達44種，包括人才公寓、商業、酒店、工業用途等，發展高度達130米。「濕地緩衝區」亦有土地被劃作「其他指定用途（混合用途）」地帶，容許高達200米的建築發展。最新規劃不但沒有列明濕地保育要求，更沒有採納任何濕地保育的規劃原則，恐令發展與毗連環境嚴重不協調。
- **【濕地喪失和生境破碎化】**新田科技城將導致至少90公頃的濕地面積減少，令大灣區的沿海濕地總量大減。新田科技城位於整個后海灣（又稱深圳灣）濕地系統的核心，發展將切斷后海灣東西兩側的生態連接，導致濕地生境破碎化，損害后海灣（又稱深圳灣）濕地系統的完整性。
- **【濕地系統質素退化】**新田科技城填塘後不只有創科商業用地，帶來超過12,000工作人口，更預計會有6,400單位作的住宅、酒店、康樂等用途。發展引入的人口和基建，將為毗連的「米埔內后海灣拉姆薩爾濕地」及「濕地保育區」帶來不可挽回的負面生態影響，例如人類活動干擾、光污染、噪音等等。
- **【危害全球面臨絕種危機及國家級保護物種】**受影響魚塘濕地所錄得的雀鳥物種數量達205種，其中有117種為具保育級別物種。新田科技城填塘發展將危及19種全球瀕危及近危物種，例如青頭潛鴨、黃胸鵪、黑臉琵鷺、紅頭潛鴨、白眼潛鴨和尖尾濱鵲；33種國家一級或二級重點保護野生動物，例如白肩鵲、烏鵲和禿鷲。填平新田濕地將令眾多面臨滅絕物種失去其重要棲息地。
- **【危害繁殖鷺鳥族群】**新田科技城將直接影響全后海灣第二大的米埔隴鷺鳥林和第三大的米埔鷺鳥林，是超過230對鷺鳥的繁殖重陣，佔全港池鷺和小白鷺繁殖族群的三分之一。第一，新田科技城將永久移除部分用作繁殖的樹木；第二，繁殖鷺鳥將因大面積填塘而失去賴以為生的覓食地；第三，高達105米的創科發展將直接切斷繁殖鷺鳥來往鷺鳥林和覓食地的飛行廊區。發展一旦令鷺鳥無法在此繁殖後代，將直接威脅近二百對繁殖鷺鳥，相等於近15%的繁殖族群。
- **【環評錯漏百出不達標】**新田科技城圖則是基於「不合格」的環評報告，不能接受。新田環評報告有至少29項嚴重的技術評估和數據錯誤或遺漏，包括：違反環評「避免」原則；生態基線及評估資料不足；嚴重低估對保育類雀鳥、繁殖雀鳥、雀鳥飛行路線的影響；嚴重低估對歐亞水獺的影響；無充分資料證明生態補償有效；誤將生態優化措施當作緩解措施等。
- **【破壞傳統魚塘 直接影響傳統塘魚養殖】**新田科技城將直接影響超過30個已正式登記的養魚戶，發展忽視傳統塘魚養殖對經濟、社會和環境永續的貢獻。新田一帶的養魚戶過去半世紀一直養殖塘魚，甚至近十多年甚至積極參與生境管理及保育工作，在保留傳統塘魚養殖運作的同時，為水鳥提供覓食及棲息的空間，維持后海灣魚塘濕地的生態價值。



- **【違反國際公約】**新田科技城發展緊貼「米埔內后海灣拉姆薩爾濕地」，相距或不足30米。發展須填平150公頃「濕地保育區」作創科發展，發展不但會對拉姆薩爾濕地造成嚴重干擾，更會直接切斷她與東邊濕地的連接，損害國際重要濕地的濕地完整性和生態特徵。這與《濕地公約》將「避免濕地受到不利影響」列為首要要求，和《生物多樣性公約》所提倡的濕地保護，背道而馳。
- **【未先避免濕地損失 違反國家政策】**新田科技城未有遵循「避免、減少與補償」的原則進行規劃，未有優先考慮能夠避免負面生態影響或將破壞減到最少的方案，反而直接採納會造成大型濕地損失的方案，與「生態文明建設、高質量發展」和「保護優先」的國策，和十四五規劃提到的「整治修復濱海濕地2萬公頃」，背道而馳。
- **【疑曲解國家政策 合理化填塘方案】**2023年8月國務院公佈的《河套深港科技創新合作區深圳園區發展規劃》，明確指出「河套深港科技創新合作區」香港園區具體面積為87公頃，面積與落馬洲河套區的「港深科技園」吻合。新田科技城的填塘方案並非出自國家的主意。反之，具指導意義的《粵港澳大灣區發展規劃綱要》，就明確提出「加強濕地保護修復，全面保護區域內國際和國家重要濕地，開展濱海濕地跨境聯合保護」。局方選擇性解讀國策，借國家之名，忽略填平濱海濕地與國家濕地保護策略相沖的事實。

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Fwd: 提交就新田科技城分區計劃大綱草圖的書面申述  
20/04/2024 01:41

Submission Number:  
TPB/R/S/YL-MP/7-S013

From: "Wong shek ho"  
To: tpbpd@pland.gov.hk  
Sent by: tpbpd@pland.gov.hk  
File Ref:

Representation Number:  
TPB/R/S/YL-MP/7R031

致城規會：

WONG SHEK HO：

反對興建新田科技城及配套設施

我要求城規會：

- 重新修訂新田科技城草圖，將「其他指定用途（創新及科技）」地帶重新劃為原本的地帶，即「自然保育區」、「其他指定用途（綜合發展及濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」，或其他與濕地保育相關的用途地帶，以遵循「防患於未然」和「不會有濕地淨減少」的濕地規劃原則。
- 修改修訂項目A1及B項有關「其他指定用途」註明「濕地保育公園」地帶的規劃意向和第一欄經常准許的用途，包括將「保護濕地生態系統完整」、「防患於未然」和「不會有濕地淨減少」的原則列為規劃意向；將「農地住用構築物」轉至第二欄，以確保所有可能對濕地造成負面影響的發展和基礎設施，均受到城規會把關。

其他：

原因如下：

- 【不符合新田法定圖則的規劃原意】根據原本的新田分區計劃大綱核准圖編號S/YL-ST/8，150公頃「濕地保育區」和97公頃「濕地緩衝區」的土地，主要被劃作濕地保育相關的用途地帶，例如「自然保育區」、「其他指定用途（綜合發展包括濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」。該規劃意向主要是「保存和加強現有魚塘或濕地的生態價值和功能」，以達到「不會有濕地淨減少」的原則。新田科技城涉填平大量魚塘，與上述法定規劃意向不符。
- 【不符合后海灣濕地規劃原則】發展入侵150公頃「濕地保育區」和97公頃「濕地緩衝區」，不僅導致90公頃濕地損失，損害濕地連結性及完整性，發展更容許興建中至高密度樓宇，恐令毗鄰的國際重要濕地的生境質素下降，導致整體生態功能喪失。這違反城市規劃委員會規劃指引12C所列明的『防患於未然』原則及『濕地零淨損失』。



- **【最新圖則剔除原有濕地規劃原則】**以往所有位於后海灣內的法定圖則，均會因應「濕地保育區」和「濕地緩衝區」而制定不同用途地帶的濕地保育要求。但根據最新的新田科技城分區圖，「濕地保育區」的大部分土地被劃為「其他指定用途（創新及科技）」地帶，其規劃意向改為「容納各式各樣的創新及科技用途」，當中經常准許的用途更達44種，包括人才公寓、商業、酒店、工業用途等，發展高度達130米。「濕地緩衝區」亦有土地被劃作「其他指定用途（混合用途）」地帶，容許高達200米的建築發展。最新規劃不但沒有列明濕地保育要求，更沒有採納任何濕地保育的規劃原則，恐令發展與毗連環境嚴重不協調。
- **【濕地喪失和生境破碎化】**新田科技城將導致至少90公頃的濕地面積減少，令大灣區的沿海濕地總量大減。新田科技城位於整個后海灣（又稱深圳灣）濕地系統的核心，發展將切斷后海灣東西兩側的生態連接，導致濕地生境破碎化，損害后海灣（又稱深圳灣）濕地系統的完整性。
- **【濕地系統質素退化】**新田科技城填塘後不只有創科商業用地，帶來超過12,000工作人口，更預計會有6,400單位作的住宅、酒店、康樂等用途。發展引入的人口和基建，將為毗連的「米埔內后海灣拉姆薩爾濕地」及「濕地保育區」帶來不可挽回的負面生態影響，例如人類活動干擾、光污染、噪音等等。
- **【危害全球面臨絕種危機及國家級保護物種】**受影響魚塘濕地所錄得的雀鳥物種數量達205種，其中有117種為具保育級別物種。新田科技城填塘發展將危及19種全球瀕危及近危物種，例如青頭潛鴨、黃胸鵪、黑臉琵鷺、紅頭潛鴨、白眼潛鴨和尖尾濱鵪；33種國家一級或二級重點保護野生動物，例如白肩鵲、烏鶇和禿鶇。填平新田濕地將令眾多面臨滅絕物種失去其重要棲息地。
- **【危害繁殖鷺鳥族群】**新田科技城將直接影響全后海灣第二大的米埔龍鷺鳥林和第三大的米埔鷺鳥林，是超過230對鷺鳥的繁殖重陣，佔全港池鷺和小白鷺繁殖族群的三分之一。第一，新田科技城將永久移除部分用作繁殖的樹木；第二，繁殖鷺鳥將因大面積填塘而失去賴以為生的覓食地；第三，高達105米的創科發展將直接切斷繁殖鷺鳥來往鷺鳥林和覓食地的飛行廊區。發展一旦令鷺鳥無法在此繁殖後代，將直接威脅近二百對繁殖鷺鳥，相等於近15%的繁殖族群。
- **【環評錯漏百出不達標】**新田科技城圖則是基於「不合格」的環評報告，不能接受。新田環評報告有至少29項嚴重的技術評估和數據錯誤或遺漏，包括：違反環評「避免」原則；生態基線及評估資料不足；嚴重低估對保育類雀鳥、繁殖雀鳥、雀鳥飛行路線的影響；嚴重低估對歐亞水獺的影響；無充分資料證明生態補償有效；誤將生態優化措施當作緩解措施等。
- **【破壞傳統魚塘 直接影響傳統塘魚養殖】**新田科技城將直接影響超過30個已正式登記的養魚戶，發展忽視傳統塘魚養殖對經濟、社會和環境永續的貢獻。新田一帶的養魚戶過去半世紀一直養殖塘魚，甚至近十多年甚至積極參與生境管理及保育工作，在保留傳統塘魚養殖運作的同時，為水鳥提供覓食及棲息的空間，維持后海灣魚塘濕地的生態價值。
- **【違反國際公約】**新田科技城發展緊貼「米埔內后海灣拉姆薩爾濕地」，相距或不足30米。發展須填平150公頃「濕地保育區」作創科發展，發展不但會對拉姆薩爾濕地造成嚴重干擾，更會直接切斷她與東邊濕地的連接，損害國際重要濕地的濕地完整性和生態特徵。這與《濕地公約》將「避免濕地受到不利影響」列為首要要求，和《生物多樣性公約》所提倡的濕地保護，背道而馳。
- **【未先避免濕地損失 違反國家政策】**新田科技城未有遵循「避免、減少與補償」的原則進行規劃，未有優先考慮能夠避免負面生態影響或將破壞減到最少的方案，反而直接採納會造成大型濕地損失的方案，與「生態文明建設、高質量發展」和「保護優先」的國策，和十四五規劃提到的「整治修復濱海濕地2萬公頃」，背道而馳。
- **【疑曲解國家政策 合理化填塘方案】**2023年8月國務院公佈的《河套深港科技創新合作區深圳園區發展規劃》，明確指出「河套深港科技創新合作區」香港園區具體面積為87公頃，面積與落馬洲河套區的「港深科技園」吻合。新田科技城的填塘

方案並非出自國家的主意。反之，具指導意義的《粵港澳大灣區發展規劃綱要》，就明確提出「加強濕地保護修復，全面保護區域內國際和國家重要濕地，開展濱海濕地跨境聯合保護」。局方選擇性解讀國策，借國家之名，忽略填平濱海濕地與國家濕地保護策略相沖的事實。



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



轉寄：提交就新田科技城分區計劃大綱草圖的書面申述  
20/04/2024 01:36

Submission Number:  
TPB/R/S/YL-MP/7-S014

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

Representation Number:  
TPB/R/S/YL-MP/7R032

從 iPhone 版的 Yahoo Mail 傳送

以下是轉寄的郵件：

星期五, 4月 19, 2024, 10:33 下午 於 綠色和平 [REDACTED] 寫道：

致城規會（電郵：tpbpd@pland.gov.hk）：

申述人全名（與身份證明文件一致）：  
Wong Tak Yin [REDACTED]

申述人的身份證／護照號碼首四個字母數字（如 A123）：  
[REDACTED]

我要求城規會：

- 重新修訂新田科技城草圖，將「其他指定用途（創新及科技）」地帶重新劃為原本的地帶，即「自然保育區」、「其他指定用途（綜合發展及濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」，或其他與濕地保育相關的用途地帶，以遵循「防患於未然」和「不會有濕地淨減少」的濕地規劃原則。
- 修改修訂項目A1及B項有關「其他指定用途」註明「濕地保育公園」地帶的規劃意向和第一欄經常准許的用途，包括將「保護濕地生態系統完整」、「防患於未然」和「不會有濕地淨減少」的原則列為規劃意向；將「農地住用構築物」轉至第二欄，以確保所有可能對濕地造成負面影響的發展和基礎設施，均受到城規會把關。

其他： [REDACTED]

原因如下：

- 【不符合新田法定圖則的規劃原意】根據原本的新田分區計劃大綱核准圖編號 S/YL-ST/8，150公頃「濕地保育區」和97公頃「濕地緩衝區」的土地，主要被劃作濕地保育相關的用途地帶，例如「自然保育區」、「其他指定用途（綜合發展包括濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」。該規劃意向主要是「保存和加強現有魚塘或濕地的生態價值和功能」，以達到「不會有濕



地淨減少」的原則。新田科技城涉填平大量魚塘，與上述法定規劃意向不符。

- 【不符合后海灣濕地規劃原則】發展入侵150公頃「濕地保育區」和97公頃「濕地緩衝區」，不僅導致90公頃濕地損失，損害濕地連結性及完整性，發展更容許興建中至高密度樓宇，恐令毗鄰的國際重要濕地的生境質素下降，導致整體生態功能喪失。這違反城市規劃委員會規劃指引12C所列明的「防患於未然」原則及「濕地零淨損失」。
- 【最新圖則剔除原有濕地規劃原則】以往所有位於后海灣內的法定圖則，均會因應「濕地保育區」和「濕地緩衝區」而制定不同用途地帶的濕地保育要求。但根據最新的新田科技城分區圖，「濕地保育區」的大部分土地被劃為「其他指定用途（創新及科技）」地帶，其規劃意向改為「容納各式各樣的創新及科技用途」，當中經常准許的用途更達44種，包括人才公寓、商業、酒店、工業用途等，發展高度達130米。「濕地緩衝區」亦有土地被劃作「其他指定用途（混合用途）」地帶，容許高達200米的建築發展。最新規劃不但沒有列明濕地保育要求，更沒有採納任何濕地保育的規劃原則，恐令發展與毗連環境嚴重不協調。
- 【濕地喪失和生境破碎化】新田科技城將導致至少90公頃的濕地面積減少，令大灣區的沿海濕地總量大減。新田科技城位於整個后海灣（又稱深圳灣）濕地系統的核心，發展將切斷后海灣東西兩側的生態連接，導致濕地生境破碎化，損害后海灣（又稱深圳灣）濕地系統的完整性。
- 【濕地系統質素退化】新田科技城填塘後不只有創科商業用地，帶來超過12,000工作人口，更預計會有6,400單位作的住宅、酒店、康樂等用途。發展引入的人口和基建，將為毗連的「米埔內后海灣拉姆薩爾濕地」及「濕地保育區」帶來不可挽回的負面生態影響，例如人類活動干擾、光污染、噪音等等。
- 【危害全球面臨絕種危機及國家級保護物種】受影響魚塘濕地所錄得的雀鳥物種數量達205種，其中有117種為具保育級別物種。新田科技城填塘發展將危及19種全球瀕危及近危物種，例如青頭潛鴨、黃胸鵝、黑臉琵鷺、紅頭潛鴨、白眼潛鴨和尖尾濱鵝；33種國家一級或二級重點保護野生動物，例如白肩鵲、烏鵲和禿鷲。填平新田濕地將令眾多面臨滅絕物種失去其重要棲息地。
- 【危害繁殖鷺鳥族群】新田科技城將直接影響全后海灣第二大的米埔龍鷺鳥林和第三大的米埔鷺鳥林，是超過230對鷺鳥的繁殖重陣，佔全港池鷺和小白鷺繁殖族群的三分之一。第一，新田科技城將永久移除部分用作繁殖的樹木；第二，繁殖鷺鳥將因大面積填塘而失去賴以為生的覓食地；第三，高達105米的創科發展將直接切斷繁殖鷺鳥來往鷺鳥林和覓食地的飛行廊區。發展一旦令鷺鳥無法在此繁殖後代，將直接威脅近二百對繁殖鷺鳥，相等於近15%的繁殖族群族。
- 【環評錯漏百出不達標】新田科技城圖則是基於「不合格」的環評報告，不能接受。新田環評報告有至少29項嚴重的技術評估和數據錯誤或遺漏，包括：違反環評「避免」原則；生態基線及評估資料不足；嚴重低估對保育類雀鳥、繁殖雀鳥、雀鳥飛行路線的影響；嚴重低估對歐亞水獺的影響；無充分資料證明生態補償有效；誤將生態優化措施當作緩解措施等。
- 【破壞傳統魚塘 直接影響傳統塘魚養殖】新田科技城將直接影響超過30個已正式登記的養魚戶，發展忽視傳統塘魚養殖對經濟、社會和環境永續的貢獻。新田一帶的養魚戶過去半世紀一直養殖塘魚，甚至近十多年甚至積極參與生境管理及保育工作，在保留傳統塘魚養殖運作的同時，為水鳥提供覓食及棲息的空間，維持后海灣魚塘濕地的生態價值。
- 【違反國際公約】新田科技城發展緊貼「米埔內后海灣拉姆薩爾濕地」，相距或不足30米。發展須填平150公頃「濕地保育區」作創科發展，發展不但會對拉姆薩爾濕地造成嚴重干擾，更會直接切斷她與東邊濕地的連接，損害國際重要濕地的濕地完整性和生態特徵。這與《濕地公約》將「避免濕地受到不利影響」列為首要要求，和《生物多樣性公約》所提倡的濕地保護，背道而馳。
- 【未先避免濕地損失 違反國家政策】新田科技城未有遵循「避免、減少與補償」的原則進行規劃，未有優先考慮能夠避免負面生態影響或將破壞減到最少的方案，



反而直接採納會造成大型濕地損失的方案，與「生態文明建設、高質量發展」和「保護優先」的國策，和十四五規劃提到的「整治修復濱海濕地2萬公頃」，背道而馳。

- 【疑曲解國家政策 合理化填塘方案】2023年8月國務院公佈的《河套深港科技創新合作區深圳園區發展規劃》，明確指出「河套深港科技創新合作區」香港園區具體面積為87公頃，面積與落馬洲河套區的「港深科技園」吻合。新田科技城的填塘方案並非出自國家的主意。反之，具指導意義的《粵港澳大灣區發展規劃綱要》，就明確提出「加強濕地保護修復，全面保護區域內國際和國家重要濕地，開展濱海濕地跨境聯合保護」。局方選擇性解讀國策，借國家之名，忽略填平濱海濕地與國家濕地保護策略相沖的事實。

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Fwd: 提交就新田科技城分區計劃大綱草圖的書面申述  
20/04/2024 00:51

Submission Number:  
TPB/R/S/YL-MP/7-S015

From: "Fiona Chan"  
To: tpbpd@pland.gov.hk  
Sent by: tpbpd@pland.gov.hk  
File Ref:

Representation Number:  
TPB/R/S/YL-MP/7R033

致城規會（電郵：[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)）：

申述人陳芳

申述人的身份證／護照號碼首四個字母數字

香港的生態保育過往都有受到本地教育界的重視。濕地生態更加如是。我支持本地珍貴的濕地生態保育，認為發展和環評工作要做足。行政需要具備長遠發展的視野和對生物多樣性、傳統人文歷史的持續重視和持續保育。我們需要可持續的發展和整全考慮。就算急於經濟求成都不能漠視本地生態文化和環評規則的存在。而且經濟發展可以具有多樣性和包容性，有如生態環境一樣，具有良好的平衡、系統秩序和維護才能有效應變和制變。過往良好的本港生態保育傳統也是旅遊品牌特色和為人津津樂道的國際口碑之一。

我認為城規會應：

- 重新修訂新田科技城草圖，將「其他指定用途（創新及科技）」地帶重新劃為原本的地帶，即「自然保育區」、「其他指定用途（綜合發展及濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」，或其他與濕地保育相關的用途地帶，以遵循「防患於未然」和「不會有濕地淨減少」的濕地規劃原則。
- 修改修訂項目A1及B項有關「其他指定用途」註明「濕地保育公園」地帶的規劃意向和第一欄經常准許的用途，包括將「保護濕地生態系統完整」、「防患於未然」和「不會有濕地淨減少」的原則列為規劃意向；將「農地住用構築物」轉至第二欄，以確保所有可能對濕地造成負面影響的發展和基礎設施，均受到城規會把關。

其他：

原因如下：

- 【不符合新田法定圖則的規劃原意】根據原本的新田分區計劃大綱核准圖編號S/YL-ST/8，150公頃「濕地保育區」和97公頃「濕地緩衝區」的土地，主要被劃作濕地保育相關的用途地帶，例如「自然保育區」、「其他指定用途（綜合發展包括濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」。該規劃意向主要是「保存和加強現有魚塘或濕地的生態價值和功能」，以達到「不會有濕地淨減少」的原則。新田科技城涉填平大量魚塘，與上述法定規劃意向不符。



- 【不符合后海灣濕地規劃原則】發展入侵150公頃「濕地保育區」和97公頃「濕地緩衝區」，不僅導致90公頃濕地損失，損害濕地連結性及完整性，發展更容許興建中至高密度樓宇，恐令毗鄰的國際重要濕地的生境質素下降，導致整體生態功能喪失。這違反城市規劃委員會規劃指引12C所列明的『防患於未然』原則及『濕地零淨損失』。
- 【最新圖則剔除原有濕地規劃原則】以往所有位於后海灣內的法定圖則，均會因應「濕地保育區」和「濕地緩衝區」而制定不同用途地帶的濕地保育要求。但根據最新的新田科技城分區圖，「濕地保育區」的大部分土地被劃為「其他指定用途（創新及科技）」地帶，其規劃意向改為「容納各式各樣的創新及科技用途」，當中經常准許的用途更達44種，包括人才公寓、商業、酒店、工業用途等，發展高度達130米。「濕地緩衝區」亦有土地被劃作「其他指定用途（混合用途）」地帶，容許高達200米的建築發展。最新規劃不但沒有列明濕地保育要求，更沒有採納任何濕地保育的規劃原則，恐令發展與毗連環境嚴重不協調。
- 【濕地喪失和生境破碎化】新田科技城將導致至少90公頃的濕地面積減少，令大灣區的沿海濕地總量大減。新田科技城位於整個后海灣（又稱深圳灣）濕地系統的核心，發展將切斷后海灣東西兩側的生態連接，導致濕地生境破碎化，損害后海灣（又稱深圳灣）濕地系統的完整性。
- 【濕地系統質素退化】新田科技城填塘後不只有創科商業用地，帶來超過12,000工作人口，更預計會有6,400單位作的住宅、酒店、康樂等用途。發展引入的人口和基建，將為毗連的「米埔內后海灣拉姆薩爾濕地」及「濕地保育區」帶來不可挽回的負面生態影響，例如人類活動干擾、光污染、噪音等等。
- 【危害全球面臨絕種危機及國家級保護物種】受影響魚塘濕地所錄得的雀鳥物種數量達205種，其中有117種為具保育級別物種。新田科技城填塘發展將危及19種全球瀕危及近危物種，例如青頭潛鴨、黃胸鵪、黑臉琵鷺、紅頭潛鴨、白眼潛鴨和尖尾濱鵲；33種國家一級或二級重點保護野生動物，例如白肩鵲、烏鵲和禿鷲。填平新田濕地將令眾多面臨滅絕物種失去其重要棲息地。
- 【危害繁殖鷺鳥族群】新田科技城將直接影響全后海灣第二大的米埔龍鷺鳥林和第三大的米埔鷺鳥林，是超過230對鷺鳥的繁殖重陣，佔全港池鷺和小白鷺繁殖族群的三分之一。第一，新田科技城將永久移除部分用作繁殖的樹木；第二，繁殖鷺鳥將因大面積填塘而失去賴以為生的覓食地；第三，高達105米的創科發展將直接切斷繁殖鷺鳥來往鷺鳥林和覓食地的飛行廊區。發展一旦令鷺鳥無法在此繁殖後代，將直接威脅近二百對繁殖鷺鳥，相等於近15%的繁殖族群。
- 【環評錯漏百出不達標】新田科技城圖則是基於「不合格」的環評報告，不能接受。新田環評報告有至少29項嚴重的技術評估和數據錯誤或遺漏，包括：違反環評「避免」原則；生態基線及評估資料不足；嚴重低估對保育類雀鳥、繁殖雀鳥、雀鳥飛行路線的影響；嚴重低估對歐亞水獺的影響；無充分資料證明生態補償有效；誤將生態優化措施當作緩解措施等。
- 【破壞傳統魚塘 直接影響傳統塘魚養殖】新田科技城將直接影響超過30個已正式登記的養魚戶，發展忽視傳統塘魚養殖對經濟、社會和環境永續的貢獻。新田一帶的養魚戶過去半世紀一直養殖塘魚，甚至近十多年甚至積極參與生境管理及保育工作，在保留傳統塘魚養殖運作的同時，為水鳥提供覓食及棲息的空間，維持后海灣魚塘濕地的生態價值。
- 【違反國際公約】新田科技城發展緊貼「米埔內后海灣拉姆薩爾濕地」，相距或不足30米。發展須填平150公頃「濕地保育區」作創科發展，發展不但會對拉姆薩爾濕地造成嚴重干擾，更會直接切斷她與東邊濕地的連接，損害國際重要濕地的濕地完整性和生態特徵。這與《濕地公約》將「避免濕地受到不利影響」列為首要要求，和《生物多樣性公約》所提倡的濕地保護，背道而馳。
- 【未先避免濕地損失 違反國家政策】新田科技城未有遵循「避免、減少與補償」的原則進行規劃，未有優先考慮能夠避免負面生態影響或將破壞減到最少的方案，反而直接採納會造成大型濕地損失的方案，與「生態文明建設、高質量發展」和

「保護優先」的國策，和十四五規劃提到的「整治修復濱海濕地2萬公頃」，背道而馳。

- **【疑曲解國家政策 合理化填塘方案】**2023年8月國務院公佈的《河套深港科技創新合作區深圳園區發展規劃》，明確指出「河套深港科技創新合作區」香港園區具體面積為87公頃，面積與落馬洲河套區的「港深科技園」吻合。新田科技城的填塘方案並非出自國家的主意。反之，具指導意義的《粵港澳大灣區發展規劃綱要》，就明確提出「加強濕地保護修復，全面保護區域內國際和國家重要濕地，開展濱海濕地跨境聯合保護」。局方選擇性解讀國策，借國家之名，忽略填平濱海濕地與國家濕地保護策略相沖的事實。



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



Re: 提交就新田科技城分區計劃大綱草圖的書面申述  
19/04/2024 23:08

Submission Number:  
TPB/R/S/YL-MP/7-S016

From: "Brenda Lee" [REDACTED]  
To: tpbpd@pland.gov.hk  
Sent by: tpbpd@pland.gov.hk  
File Ref:

Representation Number:  
TPB/R/S/YL-MP/7R034

致城規會 (tpbpd@pland.gov.hk) :  
申述者: 李雅玲 [REDACTED]

我要求城規會:

重新修訂新田科技城草圖，將「其他指定用途（創新及科技）」地帶重新劃為原本的地帶，即「自然保育區」、「其他指定用途（綜合發展及濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」，或其他與濕地保育相關的用途地帶，以遵循「防患於未然」和「不會有濕地淨減少」的濕地規劃原則。

修改修訂項目A1及B項有關「其他指定用途」註明「濕地保育公園」地帶的規劃意向和第一欄經常准許的用途，包括將「保護濕地生態系統完整」、「防患於未然」和「不會有濕地淨減少」的原則列為規劃意向；將「農地住用構築物」轉至第二欄，以確保所有可能對濕地造成負面影響的發展和基礎設施，均受到城規會把關。

原因如下：

- **【不符合新田法定圖則的規劃原意】**根據原本的新田分區計劃大綱核准圖編號 S/YL-ST/8，150公頃「濕地保育區」和97公頃「濕地緩衝區」的土地，主要被劃作濕地保育相關的用途地帶，例如「自然保育區」、「其他指定用途（綜合發展包括濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」，該規劃意向主要是「保存和加強現有魚塘或濕地的生態價值和功能」，以達到「不會有濕地淨減少」的原則。新田科技城涉填平大量魚塘，與上述法定規劃意向不符。
- **【不符合后海灣濕地規劃原則】**發展入侵150公頃「濕地保育區」和97公頃「濕地緩衝區」，不僅導致90公頃濕地損失，損害濕地連結性及完整性，發展更容許興建中至高密度樓宇，恐令毗鄰的國際重要濕地的生境質素下降，導致整體生態功能喪失。這違反城市規劃委員會規劃指引12C所列明的「防患於未然」原則及「濕地零淨損失」。
- **【最新圖則剔除原有濕地規劃原則】**以往所有位於后海灣內的法定圖則，均會因應「濕地保育區」和「濕地緩衝區」而制定不同用途地帶的濕地保育要求。但根據最新的新田科技城分區圖，「濕地保育區」的大部分土地被劃為「其他指定用途（創新及科技）」地帶，其規劃意向改為「容納各式各樣的創新及科技用途」，當中經常准許的用途更達44種，包括人才公寓、商業、酒店、工業用途等，發展高度達130米。「濕地緩衝區」亦有土地被劃作「其他指定用途（混合用途）」地帶，容許高達200米的建築發展。最新規劃不但沒有列明濕地保育要求，更沒有採納任何濕地保育的規劃原則，恐令發展與毗連環境嚴重不協調。
- **【濕地喪失和生境破碎化】**新田科技城將導致至少90公頃的濕地面積減少，令大灣區的沿海濕地總量大減。新田科技城位於整個后海灣（又稱深圳灣）濕地系統的核心，發展將切斷后海灣東西兩側的生態連接，導致濕地生境破碎化，損害后海灣（又稱深圳灣）濕地系統的完整性。



- **【濕地系統質素退化】**新田科技城填塘後不只有創科商業用地，帶來超過12,000工作人口，更預計會有6,400單位作的住宅、酒店、康樂等用途。發展引入的人口和基建，將為毗連的「米埔內后海灣拉姆薩爾濕地」及「濕地保育區」帶來不可挽回的負面生態影響，例如人類活動干擾、光污染、噪音等等。
- **【危害全球面臨絕種危機及國家級保護物種】**受影響魚塘濕地所錄得的雀鳥物種數量達205種，其中有117種為具保育級別物種。新田科技城填塘發展將危及19種全球瀕危及近危物種，例如青頭潛鴨、黃胸鵝、黑臉琵鷺、紅頭潛鴨、白眼潛鴨和尖尾濱鵝；33種國家一級或二級重點保護野生動物，例如白肩鵝、烏鵲和禿鷲。填平新田濕地將令眾多面臨滅絕物種失去其重要棲息地。
- **【危害繁殖鷺鳥族群】**新田科技城將直接影響全后海灣第二大的米埔龍鷺鳥林和第三大的米埔鷺鳥林，是超過230對鷺鳥的繁殖重陣，佔全港池鷺和小白鷺繁殖族群的三分之一。第一，新田科技城將永久移除部分用作繁殖的樹木；第二，繁殖鷺鳥將因大面積填塘而失去賴以為生的覓食地；第三，高達105米的創科發展將直接切斷繁殖鷺鳥來往鷺鳥林和覓食地的飛行廊區。發展一旦令鷺鳥無法在此繁殖後代，將直接威脅近二百對繁殖鷺鳥，相等於近15%的繁殖族群。
- **【環評錯漏百出不達標】**新田科技城圖則是基於「不合格」的環評報告，不能接受。新田環評報告有至少29項嚴重的技術評估和數據錯誤或遺漏，包括：違反環評「避免」原則；生態基線及評估資料不足；嚴重低估對保育類雀鳥、繁殖雀鳥、雀鳥飛行路線的影響；嚴重低估對歐亞水獺的影響；無充分資料證明生態補償有效；誤將生態優化措施當作緩解措施等。
- **【破壞傳統魚塘 直接影響傳統塘魚養殖】**新田科技城將直接影響超過30個已正式登記的養魚戶，發展忽視傳統塘魚養殖對經濟、社會和環境永續的貢獻。新田一帶的養魚戶過去半世紀一直養殖塘魚，甚至近十多年甚至積極參與生境管理及保育工作，在保留傳統塘魚養殖運作的同時，為水鳥提供覓食及棲息的空間，維持后海灣魚塘濕地的生態價值。
- **【違反國際公約】**新田科技城發展緊貼「米埔內后海灣拉姆薩爾濕地」，相距或不足30米。發展須填平150公頃「濕地保育區」作創科發展，發展不但會對拉姆薩爾濕地造成嚴重干擾，更會直接切斷她與東邊濕地的連接，損害國際重要濕地的濕地完整性和生態特徵。這與《濕地公約》將「避免濕地受到不利影響」列為首要要求，和《生物多樣性公約》所提倡的濕地保護，背道而馳。
- **【未先避免濕地損失 違反國家政策】**新田科技城未有遵循「避免、減少與補償」的原則進行規劃，未有優先考慮能夠避免負面生態影響或將破壞減到最少的方案，反而直接採納會造成大型濕地損失的方案，與「生態文明建設、高質量發展」和「保護優先」的國策，和十四五規劃提到的「整治修復濱海濕地2萬公頃」，背道而馳。
- **【疑曲解國家政策 合理化填塘方案】**2023年8月國務院公佈的《河套深港科技創新合作區深圳園區發展規劃》，明確指出「河套深港科技創新合作區」香港園區具體面積為87公頃，面積與落馬洲河套區的「港深科技園」吻合。新田科技城的填塘方案並非出自國家的主意。反之，具指導意義的《粵港澳大灣區發展規劃綱要》，就明確提出「加強濕地保護修復，全面保護區域內國際和國家重要濕地，開展濱海濕地跨境聯合保護」。局方選擇性解讀國策，借國家之名，忽略填平濱海濕地與國家濕地保護策略相沖的事實。



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提交就新田科技城分區計劃大綱草圖的書面申述

19/04/2024 22:00

Submission Number:

TPB/R/S/YL-MP/7-S017

From:

"Sandra Lee"

To:

tpbpd@pland.gov.hk

Sent by:

tpbpd@pland.gov.hk

File Ref:

Representation Number:

TPB/R/S/YL-MP/7R035

致城規會秘書處

申述人全名：

LEE KIT YEE SANDRA

申述人的身份證／護照號碼首四個字母數字：

[REDACTED]

我要求城規會：

- 重新修訂新田科技城草圖，將「其他指定用途（創新及科技）」地帶重新劃為原本的地帶，即「自然保育區」、「其他指定用途（綜合發展及濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」，或其他與濕地保育相關的用途地帶，以遵循「防患於未然」和「不會有濕地淨減少」的濕地規劃原則。
- 修改修訂項目A1及B項有關「其他指定用途」註明「濕地保育公園」地帶的規劃意向和第一欄經常准許的用途，包括將「保護濕地生態系統完整」、「防患於未然」和「不會有濕地淨減少」的原則列為規劃意向；將「農地住用構築物」轉至第二欄，以確保所有可能對濕地造成負面影響的發展和基礎設施，均受到城規會把關。

其他：\_\_\_\_\_

原因如下：

- 【不符合新田法定圖則的規劃原意】根據原本的新田分區計劃大綱核准圖編號S/YL-ST/8，150公頃「濕地保育區」和97公頃「濕地緩衝區」的土地，主要被劃作濕地保育相關的用途地

帶，例如「自然保育區」、「其他指定用途（綜合發展包括濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」。**該規劃意向主要是「保存和加強現有魚塘或濕地的生態價值和功能」，以達到「不會有濕地淨減少」的原則。**新田科技城涉填平大量魚塘，與上述法定規劃意向不符。

- **【不符合后海灣濕地規劃原則】**發展入侵150公頃「濕地保育區」和97公頃「濕地緩衝區」，不僅導致90公頃濕地損失，損害濕地連結性及完整性，發展更容許興建中至高密度樓宇，恐令毗鄰的國際重要濕地的生境質素下降，導致整體生態功能喪失。這違反城市規劃委員會規劃指引12C所列明的『防患於未然』原則及『濕地零淨損失』。
- **【最新圖則剔除原有濕地規劃原則】**以往所有位於后海灣內的法定圖則，均會因應「濕地保育區」和「濕地緩衝區」而制定不同用途地帶的濕地保育要求。但根據最新的新田科技城分區圖，「濕地保育區」的大部分土地被劃為「其他指定用途（創新及科技）」地帶，其規劃意向改為「容納各式各樣的創新及科技用途」，當中經常准許的用途更達44種，包括人才公寓、商業、酒店、工業用途等，發展高度達130米。「濕地緩衝區」亦有土地被劃作「其他指定用途（混合用途）」地帶，容許高達200米的建築發展。最新規劃不但沒有列明濕地保育要求，更沒有採納任何濕地保育的規劃原則，恐令發展與毗連環境嚴重不協調。
- **【濕地喪失和生境破碎化】**新田科技城將導致至少90公頃的濕地面積減少，令大灣區的沿海濕地總量大減。新田科技城位於整個后海灣（又稱深圳灣）濕地系統的核心，發展將切斷后海灣東西兩側的生態連接，導致濕地生境破碎化，損害后海灣（又稱深圳灣）濕地系統的完整性。
- **【濕地系統質素退化】**新田科技城填塘後不只有創科商業用地，帶來超過12,000工作人口，更預計會有6,400單位作的住宅、酒店、康樂等用途。發展引入的人口和基建，將為毗連的「米埔內后海灣拉姆薩爾濕地」及「濕地保育區」帶來不可挽回的負面生態影響，例如人類活動干擾、光污染、噪音等等。
- **【危害全球面臨絕種危機及國家級保護物種】**受影響魚塘濕地所錄得的雀鳥物種數量達205種，其中有117種為具保育級別物種。新田科技城填塘發展將危及19種全球瀕危及近危物種，例如青頭潛鴨、黃胸鵝、黑臉琵鷺、紅頭潛鴨、白眼潛鴨和尖尾濱鵝；33種國家一級或二級重點保護野生動物，例如白肩鵲、烏鵲和禿鷲。填平新田濕地將令眾多面臨滅絕物種失去其重要棲息地。



- **【危害繁殖鷺鳥族群】**新田科技城將直接影響全后海灣第二大的米埔蘆鷺鳥林和第三大的米埔鷺鳥林，是超過230對鷺鳥的繁殖重陣，佔全港池鷺和小白鷺繁殖族群的三分一。第一，新田科技城將永久移除部分用作繁殖的樹木；第二，繁殖鷺鳥將因大面積填塘而失去賴以為生的覓食地；第三，高達105米的創科發展將直接切斷繁殖鷺鳥來往鷺鳥林和覓食地的飛行廊區。發展一旦令鷺鳥無法在此繁殖後代，將直接威脅近二百對繁殖鷺鳥，相等於近15%的繁殖族群族。
- **【環評錯漏百出不達標】**新田科技城圖則是基於「不合格」的環評報告，不能接受。新田環評報告有至少29項嚴重的技術評估和數據錯誤或遺漏，包括：違反環評「避免」原則；生態基線及評估資料不足；嚴重低估對保育類雀鳥、繁殖雀鳥、雀鳥飛行路線的影響；嚴重低估對歐亞水獺的影響；無充分資料證明生態補償有效；誤將生態優化措施當作緩解措施等。
- **【破壞傳統魚塘 直接影響傳統塘魚養殖】**新田科技城將直接影響超過30個已正式登記的養魚戶，發展忽視傳統塘魚養殖對經濟、社會和環境永續的貢獻。新田一帶的養魚戶過去半世紀一直養殖塘魚，甚至近十多年甚至積極參與生境管理及保育工作，在保留傳統塘魚養殖運作的同時，為水鳥提供覓食及棲息的空間，維持后海灣魚塘濕地的生態價值。
- **【違反國際公約】**新田科技城發展緊貼「米埔內后海灣拉姆薩爾濕地」，相距或不足30米。發展須填平150公頃「濕地保育區」作創科發展，發展不但會對拉姆薩爾濕地造成嚴重干擾，更會直接切斷她與東邊濕地的連接，損害國際重要濕地的濕地完整性和生態特徵。這與《濕地公約》將「避免濕地受到不利影響」列為首要要求，和《生物多樣性公約》所提倡的濕地保護，背道而馳。
- **【未先避免濕地損失 違反國家政策】**新田科技城未有遵循「避免、減少與補償」的原則進行規劃，未有優先考慮能夠避免負面生態影響或將破壞減到最少的方案，反而直接採納會造成大型濕地損失的方案，與「生態文明建設、高質量發展」和「保護優先」的國策，和十四五規劃提到的「整治修復濱海濕地2萬公頃」，背道而馳。
- **【疑曲解國家政策 合理化填塘方案】**2023年8月國務院公佈的《河套深港科技創新合作區深圳園區發展規劃》，明確指出「河套深港科技創新合作區」香港園區具體面積為87公頃，面積與落馬洲河套區的「港深科技園」吻合。新田科技城的填塘方案並非出自國家的主意。反之，具指導意義的《粵港澳大灣區發展規劃綱要》，就明確提出「加強濕地保護修復，全面保護區域內國際和

國家重要濕地，開展濱海濕地跨境聯合保護」。局方選擇性解讀國策，借國家之名，忽略填平濱海濕地與國家濕地保護策略相沖的事實。



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提交就新田科技城分區計劃大綱草圖的書面申述

22/04/2024 15:41

Submission Number:

TPB/R/S/YL-MP/7-S018

From: "bellbell"  
To: "tpbpd" <tpbpd@pland.gov.hk>  
Sent by: tpbpd@pland.gov.hk  
File Ref:

Representation Number:

TPB/R/S/YL-MP/7R036

致城規會（電郵：tpbpd@pland.gov.hk）：

申述人全名（與身份證明文件一致）：  
Wong Lai Man Isabel

申述人的身份證／護照號碼首四個字母數字（如 A123）：

我要求城規會：

- 重新修訂新田科技城草圖，將「其他指定用途（創新及科技）」地帶重新劃為原本的地帶，即「自然保育區」、「其他指定用途（綜合發展及濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」，或其他與濕地保育相關的用途地帶，以遵循「防患於未然」和「不會有濕地淨減少」的濕地規劃原則。
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其他：

原因如下：

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- **【違反國際公約】**新田科技城發展緊貼「米埔內前海灣拉姆薩爾濕地」，相距或不足30米。發展須填平150公頃「濕地保育區」作創科發展，發展不但會對拉姆薩爾濕地造成嚴重干擾，更會直接切斷她與東邊濕地的連接，損害國際重要濕地的濕地完整性和生態特徵。這與《濕地公約》將「避免濕地受到不利影響」列為首要要求，和《生物多樣性公約》所提倡的濕地保護，背道而馳。
- **【未先避免濕地損失 違反國家政策】**新田科技城未有遵循「避免、減少與補償」的原則進行規劃，未有優先考慮能夠避免負面生態影響或將破壞減到最少的方案，反而直接採納會造成大型濕地損失的方案，與「生態文明建設、高質量發展」和「保護優先」的國策，和十四五規劃提到的「整治修復濱海濕地2萬公頃」，背道而馳。
- **【疑曲解國家政策 合理化填塘方案】**2023年8月國務院公佈的《河套深港科技創新合作區深圳園區發展規劃》，明確指出「河套深港科技創新合作區」香港園區具體面積為87公頃，面積與落馬洲河套區的「港深科技園」吻合。新田科技城的填塘方案並非出自國家的主意。反之，具指導意義的《粵港澳大灣區發展規劃綱要》，就明確提出「加強濕地保護修復，全面保護區域內國際和國家重要濕地，開展濱海濕地跨境聯合保護」。局方選擇性解讀國策，借國家之名，忽略填平濱海濕地與國家濕地保護策略相沖的事實。

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關於新田科技城規劃發表個人意見

20/04/2024 15:40

Submission Number:

TPB/R/S/YL-MP/7-S019

From:

To:

Sent by:

File Ref:

tpbpd@pland.gov.hk

tpbpd@pland.gov.hk

Representation Number:

TPB/R/S/YL-MP/7R037

致城規會：

申述人全名：孫一帆

申述人的身份證／護照號碼首四個字母數字（如 A123）

新田科技城計劃填埋太多濕地，不僅破壞珍稀動物的生態環境，還會影響氣候和排洪。應重新規劃填塘範圍。

我要求城規會：

- 重新修訂新田科技城草圖，將「其他指定用途（創新及科技）」地帶重新劃為原本的地帶，即「自然保育區」、「其他指定用途（綜合發展及濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」，或其他與濕地保育相關的用途地帶，以遵循「防患於未然」和「不會有濕地淨減少」的濕地規劃原則。
- 修改修訂項目A1及B項有關「其他指定用途」註明「濕地保育公園」地帶的規劃意向和第一欄經常准許的用途，包括將「保護濕地生態系統完整」、「防患於未然」和「不會有濕地淨減少」的原則列為規劃意向；將「農地住用構築物」轉至第二欄，以確保所有可能對濕地造成負面影響的發展和基礎設施，均受到城規會把關。

原因如下：

- 【不符合新田法定圖則的規劃原意】根據原本的新田分區計劃大綱核准圖編號S/YL-ST/8，150公頃「濕地保育區」和97公頃「濕地緩衝區」的土地，主要被劃作濕地保育相關的用途地帶，例如「自然保育區」、「其他指定用途（綜合發展包括濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」。該規劃意向主要是「保存和加強現有魚塘或濕地的生態價值和功能」，以達到「不會有濕地淨減少」的原則。新田科技城涉填平大量魚塘，與上述法定規劃意向不符。
- 【不符合后海灣濕地規劃原則】發展入侵150公頃「濕地保育區」和97公頃「濕地緩衝區」，不僅導致90公頃濕地損失，損害濕地連結性及完整性，發展更容許興建中至高密度樓宇，恐令毗鄰的國際重要濕地的生境質素下降，導致整體生態功能喪失。這違反城市規劃委員會規劃指引12C所列明的「防患於未然」原則及「濕地零淨損失」。
- 【最新圖則剔除原有濕地規劃原則】以往所有位於后海灣內的法定圖則，均會因應「濕地保育區」和「濕地緩衝區」而制定不同用途地帶的濕地保育要求。但根據最新的新田科技城分區圖，「濕地保育區」的大部分土地被劃為「其他指定用途（創新及科技）」地帶，其規劃意向改為「容納各式各樣的



- 創新及科技用途」，當中經常准許的用途更達44種，包括人才公寓、商業、酒店、工業用途等，發展高度達130米。「濕地緩衝區」亦有土地被劃作「其他指定用途（混合用途）」地帶，容許高達200米的建築發展。最新規劃不但沒有列明濕地保育要求，更沒有採納任何濕地保育的規劃原則，恐令發展與毗連環境嚴重不協調。
- **【濕地喪失和生境破碎化】**新田科技城將導致至少90公頃的濕地面積減少，令大灣區的沿海濕地總量大減。新田科技城位於整個后海灣（又稱深圳灣）濕地系統的核心，發展將切斷后海灣東西兩側的生態連接，導致濕地生境破碎化，損害后海灣（又稱深圳灣）濕地系統的完整性。
  - **【濕地系統質素退化】**新田科技城填塘後不只有創科商業用地，帶來超過12,000工作人口，更預計會有6,400單位作的住宅、酒店、康樂等用途。發展引入的人口和基建，將為毗連的「米埔內后海灣拉姆薩爾濕地」及「濕地保育區」帶來不可挽回的負面生態影響，例如人類活動干擾、光污染、噪音等等。
  - **【危害全球面臨絕種危機及國家級保護物種】**受影響魚塘濕地所錄得的雀鳥物種數量達205種，其中有117種為具保育級別物種。新田科技城填塘發展將危及19種全球瀕危及近危物種，例如青頭潛鴨、黃胸鵝、黑臉琵鷺、紅頭潛鴨、白眼潛鴨和尖尾濱鵲；33種國家一級或二級重點保護野生動物，例如白肩鵲、烏鵲和禿鷲。填平新田濕地將令眾多面臨滅絕物種失去其重要棲息地。
  - **【危害繁殖鷺鳥族群】**新田科技城將直接影響全后海灣第二大的米埔龍鷺鳥林和第三大的米埔鷺鳥林，是超過230對鷺鳥的繁殖重陣，佔全港池鷺和小白鷺繁殖族群的三分之一。第一，新田科技城將永久移除部分用作繁殖的樹木；第二，繁殖鷺鳥將因大面積填塘而失去賴以為生的覓食地；第三，高達105米的創科發展將直接切斷繁殖鷺鳥來往鷺鳥林和覓食地的飛行廊區。發展一旦令鷺鳥無法在此繁殖後代，將直接威脅近二百對繁殖鷺鳥，相等於近15%的繁殖族群。
  - **【環評錯漏百出不達標】**新田科技城圖則是基於「不合格」的環評報告，不能接受。新田環評報告有至少29項嚴重的技術評估和數據錯誤或遺漏，包括：違反環評「避免」原則；生態基線及評估資料不足；嚴重低估對保育類雀鳥、繁殖雀鳥、雀鳥飛行路線的影響；嚴重低估對歐亞水獺的影響；無充分資料證明生態補償有效；誤將生態優化措施當作緩解措施等。
  - **【破壞傳統魚塘 直接影響傳統塘魚養殖】**新田科技城將直接影響超過30個已正式登記的養魚戶，發展忽視傳統塘魚養殖對經濟、社會和環境永續的貢獻。新田一帶的養魚戶過去半世紀一直養殖塘魚，甚至近十多年甚至積極參與生境管理及保育工作，在保留傳統塘魚養殖運作的同時，為水鳥提供覓食及棲息的空間，維持后海灣魚塘濕地的生態價值。
  - **【違反國際公約】**新田科技城發展緊貼「米埔內后海灣拉姆薩爾濕地」，相距或不足30米。發展須填平150公頃「濕地保育區」作創科發展，發展不但會對拉姆薩爾濕地造成嚴重干擾，更會直接切斷她與東邊濕地的連接，損害國際重要濕地的濕地完整性和生態特徵。這與《濕地公約》將「避免濕地受到不利影響」列為首要要求，和《生物多樣性公約》所提倡的濕地保護，背道而馳。
  - **【未先避免濕地損失 違反國家政策】**新田科技城未有遵循「避免、減少與補償」的原則進行規劃，未有優先考慮能夠避免負面生態影響或將破壞減到最少的方案，反而直接採納會造成大型濕地損失的方案，與「生態文明建設、高質量發展」和「保護優先」的國策，和十四五規劃提到的「整治修復濱海濕地2萬公頃」，背道而馳。
  - **【疑曲解國家政策 合理化填塘方案】**2023年8月國務院公佈的《河套深港科技創新合作區深圳園區發展規劃》，明確指出「河套深港科技創新合作區」

香港園區具體面積為87公頃，面積與落馬洲河套區的「港深科技園」吻合。新田科技城的填塘方案並非出自國家的主意。反之，具指導意義的《粵港澳大灣區發展規劃綱要》，就明確提出「加強濕地保護修復，全面保護區域內國際和國家重要濕地，開展濱海濕地跨境聯合保護」。局方選擇性解讀國策，借國家之名，忽略填平濱海濕地與國家濕地保護策略相沖的事實。



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新田科技城規劃圖意見提交  
20/04/2024 14:46

From: "Yuk Wong"  
To: tpbpd@pland.gov.hk  
Sent by: tpbpd@pland.gov.hk  
File Ref:

Submission Number:  
TPB/R/S/YL-MP/7-S020

Representation Number:  
TPB/R/S/YL-MP/7R038

申述人全名（與身份證明文件一致）：  
黃旭

申述人的身份證／護照號碼首四個字母數字（如 A123）：  
[REDACTED]

我要求城規會：

- 重新修訂新田科技城草圖，將「其他指定用途（創新及科技）」地帶重新劃為原本的地帶，即「自然保育區」、「其他指定用途（綜合發展及濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」，或其他與濕地保育相關的用途地帶，以遵循「防患於未然」和「不會有濕地淨減少」的濕地規劃原則。
- 修改修訂項目A1及B項有關「其他指定用途」註明「濕地保育公園」地帶的規劃意向和第一欄經常准許的用途，包括將「保護濕地生態系統完整」、「防患於未然」和「不會有濕地淨減少」的原則列為規劃意向；將「農地住用構築物」轉至第二欄，以確保所有可能對濕地造成負面影響的發展和基礎設施，均受到城規會把關。

原因如下：

- 【不符合新田法定圖則的規劃原意】根據原本的新田分區計劃大綱核准圖編號S/YL-ST/8，150公頃「濕地保育區」和97公頃「濕地緩衝區」的土地，主要被劃作濕地保育相關的用途地帶，例如「自然保育區」、「其他指定用途（綜合發展包括濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」，該規劃意向主要是「保存和加強現有魚塘或濕地的生態價值和功能」，以達到「不會有濕地淨減少」的原則。新田科技城涉填平大量魚塘，與上述法定規劃意向不符。
- 【不符合后海灣濕地規劃原則】發展入侵150公頃「濕地保育區」和97公頃「濕地緩衝區」，不僅導致90公頃濕地損失，損害濕地連結性及完整性，發展更容許興建中至高密度樓宇，恐令毗鄰的國際重要濕地的生境質素下降，導致整體生態功能喪失。這違反城市規劃委員會規劃指引12C所列明的「防患於未然」原則及「濕地零淨損失」。
- 【最新圖則剔除原有濕地規劃原則】以往所有位於后海灣內的法定圖則，均會因應「濕地保育區」和「濕地緩衝區」而制定不同用途地帶的濕地保育要求。但根據最新的新田科技城分區圖，「濕地保育區」的大部分土地被劃為「其他指定用途（創新及科技）」地帶，其規劃意向改為「容納各式各樣的創新及科



技用途」，當中經常准許的用途更達44種，包括人才公寓、商業、酒店、工業用途等，發展高度達130米。「濕地緩衝區」亦有土地被劃作「其他指定用途（混合用途）」地帶，容許高達200米的建築發展。最新規劃不但沒有列明濕地保育要求，更沒有採納任何濕地保育的規劃原則，恐令發展與毗連環境嚴重不協調。

- **【濕地喪失和生境破碎化】**新田科技城將導致至少90公頃的濕地面積減少，令大灣區的沿海濕地總量大減。新田科技城位於整個后海灣（又稱深圳灣）濕地系統的核心，發展將切斷后海灣東西兩側的生態連接，導致濕地生境破碎化，損害后海灣（又稱深圳灣）濕地系統的完整性。
- **【濕地系統質素退化】**新田科技城填塘後不只有創科商業用地，帶來超過12,000工作人口，更預計會有6,400單位作的住宅、酒店、康樂等用途。發展引入的人口和基建，將為毗連的「米埔內后海灣拉姆薩爾濕地」及「濕地保育區」帶來不可挽回的負面生態影響，例如人類活動干擾、光污染、噪音等等。
- **【危害全球面臨絕種危機及國家級保護物種】**受影響魚塘濕地所錄得的雀鳥物種數量達205種，其中有117種為具保育級別物種。新田科技城填塘發展將危及19種全球瀕危及近危物種，例如青頭潛鴨、黃胸鵪、黑臉琵鷺、紅頭潛鴨、白眼潛鴨和尖尾濱鵪；33種國家一級或二級重點保護野生動物，例如白肩鵪、烏鵪和禿鷲。填平新田濕地將令眾多面臨滅絕物種失去其重要棲息地。
- **【危害繁殖鷺鳥族群】**新田科技城將直接影響全后海灣第二大的米埔龍鷺鳥林和第三大的米埔鷺鳥林，是超過230對鷺鳥的繁殖重陣，佔全港池鷺和小白鷺繁殖族群的三分之一。第一，新田科技城將永久移除部分用作繁殖的樹木；第二，繁殖鷺鳥將因大面積填塘而失去賴以為生的覓食地；第三，高達105米的創科發展將直接切斷繁殖鷺鳥來往鷺鳥林和覓食地的飛行廊區。發展一旦令鷺鳥無法在此繁殖後代，將直接威脅近二百對繁殖鷺鳥，相等於近15%的繁殖族群。
- **【環評錯漏百出不達標】**新田科技城圖則是基於「不合格」的環評報告，不能接受。新田環評報告有至少29項嚴重的技術評估和數據錯誤或遺漏，包括：違反環評「避免」原則；生態基線及評估資料不足；嚴重低估對保育類雀鳥、繁殖雀鳥、雀鳥飛行路線的影響；嚴重低估對歐亞水獺的影響；無充分資料證明生態補償有效；誤將生態優化措施當作緩解措施等。
- **【破壞傳統魚塘 直接影響傳統塘魚養殖】**新田科技城將直接影響超過30個已正式登記的養魚戶，發展忽視傳統塘魚養殖對經濟、社會和環境永續的貢獻。新田一帶的養魚戶過去半世紀一直養殖塘魚，甚至近十多年甚至積極參與生境管理及保育工作，在保留傳統塘魚養殖運作的同時，為水鳥提供覓食及棲息的空間，維持后海灣魚塘濕地的生態價值。
- **【違反國際公約】**新田科技城發展緊貼「米埔內后海灣拉姆薩爾濕地」，相距或不足30米。發展須填平150公頃「濕地保育區」作創科發展，發展不但會對拉姆薩爾濕地造成嚴重干擾，更會直接切斷她與東邊濕地的連接，損害國際重要濕地的濕地完整性和生態特徵。這與《濕地公約》將「避免濕地受到不利影響」列為首要要求，和《生物多樣性公約》所提倡的濕地保護，背道而馳。
- **【未先避免濕地損失 違反國家政策】**新田科技城未有遵循「避免、減少與補償」的原則進行規劃，未有優先考慮能夠避免負面生態影響或將破壞減到最少的方案，反而直接採納會造成大型濕地損失的方案，與「生態文明建設、高質量發展」和「保護優先」的國策，和十四五規劃提到的「整治修復濱海濕地2萬公頃」，背道而馳。
- **【疑曲解國家政策 合理化填塘方案】**2023年8月國務院公佈的《河套深港科技創新合作區深圳園區發展規劃》，明確指出「河套深港科技創新合作區」香港園區具體面積為87公頃，面積與落馬洲河套區的「港深科技園」吻合。新田科技城的填塘方案並非出自國家的主意。反之，具指導意義的《粵港澳大灣區發展規劃綱要》，就明確提出「加強濕地保護修復，全面保護區域內國際和國家



重要濕地，開展濱海濕地跨境聯合保護」。局方選擇性解讀國策，借國家之名，忽略填平濱海濕地與國家濕地保護策略相沖的事實。

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提交就新田科技城分區計劃大綱草圖的書面申述

20/04/2024 12:21

Submission Number:

TPB/R/S/YL-MP/7-S021

From:

"angel lam"

To:

tpbpd@pland.gov.hk

Sent by:

tpbpd@pland.gov.hk

File Ref:

Representation Number:

TPB/R/S/YL-MP/7R039

申述人全名：LAM CHUI PING ANGEL

申述人的身份證／護照號碼首四個字母數字：

請保護僅有的濕地，生態和黑臉琵鷺

我要求城規會：

- 重新修訂新田科技城草圖，將「其他指定用途（創新及科技）」地帶重新劃為原本的地帶，即「自然保育區」、「其他指定用途（綜合發展及濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」，或其他與濕地保育相關的用途地帶，以遵循「防患於未然」和「不會有濕地淨減少」的濕地規劃原則。
- 修改修訂項目A1及B項有關「其他指定用途」註明「濕地保育公園」地帶的規劃意向和第一欄經常准許的用途，包括將「保護濕地生態系統完整」、「防患於未然」和「不會有濕地淨減少」的原則列為規劃意向；將「農地住用構築物」轉至第二欄，以確保所有可能對濕地造成負面影響的發展和基礎設施，均受到城規會把關。

其他：請保護 僅存的濕地生態環境和剛 回復數量的黑臉琵鷺

原因如下：

- 【不符合新田法定圖則的規劃原意】根據原本的新田分區計劃大綱核准圖編號S/YL-ST/8，150公頃「濕地保育區」和97公頃「濕地緩衝區」的土地，主要被劃作濕地保育相關的用途地帶，例如「自然保育區」、「其他指定用途（綜合發展包括濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」。該規劃意向主要是「保存和加強現有魚塘或濕地的生態價值和功能」，以達到「不會有濕地淨減少」的原則。新田科技城涉填平大量魚塘，與上述法定規劃意向不符。
- 【不符合后海灣濕地規劃原則】發展入侵150公頃「濕地保育區」和97公頃「濕地緩衝區」，不僅導致90公頃濕地損失，損害濕地連結性及完整性，發展更容許興建中至高密度樓宇，恐令毗鄰的國際重要濕地的生境質素下降，導致整體生態功能喪失。這違反城市規劃委員會規劃指引12C所列明的『防患於未然』原則及『濕地零淨損失』。



- **【最新圖則剔除原有濕地規劃原則】**以往所有位於后海灣內的法定圖則，均會因應「濕地保育區」和「濕地緩衝區」而制定不同用途地帶的濕地保育要求。但根據最新的新田科技城分區圖，「濕地保育區」的大部分土地被劃為「其他指定用途（創新及科技）」地帶，其規劃意向改為「容納各式各樣的創新及科技用途」，當中經常准許的用途更達44種，包括人才公寓、商業、酒店、工業用途等，發展高度達130米。「濕地緩衝區」亦有土地被劃作「其他指定用途（混合用途）」地帶，容許高達200米的建築發展。最新規劃不但沒有列明濕地保育要求，更沒有採納任何濕地保育的規劃原則，恐令發展與毗連環境嚴重不協調。
- **【濕地喪失和生境破碎化】**新田科技城將導致至少90公頃的濕地面積減少，令大灣區的沿海濕地總量大減。新田科技城位於整個后海灣（又稱深圳灣）濕地系統的核心，發展將切斷后海灣東西兩側的生態連接，導致濕地生境破碎化，損害后海灣（又稱深圳灣）濕地系統的完整性。
- **【濕地系統質素退化】**新田科技城填塘後不只有創科商業用地，帶來超過12,000工作人口，更預計會有6,400單位作的住宅、酒店、康樂等用途。發展引入的人口和基建，將為毗連的「米埔內后海灣拉姆薩爾濕地」及「濕地保育區」帶來不可挽回的負面生態影響，例如人類活動干擾、光污染、噪音等等。
- **【危害全球面臨絕種危機及國家級保護物種】**受影響魚塘濕地所錄得的雀鳥物種數量達205種，其中有117種為具保育級別物種。新田科技城填塘發展將危及19種全球瀕危及近危物種，例如青頭潛鴨、黃胸鵝、黑臉琵鷺、紅頭潛鴨、白眼潛鴨和尖尾濱鵲；33種國家一級或二級重點保護野生動物，例如白肩鵲、烏鵲和禿鷲。填平新田濕地將令眾多面臨滅絕物種失去其重要棲息地。
- **【危害繁殖鷺鳥族群】**新田科技城將直接影響全后海灣第二大的米埔龍鷺鳥林和第三大的米埔鷺鳥林，是超過230對鷺鳥的繁殖重陣，佔全港池鷺和小白鷺繁殖族群的三分之一。第一，新田科技城將永久移除部分用作繁殖的樹木；第二，繁殖鷺鳥將因大面積填塘而失去賴以為生的覓食地；第三，高達105米的創科發展將直接切斷繁殖鷺鳥來往鷺鳥林和覓食地的飛行廊區。發展一旦令鷺鳥無法在此繁殖後代，將直接威脅近二百對繁殖鷺鳥，相等於近15%的繁殖族群。
- **【環評錯漏百出不達標】**新田科技城圖則是基於「不合格」的環評報告，不能接受。新田環評報告有至少29項嚴重的技術評估和數據錯誤或遺漏，包括：違反環評「避免」原則；生態基線及評估資料不足；嚴重低估對保育類雀鳥、繁殖雀鳥、雀鳥飛行路線的影響；嚴重低估對歐亞水獺的影響；無充分資料證明生態補償有效；誤將生態優化措施當作緩解措施等。
- **【破壞傳統魚塘 直接影響傳統塘魚養殖】**新田科技城將直接影響超過30個已正式登記的養魚戶，發展忽視傳統塘魚養殖對經濟、社會和環境永續的貢獻。新田一帶的養魚戶過去半世紀一直養殖塘魚，甚至近十多年甚至積極參與生境管理及保育工作，在保留傳統塘魚養殖運作的同時，為水鳥提供覓食及棲息的空間，維持后海灣魚塘濕地的生態價值。
- **【違反國際公約】**新田科技城發展緊貼「米埔內后海灣拉姆薩爾濕地」，相距或不足30米。發展須填平150公頃「濕地保育區」作創科發展，發展不但會對拉姆薩爾濕地造成嚴重干擾，更會直接切斷她與東邊濕地的連接，損害國際重要濕地的濕地完整性和生態特徵。這與《濕地公約》將「避免濕地受到不利影響」列為首要要求，和《生物多樣性公約》所提倡的濕地保護，背道而馳。
- **【未先避免濕地損失 違反國家政策】**新田科技城未有遵循「避免、減少與補償」的原則進行規劃，未有優先考慮能夠避免負面生態影響或將破壞減到最少的方案，反而直接採納會造成大型濕地損失的方案，與「生態文明建設、高質量發展」和「保護優先」的國策，和十四五規劃提到的「整治修復濱海濕地2萬公頃」，背道而馳。
- **【疑曲解國家政策 合理化填塘方案】**2023年8月國務院公佈的《河套深港科技創新合作區深圳園區發展規劃》，明確指出「河套深港科技創新合作區」香港園區具體面積為87公頃，面積與落馬洲河套區的「港深科技園」吻合。新田科技城的填塘

方案並非出自國家的主意。反之，具指導意義的《粵港澳大灣區發展規劃綱要》，就明確提出「加強濕地保護修復，全面保護區域內國際和國家重要濕地，開展濱海濕地跨境聯合保護」。局方選擇性解讀國策，借國家之名，忽略填平濱海濕地與國家濕地保護策略相沖的事實。



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Fwd: 提交就新田科技城分區計劃大綱草圖的書面申述  
20/04/2024 10:18

Submission Number:  
TPB/R/S/YL-MP/7-S022

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

Representation Number:  
TPB/R/S/YL-MP/7R040

致城規會（電郵：tpbpd@pland.gov.hk）：

申述人全名：SHEK KA KI

申述人的身份證／護照號碼首四個字母數字：[REDACTED]

請認真看待香港大自然保育，興建新田科技城及配套設施，總共將填平約 90 公頃魚塘濕地，破壞近 247 公頃濕地保育區及緩衝區，約相等於 13 個維園面積，嚴重損害后海灣生態系統完整性，恐為發展濕地打開缺口。

大自然被破壞了是不容易重建，請珍惜香港現有的自然環境，不要剝削這片地對大自然及人類的存在意義，不要剝奪在那兒生活的物種的基本生存權利

我要求城規會：

- 重新修訂新田科技城草圖，將「其他指定用途（創新及科技）」地帶重新劃為原本的地帶，即「自然保育區」、「其他指定用途（綜合發展及濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」，或其他與濕地保育相關的用途地帶，以遵循「防患於未然」和「不會有濕地淨減少」的濕地規劃原則。
- 修改修訂項目A1及B項有關「其他指定用途」註明「濕地保育公園」地帶的規劃意向和第一欄經常准許的用途，包括將「保護濕地生態系統完整」、「防患於未然」和「不會有濕地淨減少」的原則列為規劃意向；將「農地住用構築物」轉至第二欄，以確保所有可能對濕地造成負面影響的發展和基礎設施，均受到城規會把關。

其他：\_\_\_\_\_

原因如下：

- 【不符合新田法定圖則的規劃原意】根據原本的新田分區計劃大綱核准圖編號 S/YL-ST/8，150公頃「濕地保育區」和97公頃「濕地緩衝區」的土地，主要被劃作濕地保育相關的用途地帶，例如「自然保育區」、「其他指定用途（綜合發展包括濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」。該規劃意向主要是「保存和加強現有魚塘或濕地的生態價值和功能」，以達到「不會有濕地淨減少」的原則。新田科技城涉填平大量魚塘，與上述法定規劃意向不符。



- **【不符合后海灣濕地規劃原則】**發展入侵150公頃「濕地保育區」和97公頃「濕地緩衝區」，不僅導致90公頃濕地損失，損害濕地連結性及完整性，發展更容許興建中至高密度樓宇，恐令毗鄰的國際重要濕地的生境質素下降，導致整體生態功能喪失。這違反城市規劃委員會規劃指引12C所列明的「防患於未然」原則及「濕地零淨損失」。
- **【最新圖則剔除原有濕地規劃原則】**以往所有位於后海灣內的法定圖則，均會因應「濕地保育區」和「濕地緩衝區」而制定不同用途地帶的濕地保育要求。但根據最新的新田科技城分區圖，「濕地保育區」的大部分土地被劃為「其他指定用途（創新及科技）」地帶，其規劃意向改為「容納各式各樣的創新及科技用途」，當中經常准許的用途更達44種，包括人才公寓、商業、酒店、工業用途等，發展高度達130米。「濕地緩衝區」亦有土地被劃作「其他指定用途（混合用途）」地帶，容許高達200米的建築發展。最新規劃不但沒有列明濕地保育要求，更沒有採納任何濕地保育的規劃原則，恐令發展與毗連環境嚴重不協調。
- **【濕地喪失和生境破碎化】**新田科技城將導致至少90公頃的濕地面積減少，令大灣區的沿海濕地總量大減。新田科技城位於整個后海灣（又稱深圳灣）濕地系統的核心，發展將切斷后海灣東西兩側的生態連接，導致濕地生境破碎化，損害后海灣（又稱深圳灣）濕地系統的完整性。
- **【濕地系統質素退化】**新田科技城填塘後不只有創科商業用地，帶來超過12,000工作人口，更預計會有6,400單位作的住宅、酒店、康樂等用途。發展引入的人口和基建，將為毗連的「米埔內后海灣拉姆薩爾濕地」及「濕地保育區」帶來不可挽回的負面生態影響，例如人類活動干擾、光污染、噪音等等。
- **【危害全球面臨絕種危機及國家級保護物種】**受影響魚塘濕地所錄得的雀鳥物種數量達205種，其中有117種為具保育級別物種。新田科技城填塘發展將危及19種全球瀕危及近危物種，例如青頭潛鴨、黃胸鵪、黑臉琵鷺、紅頭潛鴨、白眼潛鴨和尖尾濱鵲；33種國家一級或二級重點保護野生動物，例如白肩鵲、烏鵲和禿鷲。填平新田濕地將令眾多面臨滅絕物種失去其重要棲息地。
- **【危害繁殖鷺鳥族群】**新田科技城將直接影響全后海灣第二大的米埔龍鷺鳥林和第三大的米埔鷺鳥林，是超過230對鷺鳥的繁殖重陣，佔全港池鷺和小白鷺繁殖族群的三分之一。第一，新田科技城將永久移除部分用作繁殖的樹木；第二，繁殖鷺鳥將因大面積填塘而失去賴以為生的覓食地；第三，高達105米的創科發展將直接切斷繁殖鷺鳥來往鷺鳥林和覓食地的飛行廊區。發展一旦令鷺鳥無法在此繁殖後代，將直接威脅近二百對繁殖鷺鳥，相等於近15%的繁殖族群。
- **【環評錯漏百出不達標】**新田科技城圖則是基於「不合格」的環評報告，不能接受。新田環評報告有至少29項嚴重的技術評估和數據錯誤或遺漏，包括：違反環評「避免」原則；生態基線及評估資料不足；嚴重低估對保育類雀鳥、繁殖雀鳥、雀鳥飛行路線的影響；嚴重低估對歐亞水獺的影響；無充分資料證明生態補償有效；誤將生態優化措施當作緩解措施等。
- **【破壞傳統魚塘 直接影響傳統塘魚養殖】**新田科技城將直接影響超過30個已正式登記的養魚戶，發展忽視傳統塘魚養殖對經濟、社會和環境永續的貢獻。新田一帶的養魚戶過去半世紀一直養殖塘魚，甚至近十多年甚至積極參與生境管理及保育工作，在保留傳統塘魚養殖運作的同時，為水鳥提供覓食及棲息的空間，維持后海灣魚塘濕地的生態價值。
- **【違反國際公約】**新田科技城發展緊貼「米埔內后海灣拉姆薩爾濕地」，相距或不足30米。發展須填平150公頃「濕地保育區」作創科發展，發展不但會對拉姆薩爾濕地造成嚴重干擾，更會直接切斷她與東邊濕地的連接，損害國際重要濕地的濕地完整性和生態特徵。這與《濕地公約》將「避免濕地受到不利影響」列為首要要求，和《生物多樣性公約》所提倡的濕地保護，背道而馳。
- **【未先避免濕地損失 違反國家政策】**新田科技城未有遵循「避免、減少與補償」的原則進行規劃，未有優先考慮能夠避免負面生態影響或將破壞減到最少的方案，反而直接採納會造成大型濕地損失的方案，與「生態文明建設、高質量發展」和



「保護優先」的國策，和十四五規劃提到的「整治修復濱海濕地2萬公頃」，背道而馳。

- 【疑曲解國家政策 合理化填塘方案】2023年8月國務院公佈的《河套深港科技創新合作區深圳園區發展規劃》，明確指出「河套深港科技創新合作區」香港園區具體面積為87公頃，面積與落馬洲河套區的「港深科技園」吻合。新田科技城的填塘方案並非出自國家的主意。反之，具指導意義的《粵港澳大灣區發展規劃綱要》，就明確提出「加強濕地保護修復，全面保護區域內國際和國家重要濕地，開展濱海濕地跨境聯合保護」。局方選擇性解讀國策，借國家之名，忽略填平濱海濕地與國家濕地保護策略相沖的事實。

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致城規會：提交就新田科技城分區計劃大綱草圖的書面申述  
20/04/2024 09:57

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

Please respond to "miruku choy" <[REDACTED]>

Submission Number:  
TPB/R/S/YL-MP/7-S023

Representation Number:  
TPB/R/S/YL-MP/7R041

申述人全名  
Choy Mei Ngan

申述人的身份證／護照號碼首四個字母 [REDACTED]

致城規會：

環境保育是多年耕耘的事，濕地有幾百隻國際瀕危絕種的黑臉琵鷺，和其他雀鳥生態是非常美妙的，是世界級，可以說好香港故事，雀仔唔聽人話，拆咗就無。

請你們

- 重新修訂新田科技城草圖，將「其他指定用途（創新及科技）」地帶重新劃為原本的地帶，即「自然保育區」、「其他指定用途（綜合發展及濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」，或其他與濕地保育相關的用途地帶，以遵循「防患於未然」和「不會有濕地淨減少」的濕地規劃原則。
- 修改修訂項目A1及B項有關「其他指定用途」註明「濕地保育公園」地帶的規劃意向和第一欄經常准許的用途，包括將「保護濕地生態系統完整」、「防患於未然」和「不會有濕地淨減少」的原則列為規劃意向；將「農地住用構築物」轉至第二欄，以確保所有可能對濕地造成負面影響的發展和基礎設施，均受到城規會把關。

原因如下：

- 【不符合新田法定圖則的規劃原意】根據原本的新田分區計劃大綱核准圖編號S/YL-ST/8，150公頃「濕地保育區」和97公頃「濕地緩衝區」的土地，主要被劃作濕地保育相關的用途地帶，例如「自然保育區」、「其他指定用途（綜合發展包括濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」。該規劃意向主要是「保存和加強現有魚塘或濕地的生態價值和功能」，以達到「不會有濕地淨減少」的原則。新田科技城涉填平大量魚塘，與上述法定規劃意向不符。
- 【不符合后海灣濕地規劃原則】發展入侵150公頃「濕地保育區」和97公頃「濕地緩衝區」，不僅導致90公頃濕地損失，損害濕地連結性及完整性，發展更容許興建中至高密度樓宇，恐令毗鄰的國際重要濕地的生境質素下降，導致整體生態功能喪失。這違反城市規劃委員會規劃指引12C所列明的『防患於未然』原則及『濕地零淨損失』。
- 【最新圖則剔除原有濕地規劃原則】以往所有位於后海灣內的法定圖則，均會因應「濕地保育區」和「濕地緩衝區」而制定不同用途地帶的濕地保育要求。但根據最新的新田科技城分區圖，「濕地保育區」的大部分土地被劃為「其他指定用途（創新及科技）」地帶，其規劃意向改為「容納各式各樣的創新及科技用途」，當中經



常准許的用途更達44種，包括人才公寓、商業、酒店、工業用途等，發展高度達130米。「濕地緩衝區」亦有土地被劃作「其他指定用途（混合用途）」地帶，容許高達200米的建築發展。最新規劃不但沒有列明濕地保育要求，更沒有採納任何濕地保育的規劃原則，恐令發展與毗連環境嚴重不協調。

- 【濕地喪失和生境破碎化】新田科技城將導致至少90公頃的濕地面積減少，令大灣區的沿海濕地總量大減。新田科技城位於整個后海灣（又稱深圳灣）濕地系統的核心，發展將切斷后海灣東西兩側的生態連接，導致濕地生境破碎化，損害后海灣（又稱深圳灣）濕地系統的完整性。
- 【濕地系統質素退化】新田科技城填塘後不只有創科商業用地，帶來超過12,000工作人口，更預計會有6,400單位作的住宅、酒店、康樂等用途。發展引入的人口和基建，將為毗連的「米埔內后海灣拉姆薩爾濕地」及「濕地保育區」帶來不可挽回的負面生態影響，例如人類活動干擾、光污染、噪音等等。
- 【危害全球面臨絕種危機及國家級保護物種】受影響魚塘濕地所錄得的雀鳥物種數量達205種，其中有117種為具保育級別物種。新田科技城填塘發展將危及19種全球瀕危及近危物種，例如青頭潛鴨、黃胸鵝、黑臉琵鷺、紅頭潛鴨、白眼潛鴨和尖尾濱鵲；33種國家一級或二級重點保護野生動物，例如白肩鵲、烏鵲和禿鷲。填平新田濕地將令眾多面臨滅絕物種失去其重要棲息地。
- 【危害繁殖鷺鳥族群】新田科技城將直接影響全后海灣第二大的米埔隴鷺鳥林和第三大的米埔鷺鳥林，是超過230對鷺鳥的繁殖重陣；佔全港池鷺和小白鷺繁殖族群的三分之一。第一，新田科技城將永久移除部分用作繁殖的樹木；第二，繁殖鷺鳥將因大面積填塘而失去賴以為生的覓食地；第三，高達105米的創科發展將直接切斷繁殖鷺鳥來往鷺鳥林和覓食地的飛行廊區。發展一旦令鷺鳥無法在此繁殖後代，將直接威脅近二百對繁殖鷺鳥，相等於近15%的繁殖族群。
- 【環評太簡單】新田環評報告違反環評「避免」原則；生態基線及評估資料不足；嚴重低估對保育類雀鳥、繁殖雀鳥、雀鳥飛行路線的影響；嚴重低估對歐亞水獺的影響；無充分資料證明生態補償有效等。
- 【破壞傳統魚塘 直接影響傳統塘魚養殖】新田科技城將直接影響超過30個已正式登記的養魚戶，發展忽視傳統塘魚養殖對經濟、社會和環境永續的貢獻。新田一帶的養魚戶過去半世紀一直養殖塘魚，甚至近十多年甚至積極參與生境管理及保育工作，在保留傳統塘魚養殖運作的同時，為水鳥提供覓食及棲息的空間，維持后海灣魚塘濕地的生態價值。
- 【違反國際公約】新田科技城發展緊貼「米埔內后海灣拉姆薩爾濕地」，相距或不足30米。發展須填平150公頃「濕地保育區」作創科發展，發展不但會對拉姆薩爾濕地造成嚴重干擾，更會直接切斷她與東邊濕地的連接，損害國際重要濕地的濕地完整性和生態特徵。這與《濕地公約》將「避免濕地受到不利影響」列為首要要求，和《生物多樣性公約》所提倡的濕地保護，背道而馳。
- 【未先避免濕地損失 違反國家政策】新田科技城未有遵循「避免、減少與補償」的原則進行規劃，未有優先考慮能夠避免負面生態影響或將破壞減到最少的方案，反而直接採納會造成大型濕地損失的方案，與「生態文明建設、高質量發展」和「保護優先」的國策，和十四五規劃提到的「整治修復濱海濕地2萬公頃」，背道而馳。
- 謝謝。

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To: tpbpd@pland.gov.hk

Cc:

Bcc:

Subject: 提交就新田科技城分區計劃大綱草圖的書面申述

File Ref:

From: "Jaffu Wong"

Saturday 20/04/2024 15:58

Submission Number:

TPB/R/S/YL-MP/7-S025

Representation Number:

TPB/R/S/YL-MP/7R042

致城規會：

新田科技城發展與原本規劃佔用的濕地多出247公頃，發展規模臨時擴大，馬虎且錯漏百出的環評報告令發展項目低估環境污染影響，規劃意圖存疑。

我要求城規會：

- 重新修訂新田科技城草圖，將「其他指定用途（創新及科技）」地帶重新劃為原本的地帶，即「自然保育區」、「其他指定用途（綜合發展及濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」，或其他與濕地保育相關的用途地帶，以遵循「防患於未然」和「不會有濕地淨減少」的濕地規劃原則。
- 修改修訂項目A1及B項有關「其他指定用途」註明「濕地保育公園」地帶的規劃意向和第一欄經常准許的用途，包括將「保護濕地生態系統完整」、「防患於未然」和「不會有濕地淨減少」的原則列為規劃意向；將「農地住用構築物」轉至第二欄，以確保所有可能對濕地造成負面影響的發展和基礎設施，均受到城規會把關。

原因如下：

- 【不符合新田法定圖則的規劃原意】根據原本的新田分區計劃大綱核准圖編號S/YL-ST/8，150公頃「濕地保育區」和97公頃「濕地緩衝區」的土地，主要被劃作濕地保育相關的用途地帶，例如「自然保育區」、「其他指定用途（綜合發展包括濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」。
- 【不符合后海灣濕地規劃原則】發展入侵



150公頃「濕地保育區」和97公頃「濕地緩衝區」，不僅導致90公頃濕地損失，損害濕地連結性及完整性，發展更容許興建中至高密度樓宇，恐令毗鄰的國際重要濕地的生境質素下降，導致整體生態功能喪失。這違反城市規劃委員會規劃指引12C所列明的『防患於未然』原則及『濕地零淨損失』。

- 【最新圖則剔除原有濕地規劃原則】以往所有位於后海灣內的法定圖則，均會因應「濕地保育區」和「濕地緩衝區」而制定不同用途地帶的濕地保育要求。但根據最新的新田科技城分區圖，「濕地保育區」的大部分土地被劃為「其他指定用途（創新及科技）」地帶，其規劃意向改為「容納各式各樣的創新及科技用途」，當中經常准許的用途更達44種，包括人才公寓、商業、酒店、工業用途等，發展高度達130米。「濕地緩衝區」亦有土地被劃作「其他指定用途（混合用途）」地帶，容許高達200米的建築發展。最新規劃不但沒有列明濕地保育要求，更沒有採納任何濕地保育的規劃原則，恐令發展與毗連環境嚴重不協調。
- 【濕地喪失和生境破碎化】新田科技城將導致至少90公頃的濕地面積減少，令大灣區的沿海濕地總量大減。新田科技城位於整個后海灣（又稱深圳灣）濕地系統的核心，發展將切斷后海灣東西兩側的生態連接，導致濕地生境破碎化，損害后海灣（又稱深圳灣）濕地系統的完整性。
- 【濕地系統質素退化】新田科技城填塘後不只有創科商業用地，帶來超過12,000工作人口，更預計會有6,400單位作的住宅、酒店、康樂等用途。發展引入的人口和基建，將為毗連的「米埔內后海灣拉姆薩爾濕地」及「濕地保育區」帶來不可挽回的負面生態影響，例如人類活動干擾、光污染、噪音等等。
- 【危害全球面臨絕種危機及國家級保護物種】受影響魚塘濕地所錄得的雀鳥物種數量達205種，其中有117種為具保育級別物種。新田科技城填塘發展將危及19種全球瀕危及近危物種，例如青頭潛鴨、黃胸鵝、黑臉琵鷺、紅頭潛鴨、白眼潛鴨和尖尾濱鵝；33種國家一級或二級重點保護野生動物，例如白肩鵝、烏鵲和禿鷲。填平新田濕地將令眾多面臨滅絕物種失去其重要棲息地。
- 【危害繁殖鷺鳥族群】新田科技城將直接

影響全前海灣第二大的米埔鷺鳥林和第三大的米埔鷺鳥林，是超過230對鷺鳥的繁殖重陣，佔全港池鷺和小白鷺繁殖族群的三分之一。第一，新田科技城將永久移除部分用作繁殖的樹木；第二，繁殖鷺鳥將因大面積填塘而失去賴以為生的覓食地；第三，高達105米的創科發展將直接切斷繁殖鷺鳥來往鷺鳥林和覓食地的飛行廊區。發展一旦令鷺鳥無法在此繁殖後代，將直接威脅近二百對繁殖鷺鳥，相等於近15%的繁殖族群。

- **【環評錯漏百出不達標】**新田科技城圖則是基於「不合格」的環評報告，不能接受。新田環評報告有至少29項嚴重的技術評估和數據錯誤或遺漏，包括：違反環評「避免」原則；生態基線及評估資料不足；嚴重低估對保育類雀鳥、繁殖雀鳥、雀鳥飛行路線的影響；嚴重低估對歐亞水獺的影響；無充分資料證明生態補償有效；誤將生態優化措施當作緩解措施等。
- **【破壞傳統魚塘 直接影響傳統塘魚養殖】**新田科技城將直接影響超過30個已正式登記的養魚戶，發展忽視傳統塘魚養殖對經濟、社會和環境永續的貢獻。新田一帶的養魚戶過去半世紀一直養殖塘魚，甚至近十多年甚至積極參與生境管理及保育工作，在保留傳統塘魚養殖運作的同時，為水鳥提供覓食及棲息的空間，維持前海灣魚塘濕地的生態價值。
- **【違反國際公約】**新田科技城發展緊貼「米埔內前海灣拉姆薩爾濕地」，相距或不足30米。發展須填平150公頃「濕地保育區」作創科發展，發展不但會對拉姆薩爾濕地造成嚴重干擾，更會直接切斷她東邊濕地的連接，損害國際重要濕地的濕地完整性和生態特徵。這與《濕地公約》將「避免濕地受到不利影響」列為首要要求，和《生物多樣性公約》所提倡的濕地保護，背道而馳。
- **【未先避免濕地損失 違反國家政策】**新田科技城未有遵循「避免、減少與補償」的原則進行規劃，未有優先考慮能夠避免負面生態影響或將破壞減到最少的方案，反而直接採納會造成大型濕地損失的方案，與「生態文明建設、高質量發展」和「保護優先」的國策，和十四五規劃提到的「整治修復濱海濕地2萬公頃」，背道而馳。
- **【疑曲解國家政策 合理化填塘方案】**  
2023年8月國務院公佈的《河套深港科技



創新合作區深圳園區發展規劃》，明確指出「河套深港科技創新合作區」香港園區具體面積為87公頃，面積與落馬洲河套區的「港深科技園」吻合。新田科技城的填塘方案並非出自國家的主意。反之，具指導意義的《粵港澳大灣區發展規劃綱要》，就明確提出「加強濕地保護修復，全面保護區域內國際和國家重要濕地，開展濱海濕地跨境聯合保護」。局方選擇性解讀國策，借國家之名，忽略填平濱海濕地與國家濕地保護策略相沖的事實。

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Fwd: 提交就新田科技城分區計劃大綱草圖的書面申述

20/04/2024 16:09

Submission Number:  
TPB/R/S/YL-MP/7-S026

From: "Julia Fung" [REDACTED]  
To: tpbpd@pland.gov.hk  
Sent by: tpbpd@pland.gov.hk  
File Ref:

Representation Number:  
TPB/R/S/YL-MP/7R043

致城規會（電郵：[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)）：

申述人全名：  
FUNG Ka Wai Julia

申述人的身份證首四個字母數字：  
[REDACTED]

我要求城規會：

- 重新修訂新田科技城草圖，將「其他指定用途（創新及科技）」地帶重新劃為原本的地帶，即「自然保育區」、「其他指定用途（綜合發展及濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」，或其他與濕地保育相關的用途地帶，以遵循「防患於未然」和「不會有濕地淨減少」的濕地規劃原則。
- 修改修訂項目A1及B項有關「其他指定用途」註明「濕地保育公園」地帶的規劃意向和第一欄經常准許的用途，包括將「保護濕地生態系統完整」、「防患於未然」和「不會有濕地淨減少」的原則列為規劃意向；將「農地住用構築物」轉至第二欄，以確保所有可能對濕地造成負面影響的發展和基礎設施，均受到城規會把關。

原因如下：

- 【不符合新田法定圖則的規劃原意】根據原本的新田分區計劃大綱核准圖編號S/YL-ST/8，150公頃「濕地保育區」和97公頃「濕地緩衝區」的土地，主要被劃作濕地保育相關的用途地帶，例如「自然保育區」、「其他指定用途（綜合發展包括濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」。該規劃意向主要是「保存和加強現有魚塘或濕地的生態價值和功能」，以達到「不會有濕地淨減少」的原則。新田科技城涉填平大量魚塘，與上述法定規劃意向不符。
- 【不符合后海灣濕地規劃原則】發展入侵150公頃「濕地保育區」和97公頃「濕地緩衝區」，不僅導致90公頃濕地損失，損害濕地連結性及完整性，發展更容許興建中至高密度樓宇，恐令毗鄰的國際重要濕地的生境質素下降，導致整體生態功能喪失。這違反城市規劃委員會規劃指引12C所列明的『防患於未然』原則及『濕地



零淨損失」。

- 【最新圖則剔除原有濕地規劃原則】以往所有位於后海灣內的法定圖則，均會因應「濕地保育區」和「濕地緩衝區」而制定不同用途地帶的濕地保育要求。但根據最新的新田科技城分區圖，「濕地保育區」的大部分土地被劃為「其他指定用途（創新及科技）」地帶，其規劃意向改為「容納各式各樣的創新及科技用途」，當中經常准許的用途更達44種，包括人才公寓、商業、酒店、工業用途等，發展高度達130米。「濕地緩衝區」亦有土地被劃作「其他指定用途（混合用途）」地帶，容許高達200米的建築發展。最新規劃不但沒有列明濕地保育要求，更沒有採納任何濕地保育的規劃原則，恐令發展與毗連環境嚴重不協調。
- 【濕地喪失和生境破碎化】新田科技城將導致至少90公頃的濕地面積減少，令大灣區的沿海濕地總量大減。新田科技城位於整個后海灣（又稱深圳灣）濕地系統的核心，發展將切斷后海灣東西兩側的生態連接，導致濕地生境破碎化，損害后海灣（又稱深圳灣）濕地系統的完整性。
- 【濕地系統質素退化】新田科技城填塘後不只有創科商業用地，帶來超過12,000工作人口，更預計會有6,400單位作的住宅、酒店、康樂等用途。發展引入的人口和基建，將為毗連的「米埔內后海灣拉姆薩爾濕地」及「濕地保育區」帶來不可挽回的負面生態影響，例如人類活動干擾、光污染、噪音等等。
- 【危害全球面臨絕種危機及國家級保護物種】受影響魚塘濕地所錄得的雀鳥物種數量達205種，其中有117種為具保育級別物種。新田科技城填塘發展將危及19種全球瀕危及近危物種，例如青頭潛鴨、黃胸鵪、黑臉琵鷺、紅頭潛鴨、白眼潛鴨和尖尾濱鵲；33種國家一級或二級重點保護野生動物，例如白肩鵲、烏鵲和禿鷲。填平新田濕地將令眾多面臨滅絕物種失去其重要棲息地。
- 【危害繁殖鷺鳥族群】新田科技城將直接影響全后海灣第二大的米埔龍鷺鳥林和第三大的米埔鷺鳥林，是超過230對鷺鳥的繁殖重陣，佔全港池鷺和小白鷺繁殖族群的三分之一。第一，新田科技城將永久移除部分用作繁殖的樹木；第二，繁殖鷺鳥將因大面積填塘而失去賴以為生的覓食地；第三，高達105米的創科發展將直接切斷繁殖鷺鳥來往鷺鳥林和覓食地的飛行廊區。發展一旦令鷺鳥無法在此繁殖後代，將直接威脅近二百對繁殖鷺鳥，相等於近15%的繁殖族群。
- 【環評錯漏百出不達標】新田科技城圖則是基於「不合格」的環評報告，不能接受。新田環評報告有至少29項嚴重的技術評估和數據錯誤或遺漏，包括：違反環評「避免」原則；生態基線及評估資料不足；嚴重低估對保育類雀鳥、繁殖雀鳥、雀鳥飛行路線的影響；嚴重低估對歐亞水獺的影響；無充分資料證明生態補償有效；誤將生態優化措施當作緩解措施等。
- 【破壞傳統魚塘 直接影響傳統塘魚養殖】新田科技城將直接影響超過30個已正式登記的養魚戶，發展忽視傳統塘魚養殖對經濟、社會和環境永續的貢獻。新田一帶的養魚戶過去半世紀一直養殖塘魚，甚至近十多年甚至積極參與生境管理及保育工作，在保留傳統塘魚養殖運作的同時，為水鳥提供覓食及棲息的空間，維持后海灣魚塘濕地的生態價值。
- 【違反國際公約】新田科技城發展緊貼「米埔內后海灣拉姆薩爾濕地」，相距或不足30米。發展須填平150公頃「濕地保育區」作創科發展，發展不但會對拉姆薩爾濕地造成嚴重干擾，更會直接切斷她與東邊濕地的連接，損害國際重要濕地的濕地完整性和生態特徵。這與《濕地公約》將「避免濕地受到不利影響」列為首要要求，和《生物多樣性公約》所提倡的濕地保護，背道而馳。
- 【未先避免濕地損失 違反國家政策】新田科技城未有遵循「避免、減少與補償」的原則進行規劃，未有優先考慮能夠避免負面生態影響或將破壞減到最少的方案，反而直接採納會造成大型濕地損失的方案，與「生態文明建設、高質量發展」和「保護優先」的國策，和十四五規劃提到的「整治修復濱海濕地2萬公頃」，背道而馳。
- 【疑曲解國家政策 合理化填塘方案】2023年8月國務院公佈的《河套深港科技創新合作區深圳園區發展規劃》，明確指出「河套深港科技創新合作區」香港園區具體

面積為87公頃，面積與落馬洲河套區的「港深科技園」吻合。新田科技城的填塘方案並非出自國家的主意。反之，具指導意義的《粵港澳大灣區發展規劃綱要》，就明確提出「加強濕地保護修復，全面保護區域內國際和國家重要濕地，開展濱海濕地跨境聯合保護」。局方選擇性解讀國策，借國家之名，忽略填平濱海濕地與國家濕地保護策略相沖的事實。



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提交就新田科技城分區計劃大綱草圖的書面申述  
20/04/2024 16:56

Submission Number:  
TPB/R/S/YL-MP/7-S027

From: "Ant Ng"  
To: tpbpd@pland.gov.hk  
Sent by: tpbpd@pland.gov.hk  
File Ref:

Representation Number:  
TPB/R/S/YL-MP/7R044

致城規會

申述人: Ng Kar Wai

申述人身份證: [REDACTED]

根據 Stockholm Resilience Centre, Stockholm University (Richardson et al. 2023, Steffen et al. 2015, and Rockström et al. 2009)的研究，當前地球最大的危機是 Biodiversity，比 Climate Change 危險性更高。希望有關當局、城規會以及環評委員會認清這個事實，不要以「可持續發展」或「綠建」作不可逆轉的生地傷害的藉口。

我要求城規會：

- 重新修訂新田科技城草圖，將「其他指定用途（創新及科技）」地帶重新劃為原本的地帶，即「自然保育區」、「其他指定用途（綜合發展及濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」，或其他與濕地保育相關的用途地帶，以遵循「防患於未然」和「不會有濕地淨減少」的濕地規劃原則。
- 修改修訂項目A1及B項有關「其他指定用途」註明「濕地保育公園」地帶的規劃意向和第一欄經常准許的用途，包括將「保護濕地生態系統完整」、「防患於未然」和「不會有濕地淨減少」的原則列為規劃意向；將「農地住用構築物」轉至第二欄，以確保所有可能對濕地造成負面影響的發展和基礎設施，均受到城規會把關。

原因如下：

- 【不符合新田法定圖則的規劃原意】根據原本的新田分區計劃大綱核准圖編號 S/YL-ST/8，150公頃「濕地保育區」和97公頃「濕地緩衝區」的土地，主要被劃作濕地保育相關的用途地帶，例如「自然保育區」、「其他指定用途（綜合發展包括濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」。該規劃意向主要是「保存和加強現有魚塘或濕地的生態價值和功能」，以達到「不會有濕地淨減少」的原則。新田科技城涉填平大量魚塘，與上述法定規劃意向不符。
- 【不符合后海灣濕地規劃原則】發展入侵150公頃「濕地保育區」和97公頃「濕地緩衝區」，不僅導致90公頃濕地損失，損害濕地連結性及完整性，發展更容許興建中至高密度樓宇，恐令毗鄰的國際重要濕地的生境質素下降，導致整體生態功能喪失。這違反城市規劃委員會規劃指引12C所列明的「防患於未然」原則及「濕地零淨損失」。
- 【最新圖則剔除原有濕地規劃原則】以往所有位於后海灣內的法定圖則，均會因應「濕地保育區」和「濕地緩衝區」而制定不同用途地帶的濕地保育要求。但根據最新的新田科技城分區圖，「濕地保育區」的大部分土地被劃為「其他指定用途（創新及科技）」地帶，其規劃意向改為「容納各式各樣的創新及科技用途」，當中經常准許的用途更達44種，包括人才公寓、商業、酒店、工業



用途等，發展高度達130米。「濕地緩衝區」亦有土地被劃作「其他指定用途（混合用途）」地帶，容許高達200米的建築發展。最新規劃不但沒有列明濕地保育要求，更沒有採納任何濕地保育的規劃原則，恐令發展與毗連環境嚴重不協調。

- **【濕地喪失和生境破碎化】**新田科技城將導致至少90公頃的濕地面積減少，令大灣區的沿海濕地總量大減。新田科技城位於整個后海灣（又稱深圳灣）濕地系統的核心，發展將切斷后海灣東西兩側的生態連接，導致濕地生境破碎化，損害后海灣（又稱深圳灣）濕地系統的完整性。
- **【濕地系統質素退化】**新田科技城填塘後不只有創科商業用地，帶來超過12,000工作人口，更預計會有6,400單位作的住宅、酒店、康樂等用途。發展引入的人口和基建，將為毗連的「米埔內后海灣拉姆薩爾濕地」及「濕地保育區」帶來不可挽回的負面生態影響，例如人類活動干擾、光污染、噪音等等。
- **【危害全球面臨絕種危機及國家級保護物種】**受影響魚塘濕地所錄得的雀鳥物種數達205種，其中有117種為具保育級別物種。新田科技城填塘發展將危及19種全球瀕危及近危物種，例如青頭潛鴨、黃胸鵝、黑臉琵鷺、紅頭潛鴨、白眼潛鴨和尖尾濱鵲；33種國家一級或二級重點保護野生動物，例如白肩鵲、烏鵲和禿鷲。填平新田濕地將令眾多面臨滅絕物種失去其重要棲息地。
- **【危害繁殖鷺鳥族群】**新田科技城將直接影響全后海灣第二大的米埔隴鷺鳥林和第三大的米埔鷺鳥林，是超過230對鷺鳥的繁殖重陣；佔全港池鷺和小白鷺繁殖族群的三分之一。第一，新田科技城將永久移除部分用作繁殖的樹木；第二，繁殖鷺鳥將因大面積填塘而失去賴以為生的覓食地；第三，高達105米的創科發展將直接切斷繁殖鷺鳥來往鷺鳥林和覓食地的飛行廊區。發展一旦令鷺鳥無法在此繁殖後代，將直接威脅近二百對繁殖鷺鳥，相等於近15%的繁殖族群。
- **【環評錯漏百出不達標】**新田科技城圖則是基於「不合格」的環評報告，不能接受。新田環評報告有至少29項嚴重的技術評估和數據錯誤或遺漏，包括：違反環評「避免」原則；生態基線及評估資料不足；嚴重低估對保育類雀鳥、繁殖雀鳥、雀鳥飛行路線的影響；嚴重低估對歐亞水獺的影響；無充分資料證明生態補償有效；誤將生態優化措施當作緩解措施等。
- **【破壞傳統魚塘 直接影響傳統塘魚養殖】**新田科技城將直接影響超過30個已正式登記的養魚戶，發展忽視傳統塘魚養殖對經濟、社會和環境永續的貢獻。新田一帶的養魚戶過去半世紀一直養殖塘魚，甚至近十多年甚至積極參與生境管理及保育工作，在保留傳統塘魚養殖運作的同時，為水鳥提供覓食及棲息的空間，維持后海灣魚塘濕地的生態價值。
- **【違反國際公約】**新田科技城發展緊貼「米埔內后海灣拉姆薩爾濕地」，相距或不足30米。發展須填平150公頃「濕地保育區」作創科發展，發展不但會對拉姆薩爾濕地造成嚴重干擾，更會直接切斷她與東邊濕地的連接，損害國際重要濕地的濕地完整性和生態特徵。這與《濕地公約》將「避免濕地受到不利影響」列為首要要求，和《生物多樣性公約》所提倡的濕地保護，背道而馳。
- **【未先避免濕地損失 違反國家政策】**新田科技城未有遵循「避免、減少與補償」的原則進行規劃，未有優先考慮能夠避免負面生態影響或將破壞減到最少的方案，反而直接採納會造成大型濕地損失的方案，與「生態文明建設、高質量發展」和「保護優先」的國策，和十四五規劃提到的「整治修復濱海濕地2萬公頃」，背道而馳。
- **【疑曲解國家政策 合理化填塘方案】**2023年8月國務院公佈的《河套深港科技創新合作區深圳園區發展規劃》，明確指出「河套深港科技創新合作區」香港園區具體面積為87公頃，面積與落馬洲河套區的「港深科技園」吻合。新田科技城的填塘方案並非出自國家的主意。反之，具指導意義的《粵港澳大灣區發展規劃綱要》，就明確提出「加強濕地保護修復，全面保護區域內國際和國家重要濕地，開展濱海濕地跨境聯合保護」。局方選擇性解讀國策，借國家之



名，忽略填平濱海濕地與國家濕地保護策略相沖的事實。  
如此對上不符 (不合國家發展政策)、對下不仁 (傷害香港生境)的發展，絕非良策，還望收回並改為投入資源保護地球，讓香港成為世界表率。

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提交就新田科技城分區計劃大綱草圖的書面申述  
20/04/2024 17:02

Submission Number:  
TPB/R/S/YL-MP/7-S028

From: "Mia LIU"  
To: tpbpd@pland.gov.hk  
Sent by: tpbpd@pland.gov.hk  
File Ref:

Representation Number:  
TPB/R/S/YL-MP/7R045

致城規會：

申述人全名（與身份證明文件一致）：LIU YANLIANZHI

申述人的身份證／護照號碼首四個字母數字（如 A123）：

新田的價值不在於地產開發，深圳濕地都在保護的情況下，香港反而反其道而行之，實在令人無法理解！

我要求城規會：

- 重新修訂新田科技城草圖，將「其他指定用途（創新及科技）」地帶重新劃為原本的地帶，即「自然保育區」、「其他指定用途（綜合發展及濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」，或其他與濕地保育相關的用途地帶，以遵循「防患於未然」和「不會有濕地淨減少」的濕地規劃原則。
- 修改修訂項目A1及B項有關「其他指定用途」註明「濕地保育公園」地帶的規劃意向和第一欄經常准許的用途，包括將「保護濕地生態系統完整」、「防患於未然」和「不會有濕地淨減少」的原則列為規劃意向；將「農地住用構築物」轉至第二欄，以確保所有可能對濕地造成負面影響的發展和基礎設施，均受到城規會把關。

其他：

原因如下：

- 【不符合新田法定圖則的規劃原意】根據原本的新田分區計劃大綱核准圖編號S/YL-ST/8，150公頃「濕地保育區」和97公頃「濕地緩衝區」的土地，主要被劃作濕地保育相關的用途地帶，例如「自然保育區」、「其他指定用途（綜合發展包括濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」，該規劃意向主要是「保存和加強現有魚塘或濕地的生態價值和功能」，以達到「不會有濕地淨減少」的原則。新田科技城涉填平大量魚塘，與上述法定規劃意向不符。
- 【不符合后海灣濕地規劃原則】發展入侵150公頃「濕地保育區」和97公頃「濕地緩衝區」，不僅導致90公頃濕地損失，損害濕地連結性及完整性，發展更容許興建中至高密度樓宇，恐令毗鄰的國際重要濕地的生境質素下降，導致整體生態功能喪失。這違反城市規劃委員會規劃指引12C所列明的『防患於未然』原則及『濕地零淨損失』。
- 【最新圖則剔除原有濕地規劃原則】以往所有位於后海灣內的法定圖則，均會因應



「濕地保育區」和「濕地緩衝區」而制定不同用途地帶的濕地保育要求。但根據最新的新田科技城分區圖，「濕地保育區」的大部分土地被劃為「其他指定用途（創新及科技）」地帶，其規劃意向改為「容納各式各樣的創新及科技用途」，當中經常准許的用途更達44種，包括人才公寓、商業、酒店、工業用途等，發展高度達130米。「濕地緩衝區」亦有土地被劃作「其他指定用途（混合用途）」地帶，容許高達200米的建築發展。最新規劃不但沒有列明濕地保育要求，更沒有採納任何濕地保育的規劃原則，恐令發展與毗連環境嚴重不協調。

- 【濕地喪失和生境破碎化】新田科技城將導致至少90公頃的濕地面積減少，令大灣區的沿海濕地總量大減。新田科技城位於整個后海灣（又稱深圳灣）濕地系統的核心，發展將切斷后海灣東西兩側的生態連接，導致濕地生境破碎化，損害后海灣（又稱深圳灣）濕地系統的完整性。
- 【濕地系統質素退化】新田科技城填塘後不只有創科商業用地，帶來超過12,000工作人口，更預計會有6,400單位作的住宅、酒店、康樂等用途。發展引入的人口和基建，將為毗連的「米埔內后海灣拉姆薩爾濕地」及「濕地保育區」帶來不可挽回的負面生態影響，例如人類活動干擾、光污染、噪音等等。
- 【危害全球面臨絕種危機及國家級保護物種】受影響魚塘濕地所錄得的雀鳥物種數量達205種，其中有117種為具保育級別物種。新田科技城填塘發展將危及19種全球瀕危及近危物種，例如青頭潛鴨、黃胸鵝、黑臉琵鷺、紅頭潛鴨、白眼潛鴨和尖尾濱鵲；33種國家一級或二級重點保護野生動物，例如白肩鵲、烏鵲和禿鷲。填平新田濕地將令眾多面臨滅絕物種失去其重要棲息地。
- 【危害繁殖鷺鳥族群】新田科技城將直接影響全后海灣第二大的米埔龍鷺鳥林和第三大的米埔鷺鳥林，是超過230對鷺鳥的繁殖重陣，佔全港池鷺和小白鷺繁殖族群的三分之一。第一，新田科技城將永久移除部分用作繁殖的樹木；第二，繁殖鷺鳥將因大面積填塘而失去賴以為生的覓食地；第三，高達105米的創科發展將直接切斷繁殖鷺鳥來往鷺鳥林和覓食地的飛行廊區。發展一旦令鷺鳥無法在此繁殖後代，將直接威脅近二百對繁殖鷺鳥，相等於近15%的繁殖族群。
- 【環評錯漏百出不達標】新田科技城圖則是基於「不合格」的環評報告，不能接受。新田環評報告有至少29項嚴重的技術評估和數據錯誤或遺漏，包括：違反環評「避免」原則；生態基線及評估資料不足；嚴重低估對保育類雀鳥、繁殖雀鳥、雀鳥飛行路線的影響；嚴重低估對歐亞水獺的影響；無充分資料證明生態補償有效；誤將生態優化措施當作緩解措施等。
- 【破壞傳統魚塘 直接影響傳統塘魚養殖】新田科技城將直接影響超過30個已正式登記的養魚戶，發展忽視傳統塘魚養殖對經濟、社會和環境永續的貢獻。新田一帶的養魚戶過去半世紀一直養殖塘魚，甚至近十多年甚至積極參與生境管理及保育工作，在保留傳統塘魚養殖運作的同時，為水鳥提供覓食及棲息的空間，維持后海灣魚塘濕地的生態價值。
- 【違反國際公約】新田科技城發展緊貼「米埔內后海灣拉姆薩爾濕地」，相距或不足30米。發展須填平150公頃「濕地保育區」作創科發展，發展不但會對拉姆薩爾濕地造成嚴重干擾，更會直接切斷她與東邊濕地的連接，損害國際重要濕地的濕地完整性和生態特徵。這與《濕地公約》將「避免濕地受到不利影響」列為首要要求，和《生物多樣性公約》所提倡的濕地保護，背道而馳。
- 【未先避免濕地損失 違反國家政策】新田科技城未有遵循「避免、減少與補償」的原則進行規劃，未有優先考慮能夠避免負面生態影響或將破壞減到最少的方案，反而直接採納會造成大型濕地損失的方案，與「生態文明建設、高質量發展」和「保護優先」的國策，和十四五規劃提到的「整治修復濱海濕地2萬公頃」，背道而馳。
- 【疑曲解國家政策 合理化填塘方案】2023年8月國務院公佈的《河套深港科技創新合作區深圳園區發展規劃》，明確指出「河套深港科技創新合作區」香港園區具體面積為87公頃，面積與落馬洲河套區的「港深科技園」吻合。新田科技城的填塘方案並非出自國家的主意。反之，具指導意義的《粵港澳大灣區發展規劃綱要》，

就明確提出「加強濕地保護修復，全面保護區域內國際和國家重要濕地，開展濱海濕地跨境聯合保護」。局方選擇性解讀國策，借國家之名，忽略填平濱海濕地與國家濕地保護策略相沖的事實。



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



提交就新田科技城分區計劃大綱草圖的書面申述  
20/04/2024 18:44

Submission Number:  
TPB/R/S/YL-MP/7-S029

From: "Lucius Fan"  
To: tpbpd@pland.gov.hk  
Sent by: tpbpd@pland.gov.hk  
File Ref:

Representation Number:  
TPB/R/S/YL-MP/7R046

致城規會

申述人全名（與身份證明文件一致）：  
FAN WAI CHUEN LUCIUS

申述人的身份證／護照號碼首四個字母數字（如 A123）：  
[REDACTED]

我要求城規會：

- 重新修訂新田科技城草圖，將「其他指定用途（創新及科技）」地帶重新劃為原本的地帶，即「自然保育區」、「其他指定用途（綜合發展及濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」，或其他與濕地保育相關的用途地帶，以遵循「防患於未然」和「不會有濕地淨減少」的濕地規劃原則。
- 修改修訂項目A1及B項有關「其他指定用途」註明「濕地保育公園」地帶的規劃意向和第一欄經常准許的用途，包括將「保護濕地生態系統完整」、「防患於未然」和「不會有濕地淨減少」的原則列為規劃意向；將「農地住用構築物」轉至第二欄，以確保所有可能對濕地造成負面影響的發展和基礎設施，均受到城規會把關。

原因如下：

- 【不符合新田法定圖則的規劃原意】根據原本的新田分區計劃大綱核准圖編號 S/YL-ST/8，150公頃「濕地保育區」和97公頃「濕地緩衝區」的土地，主要被劃作濕地保育相關的用途地帶，例如「自然保育區」、「其他指定用途（綜合發展包括濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」。該規劃意向主要是「保存和加強現有魚塘或濕地的生態價值和功能」，以達到「不會有濕地淨減少」的原則。新田科技城涉填平大量魚塘，與上述法定規劃意向不符。
- 【不符合后海灣濕地規劃原則】發展入侵150公頃「濕地保育區」和97公頃「濕地緩衝區」，不僅導致90公頃濕地損失，損害濕地連結性及完整性，發展更容許興建中至高密度樓宇，恐令毗鄰的國際重要濕地的生境質素下降，導致整體生態功能喪失。這違反城市規劃委員會規劃指引12C所列明的『防患於未然』原則及『濕地零淨損失』。
- 【最新圖則剔除原有濕地規劃原則】以往所有位於后海灣內的法定圖則，均會因應「濕地保育區」和「濕地緩衝區」而制定不同用途地帶的濕地保育要求。但根據最新的新田科技城分區圖，「濕地保育區」的大部分土地被劃為「其他指定用途（創新及科技）」地帶，其規劃意向改為「容納各式各樣的創新及科技用途」，當中經



常准許的用途更達44種，包括人才公寓、商業、酒店、工業用途等，發展高度達130米。「濕地緩衝區」亦有土地被劃作「其他指定用途（混合用途）」地帶，容許高達200米的建築發展。最新規劃不但沒有列明濕地保育要求，更沒有採納任何濕地保育的規劃原則，恐令發展與毗連環境嚴重不協調。

- 【濕地喪失和生境破碎化】新田科技城將導致至少90公頃的濕地面積減少，令大灣區的沿海濕地總量大減。新田科技城位於整個后海灣（又稱深圳灣）濕地系統的核心，發展將切斷后海灣東西兩側的生態連接，導致濕地生境破碎化，損害后海灣（又稱深圳灣）濕地系統的完整性。
- 【濕地系統質素退化】新田科技城填塘後不只有創科商業用地，帶來超過12,000工作人口，更預計會有6,400單位作的住宅、酒店、康樂等用途。發展引入的人口和基建，將為毗連的「米埔內后海灣拉姆薩爾濕地」及「濕地保育區」帶來不可挽回的負面生態影響，例如人類活動干擾、光污染、噪音等等。
- 【危害全球面臨絕種危機及國家級保護物種】受影響魚塘濕地所錄得的雀鳥物種數量達205種，其中有117種為具保育級別物種。新田科技城填塘發展將危及19種全球瀕危及近危物種，例如青頭潛鴨、黃胸鵪、黑臉琵鷺、紅頭潛鴨、白眼潛鴨和尖尾濱鵲；33種國家一級或二級重點保護野生動物，例如白肩鵲、烏鵲和禿鷲。填平新田濕地將令眾多面臨滅絕物種失去其重要棲息地。
- 【危害繁殖鷺鳥族群】新田科技城將直接影響全后海灣第二大的米埔龍鷺鳥林和第三大的米埔鷺鳥林，是超過230對鷺鳥的繁殖重陣，佔全港池鷺和小白鷺繁殖族群的三分之一。第一，新田科技城將永久移除部分用作繁殖的樹木；第二，繁殖鷺鳥將因大面積填塘而失去賴以為生的覓食地；第三，高達105米的創科發展將直接切斷繁殖鷺鳥來往鷺鳥林和覓食地的飛行廊區。發展一旦令鷺鳥無法在此繁殖後代，將直接威脅近二百對繁殖鷺鳥，相等於近15%的繁殖族群。
- 【環評錯漏百出不達標】新田科技城圖則是基於「不合格」的環評報告，不能接受。新田環評報告有至少29項嚴重的技術評估和數據錯誤或遺漏，包括：違反環評「避免」原則；生態基線及評估資料不足；嚴重低估對保育類雀鳥、繁殖雀鳥、雀鳥飛行路線的影響；嚴重低估對歐亞水獺的影響；無充分資料證明生態補償有效；誤將生態優化措施當作緩解措施等。
- 【破壞傳統魚塘 直接影響傳統塘魚養殖】新田科技城將直接影響超過30個已正式登記的養魚戶，發展忽視傳統塘魚養殖對經濟、社會和環境永續的貢獻。新田一帶的養魚戶過去半世紀一直養殖塘魚，甚至近十多年甚至積極參與生境管理及保育工作，在保留傳統塘魚養殖運作的同時，為水鳥提供覓食及棲息的空間，維持后海灣魚塘濕地的生態價值。
- 【違反國際公約】新田科技城發展緊貼「米埔內后海灣拉姆薩爾濕地」，相距或不足30米。發展須填平150公頃「濕地保育區」作創科發展，發展不但會對拉姆薩爾濕地造成嚴重干擾，更會直接切斷她與東邊濕地的連接，損害國際重要濕地的濕地完整性和生態特徵。這與《濕地公約》將「避免濕地受到不利影響」列為首要要求，和《生物多樣性公約》所提倡的濕地保護，背道而馳。
- 【未先避免濕地損失 違反國家政策】新田科技城未有遵循「避免、減少與補償」的原則進行規劃，未有優先考慮能夠避免負面生態影響或將破壞減到最少的方案，反而直接採納會造成大型濕地損失的方案，與「生態文明建設、高質量發展」和「保護優先」的國策，和十四五規劃提到的「整治修復濱海濕地2萬公頃」，背道而馳。
- 【疑曲解國家政策 合理化填塘方案】2023年8月國務院公佈的《河套深港科技創新合作區深圳園區發展規劃》，明確指出「河套深港科技創新合作區」香港園區具體面積為87公頃，面積與落馬洲河套區的「港深科技園」吻合。新田科技城的填塘方案並非出自國家的主意。反之，具指導意義的《粵港澳大灣區發展規劃綱要》，就明確提出「加強濕地保護修復，全面保護區域內國際和國家重要濕地，開展濱海濕地跨境聯合保護」。局方選擇性解讀國策，借國家之名，忽略填平濱海濕地與國家濕地保護策略相沖的事實。



Regards,  
FAN WAI CHUEN LUCIUS

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提交就新田科技城分區計劃大綱草圖的書面申述  
22/04/2024 08:02

Submission Number:  
TPB/R/S/YL-MP/7-S030

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

Representation Number:  
TPB/R/S/YL-MP/7R047

Wong Pui Ying

我要求城規會：

- 重新修訂新田科技城草圖，將「其他指定用途（創新及科技）」地帶重新劃為原本的地帶，即「自然保育區」、「其他指定用途（綜合發展及濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」，或其他與濕地保育相關的用途地帶，以遵循「防患於未然」和「不會有濕地淨減少」的濕地規劃原則。
- 修改修訂項目A1及B項有關「其他指定用途」註明「濕地保育公園」地帶的規劃意向和第一欄經常准許的用途，包括將「保護濕地生態系統完整」、「防患於未然」和「不會有濕地淨減少」的原則列為規劃意向；將「農地住用構築物」轉至第二欄，以確保所有可能對濕地造成負面影響的發展和基礎設施，均受到城規會把關。

其他：\_\_\_\_\_

原因如下：

- 【不符合新田法定圖則的規劃原意】根據原本的新田分區計劃大綱核准圖編號S/YL-ST/8，150公頃「濕地保育區」和97公頃「濕地緩衝區」的土地，主要被劃作濕地保育相關的用途地帶，例如「自然保育區」、「其他指定用途（綜合發展包括濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」。該規劃意向主要是「保存和加強現有魚塘或濕地的生態價值和功能」，以達到「不會有濕地淨減少」的原則。新田科技城涉填平大量魚塘，與上述法定規劃意向不符。
- 【不符合后海灣濕地規劃原則】發展入侵150公頃「濕地保育區」和97公頃「濕地緩衝區」，不僅導致90公頃濕地損失，損害濕地連結性及完整性，發展更容許興建中至高密度樓宇，恐令毗鄰的國際重要濕地的生境質素下降，導致整體生態功能喪失。這違反城市規劃委員會規劃指引12C所列明的『防患於未然』原則及『濕地零淨損失』。
- 【最新圖則剔除原有濕地規劃原則】以往所有位於后海灣內的法定圖則，均會因應「濕地保育區」和「濕地緩衝區」而制定不同用途地帶的濕地保育要求。但根據最



新的新田科技城分區圖，「濕地保育區」的大部分土地被劃為「其他指定用途（創新及科技）」地帶，其規劃意向改為「容納各式各樣的創新及科技用途」，當中經常准許的用途更達44種，包括人才公寓、商業、酒店、工業用途等；發展高度達130米。「濕地緩衝區」亦有土地被劃作「其他指定用途（混合用途）」地帶，容許高達200米的建築發展。最新規劃不但沒有列明濕地保育要求，更沒有採納任何濕地保育的規劃原則，恐令發展與毗連環境嚴重不協調。

- 【濕地喪失和生境破碎化】新田科技城將導致至少90公頃的濕地面積減少，令大灣區的沿海濕地總量大減。新田科技城位於整個后海灣（又稱深圳灣）濕地系統的核心，發展將切斷后海灣東西兩側的生態連接，導致濕地生境破碎化，損害后海灣（又稱深圳灣）濕地系統的完整性。
- 【濕地系統質素退化】新田科技城填塘後不只有創科商業用地，帶來超過12,000工作人口，更預計會有6,400單位作的住宅、酒店、康樂等用途。發展引入的人口和基建，將為毗連的「米埔內后海灣拉姆薩爾濕地」及「濕地保育區」帶來不可挽回的負面生態影響，例如人類活動干擾、光污染、噪音等等。
- 【危害全球面臨絕種危機及國家級保護物種】受影響魚塘濕地所錄得的雀鳥物種數量達205種，其中有117種為具保育級別物種。新田科技城填塘發展將危及19種全球瀕危及近危物種，例如青頭潛鴨、黃胸鵝、黑臉琵鷺、紅頭潛鴨、白眼潛鴨和尖尾濱鵲；33種國家一級或二級重點保護野生動物，例如白肩鵲、烏鵲和禿鷲。填平新田濕地將令眾多面臨滅絕物種失去其重要棲息地。
- 【危害繁殖鷺鳥族群】新田科技城將直接影響全后海灣第二大的米埔龍鷺鳥林和第三大的米埔鷺鳥林，是超過230對鷺鳥的繁殖重陣，佔全港池鷺和小白鷺繁殖族群的三分之一。第一，新田科技城將永久移除部分用作繁殖的樹木；第二，繁殖鷺鳥將因大面積填塘而失去賴以為生的覓食地；第三，高達105米的創科發展將直接切斷繁殖鷺鳥來往鷺鳥林和覓食地的飛行廊區。發展一旦令鷺鳥無法在此繁殖後代，將直接威脅近二百對繁殖鷺鳥，相等於近15%的繁殖族群。
- 【環評錯漏百出不達標】新田科技城圖則是基於「不合格」的環評報告，不能接受。新田環評報告有至少29項嚴重的技術評估和數據錯誤或遺漏，包括：違反環評「避免」原則；生態基線及評估資料不足；嚴重低估對保育類雀鳥、繁殖雀鳥、雀鳥飛行路線的影響；嚴重低估對歐亞水獺的影響；無充分資料證明生態補償有效；誤將生態優化措施當作緩解措施等。
- 【破壞傳統魚塘 直接影響傳統塘魚養殖】新田科技城將直接影響超過30個已正式登記的養魚戶，發展忽視傳統塘魚養殖對經濟、社會和環境永續的貢獻。新田一帶的養魚戶過去半世紀一直養殖塘魚，甚至近十多年甚至積極參與生境管理及保育工作，在保留傳統塘魚養殖運作的同時，為水鳥提供覓食及棲息的空間，維持后海灣魚塘濕地的生態價值。
- 【違反國際公約】新田科技城發展緊貼「米埔內后海灣拉姆薩爾濕地」，相距或不足30米。發展須填平150公頃「濕地保育區」作創科發展，發展不但會對拉姆薩爾濕地造成嚴重干擾，更會直接切斷她與東邊濕地的連接，損害國際重要濕地的濕地完整性和生態特徵。這與《濕地公約》將「避免濕地受到不利影響」列為首要要求，和《生物多樣性公約》所提倡的濕地保護，背道而馳。
- 【未先避免濕地損失 違反國家政策】新田科技城未有遵循「避免、減少與補償」的原則進行規劃，未有優先考慮能夠避免負面生態影響或將破壞減到最少的方案，反而直接採納會造成大型濕地損失的方案，與「生態文明建設、高質量發展」和「保護優先」的國策，和十四五規劃提到的「整治修復濱海濕地2萬公頃」，背道而馳。
- 【疑曲解國家政策 合理化填塘方案】2023年8月國務院公佈的《河套深港科技創新合作區深圳園區發展規劃》，明確指出「河套深港科技創新合作區」香港園區具體面積為87公頃，面積與落馬洲河套區的「港深科技園」吻合。新田科技城的填塘方案並非出自國家的主意。反之，具指導意義的《粵港澳大灣區發展規劃綱要》，就明確提出「加強濕地保護修復，全面保護區域內國際和國家重要濕地，開展濱海

濕地跨境聯合保護」。局方選擇性解讀國策，借國家之名，忽略填平濱海濕地與國家濕地保護策略相沖的事實。



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



提交就新田科技城分區計劃大綱草圖的書面申述  
21/04/2024 23:55

From: "elaine cheung"  
To: tpbpd@pland.gov.hk  
Sent by: tpbpd@pland.gov.hk  
File Ref:

Submission Number:  
TPB/R/S/YL-MP/7-S031

Representation Number:  
TPB/R/S/YL-MP/7R048

致城規會：（電郵：[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)）：

申述人全名（與身份證明文件一致）：

張麗思

申述人的身份證／護照號碼首四個字母數字（如 A123）：

請中國香港政府和香港環境保護團體，一起守護這個香港國際級珍貴濕地 --- 北部都會區內的濕地 / 守護本地珍貴后海灣生態系統及濕地。謝謝。

我要求城規會：

- 重新修訂新田科技城草圖，將「其他指定用途（創新及科技）」地帶重新劃為原本的地帶，即「自然保育區」、「其他指定用途（綜合發展及濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」，或其他與濕地保育相關的用途地帶，以遵循「防患於未然」和「不會有濕地淨減少」的濕地規劃原則。
- 修改修訂項目A1及B項有關「其他指定用途」註明「濕地保育公園」地帶的規劃意向和第一欄經常准許的用途，包括將「保護濕地生態系統完整」、「防患於未然」和「不會有濕地淨減少」的原則列為規劃意向；將「農地住用構築物」轉至第二欄，以確保所有可能對濕地造成負面影響的發展和基礎設施，均受到城規會把關。

其他：

原因如下：

- 【不符合新田法定圖則的規劃原意】根據原本的新田分區計劃大綱核准圖編號S/YL-ST/8，150公頃「濕地保育區」和97公頃「濕地緩衝區」的土地，主要被劃作濕地保育相關的用途地帶，例如「自然保育區」、「其他指定用途（綜合發展包括濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」。該規劃意向主要是「保存和加強現有魚塘或濕地的生態價值和功能」，以達到「不會有濕地淨減少」的原則。新田科技城涉填平大量魚塘，與上述法定規劃意向不符。
- 【不符合后海灣濕地規劃原則】發展入侵150公頃「濕地保育區」和97公頃「濕地緩衝區」，不僅導致90公頃濕地損失，損害濕地連結性及完整性，發展更容許興建中至高密度樓宇，恐令毗鄰的國際重要濕地的生境質素下降，導致整體生態功能喪失。這違反城市規劃委員會規劃指引12C所列明的「防患於未然」原則及「濕地零淨損失」。



- **【最新圖則剔除原有濕地規劃原則】**以往所有位於后海灣內的法定圖則，均會因應「濕地保育區」和「濕地緩衝區」而制定不同用途地帶的濕地保育要求。但根據最新的新田科技城分區圖，「濕地保育區」的大部分土地被劃為「其他指定用途（創新及科技）」地帶，其規劃意向改為「容納各式各樣的創新及科技用途」，當中經常准許的用途更達44種，包括人才公寓、商業、酒店、工業用途等，發展高度達130米。「濕地緩衝區」亦有土地被劃作「其他指定用途（混合用途）」地帶，容許高達200米的建築發展。最新規劃不但沒有列明濕地保育要求，更沒有採納任何濕地保育的規劃原則，恐令發展與毗連環境嚴重不協調。
- **【濕地喪失和生境破碎化】**新田科技城將導致至少90公頃的濕地面積減少，令大灣區的沿海濕地總量大減。新田科技城位於整個后海灣（又稱深圳灣）濕地系統的核心，發展將切斷后海灣東西兩側的生態連接，導致濕地生境破碎化，損害后海灣（又稱深圳灣）濕地系統的完整性。
- **【濕地系統質素退化】**新田科技城填塘後不只有創科商業用地，帶來超過12,000工作人口，更預計會有6,400單位作的住宅、酒店、康樂等用途。發展引入的人口和基建，將為毗連的「米埔內后海灣拉姆薩爾濕地」及「濕地保育區」帶來不可挽回的負面生態影響，例如人類活動干擾、光污染、噪音等等。
- **【危害全球面臨絕種危機及國家級保護物種】**受影響魚塘濕地所錄得的雀鳥物種數量達205種，其中有117種為具保育級別物種。新田科技城填塘發展將危及19種全球瀕危及近危物種，例如青頭潛鴨、黃胸鵝、黑臉琵鷺、紅頭潛鴨、白眼潛鴨和尖尾濱鵲；33種國家一級或二級重點保護野生動物，例如白肩鵲、烏鵲和禿鷲。填平新田濕地將令眾多面臨滅絕物種失去其重要棲息地。
- **【危害繁殖鷺鳥族群】**新田科技城將直接影響全后海灣第二大的米埔龍鷺鳥林和第三大的米埔鷺鳥林，是超過230對鷺鳥的繁殖重陣，佔全港池鷺和小白鷺繁殖族群的三分之一。第一，新田科技城將永久移除部分用作繁殖的樹木；第二，繁殖鷺鳥將因大面積填塘而失去賴以為生的覓食地；第三，高達105米的創科發展將直接切斷繁殖鷺鳥來往鷺鳥林和覓食地的飛行廊區。發展一旦令鷺鳥無法在此繁殖後代，將直接威脅近二百對繁殖鷺鳥，相等於近15%的繁殖族群。
- **【環評錯漏百出不達標】**新田科技城圖則是基於「不合格」的環評報告，不能接受。新田環評報告有至少29項嚴重的技術評估和數據錯誤或遺漏，包括：違反環評「避免」原則；生態基線及評估資料不足；嚴重低估對保育類雀鳥、繁殖雀鳥、雀鳥飛行路線的影響；嚴重低估對歐亞水獺的影響；無充分資料證明生態補償有效；誤將生態優化措施當作緩解措施等。
- **【破壞傳統魚塘 直接影響傳統塘魚養殖】**新田科技城將直接影響超過30個已正式登記的養魚戶，發展忽視傳統塘魚養殖對經濟、社會和環境永續的貢獻。新田一帶的養魚戶過去半世紀一直養殖塘魚，甚至近十多年甚至積極參與生境管理及保育工作，在保留傳統塘魚養殖運作的同時，為水鳥提供覓食及棲息的空間，維持后海灣魚塘濕地的生態價值。
- **【違反國際公約】**新田科技城發展緊貼「米埔內后海灣拉姆薩爾濕地」，相距或不足30米。發展須填平150公頃「濕地保育區」作創科發展，發展不但會對拉姆薩爾濕地造成嚴重干擾，更會直接切斷她與東邊濕地的連接，損害國際重要濕地的濕地完整性和生態特徵。這與《濕地公約》將「避免濕地受到不利影響」列為首要要求，和《生物多樣性公約》所提倡的濕地保護，背道而馳。
- **【未先避免濕地損失 違反國家政策】**新田科技城未有遵循「避免、減少與補償」的原則進行規劃，未有優先考慮能夠避免負面生態影響或將破壞減到最少的方案，反而直接採納會造成大型濕地損失的方案，與「生態文明建設、高質量發展」和「保護優先」的國策，和十四五規劃提到的「整治修復濱海濕地2萬公頃」，背道而馳。
- **【疑曲解國家政策 合理化填塘方案】**2023年8月國務院公佈的《河套深港科技創新合作區深圳園區發展規劃》，明確指出「河套深港科技創新合作區」香港



園區具體面積為87公頃，面積與落馬洲河套區的「港深科技園」吻合。新田科技城的填塘方案並非出自國家的主意。反之，具指導意義的《粵港澳大灣區發展規劃綱要》，就明確提出「加強濕地保護修復，全面保護區域內國際和國家重要濕地，開展濱海濕地跨境聯合保護」。局方選擇性解讀國策，借國家之名，忽略填平濱海濕地與國家濕地保護策略相沖的事實。

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



轉寄：提交就新田科技城分區計劃大綱草圖的書面申述  
21/04/2024 21:30

Submission Number:  
TPB/R/S/YL-MP/7-S032

From: "Eva Cheung"  
To: <tpbpd@pland.gov.hk>  
Sent by: tpbpd@pland.gov.hk  
File Ref:

Representation Number:  
TPB/R/S/YL-MP/7R049

申述人全名：CHEUNG Hiu Wing

申述人的身份證／護照號碼首四個字母數字：

我要求城規會：

- 重新修訂新田科技城草圖，將「其他指定用途（創新及科技）」地帶重新劃為原本的地帶，即「自然保育區」、「其他指定用途（綜合發展及濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」，或其他與濕地保育相關的用途地帶，以遵循「防患於未然」和「不會有濕地淨減少」的濕地規劃原則。
- 修改修訂項目A1及B項有關「其他指定用途」註明「濕地保育公園」地帶的規劃意向和第一欄經常准許的用途，包括將「保護濕地生態系統完整」、「防患於未然」和「不會有濕地淨減少」的原則列為規劃意向；將「農地住用構築物」轉至第二欄，以確保所有可能對濕地造成負面影響的發展和基礎設施，均受到城規會把關。

其他：

原因如下：

- 【不符合新田法定圖則的規劃原意】根據原本的新田分區計劃大綱核准圖編號S/YL-ST/8，150公頃「濕地保育區」和97公頃「濕地緩衝區」的土地，主要被劃作濕地保育相關的用途地帶，例如「自然保育區」、「其他指定用途（綜合發展包括濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」。**該規劃意向主要是「保存和加強現有魚塘或濕地的生態價值和功能」，以達到「不會有濕地淨減少」的原則。新田科技城涉填平大量魚塘，與上述法定規劃意向不符。**
- 【不符合后海灣濕地規劃原則】發展入侵150公頃「濕地保育區」和97公頃「濕地緩衝區」，不僅導致90公頃濕地損失，損害濕地連結性及完整性，發展更容許興建中至高密度樓宇，恐令毗鄰的國際重要濕地的生境質素下降，導致整體生態功能喪失。這違反城市規劃委員會規劃指引12C所列明的『防患於未然』原則及『濕地零淨損失』。
- 【最新圖則剔除原有濕地規劃原則】以往所有位於后海灣內的法定圖則，均會因應「濕地保育區」和「濕地緩衝區」而制定不同用途地帶的濕地保育要求。但根據最新的新田科技城分區圖，「濕地保育區」的大部分土地被劃為「其他指定用途（創新及科技）」地帶，其規劃意向改為「容納各式各樣的創新及科技用途」，當中經常准許的用途更達44種，包括人才公寓、商業、酒店、工業



用途等，發展高度達130米。「濕地緩衝區」亦有土地被劃作「其他指定用途（混合用途）」地帶，容許高達200米的建築發展。最新規劃不但沒有列明濕地保育要求，更沒有採納任何濕地保育的規劃原則，恐令發展與毗連環境嚴重不協調。

- **【濕地喪失和生境破碎化】**新田科技城將導致至少90公頃的濕地面積減少，令大灣區的沿海濕地總量大減。新田科技城位於整個后海灣（又稱深圳灣）濕地系統的核心，發展將切斷后海灣東西兩側的生態連接，導致濕地生境破碎化，損害后海灣（又稱深圳灣）濕地系統的完整性。
- **【濕地系統質素退化】**新田科技城填塘後不只有創科商業用地，帶來超過12,000工作人口，更預計會有6,400單位作的住宅、酒店、康樂等用途。發展引入的人口和基建，將為毗連的「米埔內后海灣拉姆薩爾濕地」及「濕地保育區」帶來不可挽回的負面生態影響，例如人類活動干擾、光污染、噪音等等。
- **【危害全球面臨絕種危機及國家級保護物種】**受影響魚塘濕地所錄得的雀鳥物種數量達205種，其中有117種為具保育級別物種。新田科技城填塘發展將危及19種全球瀕危及近危物種，例如青頭潛鴨、黃胸鵪、黑臉琵鷺、紅頭潛鴨、白眼潛鴨和尖尾濱鵪；33種國家一級或二級重點保護野生動物，例如白肩鵲、烏鵲和禿鷲。填平新田濕地將令眾多面臨滅絕物種失去其重要棲息地。
- **【危害繁殖鷺鳥族群】**新田科技城將直接影響全后海灣第二大的米埔鷺鳥林和第三大的米埔鷺鳥林，是超過230對鷺鳥的繁殖重陣，佔全港池鷺和小白鷺繁殖族群的三分之一。第一，新田科技城將永久移除部分用作繁殖的樹木；第二，繁殖鷺鳥將因大面積填塘而失去賴以為生的覓食地；第三，高達105米的創科發展將直接切斷繁殖鷺鳥來往鷺鳥林和覓食地的飛行廊區。發展一旦令鷺鳥無法在此繁殖後代，將直接威脅近二百對繁殖鷺鳥，相等於近15%的繁殖族群。
- **【環評錯漏百出不達標】**新田科技城圖則是基於「不合格」的環評報告，不能接受。新田環評報告有至少29項嚴重的技術評估和數據錯誤或遺漏，包括：違反環評「避免」原則；生態基線及評估資料不足；嚴重低估對保育類雀鳥、繁殖雀鳥、雀鳥飛行路線的影響；嚴重低估對歐亞水獺的影響；無充分資料證明生態補償有效；誤將生態優化措施當作緩解措施等。
- **【破壞傳統魚塘 直接影響傳統塘魚養殖】**新田科技城將直接影響超過30個已正式登記的養魚戶，發展忽視傳統塘魚養殖對經濟、社會和環境永續的貢獻。新田一帶的養魚戶過去半世紀一直養殖塘魚，甚至近十多年甚至積極參與生境管理及保育工作，在保留傳統塘魚養殖運作的同時，為水鳥提供覓食及棲息的空間，維持后海灣魚塘濕地的生態價值。
- **【違反國際公約】**新田科技城發展緊貼「米埔內后海灣拉姆薩爾濕地」，相距或不足30米。發展須填平150公頃「濕地保育區」作創科發展，發展不但會對拉姆薩爾濕地造成嚴重干擾，更會直接切斷她與東邊濕地的連接損害國際重要濕地的濕地完整性和生態特徵。這與《濕地公約》將「避免濕地受到不利影響」列為首要要求，和《生物多樣性公約》所提倡的濕地保護，背道而馳。
- **【未先避免濕地損失 違反國家政策】**新田科技城未有遵循「避免、減少與補償」的原則進行規劃，未有優先考慮能夠避免負面生態影響或將破壞減到最少的方案，反而直接採納會造成大型濕地損失的方案，與「生態文明建設、高質量發展」和「保護優先」的國策，和十四五規劃提到的「整治修復濱海濕地2萬公頃」，背道而馳。
- **【疑曲解國家政策 合理化填塘方案】**2023年8月國務院公佈的《河套深港科技創新合作區深圳園區發展規劃》，明確指出「河套深港科技創新合作區」香港園區具體面積為87公頃，面積與落馬洲河套區的「港深科技園」吻合。新田科技城的填塘方案並非出自國家的主意。反之，具指導意義的《粵港澳大灣區發展規劃綱要》，就明確提出「加強濕地保護修復，全面保護區域內國際和國家重要濕地，開展濱海濕地跨境聯合保護」。局方選擇性解讀國策，借國家之名，忽略填平濱海濕地與國家濕地保護策略相沖的事實。



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提交就新田科技城分區計劃大綱草圖的書面申述  
21/04/2024 20:58

Submission Number:  
TPB/R/S/YL-MP/7-S033

From: "Wai Kwok Leo Wu" [REDACTED]  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
Sent by: tpbpd@pland.gov.hk  
File Ref:

Representation Number:  
TPB/R/S/YL-MP/7R050

致城規會（電郵：[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)）：

申述人全名（與身份證明文件一致）：  
Wu Wai Kwok

申述人的身份證／護照號碼首四個字母數字（如 A123）：  
[REDACTED]

我要求城規會：

- 重新修訂新田科技城草圖，將「其他指定用途（創新及科技）」地帶重新劃為原本的地帶，即「自然保育區」、「其他指定用途（綜合發展及濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」，或其他與濕地保育相關的用途地帶，以遵循「防患於未然」和「不會有濕地淨減少」的濕地規劃原則。
- 修改修訂項目A1及B項有關「其他指定用途」註明「濕地保育公園」地帶的規劃意向和第一欄經常准許的用途，包括將「保護濕地生態系統完整」、「防患於未然」和「不會有濕地淨減少」的原則列為規劃意向；將「農地住用構築物」轉至第二欄，以確保所有可能對濕地造成負面影響的發展和基礎設施，均受到城規會把關。

其他：\_\_\_\_\_

原因如下：

- 【不符合新田法定圖則的規劃原意】根據原本的新田分區計劃大綱核准圖編號S/YL-ST/8，150公頃「濕地保育區」和97公頃「濕地緩衝區」的土地，主要被劃作濕地保育相關的用途地帶，例如「自然保育區」、「其他指定用途（綜合發展包括濕地改善區）」及「其他指定用途（綜合發展包括濕地修復區）」，該規劃意向主要是「保存和加強現有魚塘或濕地的生態價值和功能」，以達到「不會有濕地淨減少」的原則。新田科技城涉填平大量魚塘，與上述法定規劃意向不符。
- 【不符合后海灣濕地規劃原則】發展入侵150公頃「濕地保育區」和97公頃「濕地緩衝區」，不僅導致90公頃濕地損失，損害濕地連結性及完整性，發展更容許興建中至高密度樓宇，恐令毗鄰的國際重要濕地的生境質素下降，



導致整體生態功能喪失。這違反城市規劃委員會規劃指引12C所列明的『防患於未然』原則及『濕地零淨損失』。

- 【最新圖則剔除原有濕地規劃原則】以往所有位於后海灣內的法定圖則，均會因應「濕地保育區」和「濕地緩衝區」而制定不同用途地帶的濕地保育要求。但根據最新的新田科技城分區圖，「濕地保育區」的大部分土地被劃為「其他指定用途（創新及科技）」地帶，其規劃意向改為「容納各式各樣的創新及科技用途」，當中經常准許的用途更達44種，包括人才公寓、商業、酒店、工業用途等，發展高度達130米。「濕地緩衝區」亦有土地被劃作「其他指定用途（混合用途）」地帶，容許高達200米的建築發展。最新規劃不但沒有列明濕地保育要求，更沒有採納任何濕地保育的規劃原則，恐令發展與毗連環境嚴重不協調。
- 【濕地喪失和生境破碎化】新田科技城將導致至少90公頃的濕地面積減少，令大灣區的沿海濕地總量大減。新田科技城位於整個后海灣（又稱深圳灣）濕地系統的核心，發展將切斷后海灣東西兩側的生態連接，導致濕地生境破碎化，損害后海灣（又稱深圳灣）濕地系統的完整性。
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- 【破壞傳統魚塘 直接影響傳統塘魚養殖】新田科技城將直接影響超過30個已正式登記的養魚戶，發展忽視傳統塘魚養殖對經濟、社會和環境永續的貢獻。新田一帶的養魚戶過去半世紀一直養殖塘魚，甚至近十多年甚至積極參與生境管理及保育工作，在保留傳統塘魚養殖運作的同時，為水鳥提供覓食及棲息的空間，維持后海灣魚塘濕地的生態價值。
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償」的原則進行規劃，未有優先考慮能夠避免負面生態影響或將破壞減到最少的方案，反而直接採納會造成大型濕地損失的方案，與「生態文明建設、高質量發展」和「保護優先」的國策，和十四五規劃提到的「整治修復濱海濕地2萬公頃」，背道而馳。

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