

Representation Number:

TPB/R/S/YL-MP/9-R1

Submission Number:

TPB/R/S/YL-MP/9-S4

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	Date Received 收到日期	

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

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

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

Capital Chance 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\*)

KTA Planning 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)#

## 申述詳情(如有需要,請另頁說明)#

The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則(請註明圖則名稱及編號)		Draft Mai Po & Fairview Park Outline Zoning Plan No. S/YL-MP/9
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項@	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由^
<u>Amendments to Matters shown on the Plan</u> Item A1- Rezoning of a site at Kam Pok Road from "Residential (Group D)" ("R(D)") to "Residential (Group C)1" ("R(C)1") with stipulation of building height (BH) restriction.	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	Please refer to the Written Representation.
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話,請註明詳情。		
N/A		

# 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

**Written Representation with respect to Amendment Item A1 of  
Draft Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/9  
Rezoning of a site at Kam Pok Road from "Residential (Group D)" to  
"Residential (Group C) 1" with stipulation of Building Height Restriction**

## **WRITTEN REPRESENTATION**

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**May 2026**

**Representer:**  
**Capital Chance Limited**

**Consultancy Team:**  
**KTA Planning Limited**

 S3126\_WR\_V05



**PLANNING LIMITED**  
規劃顧問有限公司

## **Executive Summary**

This Written Representation is prepared and submitted on behalf of Capital Chance Limited ("the Representer"), under Section 6(1) of the Town Planning Ordinance in relation to the Draft Mai Po & Fairview Park Outline Zoning Plan ("the Draft OZP") No. S/YL-MP/9 gazetted on 6 March 2026.

This Written Representation is made in respect to Amendment Item A1 of the Draft OZP, which involves rezoning a site on Kam Pok Road, Yuen Long ("the Representation Site") from "Residential (Group D)" to "Residential (Group C) 1" with stipulation of building height (BH) restriction.

The Representer, which is also the Applicant of the S12A Application No. Y/YL-MP/10, **fully supports** Amendment Item A1. The Representer's view on Amendment A1 are summarised as follows:

- Amendment Item A1 echoes with the changing planning circumstances in the area, including the developments of the nearby Ngau Tam Mei New Development Area, San Tin Technopole, as well as the construction of Northern Link Main Line and the under planning Northern Metropolis Highway;
- Amendment Item A1 is compatible with the surrounding land uses and building heights;
- Amendment Item A1 provides diversified housing options for the future talents and their families from Ngau Tam Mei UniTown;
- Amendment Item A1 is acceptable in landscape, air ventilation, traffic, drainage, sewerage and environmental terms; and
- Amendment Item A1 is in-line with the Town Planning Board's decision.

## 行政摘要

( 內文如有差異，應以英文版本為準 )

本申述書是代表申述人皆才有限公司 ( 下稱「申述人」) 就《城市規劃條例》第 6(1) 條有關於 2026 年 3 月 6 日刊憲的米埔及錦綉花園分區計劃大綱草圖編號 S/YL-MP/9 ( 下稱「大綱草圖」) 擬備及遞交的。

本申述書謹就大綱草圖上錦學路的一幅用地 ( 下稱「申述地盤」) 的修訂項目 A1 項由「住宅(丁類)」地帶改劃為「住宅(丙類) 1」，並訂明建築物高度限制作出申述。

申述人作為第 12A 條申請編號 Y/YL-MP/10 的申請人全力支持修訂項目 A1 項。申述人對修訂項目 A1 項的意見如下：

- 修訂項目 A1 項配合和呼應該區規劃環境的轉變，包括毗鄰的牛潭尾新發展區、新田科技城、港鐵北環線主線工程項目以及規劃中的北都公路；
- 修訂項目 A1 項與周邊的土地用途及建築高度相容；
- 修訂項目 A1 項可為北部都會區牛潭尾大學城未來引入的科研人才及其家庭提供多元化的房屋選擇；
- 修訂項目 A1 項在景觀、空氣流通、交通、排水、排污及環境等技術方面可接受；  
及
- 修訂項目 A1 項符合城市規劃委員會的決定。

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## S6(1) REPRESENTATION RELATING TO DRAFT PLAN

### Written Representation with respect to Amendment Item A1 of Draft Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/9 Rezoning of a site at Kam Pok Road from "Residential (Group D)" to "Residential (Group C) 1" with stipulation of Building Height Restriction

#### Written Representation

## 1 INTRODUCTION

### 1.1 Purpose

1.1.1 This Written Representation is prepared and submitted on behalf of Capital Chance Limited ("the Representer"), under Section 6(1) of the Town Planning Ordinance with respect to the Draft Mai Po and Fairview Park Outline Zoning Plan ("the Draft OZP") No. S/YL-MP/9 gazetted on 6 March 2026. The Representation Site is located on Kam Pok Road in Yuen Long ("the Representation Site"; Figure 1.1 refers).

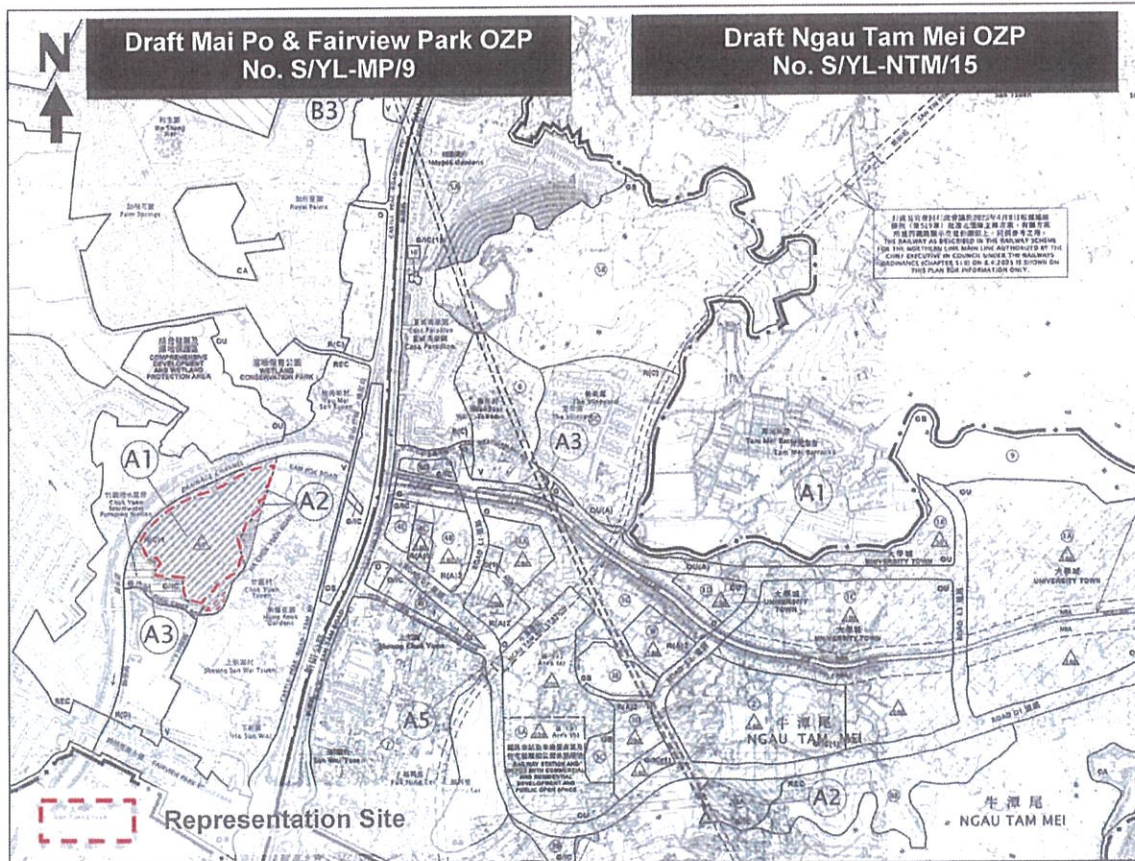


Figure 1.1 Location Plan and Zoning Context Plan

## 1.2 Particular Matters to which this Representation Relates To

1.2.1 This Written Representation is made in respect to the following:

### Amendments to the Matters shown on the Draft OZP

**Item A1** – Rezoning of a site at Kam Pok Road from "Residential (Group D)" ("R(D)") to "Residential (Group C)1" ("R(C)1") with stipulation of building height (BH) restriction.

### Amendments to the Notes of the Draft OZP

- (c) Incorporation of a new schedule of Column 1 uses for free-standing purpose designed non-domestic building or purpose-designed non-domestic portion of a building on land designated "R(C)1" in the Notes for "R(C)" zone.
- (d) Revision to the planning intention as well as Remarks of the Notes for "R(C)" zone to incorporate development restrictions and requirements for the "R(C)1" sub-zone.

1.2.2 The Representer, which is the Applicant of the approved s12A Application No. Y/YL-MP/10, **fully supports** Amendment Item A1.

## 1.3 Report Structure

1.3.1 Following this introductory section, the site context and planning history of the Representation Site will be briefly set out in **Section 2**. The background of Section 12A Application No. Y/YL-MP/10 will be provided in **Section 3**. The merits and justifications in relation to Amendment Item A1 on the Draft OZP will be presented in **Section 4**. **Section 5** summarises and concludes this Written Representation.

## 2 SITE AND PLANNING CONTEXT

### 2.1 Site Location and Existing Condition

2.1.1 The Representation Site comprises various lots in D.D. 104 and the adjoining Government Land near Fairview Park in Yuen Long. It lies on a piece of flat land bounded by Kam Pok Road in the west and northwest, Fung Chuk Road and the Government's flood control pond in the south and Ha Chuk Yuen Road in the southeast with a total area of about 65,690m<sup>2</sup> (or 6.57 ha.). The Subject Site is located at only about 300m away from Ngau Tam Mei New Development Area ("NTM NDA") and about 730m away from the planned Ngau Tam Mei Station (Figure 2.1 refers).

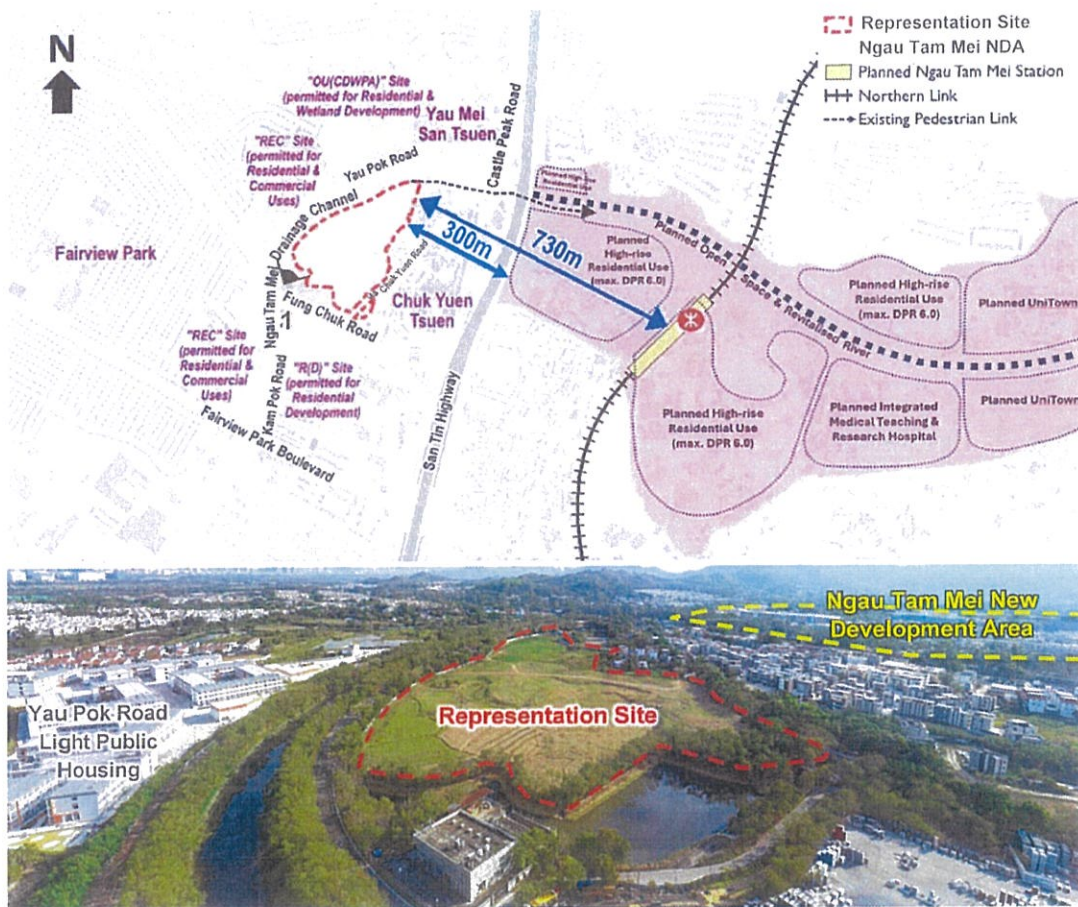


Figure 2.1 Site Location and Site Photo

## 2.2 Land Ownership

2.2.1 The Representation Site has a total area of about 65,690m<sup>2</sup>. All lots within the Representation Site are solely owned by the Representer.

2.2.2 Out of the total site area, about 0.14% (i.e. about 92.3m<sup>2</sup>) is Government Land (**Figure 2.2** refers), which has been largely left over after the Government's resumption of part of the Applicant's lots for the construction of the drainage works and the associated public road networks (e.g. Kam Pok Road and Ha Chuk Yuen Road) around the Subject Site.

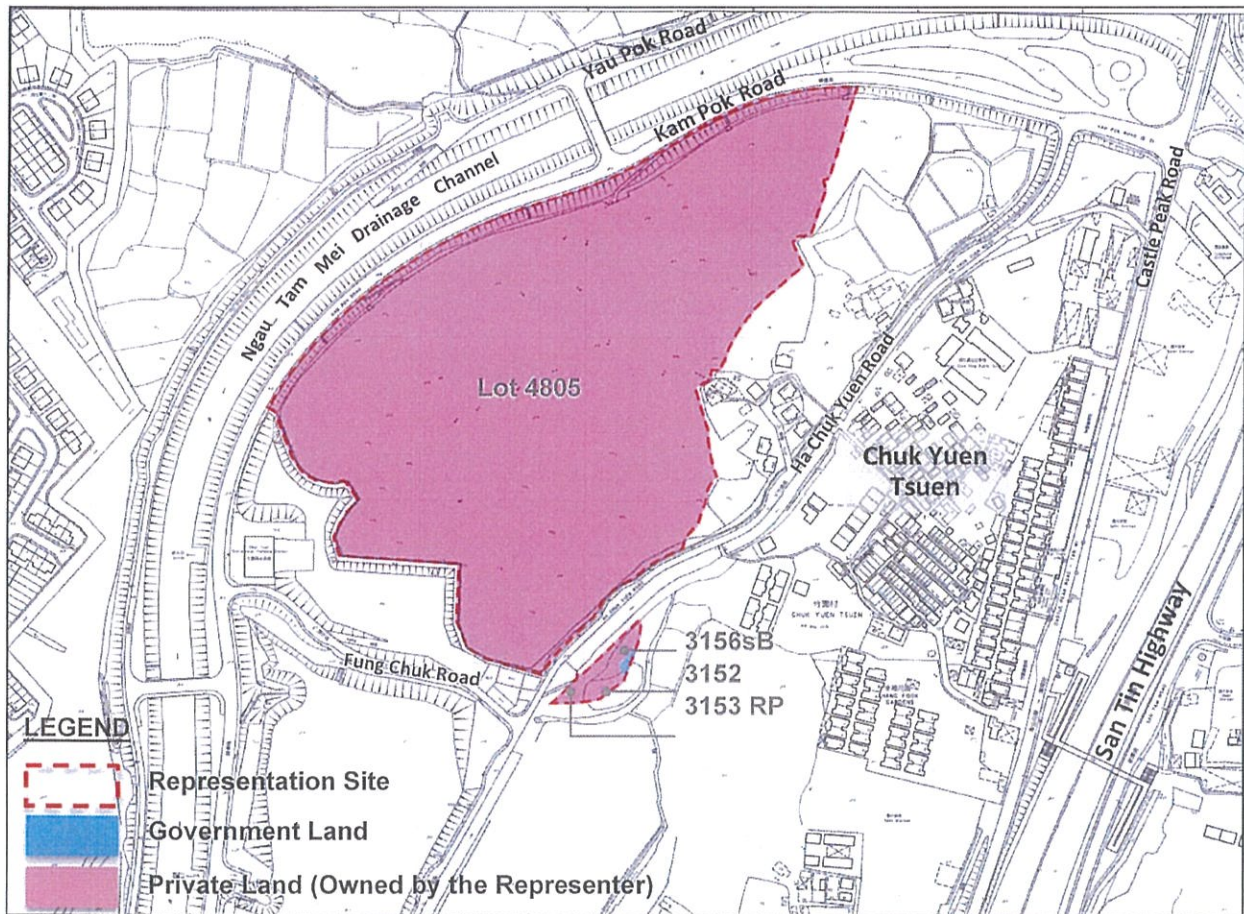


Figure 2.2 Land Ownership Plan

### **3 APPROVED S12A APPLICATION NO. Y/YL-MP/10**

#### **3.1 Development Proposal under the S12A Application No. Y/YL-MP/10**

- 3.1.1 The Representer submitted a S12A Application to TPB in February 2025. Under S12A Application No. Y/YL-MP/10 (the "Approved Rezoning Application"), the Representer proposed to develop the Representation Site into a Comprehensive Residential Development with a Neighbourhood Activity Node with Government, Institution and Community ("GIC") facilities.
- 3.1.2 The indicative development scheme under the approved application involved a domestic plot ratio of 1.5 and non-domestic plot ratio of 0.09 with maximum building height of 60mPD. It would also provide an open space of not less than 2,100m<sup>2</sup> and transport lay-by facilities with gross floor area of not less than 2,400m<sup>2</sup>. Not least, a Government, institution and community ("GIC") facility (i.e. Neighbourhood Elderly Centre) would be provided, as required by Government.
- 3.1.3 Various technical assessments covering visual, landscape, traffic, sewerage, environmental and air ventilation aspects had been conducted. The relevant Government departments raised no adverse comment on the assessment results which concluded that the indicative development scheme would not cause insurmountable impacts.

#### **3.2 Approval of the S12A Application**

- 3.2.1 On 4 July 2025, the Rural and New Territories Planning Committee ("RNTPC") of the TPB agreed to the S12A application No. Y/YL-MP/10 to rezone the Representation Site for the proposed development.
- 3.2.2 According to the meeting minutes, "Members generally **supported the rezoning application**" and "**acknowledged the ecological enhancements**" proposed under the Approved Rezoning Application (para. 29 of the confirmed minutes of 768<sup>th</sup> Meeting of RNTPC held on 4 July 2025 refers). Not least, the Chairperson of RNTPC opined that the increase in flat supply at the Representation Site would be appropriate as "the site's proximity to the Technopole and NTM area for innovation and technology development, there would be relatively strong demand from overseas talents seeking high-quality housing options" (para. 30 of the confirmed minutes of 768<sup>th</sup> Meeting of RNTPC held on 4 July 2025 refers).
- 3.2.3 To take forward the decision of the RNTPC, the Representation Site has now been rezoned from "R(D)" to "R(C)1", which is the subject of this Written Representation, i.e. Amendment Item A1 of the Draft OZP.

## 4 REPRESENTER'S VIEW ON AMENDMENT ITEM A1

### 4.1 Echoing with the Changing Planning Circumstances in the Area

4.1.1 When the rezoning application was approved on 4 July 2025, only the Broad Land Use Concept Plan (published in November 2024) of the Ngau Tam Mei New Development Area ("NTM NDA") was available (Figure 4.1 refers). Subsequent to the approval of the rezoning application, the Recommended Outline Development Plan ("RODP") was published in October 2025 and the TPB gazetted the Draft Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/15 on 31 October 2025. Major amendments to the plan are to take forward the land use proposal for NTM NDA, which includes the development of the University Town (including the Third Medical School), the Integrated Medical Teaching and Research Hospital (the Integrated Hospital), as well as a residential neighbourhood with government, institution and community ("GIC") facilities and open space. More information and details of NTM NDA were subsequently released by the Government with the land resumption plans gazetted on 18 December 2025. On 6 March 2026, TPB considered the representations in relation to the Draft Ngau Tam Mei OZP No. S/YL-NTM/15 and no representations were upheld. The gazettal of the Draft Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/15 confirms that the development of NTM NDA has been set in stone. It is clear that the Government has committed to pursue the development of NTM NDA in full speed.

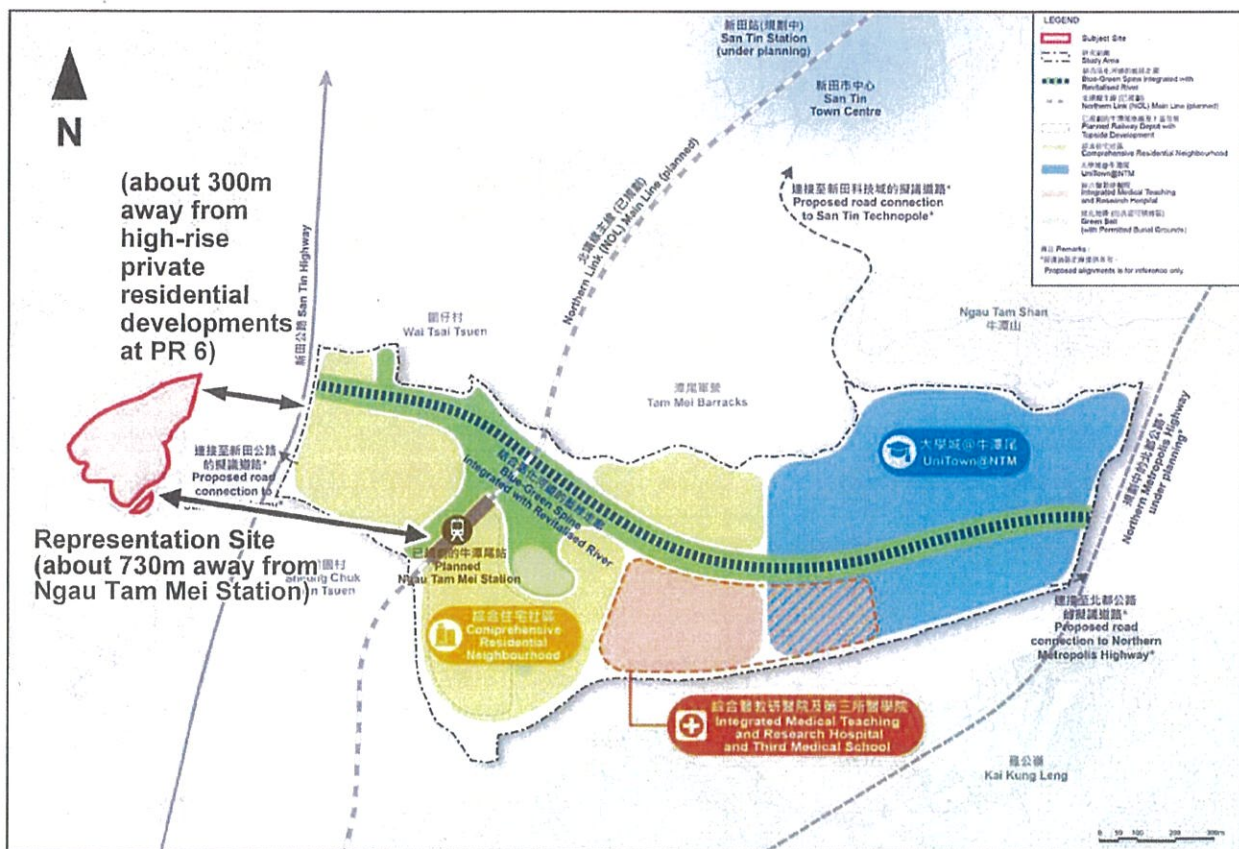
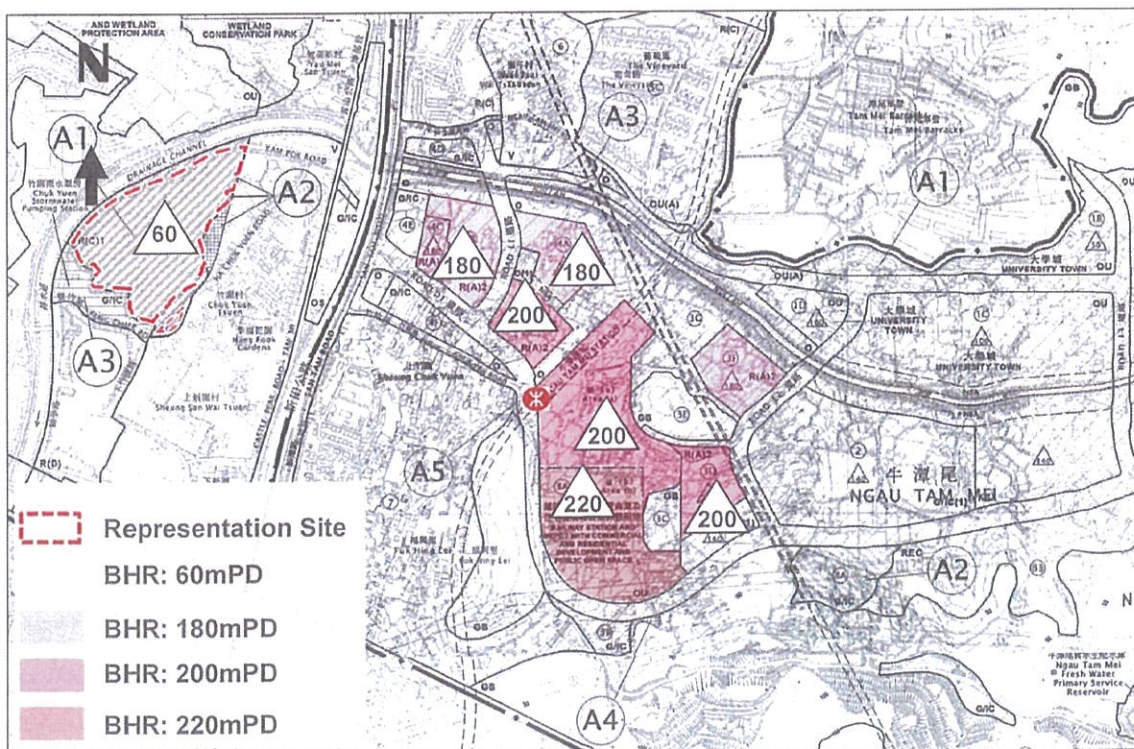


Figure 4.1 Ngau Tam Mei Broad Land Use Plan Published in November 2024

4.1.2 The Representation Site is located just 300m away from the high-rise private residential development in NTM NDA and about 730m away from the planned MTR Ngau Tam Mei Station (**Figure 2.1** refers). Amendment Item A1 of the Draft OZP facilitates a residential development with a maximum domestic PR of 1.5 and a maximum non-domestic PR of 0.09, and a maximum BH of 60mPD. The scale of the intended development at the Representation Site echoes with the changing planning circumstances in the wider areas, including the developments of the Technopole and NTM NDA as well as the construction of NOL Main Line and Northern Metropolis Highway (under planning).

#### 4.2 Compatible with the Surrounding Land Uses and Building Heights

4.2.1 It is noteworthy that the first row of the planned residential development at the entrance of NTM NDA (i.e. near San Tin Highway) has a planned building height of a maximum of 180mPD ("R(A)1 and "R(A)2" zones at Area 4C and 4B of NTM NDA refer) and the maximum building height of the station development/town centre ranges from 200 to 220mPD (Area 3A of NTM NDA refers) [**Figure 4.2** refers]. As such, the maximum building height of 60mPD at the Representation Site is considered compatible with the surrounding context and being able to echo with the characteristics of the planned environment.



**Figure 4.2 Representation Site and Ngau Tam Mei New Development Area**

#### **4.3 Provide Diversified Housing Options Complementary to Ngau Tam Mei New Development Area**

4.3.1 The indicative development scheme under the approved application will provide medium-rise apartment buildings with some retail and transport facilities to form a neighbourhood, whilst NTM NDA is going to provide high-rise and high-density community with direct access to mass transit. These are going to be two different lifestyles, yet complementary to each other. The sub-urban serenity within the subject Draft OZP would attract young/ top talents and families with good mobility and expats who will be working in the future NTM UniTown. Having a variety of housing choices would help to enrich the community profile.

#### **4.4 Amendment Item A1 is Technically Acceptable in Landscape, Air Ventilation, Traffic, Drainage, Sewerage and Environmental Terms**

4.4.1 As mentioned in Section 3, Amendment Item A1 is to carry forward the approved development proposal submitted under S12A Application No. Y/YL-MP/10. Technical assessments accepted by Government departments demonstrated that the proposed development is technically acceptable in landscape, air ventilation, traffic, drainage, sewerage, and environmental terms.

#### **4.5 In Line with the Town Planning Board's Decision**

4.5.1 According to the minutes of the RNTPC meeting on 4 July 2025, members of the RNTPC agreed to rezone the Representation Site for the proposed medium-rise residential development to echo with the change in the planning circumstances of this part of Yuen Long within the Northern Metropolis. Appropriate controls and requirements have been stipulated in the Amendment Item A1. The proposed amendment is in line with the decision of TPB. As the high-rise and high-density NTM NDA has been proceeded to implementation stage, with the relevant OZP gazetted and land resumption commenced for both UniTown and railway station and depot developments, the decision of TPB shall remain valid.

## **5 SUMMARY AND CONCLUSION**

5.1.1 The Representer **fully supports** Amendment Item A1. The Representer's view are summarised as follows:

- Amendment Item A1 echoes with the changing planning circumstances in the area;
- Amendment Item A1 is compatible with the surrounding land uses and building heights;
- Amendment Item A1 helps to provide diversified housing options that would be complementary to Ngau Tam Mei New Development Area;
- Amendment Item A1 is technically acceptable in landscape, air ventilation, traffic, drainage and sewerage terms; and
- Amendment Item A1 is in line with the Town Planning Board's decision.

Representation Number:

TPB/R/S/YL-MP/9-R2

Submission Number:

TPB/R/S/YL-MP/9-S3

Form No. S6 表格第 S6 號

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	Date Received 收到日期	

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

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

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

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」

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)	Approved Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/8	
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>
Proposed Amendment to the Plan Item B1	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	Please refer to the accompanying Representation Statement
Proposed Amendment to the Notes of Plan Item (e)	<input checked="" type="checkbox"/> support 支持 <input 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		

<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

## Section 6(1) Representation

Representation in respect of the Proposed Amendments to the  
Approved Mai Po and Fairview Park OZP No. S/YL-MP/8

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### Representation Statement

May 2026

Representer:

Profit Point Enterprises Limited

Authorized Agent:

Masterplan Limited



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- Figure 2: Location of Representation Site in the OZP

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- Appendix 1: Approved Master Layout Plan of S12A Application No. Y/YL-MP/9

## 1. Introduction

- 1.1 The Draft Mai Po and Fairview Park OZP No. S/YL-MP/9 (the Plan) showing the proposed amendments was exhibited under Section 5 of the Ordinance for public inspection. This representation is made on behalf of the Representor, namely Profit Point Enterprises Limited, in support of the proposed amendment to the Plan, item B1: "Stipulating BH restrictions for a site at Wo Shang Wai zoned 'Other specified Uses' annotated 'Comprehensive Development to include Wetland Restoration Area' ('OU(CDWRA)')." (Figure 1); and proposed amendment to the Notes of the Plan, Item (e): "Revision to the Remarks of the Notes for 'OU(CDWRA)' zone to incorporate development restrictions."
- 1.2 In particular, Remark (c) of the Notes for 'OU(CDWRA)' zone is relevant: *"No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to 'New Territories Exempted House') shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.3 and a maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area (IDPA) plan for Mai Po and Fairview Park, whichever is greater."*
- 1.3 According to the Plan, a building height restriction of 42mPD is stipulated on the 'OU(CDWRA)' zone. (Figure 1)

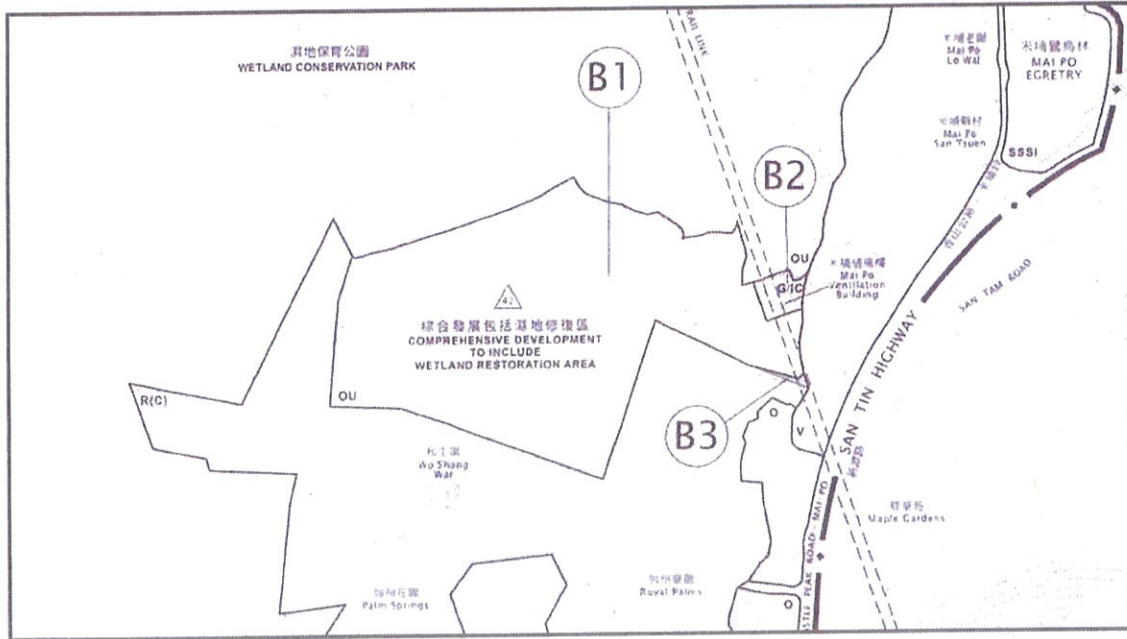


Figure 1: Proposed Amendment to the Plan Item B1

## 2. The Representation Site

- 2.1 The Representation Site is based on the Application Site in S12A application No. Y/YL-MP/9 that was approved by the TPB in November 2025. It is located at Wo Shang Wai, Yuen Long. Castle Peak Road – Mai Po and San Tin Highway are to the east of the Application Site, while the Site is easily accessible via Mai Po South Road off Castle Peak Road – Mai Po. It is generally bounded by fishponds and wetlands in the Sam Po Shue Wetland Conservation Park (WCP) to the north, and low-rise residential developments to the south. The site boundary and location of the Representation Site is shown in **Figure 2**.

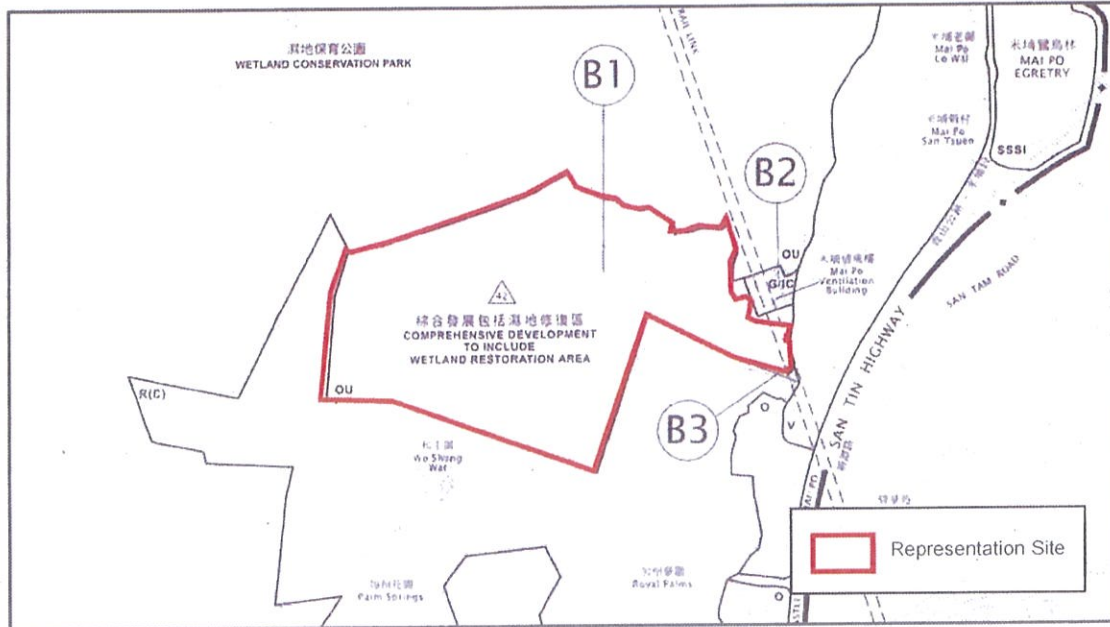


Figure 2: Location of Representation Site in the OZP

### 3. The Approved Private Residential Development

- 3.1 The Proposed Amendment in the Plan Item B1, is based on the S12A application No. Y/YL-MP/9 that was approved by the TPB in November 2025.
- 3.2 The Approved Scheme in the S12A application (No. Y/YL-MP/9) refers to a private residential development with an approved increase of total plot ratio from 0.4 to 1.3, and building height restriction from 6-storeys to 10-storeys (or 42mPD) in the "OU(CWRA)" zone. Please refer to **Appendix 1** for the approved Master Layout Plan.

### 4. Proposed Amendments to Meet this Representation

- 4.1 The proposed amendments to meet this Representation are for the TPB to adopt the proposed amendment to the Plan in Item B1 and the proposed amendment to the Notes in Item (e).

## 5. Planning Justifications

### 5.1 In Line with the Northern Metropolis Development Strategy

5.1.1 The strategic development context of the Northern Metropolis is already planned, and higher density developments are emerging in the land-use character. The whole area is undergoing major changes in development land-use and infrastructure upgrade, and the integration with the bordering city of Shenzhen will become more apparent. This is evident in the infrastructure development of the Northern Link (NOL) and Northern Metropolis (NM) Highway, where the surrounding areas of the Site have been transforming from low-density rural setting to high-density developments, as reflected in the approval of planning applications for increasing development intensity of private residential developments at suitable Wetland Buffer Area (WBA) locations in the Mai Po and Nam Sang Wai. In particular, a recent and nearby case (No. Y/YL-NSW/7) has been approved by the Board, and completed the OZP amendment process.

5.1.2 The overarching trend of “co-existence of development and conservation” will be evident throughout the landscape, and as shown in the exemplar case of 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.

### 5.2 Proposed Amendments would continue to Comply with the Planning Intention of “OU(CDWRA)”

5.2.1 The proposed amendment of the “OU(CDWRA)” zone, only involves relaxation of PR and BH restrictions without changing the planning intention of the subject zone. The planning intention would continue to be to develop comprehensive residential development to include wetland restoration area as a means of incentive for the restoration of degraded wetlands adjoining existing fishponds. The completed WRA would continue its ecological function, while the residential portion continues to be designated for residential land use. The current proposal is to increase the development intensity of the residential portion to an acceptable level, which is compatible with the surroundings; technically feasible, with no adverse impact to the site and surroundings; and provides planning merits that benefit the community.

5.3 **Contribute to Private Housing Supply and Diversify Housing Choices to support I&T development at the Technopole**

5.3.1 The Approved Scheme could contribute to private housing supply, addressing a potential shortfall in private housing, and at the same time provide diversified housing choices in a unique location abutting the wetland landscape of Mai Po. The proposal would optimize the use of a readily available site that can proceed with implementation and construction on-site. The Approved Scheme can be implemented speedily to provide private housing choices in support of the I&T developments at the nearby Technopole which would help attract and retain professional talents.

5.3.2 As the site is at the fringe neighbourhood of the San Tin Technopole, it should be utilised to generate more housing supply to echo with the vision of the NMDS and to achieve “balanced living and working opportunities” as desired by the Government. The recent amendment of the San Tin Technopole OZP has raised comments from the representations and Board members on the importance of creating more private housing supply in the area to attract professional talents and to diversify the housing options and supporting facilities. In response, the Government indicated that there may be potential to adjust the public to private flat production ratio for a higher proportion of private housing, subject to changing planning circumstances, social aspirations, and development needs.

5.4 **Compatible to its Surrounding Planning Context**

5.4.1 The proposed increase in development intensity is compatible with the existing surrounding land uses. The technical assessments have demonstrated that there will not be any adverse impact to the wetland ecology of the WCP, and the proposed scheme complies with the principle of no-net-loss in wetland. The increased development intensity of the residential portion is insignificant as it would not create negative off-site disturbance impact, or lead to both loss in area and function of the existing wetland and fish ponds, and the conservation of continuous and adjoining fish ponds is maintained.

5.4.2 The Approved Scheme is compatible in scale and land-use to the surrounding low- to medium-density housing neighbourhood on the west side of the San Tin Highway. In view of the significant future transformations in built environment and infrastructure

that would be brought about with the major development nodes on the east side of the San Tin Highway, the proposed scheme is suitably positioned within this high-density, intermixed with medium and low-density development context.

5.4.3 The Site is strategically located in close proximity to the Technopole with high-density residential developments with plot ratios of 6 to 6.5 and near the planned San Tin MTR Station and Ngau Tam Mei MTR Station of NOL. The Approved Scheme could unleash the development potential of the Site. The proposed increase in PR and BH is also considered compatible with the transforming character of the area.

5.4.4 The I&T zones of the Technopole borders the planned WCP to the north, while a stepped BH profile with BH descending towards the WCP has been adopted to minimize impacts to the wetland, and optimizing land resources for development. Similarly, the proposed scheme will adopt a sensitive design taking into account the WCP to its north and existing low-rise residential developments to its south. A stepped BH profile is proposed by locating the 10-storey towers at the central portion of the Site, descending towards the 3-storey houses to its north abutting the WCP and descending towards the 6-storey residential towers to its south boundary, fronting the existing residential neighborhood.

## 5.5 Planning Gains and Merits

5.5.1 The Approved Scheme is a medium-density development with 3,571 private units, which would contribute to the medium and long-term private housing supply. The scheme would contain a stepped BH profile, visual corridors, and building separations. The building disposition and form would also contribute to better air ventilation at the pedestrian level, enhancing the comfort and well-being of residents and visitors. There will be only low-rise buildings adjacent to the WRA and within 50m distance buffer from the nearest fishponds in the WCP, to avoid adverse ecological impacts.

5.5.2 The Approved Scheme would contain abundant communal open space, landscape gardens, ponds and nature trails, and wildlife viewing points. These would contribute to the public education and awareness of wetland and biodiversity conservation of residents and visitors. A 7.5m-wide Green Barrier, including buffer planting of 5m

(with 1 to 2 rows of trees) within the residential portion of the Site, and 2.5m within the WRA, to screen the residential development and prevent disturbance to the WRA.

5.5.3 The Approved Scheme would contain a Residential Care Home for Elderly (RCHE) that would cater to the demand for such community facilities in the district-wide context. It is anticipated that there would be an insufficient supply of such facilities in the future planning provision of the district.

5.5.4 The increased development intensity of the Approved Scheme will optimize the scarce land development potential at the existing site, and provide quality private housing to contribute to the long-term housing supply shortage. The site is currently vacant, ready for construction and does not require resumption of land. In its current state, it would be capable of speedy implementation.

#### 5.6 No Insurmountable Technical Issues

5.6.1 The Approved Scheme had no insurmountable technical issues from the standpoint of relevant government departments. The technical assessments have demonstrated that the Approved Scheme is technically feasible. It has taken into account various constraints including traffic, sewage, drainage, water supply, environmental, ecological, infrastructure capacities and urban design considerations. Contingency scenarios for program mismatch with major government developments have been provided.

#### 5.7 Compliance with Town Planning Board Guideline No. 12C

5.7.1 The approved scheme is in compliance with the TPB Planning Guideline No. 12C, as supported by the technical assessments as follows: -

- (a) The layout of the internal road, landscaping, and number of houses (not abutting the WRA) are not anticipated to have any impact on the WRA and the wetlands in the WCA.
- (b) The approved and completed WRA component will not be affected by this application and will continue to meet the requirements of this Guideline.

- (c) The scheme is compatible with the surrounding land uses in terms of the relationship with the rural and wetland setting, and the visual and landscape quality of the area.
- (d) The scheme has carefully considered environmental impacts in terms of noise, air and water qualities, traffic, drainage and sewerage impacts, provision of infrastructure and visual impact.
- (e) The Sewerage Impact Assessment concludes that the proposed scheme will not add to the pollution loading of the Deep Bay Area.
- (f) The scheme complies with the principle of “no-net-loss in wetland” as it does not lead to both loss in “area” and “function” of the existing wetland and fish ponds, and the conservation of continuous and adjoining fish ponds is maintained.
- (g) The scheme complies with the planning intention of the WBA, which is “to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds.”

5.7.2 No change is proposed to the design or operation of the Wetland Restoration Area with reference to the Wetland Restoration Plan in the approved EIA report and the approved MMP under previous planning approval, and the completed WRA would remain intact for wetland restoration purpose.

#### 5.8 TPB Members’ Observations and Suggestions to be Considered at S16 Stage

5.8.1 It is noted the TPB Members’ observations and suggestions in deliberating the previously approved S12A application, in Agenda Item 3, para. 35 of the Minutes of 776<sup>th</sup> Meeting of the RNTPC on 7.11.2025. These observations and suggestions would be considered in the design review of the approved scheme for the subsequent s16 planning application stage.

## 6. Conclusion

6.1 The Representer supports the proposed amendment to the Plan Item B1 and to the Notes Item (e). The previously approved S12A application by the TPB was well justified and rationale from land-use, compatibility and planning standpoint. It was technically

feasible with no objection from Government departments, while detailed design could be considered at the later s16 planning application stage. To speed up the implementation of the development to contribute to the private housing supply and attracting I&T development at the Technopole, the TPB is invited to consider the proposed amendments favourably.

*Masterplan Limited – Planning and Development Advisors  
May 2026*

**Appendix 1: Approved Master Layout Plan of S12A Application No.  
Y/YL-MP/9**



FISH PONDS

WETLAND RESTORATION AREA  
(COMPLETED)





MTRC  
VENT  
BUILDING

ROYAL PALMS

PALM  
SPRINGS  
(EAST)

PALM  
SPRINGS  
(WEST)

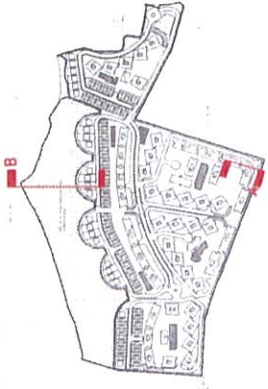
LEGEND

	APPLICATION SITE BOUNDARY
	BASEMENT PARKING
	DRIVEWAY E&M PLANT ROOMS CLUBHOUSE
	UNEXCAVATED

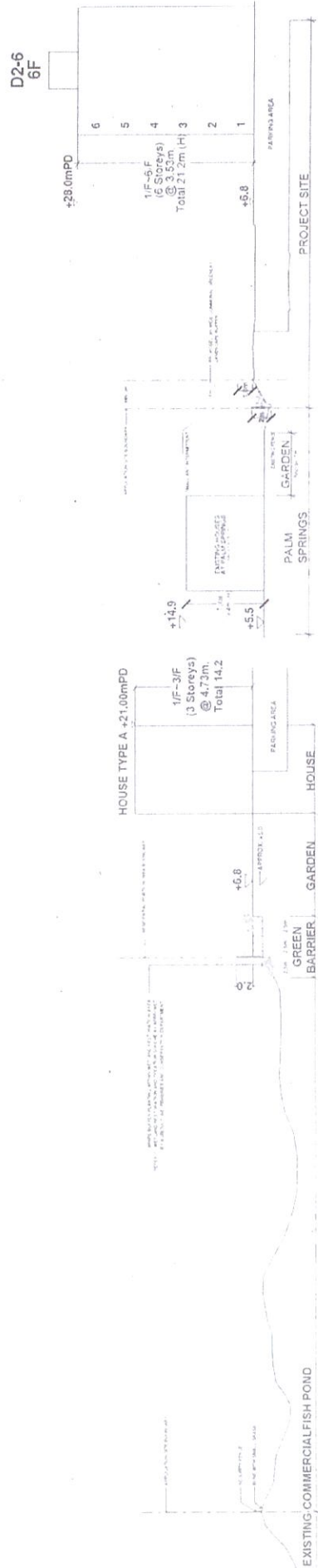
# Drawing MLP-02 : Basement Floor Plan

**LWK  
+PARTNERS**





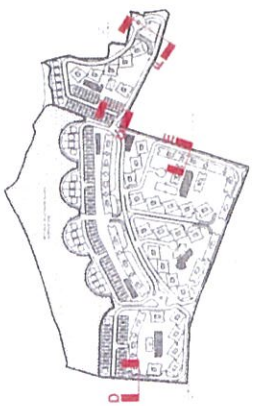
KEY PLAN



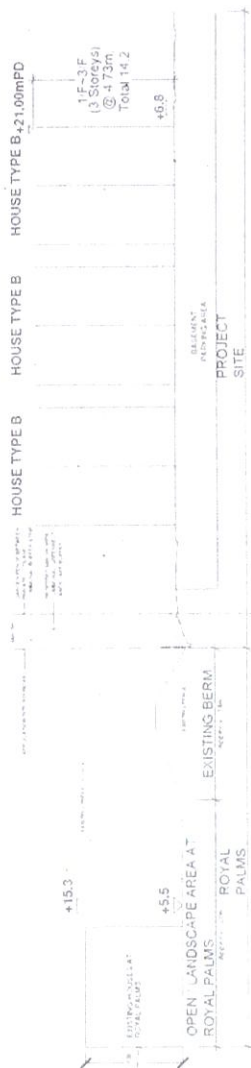
SECTION A - THROUGH INTERFACE OF WETLAND BUFFER AND RESIDENTIAL AREA (TYPICAL) SECTION B - THROUGH PALM SPRINGS (EAST) / PROJECT AREA (APPROXIMATE)

Drawing MLP-04 : Sections A and B  
 Site Sections  
 1:500 @ A3

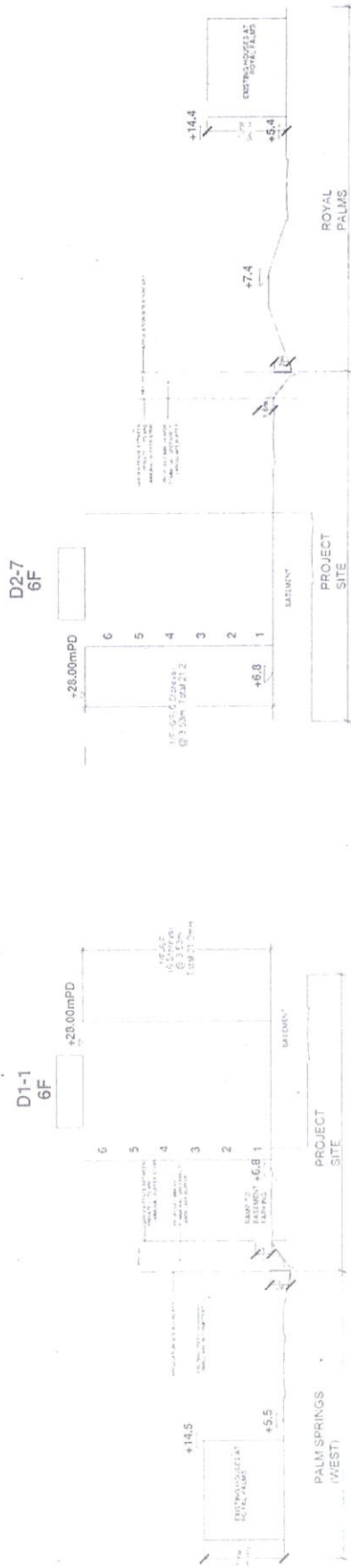
**LWK**  
**+PARTNERS**



KEYPLAN



SECTION C - SECTION THROUGH ROYAL PALMS (NORTH) / PROJECT AREA



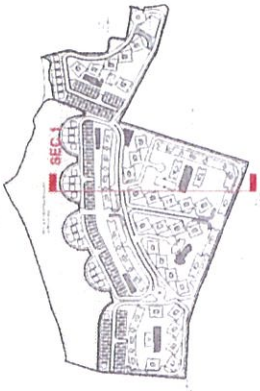
SECTION D - SECTION THROUGH PALM SPRINGS (WEST) / PROJECT AREA (APPROXIMATE)

SECTION E - SECTION THROUGH ROYAL PALMS (WEST)/PROJECT AREA (APPROXIMATE)

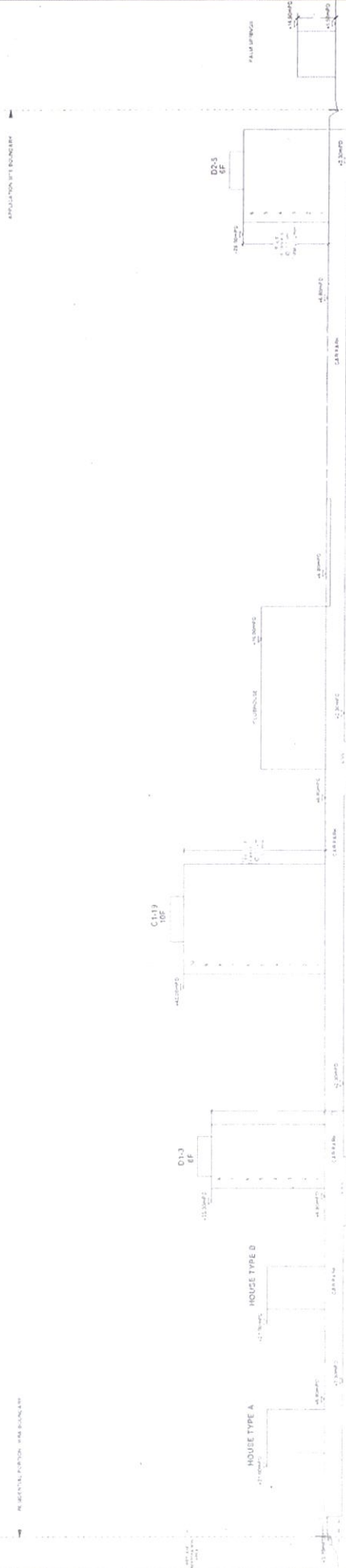


SECTION F - SECTION THROUGH ROYAL PALMS (NORTH) / PROJECT AREA

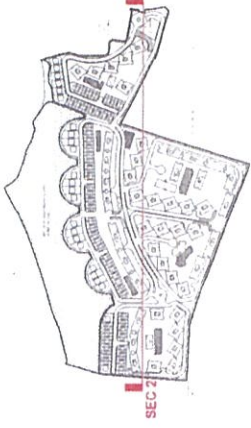
Drawing MLP-05 : Sections C, D, E and F



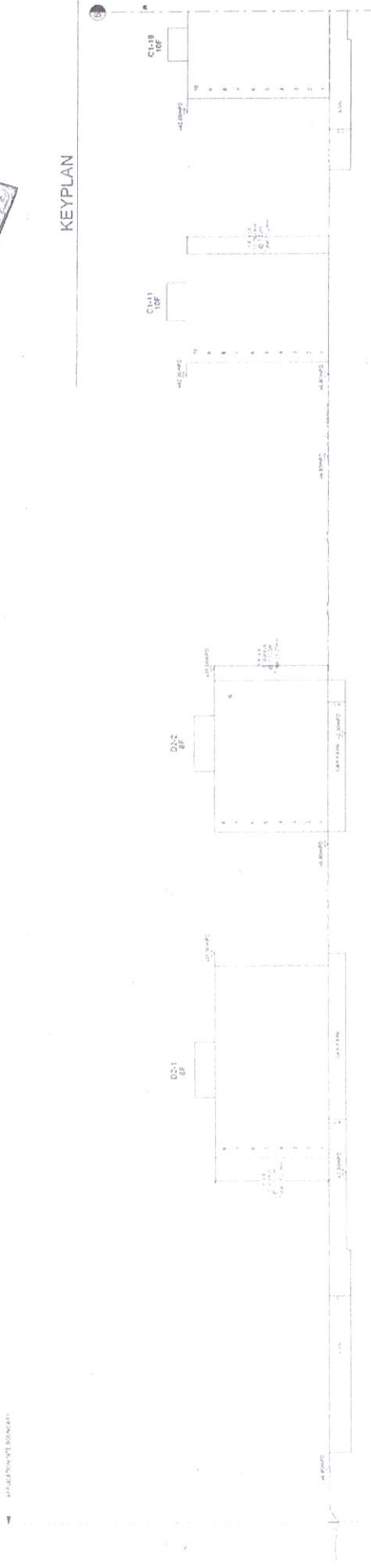
KEYPLAN



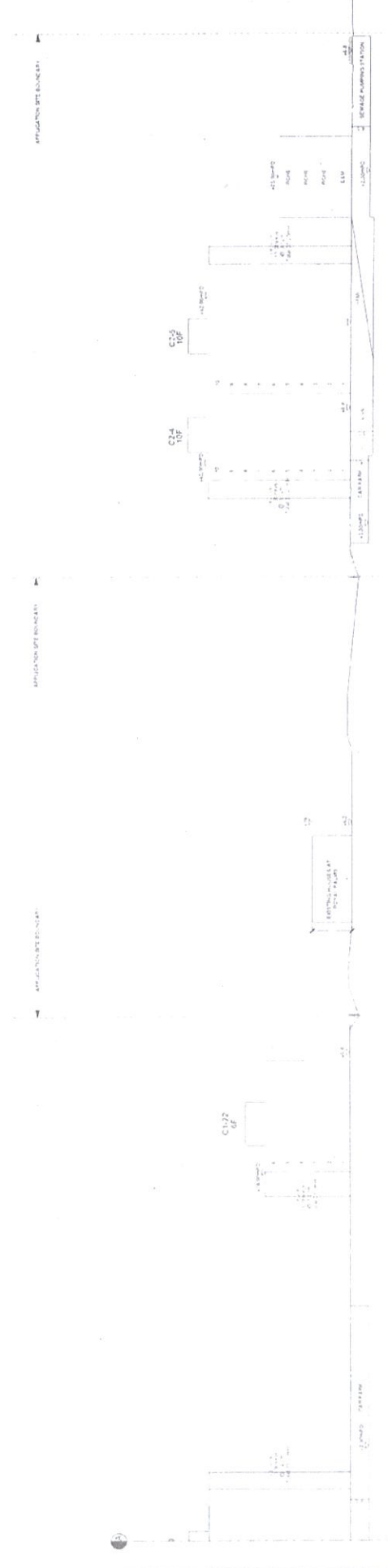
SECTION 1 - SECTION THROUGH PALM SPRINGS (EAST) / PROJECT AREA (APPROXIMATE)



KEYPLAN



SECTION 2 (A) - SECTION THROUGH ROYAL PALMS (WEST)/PROJECT AREA (APPROXIMATE)



SECTION 2 (B) - SECTION THROUGH ROYAL PALMS (WEST)/PROJECT AREA (APPROXIMATE)

Drawing MLP-07 : Sections 2(A) and 2(B)



Urgent Return receipt Expand Group R

Representation Number:

TPB/R/S/YL-MP/9-R3

Submission Number:

TPB/R/S/YL-MP/9-S5

**tpbpd/PLAND**

寄件者: [REDACTED]  
寄件日期: 2026年05月06日星期三 1:18  
收件者: tpbpd/PLAND  
主旨: SCHEDULE OF AMENDMENTS TO THE APPROVED MAI PO AND FAIRVIEW PARK OZP NO. S/YL-MP/8  
類別: Internet Email

**SCHEDULE OF AMENDMENTS TO THE APPROVED MAI PO AND FAIRVIEW PARK OZP NO. S/YL-MP/8**

Dear TPB Members,

Tracking the two developments is a lesson in the sheer hypocrisy practiced by both developers and govt depts. Urgent need for housing blah blah, but takes years for any of these developments to materialize and the outcome is always significant inflation on the number of units. SHK is particularly focused on this strategy.

What members should bear in mind is that the OZP is not the end of the road. For sure there will be further GIMME MORE via applications under the much abused Minor Relaxation. Both plans feature underground parking, so for sure the recent policy measure introduced without any form of public consultation, the 2025 Overground Parking Exemption so the plans should be considered in the context of at least a further 10mt height increase and the impact this will have on an area that was designated for low rise residential.

Members should also note that neither plan makes reference to the incorporation of Sponge City measures. This is alarming as the land was at one pond and the area is Wetlands so clearly more prone to the impact of global warming and predicted increase in rainfall in coming years.

Every one of these developments encroaches further onto the wetlands and diminishes the defences to climate change and rising sea levels. In addition, by supporting them the Administration is undermining its pledges to tackle the issue of decaying buildings in urban districts. There is little incentive for developers to engage in the often-lengthy process of acquiring 70% of these buildings when they can buy cheap land in districts like Mai Po.

So instead of providing homes in urban districts with a full and mature range of facilities people are encouraged to live in remote areas where there are few job opportunities. This not only significantly increases the number of vehicles on the roads, it also incurs additional public expenditure on widening roads, building community services, etc. The long commute time to work and entertainment venues has a negative impact on the wellbeing of residents.

Members should question the rationale of diverging policies.

**Item A1** – about 7.59 ha. Rezoning of a site at Kam Pok Road from “Res (Group D)” to “Res (Group C)1” (“R(C)1”) with stipulation of BHR.

Urgent Return receipt Expand Group Restricted Prevent Copy  
Y/YL-MP/10 Approved 4 July 2025 A/YL-MP/205 (2013) Y/YL-MP/6 rejected SHK

Lots 3054 S.A RP, 3098 RP, 3100 RP, 3108 RP, 3109 RP, 3110, 3111, 3112, 3113, 3114, 3115 RP, 3119 RP, 3122 RP, 3123, 3124, 3126, 3131 RP, 3131 S.B RP, 3131 S.C, 3131 S.D, 3132 RP, 3146, 3147 RP, 3148, 3150 RP, 3152, 3153 RP, 3156 RP, 3156 S.B, 3158 RP, 3162, 3163, 3164 RP, 3164 S.A, 3167, 3168, 3171, 3173, 3176, 3177, 3178, 3179, 3180 RP, 3181 RP, 3182 RP, 3189 RP, 3190, 3191, 3192 RP, 3193 RP, 3194 RP in D.D. 104 and Adjoining Government Land, Kam Pok Road, Mai Po, Yuen Long

Site area: About 約 65,690sq.m Includes Government Land of about 8,830sq.m

Zoning: "Res (Group D)"

Proposed Amendment: Rezone "Res (Group C) / 14 (16) Blocks – 2,322 (3,090) Units / PR 1.59 (1.88) / 60 (80mPD) / 3 Blocks Retail + Kindergarten and NEC (100 bed RCHE) / 4 Club House (3) / OS 8.350sq.m (6,243sq.m) / 591 (596) / Vehicle Parking

**STRONG OBJECTIONS.** Almost 9,000sq.m is GL but the only community facility to be provided is an NEC, for which I could not find the dimensions. For some reason Social Welfare did not support the RCHE originally planned. Members should question this. Kindergarten is a commercial enterprise that can be operated in shopping malls. Anyway, as the units will be a mere 450sq.ft it is unlikely that this development will produce sufficient students for the service.

Much research has been carried out by experts from the Mainland on the impact of global warming on the Pearl River Delta and the need to conserve wetland areas close to the coast. But instead of considering the impact of large developments on such a sensitive wetland area, SHK has forged ahead with a radical plan to increase the intensity of the development from 71 houses to a development of over 2,300+ units that would not be out of place in MKK.

None of the current TPB members were appointed in 2013 so they should go back to the 205 plans and note the content of the minutes.

*"The site fell within the Wetland Buffer Area of Deep Bay. The proposed development was in line with the TPB PG-No. 12B regarding the requirements on ecological impact assessment submission, no net increase in pollution load to Deep Bay, and provision of visual buffer to the Wetland Conservation Area"*

SHK acknowledged this and in that plan the villas were set well back from Kam Pok Road. The new plan has buildings bordering the road. While the 4 villas have been excised, they have been replaced with an E&M building and the retail block extended.

The impact of the excavation for and weight of large towers on what was wetlands and the possibility of flooding of the site during inclement weather has been ignored.

The visual impact would affect the panorama as can be seen from the View from Ngau Tam Mei Hill. The towers are completely out of dimension vis a vis the surrounding developments. That they would cause considerable light pollution and disturbance to the wildlife goes without saying.

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The 9,000sq.m of the site that is government land should be used for low rise development that serve to address some of the many shortfalls in community services while the private land should be restricted to low-rise development.

Also, why 7.5ha when the papers show the Site Area as 6.6ha?

**Item A2** – about 0.37 ha. Rezoning of sites to the west of Chuk Yuen Tsuen from “R(D)” to “VTD”.

**STRONG OBJECTIONS.** Policy is that villages should be contained within the “V” zone. Chuk Yuen has ample undeveloped lots to meet any legitimate demand for NET Houses. The land should be rezoned to “GB’ to reinforce the buffer zone around the development.

**Item A3** – about 1.52 ha. Rezoning of a site at Fung Chuk Road from “R(D)” to “G/IC”

Chuk Yuen Stormwater Pumping Station, to reflect built condition

**SUPPORT** but would be desirable to have conditions imposed such as BHR, or in line with the existing operation.

**Item B1** – about 21 ha. Stipulating BHR for a site at Wo Shang Wai zoned “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area”

Y/YL-MP/9 Approved 7 Nov 2025    A/YL-MP/291/344/394

Lots 50 S.A and 77 D.D.101, Wo Shang Wai, Mai Po

Site area: About 207,408sq.m

Zoning: "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area"

Applied development: 128 Houses / 3,562 Units / 4 Club Houses / 100 Bed RCHE / 1,773 Vehicle Parking / PR 1.3 / 42mPD / SC 25% / Private OS 9,974

Wetland Restoration Area 47,400sq.m.

A/YL-MP/291 268 Houses / 1 Club House / 620 Parking Approved 10 July 2020

A/YL-MP/344 789 Houses / 6 Club House, etc / PR .04 /1,584 Parking / Approved 16 Feb 2024

A/YL-MP/394 649 Houses / 4 Club Houses / 1,304 Parking / 13,938sq.m OS withdrawn

**STRONG OBJECTIONS.** The location is within the Wetland Conservation but the number of units and residents has soared since the original plan was approved back in 2020. Of particular concern is the 3-fold increase in parking. The original development had two+ parking per unit, but it would have

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been a more upmarket development of large houses with gardens. Now the average size is less than 800sq.ft so the enclave will be middle class at best. The parking facilities will certainly impact local traffic.

Members should note that there is no parking provision for mini-bus indicating that no shuttle bus service will be provided. So not only will vehicle traffic increase, but also pressure on the public bus services.

The provision of community facilities is inadequate, only a small RCHE is planned.

The development will add around 10,000 additional residents to a district with significant short falls in services. SEE HKPSG

President Xi has urged the commercial sector to contribute to the Common Prosperity, but this is not observed in this plan.

**Item B2** – about 0.45 ha. Rezoning of a site to the south of Mai Po South Road from “OU(CDWRA)” to “G/IC”.

Mai Po Ventilation Building

SUPPORT but would be desirable to have conditions imposed such as BHR, or in line with the existing operation.

**Item B3** – about 0.06 ha. Rezoning of a site to the south of Mai Po South Road from “OU(CDWRA)” to “Res (Group C)” (“R(C)”).

Part of the existing residential Royal Palms development

HOUSEKEEPING

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

(b) Revision to paragraph (8)(b) of the covering Notes to allow provision, maintenance or repair of small unmanned aircraft take-off and landing facilities, on land falling within the boundaries of the OZP except

(a) where the uses or developments are specified in Col 2 of the Notes of individual zones or (b) as provided in paragraph (9) of the covering Notes in relation to areas zoned “Site of Special Scientific Interest” (“SSSI”) or “Site of Special Scientific Interest (1)” (“SSSI(1)”) or “Conservation Area” (“CA”) or “Other Specified Uses” annotated “Comprehensive Development and Wetland Protection Area” (“OU(CDWPA)”).

SOME OF THE DETAIL IS AS CLEAR AS MUD. ARE SSSI ETC NO GO AREAS?

STRONG OBJECTIONS AS THIS WOULD EFFECTIVELY ALLOW COMMERCIAL ACTIVITIES TO TAKE OVER OUR PARKS, ETC. HAVING LOW RISE DRONES ETC OPERATE FREELY ON

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COMMON AREAS WOULD GENERATE NOISE POLLUTION AND CREATE HAZARDS. OUR PARKS ARE ALREADY BEING WALLED IN SO AT LEAST THE SKIES SHOULD BE KEPT CLEAR. SCHOOLS ARE ANOTHER AREA OF CONCERN. SENSITIVE AREAS OF HIGH ECOLOGICAL VALUE MUST ALSO BE PROTECTED FROM INTRUSION AND EXPLOITATION. BEACHES ALSO. WITH ADVANCES IN TECHNOLOGY WE WOULD SOON HAVE UNREGISTERED MAINLAND TOUR GROUPS FLYING IN TENTS AND OTHER GEAR

(c) Incorporation of a new schedule of Col 1 uses for free-standing purpose designed non-domestic building or purpose-designed non-domestic portion of a building on land designated "R(C)1" in the Notes for "R(C)" zone.

WHAT USES???

(e) Revision to the Remarks of the Notes for "OU(CDWRA)" zone to incorporate development restrictions.

WHAT RESTRICTIONS???

(g) Revision to the planning intention of the Notes for "Open Storage" (English version only) and "Open Space" ("O") zones in accordance with the MSN.

WHAT REVISIONS???

(h) Revision to the Remarks of the Notes for "R(D)", "V", "O", "Recreation", "OU(CDWRA)", "OU(CDWPA)", "CA", "SSSI" and "SSSI(1)" zones related to filling of pond/land or excavation of land.

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.

THE ONLY EXEMPTIONS ALLOWED SHOULD BE FOR MAINTENANCE AND REPAIR OF EXISTING STRUCTURES

IN ADDITION, STRONG OBJECTIONS TO WORDING THAT DOES NOT DESCRIBE THE INTENTION OF THE AMENDMENTS

Mary Mulvihill  


Urgent Return receipt Expand Group Restricted Prevent Copy

Representation Number:

TPB/R/S/YL-MP/9-R4

**tpbpd/PLAND**

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寄件者:

寄件日期:

收件者:

主旨:

附件:

類別:

2026年05月05日星期二 10:36

tpbpd/PLAND

米埔及錦綉花園分區計劃大綱核准圖編號 S / Y L - M P / 8 的修訂

米埔及錦綉花園分區計劃大綱核准圖的修訂Fung Kam Lam.pdf

Internet Email

Submission Number:

TPB/R/S/YL-MP/9-S2

敬啟者，

附題述申述，煩請跟進。

申述人: Fung Kam Lam

## 米埔及錦綉花園分區計劃大綱核准圖S/YL-MP/8的修訂

本人Fung Kam Lam [REDACTED] 反對《註釋》的(b)項修訂，該修訂把「小型無人機起降設施的提供、保養或修葺工程」變成「『其他指定用途』註明『濕地保育公園』」的經常准許用途。

首先，是項修訂將「自然保育區」等作出區別對待，相信是基於生態敏感的考慮，不容設置無人機起降設施，這點值得欣賞。然而，圖則中劃為「『其他指定用途』註明『濕地保育公園』」的米埔前身也是「自然保育區」，因此，有關修訂是否意味該處在改劃為「濕地保育公園」後，生態價值已經大幅下降，因而不值得當局較為謹慎處理？

如果當區生態價值沒有大幅下降，當局須說明無人機起降設施可以成為經常准許用途的理由。

對雀鳥造成干擾是無人機較受注意的生態影響，在使用無人機時，螺旋槳式無人機在起飛時噪音較（平常飛行時）高，而定翼式則起飛時類似捕獵者，構成干擾。<sup>1</sup> 無人機的起飛（及降落）無疑就是「無人機起降設施」的最大功能，在雀鳥重要棲息及活動區域經常准許設置無人機起降設施是好主意？

另一方面，「小型無人機起降設施」所指若何？城規會網頁的「詞彙索引」未有列出，按《小型無人機令》（第448G章），無人機飛行時不超過150公斤者即屬小型無人機。然則規劃當局心目中的「小型無人機起降設施」具體而言，又是指什麼？是接收無人機外賣，大小如餐桌的設施？長短不一供定翼無人機起飛的跑道？設施是「一個」，還是連片以便成千上百無人機同時升空的場地？（而為什麼要成千上百同時升空則並非規劃當局可過問）。當該等設施需要架設供電設備及電纜，又或設置太陽能發電系統以便為無人機提供電力時，它們又會否被定義為附屬設施而一併「經常准許」？

當局早年因應新田科技城項目而將大片自然保育區改劃為「濕地保育公園」時，本人已指出無疑是將當區管制降格／放鬆（申述編號TPB/R/S/YL-MP/7-R10），如今不幸言中。當局推動「監管沙盒」時，又是否看到當中砂石？

—完—

<sup>1</sup> "When using drones, the greatest amount of disturbance often occurs during drone take-off, perhaps because rotary-wing drones are noisier during lift-off, while fixed-wing drones fly low in a hunting-raptor fashion during take-off (Jones et al. 2006; Brisson-Curadeau et al. 2017)." 見Émile Brisson-Curadeau et al. 2025, *A meta-analysis of the impact of drones on birds*, *Frontiers in Ecology and the Environment* Volume 23, Issue 2.  
<https://esajournals.onlinelibrary.wiley.com/doi/epdf/10.1002/fee.2809>

Urgent Return receipt Expand Group

Representation Number:  
TPB/R/S/YL-MP/9-R5

Submission Number:  
TPB/R/S/YL-MP/9-S1

**tpbpd/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2026年04月30日星期四 19:14  
收件者: tpbpd/PLAND  
主旨: KFBG's representation relating to draft plan S/YL-MP/9  
附件: 260430 KFBG's representation relating to draft plan S\_YL-MP\_9 (v2).pdf 47 pages  
類別: Internet Email

Dear Sir/ Madam,

Attached please see KFBG's representation relating to draft plan S/YL-MP/9.

Representer: Kadoorie Farm and Botanic Garden  
Representer's representative: Mr. NIP Hin Ming

Please do not disclose the above personal particulars to irrelevant persons.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

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

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

30th April, 2026.

By email only

Dear Sir/ Madam,

**KFBG's representation relating to draft plan S/YL-MP/9**

1. We refer to the captioned.
2. We are concerned about whether Items A1 and B1 may give rise to potential ecological impacts, and whether these impacts, if any, have been adequately addressed.
3. We commented on a planning application at the site under Item A1; our previous submission for this application is attached for your reference.
4. We would also consider attending the Town Planning Board hearing for these items.
5. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden



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

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

24th March 2023.

By email only

Dear Sir/ Madam,

**To rezone the application site from "Residential (Group D)" to "Residential (Group C)  
1" and amend the Notes of the zone applicable to the site  
(Y/YL-MP/6)**

1. We refer to the captioned.
2. From the latest further information (FI; i.e., the 'updated indicative scheme (Feb 2023)') provided for this application, we could see that the development parameters have been proposed to be slightly reduced, and there is also a two-page 'Ecological Review' on the Revised Scheme. However, we consider our concerns would still remain the same – we could not see how the reduction in total flat nos. from 3,090 to 2,771 could relieve our concerns on the potential disturbance impacts (e.g., operational phase) to be caused by the proposed development on the highly sensitive bird species inhabiting the Ngau Tam Mei Drainage Channel, as illustrated and elaborated in our previous submissions. Thus we consider our views as mentioned before would still largely remain the same and our previous submissions are attached below for your reference.
3. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

**Figure 1.** Flocks of wild ducks and Black-faced Spoonbill utilising the NTMDC section close to Y/YL-MP/6, observed on 30th January 2023.

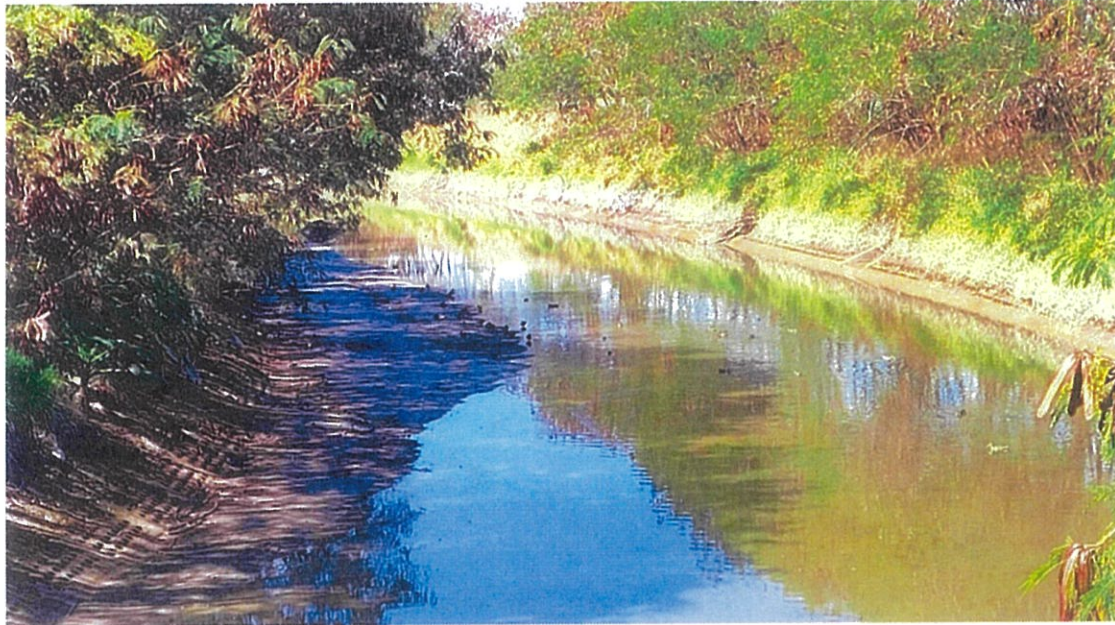


Figure 1. Cont'd.





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Kadoorie Farm & Botanic Garden Corporation

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

21st December 2022.

By email only

Dear Sir/ Madam,

**To rezone the application site from "Residential (Group D)" to "Residential (Group C)  
1" and amend the Notes of the zone applicable to the site  
(Y/YL-MP/6)**

1. We refer to the captioned.
2. We visited the area where the site is located on three consecutive days in mid-November 2022, and we would like the Board and relevant authorities such as the Agriculture, Fisheries and Conservation Department (AFCD) to see some on-site photos taken during these visits as shown in **Figures 1, 2 and 3**.
3. We should have in our previous submissions shown to the Board that the Ngau Tam Mei Drainage Channel (NTMDC) section adjacent to the application sites Y/YL-MP/6 and Y/YL-MP/8 was inhabited by many wetland birds, including wild ducks that are highly sensitive to human disturbance, and this previous observation was made in December 2021 (see Figure 1 of **Appendix A, Annex 1**). In our recent visits in mid-November 2022, we again observed flocks of wild ducks (and many other waterbird species such as ardeids) in this channel section (between Y/YL-MP/6 and Y/YL-MP/8; see **Figure 1**), with some individuals scattered in the section next to Y/YL-MP/7. As observed, they are highly sensitive to approaching human (**Figure 2**; see also Figure 5 of **Appendix A, Annex 1**). In addition, we also observed **Black-faced Spoonbill individuals, which is a wetland bird species considered to be Globally Endangered<sup>1</sup>, actively foraging in the NTMDC section next to both Y/YL-MP/6 and**

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<sup>1</sup> <https://www.iucnredlist.org/species/22697568/119347801>

Y/YL-MP/7 in mid-November 2022 (see Figure 3). Locations of our recent sightings are shown in Figure 4.

4. Our past and recent observations as well as the data from various Ecological Impact Assessments for the planning applications in this area clearly indicate that **the NTMDC section of concern would be regularly utilised by wintering waterbirds including species of conservation concern and species sensitive to human disturbance.** The repeated occurrence (e.g., in both wintering seasons of 2021 and 2022) of wild ducks and many other wetland birds indicates that **these birds are unlikely to only visit this channel section occasionally.** This would be **contributed by the relatively very low human disturbance** in the locality at present (see Figure 5), and the free air space around this channel (i.e., no high-rise buildings blocking the flightpaths) (see Figure 4 of Appendix A, Annex 1). Undoubtedly, as mentioned in our previous submissions, **this section is already an existing portion of the Deep Bay Wetland system.** Indeed, it is also not too far from the internationally recognised wetland – Mai Po and Inner Deep Bay Ramsar Site. We believe that ecological corridor exists between the channel section of concern and the Ramsar Site.

5. We urge the Board and relevant authorities to seriously consider how the introduction of the human population associated with the present application would change the disturbance level of the locality. For instance, **would the nearby pedestrian walkway and cycle track as well as vehicle roads surrounding the NTMDC be more intensively used by humans (e.g., the residents) as compared to the present situation (see Figure 5 of the present letter and also Figure 3 of Appendix A, Annex 2)?** If human activities in the locality would be potentially increased in the future after the proposed residential development is occupied, would the habitat quality of the NTMDC section of concern decrease (e.g., potentially receiving more human disturbance from the nearby increased population and traffic)? If the NTMDC section of concern eventually would be visited less by waterbirds including those species of conservation concern, this is already an ecological impact (i.e., a clear reduction in Environmental Capacity).

6. In the 14th Meeting of the Conference of the Contracting Parties to the Ramsar Convention on Wetlands, which was just held in Wuhan in November 2022, our Country had already emphasised the importance of wetland protection, which is for the benefits of the future generation<sup>2</sup>. Indeed, our Country has also emphasised the importance of Ecological

<sup>2</sup> <https://news.rthk.hk/rthk/ch/component/k2/1674390-20221105.htm>



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

Civilisation, which was even included into our National Constitution in 2018. Following the above, we do not believe that allowing any development that would directly threaten an existing wetland ecosystem inhabited by many species of conservation concern would be in line with the current development direction of our Country.

7. We cannot fathom how the potential increase in human disturbance (from the potential increase in human activities and traffic) and its associated potential ecological impacts on the NTMDC can be meaningfully mitigated. For instance, is it possible to restrict the future residents not to use the cycle track and pedestrian walkway surrounding the NTMDC? Following a precautionary principle we urge the Board to reject this high-rise and high density (as compared to the surroundings and existing situation) development proposal to safeguard the NTMDC section of concern, which is now part of the invaluable Deep Bay Wetland system, and to help achieve the Ecological Civilisation goal of our Country.

8. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

cc. AFCD  
The Conservancy Association  
Green Power  
Hong Kong Bird Watching Society

Figure 1. Flocks of wild ducks (and also other waterbirds such as ardeids) utilising the NTMDC section between Y/YL-MP/6 and Y/YL-MP/8; observed in mid-November 2022.



Figure 2. Wild ducks are highly sensitive to human disturbance; this flock was scared away by the approaching photographer; taken in mid-November 2022.



**Figure 3.** Black-faced Spoonbill foraging in the NTMDC section next to Y/YL-MP/6 and Y/YL-MP/7.

Two individuals were observed foraging in the NTMDC section next to Y/YL-MP/6 on 15 Nov 2022.



On 17 Nov 2022, two individuals were first observed foraging in the NTMDC section to the north of Fairview Park Boulevard (i.e., next to Y/YL-MP/7), and then they moved further north along the channel.

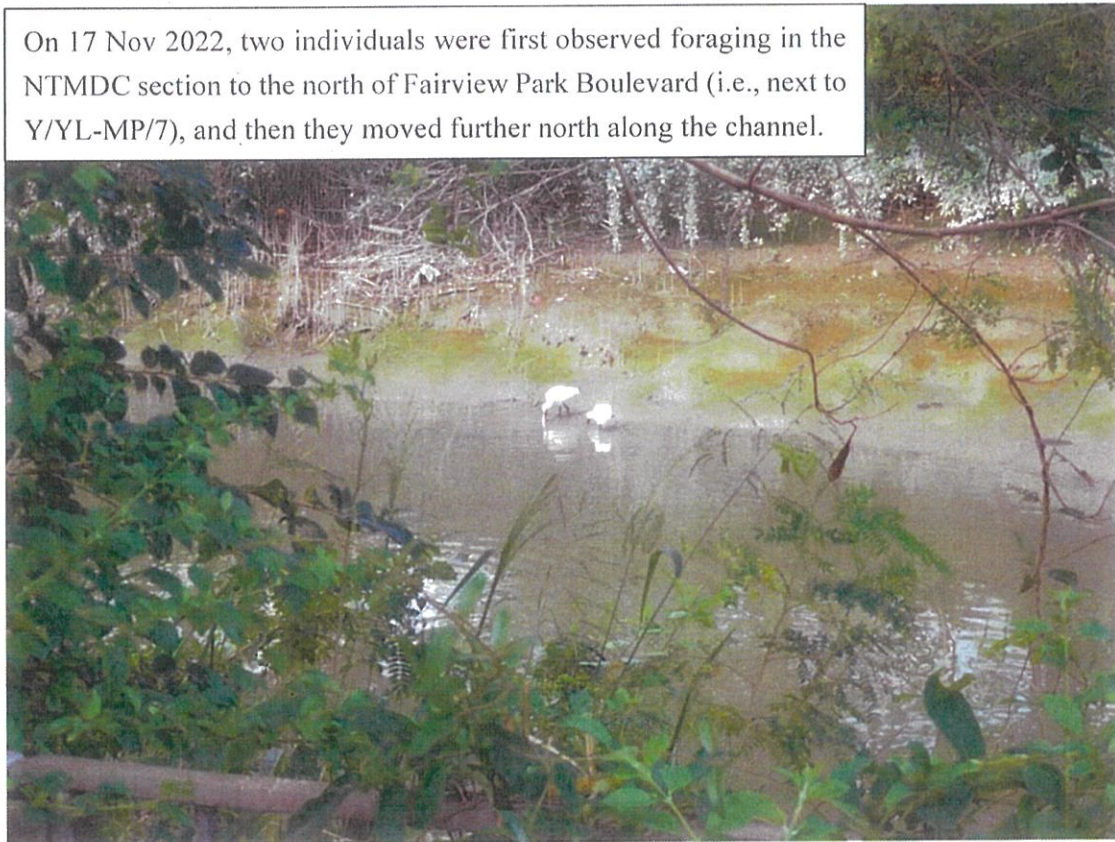


Figure 3. Cont'd.

On 17 Nov 2022, one of the two individuals observed in the section next to the northern part of the application site Y/YL-MP/7. As shown, it was eating a fish caught from the channel, indicating this NTMDC section can act as a foraging ground for this Globally Endangered species.

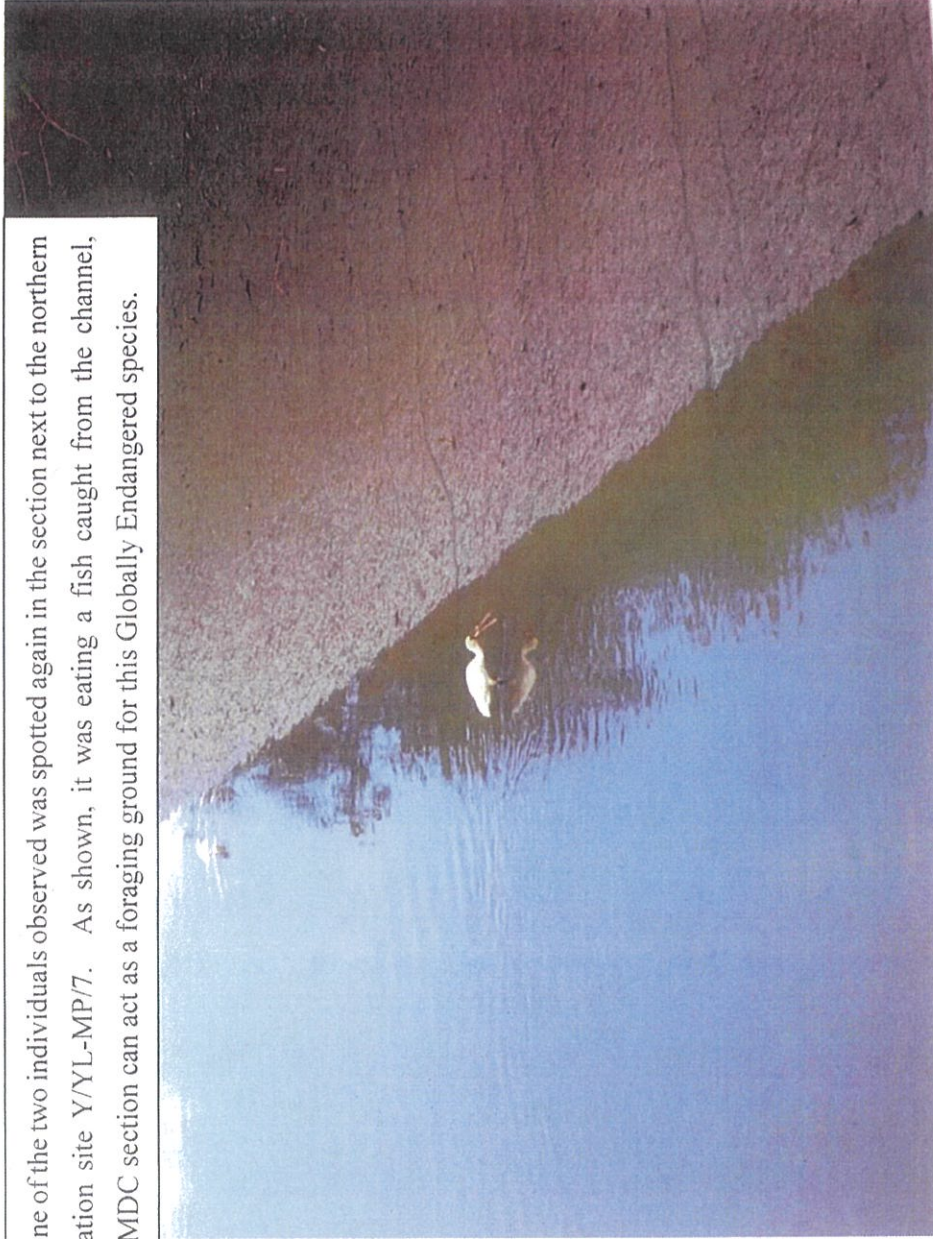




Figure 5. Yau Pok Road, associated cycle track and pedestrian walkway alongside the NTMDC section of concern; taken near noon on 17 Nov 2022.





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

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

17th December, 2021.

By email only

Dear Sir/ Madam,

**To rezone the application site from "Residential (Group D)" to "Residential (Group C)  
1" and amend the Notes of the zone applicable to the site  
(Y/YL-MP/6)**

1. We refer to the captioned.
2. We maintain our views on this application and our previous submission is attached in **Appendix 1** for your reference.
3. However, in addition to our previous submission, we would also like to share with the Board and relevant authorities our latest observations regarding the Ngau Tam Mei Drainage Channel (NTMDC), which is a watercourse receiving tidal influence next to the application site.
4. Three site visits (conducted separately on three consecutive days; each lasted for only around one to two hours roughly) were carried out to the areas surrounding the aforementioned channel in mid-December 2021, during low tides. Flocks of wild ducks could be observed foraging and roosting in the channel section next to the application site (see **Figure 1**). Northern Shoveler (*Spatula clypeata*) was the dominant species observed, while some individuals of Eurasian Teal (*Anas crecca*) were also found roosting along the channel (**Figure 2**). We roughly counted the number of individuals, and the abundance of wild ducks observed per visit ranged from at least 30 to around 70 individuals. Indeed, the counting was mainly conducted from a bridge (relevant lamp posts no. BD1300 and BD1299) and along the channel section from this bridge to Castle Peak Road. We did not systematically count all the ducks

inhabiting the channel section within the Assessment Area covered by the Ecological Impact Assessment (EcoIA) submitted for this application; thus the abundance observed could not reflect the actual number of individuals inhabiting this section (i.e., the actual number may be higher). Besides ducks, of course we observed many wader and ardeid species in the channel as well (as you can see from the on-site photos). In particular, we could also observe some Black-winged stilt individuals (*Himantopus himantopus*; **Figure 3**).

5. The EcoIA submitted for the current application claims that bird surveys for the assessment were carried out monthly between March 2015 and May 2016, and between November 2019 and October 2020. According to this EcoIA, three duck species (including the two observed in our visits) were recorded in the NTMDC and the maximum counts of these species in the NTMDC (i.e., Northern Shoveler, Northern Pintail (*A. acuta*) and Eurasian Teal) were 9, 4 and 6, respectively (as shown in Table 5 of the EcoIA). But as aforementioned, the abundances of wild ducks recorded in our visits ranged from at least 30 to a maximum of around 70 individuals. The EcoIA also recorded only ONE individual (maximum count already) of Black-winged Stilt in the NTMDC. In contrast, we could count several in the channel just from one photo taken during one of our visits (**Figure 3**).

6. Regarding the birds recorded in the NTMDC, Section 5.2.2 of the EcoIA mentions the following: ‘... ..the NTMDC... ..supports a moderate number of foraging ardeids during the wintering period... ..However, the relatively high counts only appeared in the dry season and/or on an occasional basis. In general bird numbers in the Channel within AA (Assessment Area) were very low.’ We do not quite agree with the above statement. The waterbird abundance and diversity observed in our visits reflect that the NTMDC, at least the section next to the application site, has already become considerably important foraging and roosting habitats for many wintering waterbird species. Many of the observed species are also of conservation importance and these species seem to be regularly visiting this section during favorable tides. Indeed, moderate numbers of wild ducks could be observed during all our visits (see **Figure 1**), and this reflects they were unlikely to be visiting the channel only on an occasional basis. But to be honest, we do not consider our findings to be very surprising as the channel section next to the application site is not far from the Mai Po Nature Reserve at all. Waterbirds can easily fly from the Reserve to this channel section (and vice versa) through the fish pond and abandoned farmland area between Fairview Park and Palm Springs, and of course they can also easily fly over the low-rise Fairview Park. Indeed, during one of our visits, we could observe ducks flying to the Mai Po area from the channel over Fairview Park (**Figure 4**). Also, one remarkable point is that our observations were recorded only during three visits; each

visit lasted for one to two hours (in contrast, the bird surveys for the EcoIA were carried out monthly for more than two years).

7. We urge the Board and relevant authorities to seriously take note of our observations (and the limited survey efforts involved (i.e., only three visits)), and to critically review the adequateness of the submitted EcoIA.

8. Wild ducks are usually highly sensitive to human disturbance. A study conducted in North America targeting wintering ducks (including the two species we observed) has indicated that nearly 80% of the studied individuals responded to the source of disturbance from a distance ranging between 51 – 100 m (more than 70% of them swam or flew away)<sup>1</sup>. We could see similar behaviors during our visits; we observed that individuals of wild ducks simply swam or even flew away when the photographer approached them or when they could see the approaching photographer (see **Figure 5**), and they also responded to other human activities along the channel as well. Thus, the presence of a moderate number of wild ducks in this channel section clearly reflect that the existing disturbance level in the locality of concern is generally low (please also refer to some photos in Figure 3 of **Appendix 1** which show the areas surrounding the channel (e.g., Kam Pok Road, Yau Pok Road and associated cycle track and pedestrian road)). Also, in Hong Kong, wild ducks are usually restricted to wetlands in the northwestern New Territories area (i.e., it is not easy to see a wild duck in other parts of Hong Kong). Our observations reflect that the NTMDC section next to the application site is simply, and already, part of the Deep Bay wetland system, with considerable connection with the Mai Po Nature Reserve. **We urge the Board and relevant authorities to seriously consider whether the habitat quality of this channel section would still remain the same when 3,090 flats (including 10 high-rise blocks ranging from 16 to 23 storeys and several blocks from 3 to 5 storeys) are built next to it** (please also see Figure 4 in **Appendix 1**).

9. In another scientific paper<sup>2</sup> studying the impacts of disturbance to waterbirds, the following is mentioned in the concluding section:

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<sup>1</sup> Pease, M. L., Rose, R. K. and Butler, M. J. (2005) Effects of human disturbances on the behavior of wintering ducks. *Wildlife Society Bulletin*, 33(1), 103-112.

<sup>2</sup> Burton, N.H.K., Rehfish, M.M. and Clark, N.A. (2003) Impacts of disturbance from construction work on the densities and feeding behavior of waterbirds using the intertidal mudflats of Cardiff Bay, U.K. *Environmental Management*, 30(6), 865-871.



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Kadoorie Farm & Botanic Garden Corporation

*'As with Burton and others (2002), this paper has shown that man's activities can seriously depress local habitat quality and an estuary's carrying capacity for waterbirds. Clearly, such findings have implications for waterbirds on numerous estuarine sites. Disturbance, either from construction work itself or from increased traffic or recreation, is an increasing problem not just in the UK, but at estuarine sites throughout the world (Davidson and Rothwell 1993, Brown and others 2000). Although it is difficult to determine whether disturbance has an impact at the population level, such an impact would likely occur if the reduction in habitat quality associated with increased disturbance was sufficiently widespread.'*

10. We urge the Board and relevant authorities to seriously consider whether allowing more and more relatively high-rise and high-density developments to appear in the Wetland Buffer Area would jeopardise the integrity of the Wetland Conservation Area and eventually affect the overall carrying capacity of the Deep Bay wetland, which is of global conservation importance.

11. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

cc. AFCD  
Hong Kong Bird Watching Society  
WWF-HK  
The Conservancy Association  
The Hong Kong Countryside Foundation  
Designing Hong Kong

Figure 1. Flocks of wild ducks observed in the NTMDC section next to the application site.

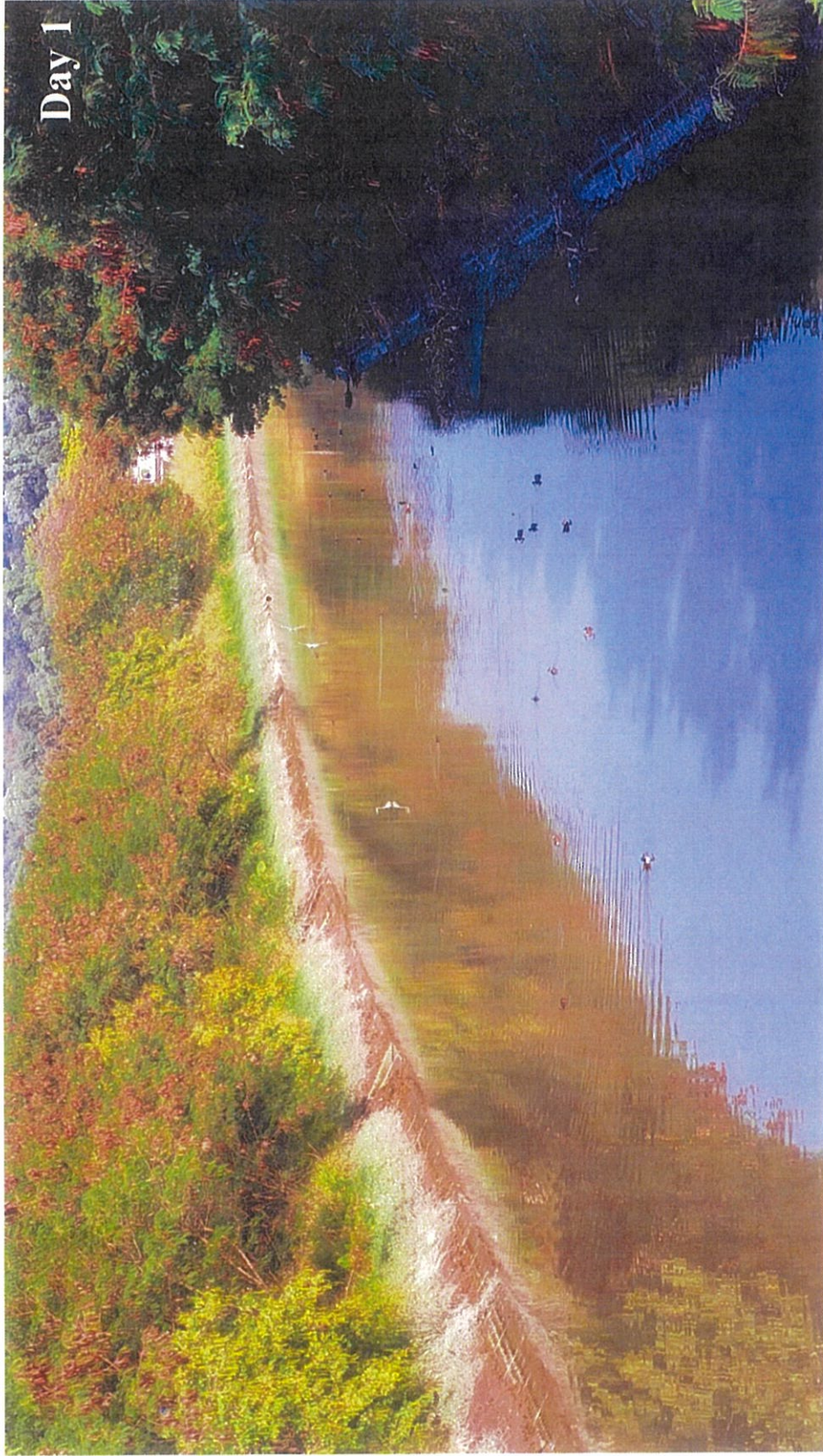


Figure 1. Cont'd.



Figure 1. Cont'd.



Figure 2. Northern Shoveler (upper) and Eurasian Teal (lower) observed in the NTMDC.



Figure 3. Black-winged Stilt individuals observed in the NTMDC.



Figure 4. Ducks flying towards the Mai Po area.

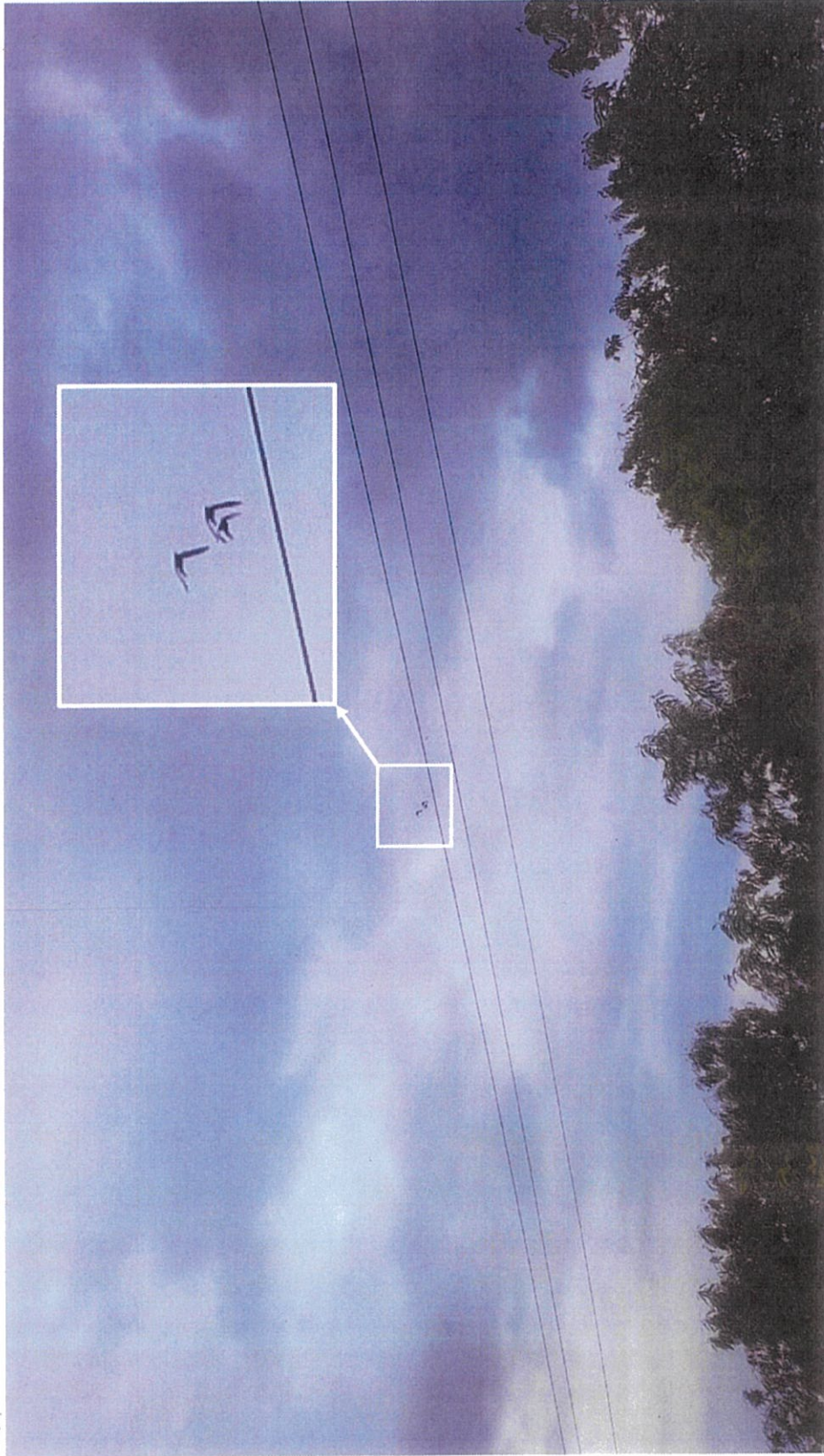


Figure 5. Responses of wild ducks and other waterbirds to the approaching photographer.

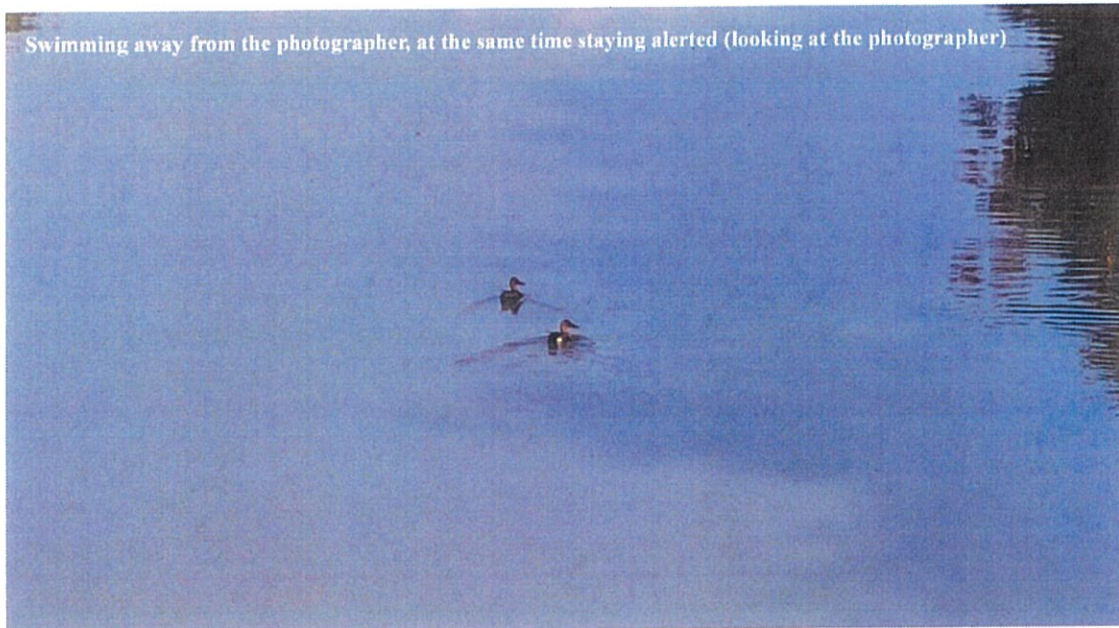
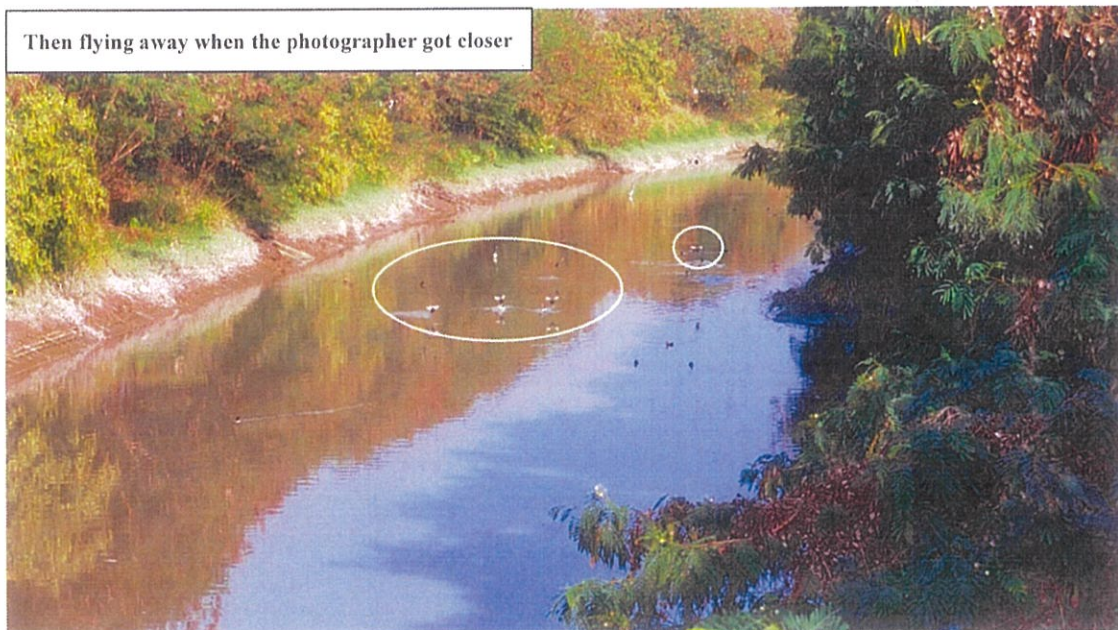
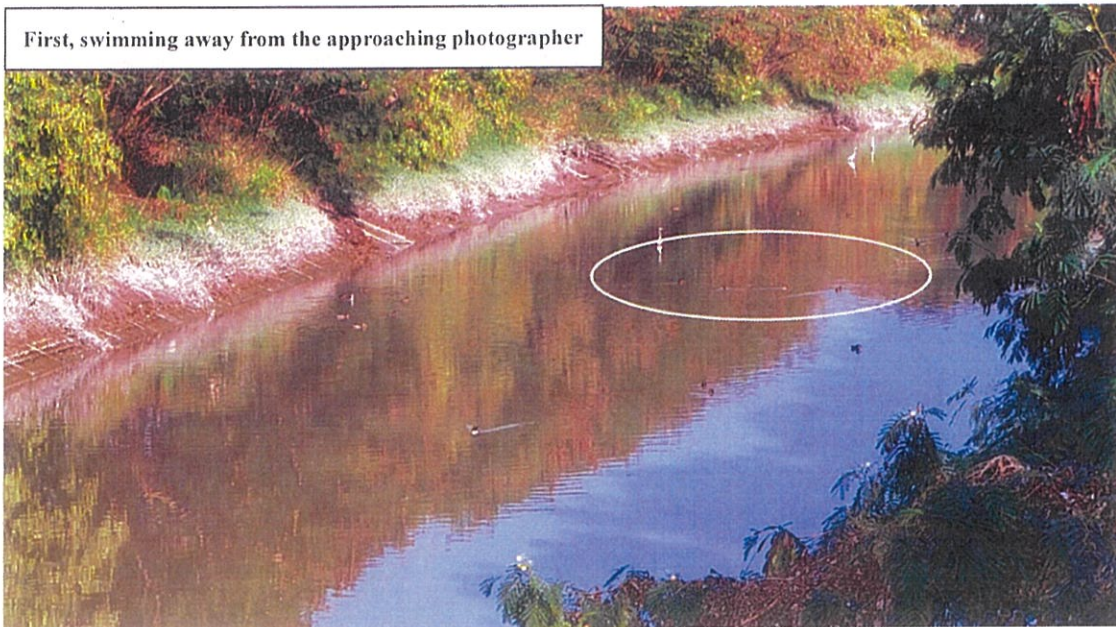


Figure 5. Cont'd.



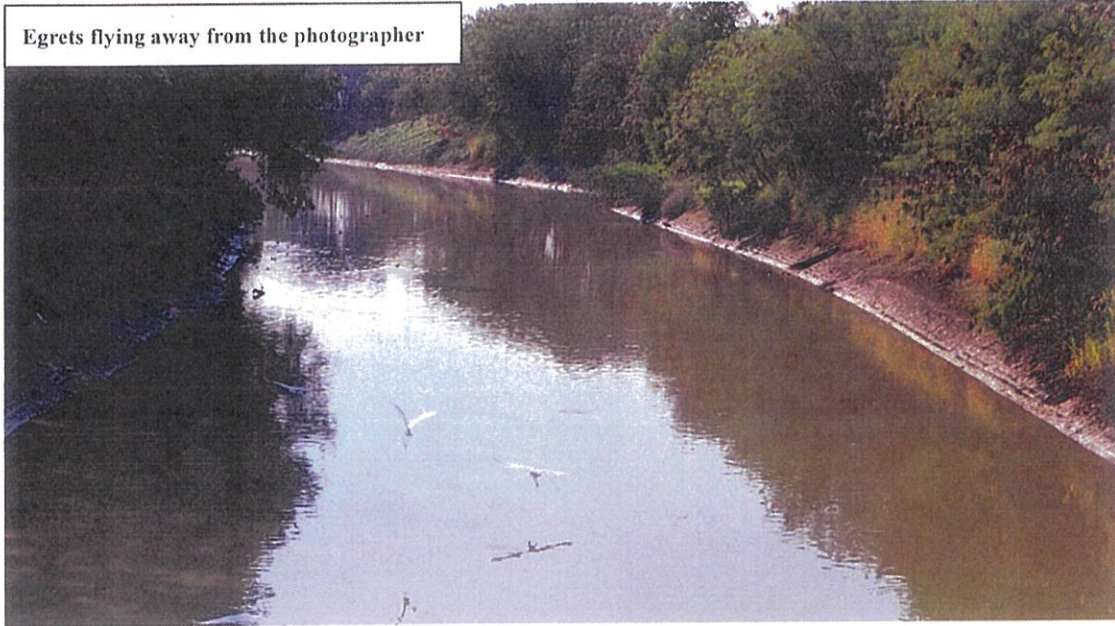
**Figure 5.** Cont'd.

This picture shows the actual distance between the photographer and the ducks. The above two photos were taken from a bridge across the channel and you can see from this photo indeed the ducks were already located quite far away from the photographer. This simply shows that how sensitive they can be (just the presence of human can already scare them from this distance).

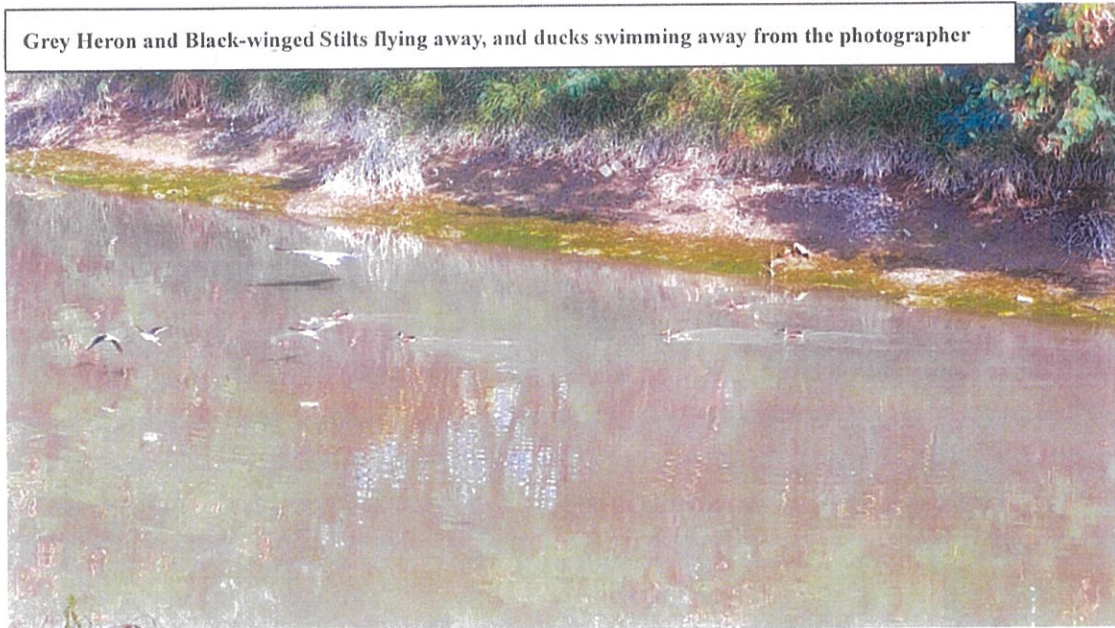


Figure 5. Cont'd.

Egrets flying away from the photographer



Grey Heron and Black-winged Stilts flying away, and ducks swimming away from the photographer





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Kadoorie Farm & Botanic Garden Corporation

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

15th October, 2021.

By email only

Dear Sir/ Madam,

**To rezone the application site from "Residential (Group D)" to  
"Residential (Group C) 1" and amend the Notes of the zone applicable to the site  
(Y/YL-MP/6)**

1. We refer to the captioned.
2. The gist of this application states that the site will be located in '*just 860 m away from Ngau Tam Mei Station in just over a decade's time*' (remarks: Ngau Tam Mei (NTM) Station is a proposed MTR station under the Northern Link (NOL) project), and the Supporting Planning Statement for this application also indicates that the site is about 1.5 km from the proposed San Tin Station which would be within the proposed 'San Tin/ Lok Ma Chau Development Node'. However, we would like to remind the Board that the site is neither within the proposed San Tin/ Lok Ma Chau Development Node boundary nor the 'San Tin Technopole' boundary recently proposed in the Northern Metropolis Development Strategy report<sup>1</sup> under the 2021 Policy Address. In fact, San Tin Highway and Castle Peak Road are located in between the application site and the proposed NTM Station. At present, although there are footpaths (passing under the San Tin Highway) connecting the NTM area to the Chuk Yuen Tsuen area (i.e., the village adjacent to the application site), vehicles can only reach the NTM area from the site by first travelling at least several hundred meters southward to the Fairview Park roundabout, or even a longer distance to the junction between Castle Peak Road and San Tam Road, and then accessing the former area through San Tam Road.

<sup>1</sup><https://www.policyaddress.gov.hk/2021/eng/pdf/publications/Northern/Northern-Metropolis-Development-Strategy-Report.pdf>

3. While the site is not within the aforementioned planned development areas nor adjacent to any proposed MTR Station, we would also like the Board to note that the application site is at present largely within Wetland Buffer Area (WBA), which is primarily delineated to buffer the sensitive and internationally important Deep Bay wetlands<sup>2</sup>, and, indeed, the site is now just located less than 170 m from the Wetland Conservation Area<sup>2</sup> (WCA; see **Figure 1**). Furthermore, the site is also just located less than 930 m from the ‘Mai Po Inner Deep Bay Ramsar Site’ (see **Figure 2**), which is recognised as a wetland of international importance and was designated under the intergovernmental treaty – Ramsar Convention, in 1995. The NTM and San Tin Stations are yet to be built. But, important wetland areas (e.g., WCA, NTM Drainage Channel (NTMDC, see later explanation)) are already located close to the application site. Indeed, we would also like the Board to ask relevant authorities and/ or the applicant as to whether there will be a new carriageway to facilitate the movement of vehicles (e.g., shortening the travelling distance) between the proposed development (with 3090 flats and 100 beds in RCHE) and the proposed NTM Station, in the future.

4. Now, the site and its surroundings mainly comprise grassland/ shrubland and low-rise structures/ buildings (e.g., 3-storey village houses in Chuk Yuen Tsuen, low-rise houses in Fairview Park and associated low-rise structures). There are no existing high-rise buildings/ structures in the close vicinity of the site and its immediate surroundings. On-site photos showing the site and its surroundings are shown in **Figure 3**. Although the proposed building height can reach 79.9 mPD (23 storeys) under the current application, the Supporting Planning Statement (Section 7.13) states the following:

*‘.....The scale of the development.....is considered not incompatible to the surrounding environment. The design of the Indicative Development Scheme can enhance the visual interest of the currently monotonous and derelict assessment area.....heavy-standard compensatory planting will help to integrate the development with the surrounding landscape. Not least, the proposal is compatible with the existing visual composition whilst introducing a desirable visual contrast for the area.....’*

*..... While the overall visual impact of the project may be considered as slightly adverse in comparison to the existing site condition.....the proposed development is considered to bring positive contribution to the evolving visual character of the area which is close to the future development node of the NOL at Ngau Tam Mei with the employment of*

<sup>2</sup> [https://www.info.gov.hk/tpb/en/forms/Guidelines/pg12c\\_e.pdf](https://www.info.gov.hk/tpb/en/forms/Guidelines/pg12c_e.pdf)

*green infrastructure and well-landscaping.*

5. While we cannot quite understand how the application site can be considered to be ‘close to’ the future ‘development node of the NOL at NTM’, we would like to again point out that the site is now located less than 170 m from the WCA and next to wetland habitat of moderate ecological importance (i.e., NTMDC; see later explanation). Also, we would like the Board to look at the photomontage extracted from the gist and reproduced in **Figure 4** of this letter, as well as the on-site conditions as shown in **Figure 3**. We urge the Board to consider whether the proposed development, with 10 high-rise blocks ranging from 16 to 23 storeys and several blocks from 3 to 5 storeys, can be considered to be compatible (or ‘not incompatible’) with the existing surroundings, and whether the addition of trees or plantings could help to integrate the proposed high-rise blocks (i.e., max. 23 storeys) with the surroundings.

6. The NTMDC next to the application site is considered to be a habitat of moderate ecological importance by the Ecological Impact Assessment (EcoIA) submitted for the application; 28 bird species of conservation concern/ wetland dependent bird species have been recorded in this channel, including the globally Endangered Black-faced Spoonbill<sup>3</sup> (BFS; maximum count: 30 individuals). Indeed, according to the EcoIA (flight-line survey), BFS has even been recorded flying over the application site. The EcoIA (Sections 7.2.7 and 7.2.8.3) for this application, however, mentions the following:

*‘.....Higher abundance of wetland-dependent species including Black-faced Spoonbill were recorded in NTMDC during low tide (Table 5), particularly in dry season.....It should be noted that the concrete lined bed (average width of 30 m) of NTMDC is located about 4 to 6 meters lower than Kam Pok Road. The grasscrete embankment of NTMDC, as well as the existing roadside tree planting, have already provided a certain level of screening, which limits disturbance to waterbirds utilizing NTMDC. The current vehicle use and recreational activities (including vehicle use of Kam Pok Road commuting between Castel Peak Road and open storage areas close to Fairview Park, and resident use of Yau Pok Road and cycle track) have not imposed significant impact to waterbirds utilizing NTMDC. Some waterbirds, including Black-faced Spoonbills forage within sight of the Castel Park (Peak) Road, which is subject to very high levels of usage.....’*

<sup>3</sup> <https://www.iucnredlist.org/fr/species/22697568/119347801>

... .. Traffic peak hours rarely coincide with peak bird activity (i.e. early morning or low tide). In addition, the proposed residential development will be further separated from Kam Pok Road and NTMDC by the proposed landscape area distancing traffic within the development from the NTMDC; therefore, the increased traffic flow caused by the proposed residential development is not predicted to impose significant additional impact on waterbirds utilizing NTMDC. Therefore, the disturbance impacts during operational phase would be of low magnitude... ..

.....Compared to the construction phase, noise impacts during the operation of the development would be considerably reduced. At this time the main source of disturbance would be from the increased glare as a result of lighting during the night time and the increased human population in the area, potentially leading to increased disturbance to nearby habitats. However, as discussed in Section 7.2.7 above, waterbirds in NTMDC and other wetlands in AA are already habituated to relatively high levels of human activity compared to other wetlands in Hong Kong; therefore, the increased in human activity within the Application Site and the adjoining public roads (i.e. Kam Pak Road and Yau Pok Road) is quantitative only (resulting from an increase in frequency of human activity) rather than a qualitative change (as would arise if human activity were to be newly introduced to a previously undisturbed area). In addition, since the Application Site is situated closed to existing residential developments and extensive existing artificial lighting (such as road lights for the Kam Pok Road and nearby villages), nocturnal species would have already adapted to the environment or otherwise avoided the area. No significant additional glare impact is predicted. In the absence of mitigation measures, the disturbance impact on bird species of conservation importance during the operational phase is predicted to be of Low Significance.....'

7. Regarding the above, in addition to glare, we would like the Board to consider whether the population/ activities in the proposed development would produce noise (e.g., through driving, public activities). We would also like the Board to look at **Figure 4** of this letter again (the photomontage for this application); then we urge the Board, after liaising with relevant authorities/ parties, to consider whether existing and/ or future (e.g., proposed) tree planting/ landscaping features can effectively screen off the disturbance (such as noise and light) from the proposed development (max. 23 storeys). While the vegetation may be able to screen off 'glare' along the road to a certain extent, can the trees/ plantings screen off the noise generated from the road and activities within the proposed development? Can the

additional ‘glare’ caused by the proposed high-rise blocks (like those shown in **Figure 4**) be effectively screened off by the plantings/ trees? Most importantly, we urge the Board to seriously consider, after consulting relevant authorities and looking at **Figure 4** (and **Figure 3** as well), as to whether the Kam Pok Road and Yau Pok Road sections as well as the pedestrian roads and cycle track next to the application site are, at present, heavily used by vehicles/ pedestrians/ cyclists; in other words, are these sections/ areas heavily disturbed by ‘high levels of human activities’ now? Alternatively, would the future residents/ visitors of the proposed development greatly change the disturbance level (not only frequency but also intensity) and significantly increase the potential disturbance impact (e.g., through ‘resident use’) on the NTMDC as compared to the current situation? We would like to remind the Board that the proposed development would introduce 3090 additional residential units (plus 100 beds in RCHE) into this locality; according to the sewage impact assessment for this application, the estimated residential population of the proposed development would be 8343.

8. As shown above, the EcoIA mentions that BFS could be observed foraging within sight of the Castle Peak Road, which is subject to high level of usage. However, has the EcoIA demonstrated how many BFS were observed foraging ‘within sight of Castle Peak Road’, and how close were these birds to Castle Peak Road? We urge the Board to liaise with relevant authorities as to whether a map has been used to illustrate the distribution of wetland birds of conservation importance within the assessment area in the EcoIA, and also urge relevant parties to explain how close the above observation was to Castle Peak Road, and the general distribution of waterbirds in NTMDC. If Castle Peak Road is subject to high level of usage as claimed, we urge the Board to seriously consider whether Kam Pok Road and Yau Pok Road sections next to the application site would be at the same level of usage, and also whether Castle Peak Road is frequently used by pedestrians at present (which is one of the main sources of disturbance) (see **Figure 3**).

9. The EcoIA also claims that, as shown above, ‘*waterbirds in NTMDC and other wetlands in AA (Assessment Area) are already habituated to relatively high levels of human activity compared to other wetlands in Hong Kong.*’ We would like the Board to liaise with relevant parties/ authorities as to whether there has been any scientific study to justify this statement.

10. Indeed, there are numerous scientific studies investigating the effect of human disturbance on birds, and some have pointed out that the mere presence of human (e.g., approaching human, a walking human) could already be considered as a source of

disturbance (e.g., 4, 5) (see also a photo in **Figure 3**). While one of the key concerns would be how long the disturbance distance is, the approved Environmental Impact Assessment (EIA) for the Sheung Shui to Lok Ma Chau Spur Line has provided that the exclusion distance (where a species is precluded from using the area because of the impacts from the station and railway) of BFS is 100 m, and the maximum distance of reduced density ranges from 150 to 200 m<sup>6</sup>; also, this approved EIA has considered the overall disturbance sensitivity of BFS to be 'high'<sup>6</sup>. In addition to this EIA, there is also a scientific study (published in 2015) examining the response of wintering BFS to disturbance<sup>7</sup>; this study states that:

*'.....The spoonbills showed the strongest behavioural response to the non-threatening anthropogenic stimuli, and human approach followed by motor vehicles caused longer responses per event than did any other type of disturbing stimulus. Flight distance caused by human approach varied depending on conditions; inactive spoonbills in mixed-species associations started to flee at the greatest distance (197.4 m, with a 50% probability), whereas the spoonbills in a single conspecific flock were the most tolerant of human approaches, regardless of their activeness (61.0–61.7 m, with a 50% probability).....Human approach had been identified as the most important disturbing stimulus that should be controlled as a priority.....The tolerance of sympatric species as well as the behavioural response of target species should be considered when a buffer area for wildlife management, particularly against human disturbance, is planned.....'*

11. Regarding the effect on bird flight line, the EcoIA considers that the impact is of low significance. While birds in the locality can of course shift westward or fly higher to avoid the proposed high-rise blocks, we would like the Board to seriously consider the potential cumulative impacts of approving this application. We urge the Board to consider whether the approval of this application for high-rise development within WBA (largely) would set a precedent for other similar applications in the Deep Bay Area.

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<sup>4</sup>[https://www.researchgate.net/publication/261180661\\_The\\_impact\\_of\\_human\\_disturbance\\_on\\_birds\\_A\\_selective\\_review](https://www.researchgate.net/publication/261180661_The_impact_of_human_disturbance_on_birds_A_selective_review)

<sup>5</sup> <https://www.frontiersin.org/articles/10.3389/fevo.2018.00175/full>

<sup>6</sup> [https://www.epd.gov.hk/eia/register/report/eiareport/eia\\_0712001/Volume1/kcrc-ss-lmc-eia-f-6980-4-d.htm](https://www.epd.gov.hk/eia/register/report/eiareport/eia_0712001/Volume1/kcrc-ss-lmc-eia-f-6980-4-d.htm)

<sup>7</sup>[https://www.researchgate.net/publication/273123874\\_Behavioural\\_responses\\_of\\_wintering\\_black-faced\\_spoonbills\\_Platalea\\_minor\\_to\\_disturbance](https://www.researchgate.net/publication/273123874_Behavioural_responses_of_wintering_black-faced_spoonbills_Platalea_minor_to_disturbance)

12. As aforementioned, the site is largely within WBA, and there is a Town Planning Board guideline for development in this zone and the wider Deep Bay Area (i.e., TPB PG-NO. 12c<sup>2</sup>). Regarding developments within the Deep Bay Area and WBA, this guideline mentions the following:

*'...A "precautionary approach" has been adopted by the Board in view of the known intrinsic value of fish ponds in ecological terms and the complex response of birds to future landuse changes and carrying capacity which has not been fully understood. The intention is to protect and conserve the existing ecological functions of fish ponds in order to maintain the ecological integrity of the Deep Bay wetland ecosystem as a whole. This "precautionary approach" is formulated with the support of scientific surveys and analysis as provided in the Study... ..*

*...Development/redevelopment which may have negative impacts on the ecological value of the WCA would not be supported by the Board, unless the ecological impact assessment can demonstrate that the negative impacts could be mitigated through positive measures... ..*

*...For those disturbed areas directly abutting the WCA, the development should provide a wetland and visual buffer to separate the development from the WCA to minimise its impact on the wetland... ..*

*...Residential development projects which include replacement of existing open storage and port back-up uses and/ or proposal of detailed wetland restoration may be given special consideration, subject to satisfactory ecological and other impact assessments. These developments should be compatible with the surrounding land uses and the rural setting of the area... ..*

*.....In addition to ecological consideration, other planning considerations including development intensity, compatibility with the surrounding land uses, environmental impacts (e.g., noise, air and water qualities), traffic and drainage impacts, provision of infrastructure and visual impact are also important in the assessment of an application within the Deep Bay Area.'*

13. Simply speaking, we do not consider that the proposed high-rise blocks are compatible with the current setting of the locality which at present comprise mainly low-rise houses/

structures, grassland/ shrubland (some are evolved from abandoned farmland), ponds, drainage facilities, plantations, roads/ cycle tracks/ paths not heavily used as well as some waste ground and open storage to the further south – there are no high-rise buildings at all. We are also highly concerned about the obvious visual impacts that would be caused by the proposed high-rise development. In addition, we do not consider the additional human disturbance impact that would potentially be caused by the residents/ users from the proposed development which contains 3090 residential units (estimated residential population: 8343) would be of low significance, in view of the fact that high abundance of large waterbirds (including the globally Endangered BFS) utilise the NTMDC and many of them have been considered to be disturbance sensitive. Indeed, 30 individuals (maximum count) of the globally Endangered BFS, which is sensitive to disturbance/ human disturbance<sup>6, 7</sup>, have been recorded in the NTMDC; this simply means that this channel could support 7-8% of the Deep Bay population (using the Deep Bay abundances recorded in 2015, 2016, 2019 and 2020 as the base<sup>8, 9, 10, 11</sup>), and this clearly highlights its conservation importance. Any additional disturbance to this channel should be carefully assessed, and mitigated if possible, in order not to further reduce the range of habitats suitable for this endangered species. However, we do not agree to the assessment in the EcoIA relating to this aspect. In view of all the above, we object to this application and we urge the Board to reject it unequivocally. We also urge the Board to consider whether the ‘precautionary approach’ should also be applied when considering the potential impacts of the proposed development on NTMDC.

14. The gist of this application also mentions the following: ‘.....*These pieces of residual area have been left idle for decades and are considered a waste of scarce land resource.....*’ We would like to remind the Board that, according to the gist, there are five approved (with conditions) planning applications for low-rise residential developments (two are amendments to approved schemes) covering the current application site; the first one (A/YL-MP/110) was approved 18 years ago (in 2003) and the latest one (A/YL-MP/205) was approved 8 years ago (in 2013).

15. Thank you for your attention.

<sup>8</sup> [https://eaaflyway.net/wp-content/uploads/2018/01/bfs\\_census\\_2015.pdf](https://eaaflyway.net/wp-content/uploads/2018/01/bfs_census_2015.pdf)

<sup>9</sup> [https://eaaflyway.net/wp-content/uploads/2018/01/bfs\\_census\\_2016.pdf](https://eaaflyway.net/wp-content/uploads/2018/01/bfs_census_2016.pdf)

<sup>10</sup> [https://www.eaaflyway.net/wp-content/uploads/2021/01/bfs\\_census\\_report\\_2019.pdf](https://www.eaaflyway.net/wp-content/uploads/2021/01/bfs_census_report_2019.pdf)

<sup>11</sup> <https://www.hkbws.org.hk/cms/en/hkbws/work/endangered-species/bfs-en/bfscensus2020>



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WWF-HK  
The Conservancy Association

Figure 1. Distance between the application site and WCA.

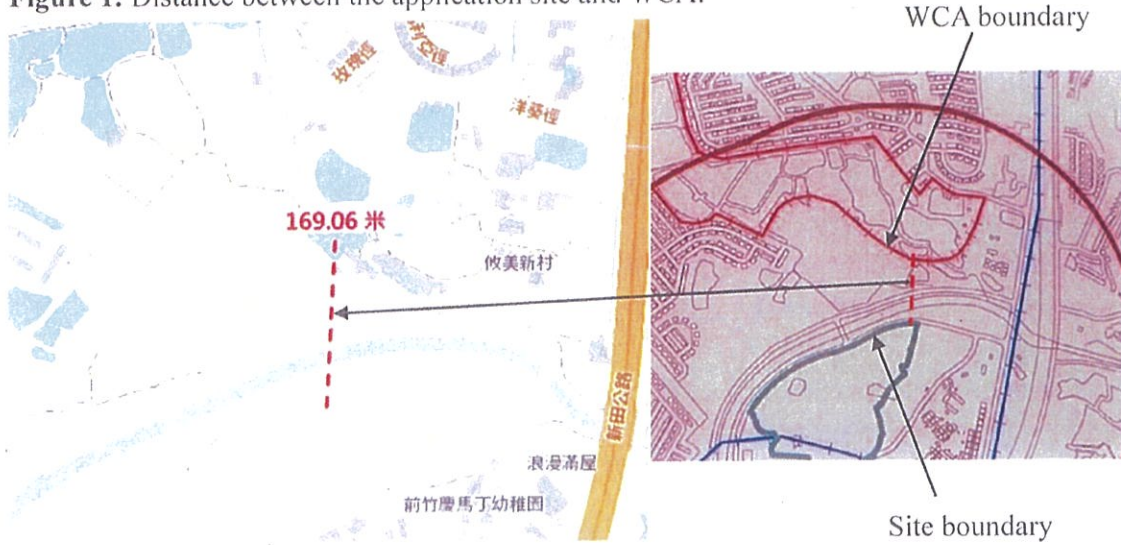


Figure 2. Distance between the application site and Ramsar Site.

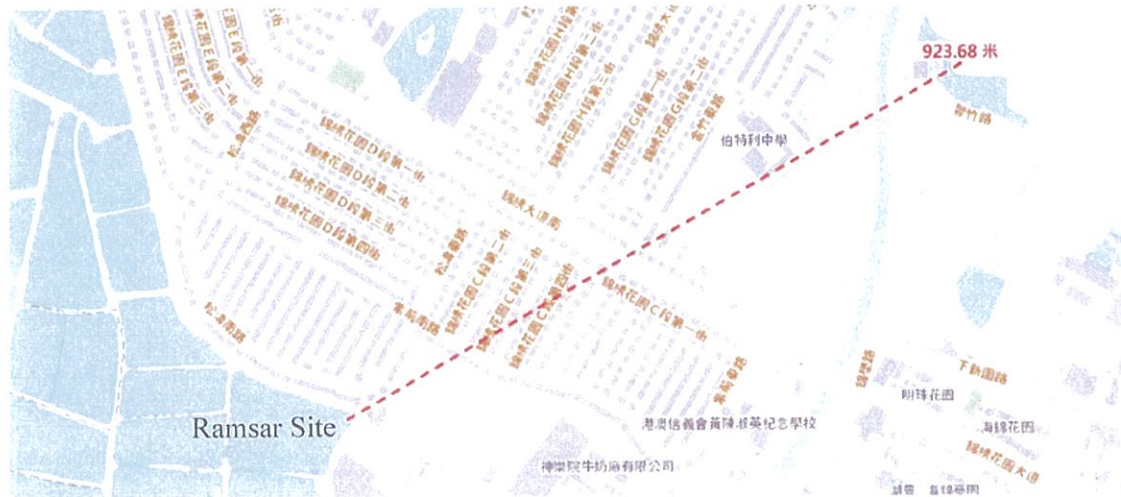


Figure 3. On-site photos taken in October 2021.



Application Site is behind the hoarding

Figure 3. Cont'd.

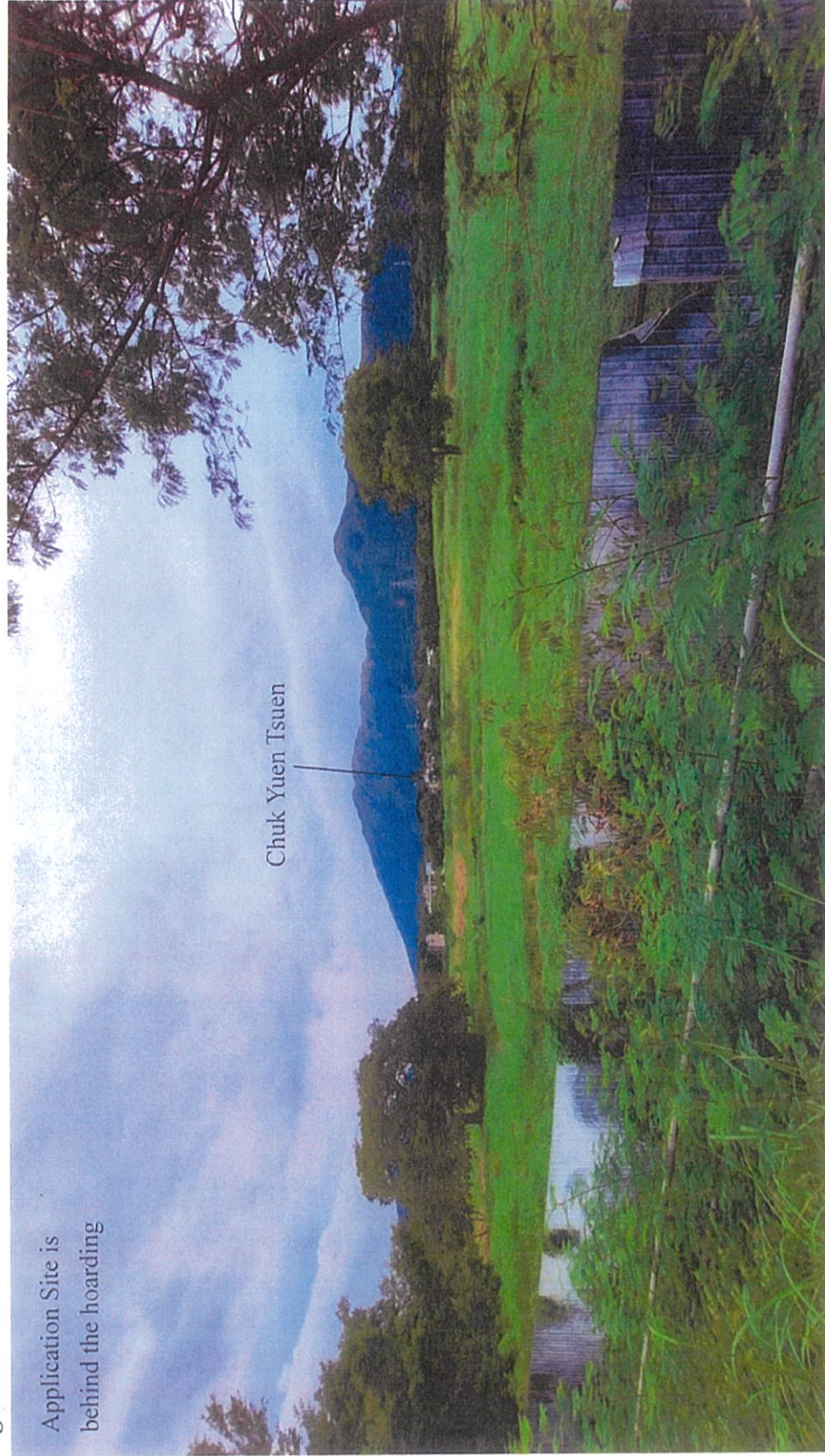


Figure 3. Cont'd.



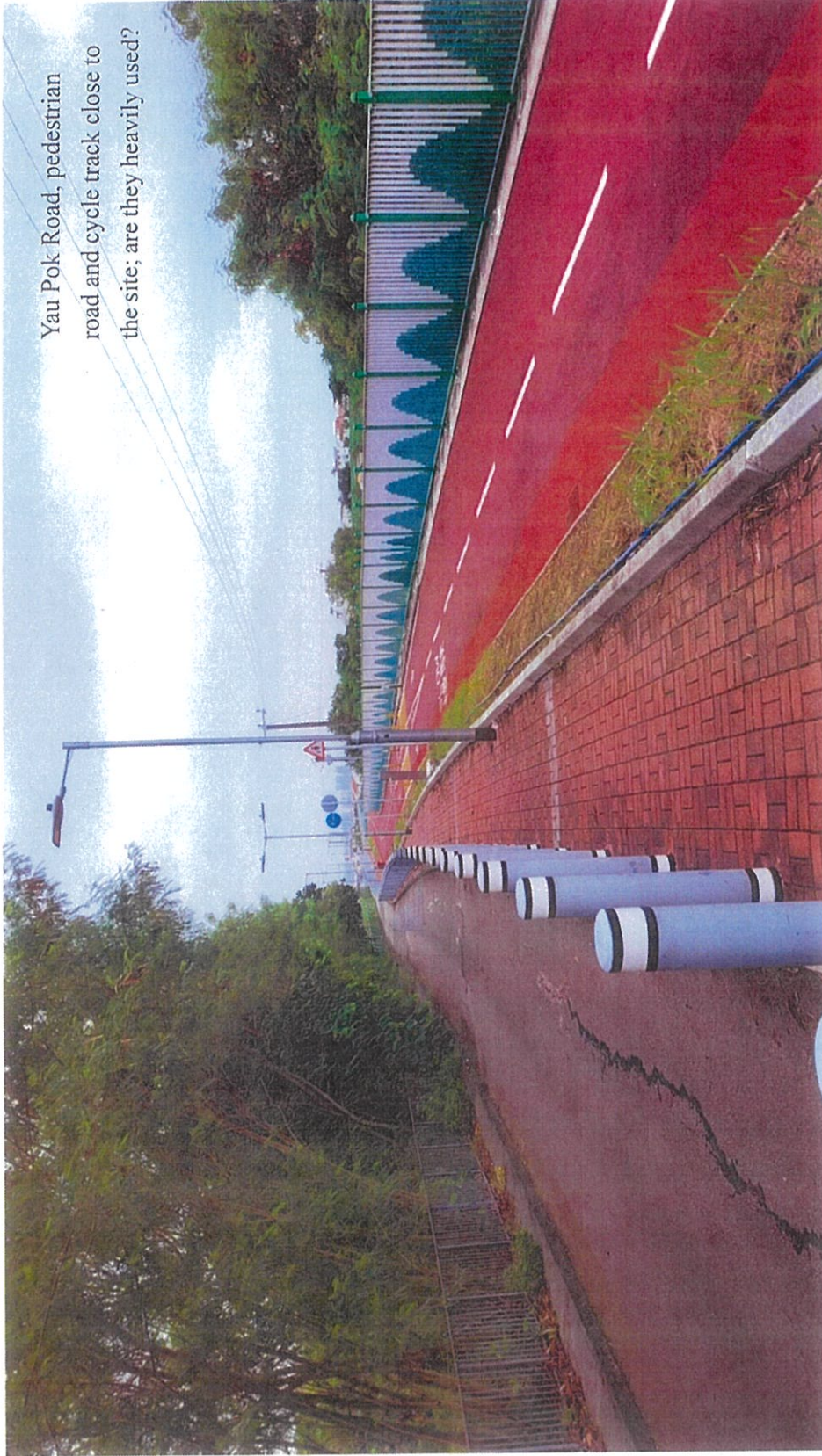
Area to the north/northwest of the site and the low-rise buildings  
in Fairview Park and Palm Springs

These are buildings in Shenzhen

Palm Springs  
(further away)

Fairview Park

Figure 3. Cont'd.



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Figure 3. Cont'd.

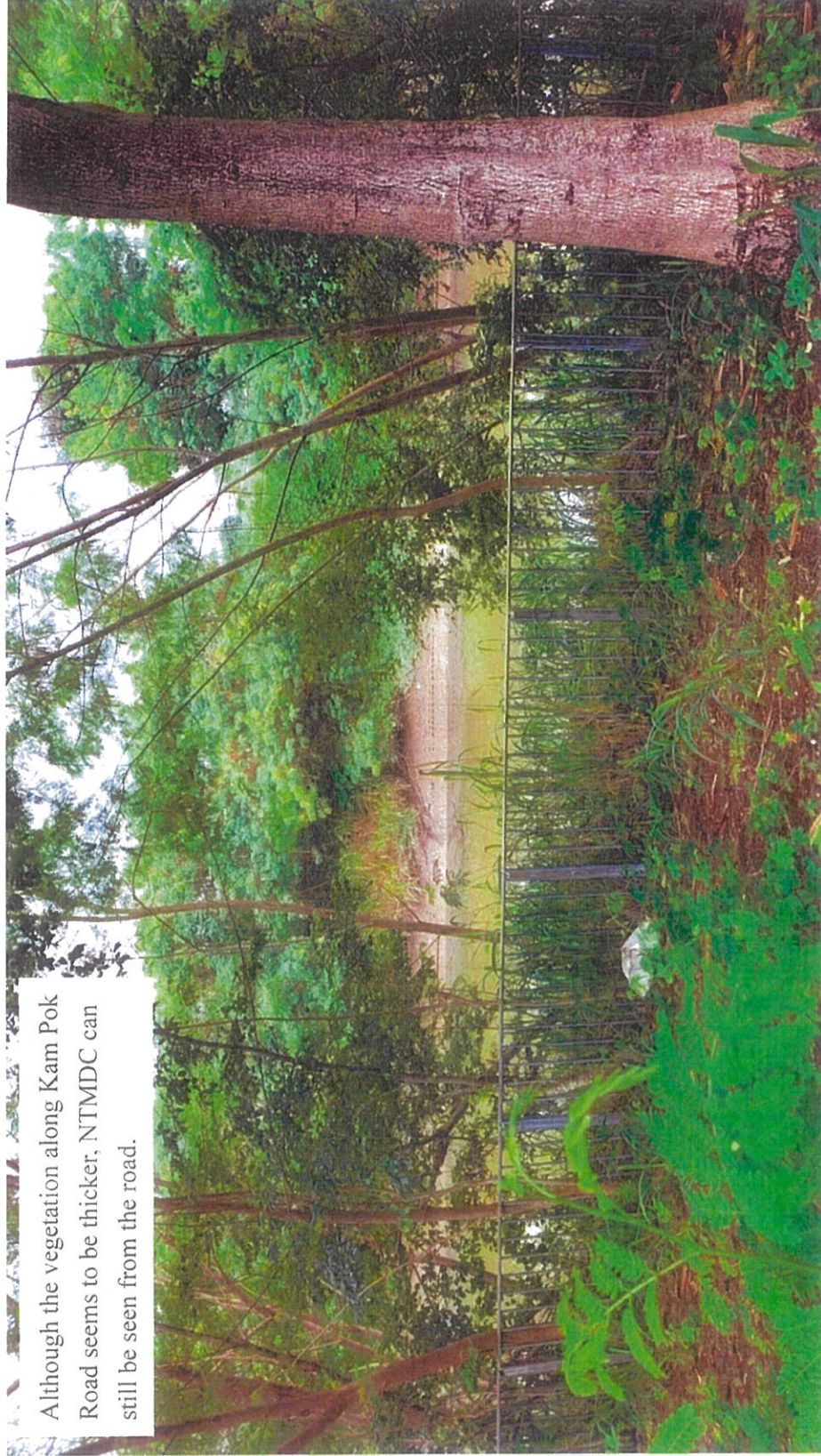


Figure 3. Cont'd.

Kam Pok Road and pedestrian road next to the site: are they heavily used?



Figure 3. Cont'd.



Although the vegetation along Kam Pok Road seems to be thicker, NTMDC can still be seen from the road.

Figure 3. Cont'd.



Castle Peak Road section and pedestrian roads above NTMDC; are the pedestrian roads heavily used?

Figure 4. Photomontage extracted from the gist of this application.



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