Annex I

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TPB/R/S/KTN/1-16

寄件者: "Andrew Chan" [redacted]
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傳送日期: 20/02/2014 下午 02:53
附加檔案: S_KTN_1_Kwu Tung North_WWF_Feb 2014.pdf
主旨: S_KTN_1_Kwu Tung North_WWF_Feb 2014

Dear Sir/Madam,

Please find attached our submission on the captioned.

Thank you for your attention.

Yours faithfully,

Andrew Chan
Assistant Conservation Officer, Local Biodiversity
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WWF Hong Kong works to ensure a better environment for present and future generations in Hong Kong (See attached file: S_KTN_1_Kwu Tung North_WWF_Feb 2014)

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世界自然基金會
香港分會

WWF-Hong Kong

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Our Ref.: SHK /LDD 7/14
20 Feb 2014

Chairman and members
Town Planning Board
15/F North Point Government Offices,
333 Java Road, North Point, Hong Kong
(E-mail: tpbpd@pland.gov.hk)

By E-mail ONLY

Dear Sir/Madam,

Re: Draft Kwu Tung North Outline Zoning Plan (No. S/KTN/1)

We welcome the decision of shifting the Rural Road R1 westward to avoid stream diversion at Ma Tso Lung (MTL) stream. MTL stream and its associated MTL marsh are of high ecological value since they are potential habitats for the IUCN "Critically Endangered[1]" Three-banded Box Terrapin (*Cuora trifasciata*) recorded at the upper MTL stream in the EIA report of NENTNDA[2]. Nevertheless, we consider that the draft OZP is still not adequate to protect the ecologically important areas in Kwu Tung North and therefore we would like to make our **objection** to the captioned Kwu Tung North Outline Zoning Plan (OZP) (No. S/KTN/1) with following reasons:

1) **Ma Tso Lung stream and its marsh should be zoned as "CA" instead of "GB"**

Under the captioned draft Kwu Tung North OZP, MTL stream and its surrounding marsh are proposed to be zoned as "Green Belt" ("GB") which we consider not enough to protect Three-banded Box Terrapin and other wildlife associated to these habitats. According to the Explanatory Statement of "GB" of the draft Kwu Tung North OZP, "*limited developments may be permitted with or without conditions on application to the Board.*"[3] **Considering the high ecological value of MTL stream and marsh, we opine that no developments should be allowed under any circumstances. We strongly recommend that MTL stream and its marsh should be zoned as "Conservation Area" ("CA") instead of "GB" to avoid ecological impacts from developments**

[1] Asian Turtle Trade Working Group 2000. *Cuora trifasciata*. In: IUCN 2013. IUCN Red List of Threatened Species. Version 2013.2. <www.iucnredlist.org>. Downloaded on 19 February 2014.
[2] Refer to Section 13.6.1.7 of the EIA report of NENTNDA (EIA-213/2013)

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to the "Critically Endangered" Three-banded Box Terrapin and other fauna, e.g. habitat loss and vegetation clearance.

2) <u>Rural Road R1 should be taken out from the draft OZP</u>

The Rural Road R1 will be connecting to the proposed Eastern Connection Road (ECR) via Hoo Hok Wai to Lok Ma Chau (LMC) Loop Development Area. However, it should be noted that the ECR has been excluded from the EIA report of LMC Loop (EIA-212/2013)[4]. The EIA report of the ECR will be carried out separately for granting the Environmental Permit (EP). Indeed, we strongly object the proposed alignment of the ECR which will damage ecological linkage between Hoo Hok Wai and the Deep Bay area as the road will pass through three fish ponds and the LMC Meander. The Meander and fish ponds are of ecological importance for mammal movement such as the Eurasian Otter[5], which is of high conservation concern, as well as the flight-line corridor[6] for wetland birds[7]. **Since the Rural Road R1 in Kwu Tung North draft OZP is linked with the ECR, we view that both the ECR and the Rural Road R1 should be assessed together in the future EIA report. Before the EIA report is completed and granted approval from the Environmental Protection Department, we recommend that the Rural Road R1 should be taken out from the draft OZP and its alignment should be zoned as "CA" to serve as a buffer zone for the adjacent MTL stream.**

3) <u>Agricultural lands to the north of Long Valley should be zoned as "CA" instead of "AGR(1)"</u>

According to the draft Kwu Tung North OZP, the area to the north of Long Valley is proposed to be zoned as "Agriculture (1)" ("AGR(1)") to maintain the existing agricultural activities (Fig. 1). However, we view that this area is of significant ecologically importance. The EIA report of NENTNDA shows that this area is the mosaic of wet agricultural land, marsh, ponds and seasonally wet grassland[8] which will be utilized by wetland dependent birds, especially the egrets, from Ho Sheung Heung Egretry and Man Kam To Egretry. This area also serves as an ecological corridor connecting the habitats of Long Valley and Frontier Closed Areas especially the fish ponds in Hoo Hok Wai. Indeed, the area has already been included in the boundary of Long Valley and Ho Sheung Heung Priority Site for Enhanced Conservation under the 2004 New Nature Conservation Policy. **Therefore, we**

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[3] Refer to Section 12.10.1 of the Explanatory Statement of draft Kwu Tung North OZP No. S/KTN/1
[4] Refer to Paragraph (b) of the approval conditions of the LMC Loop EIA Report (AEIAR-176/2013)
[5] Refer to Fig 12-3 of the LMC Loop EIA Report (EIA-212/2013)
[6] Refer to Sections 12.3.3.3 and 12.5.1.4 of the LMC Loop EIA Report (EIA-212/2013)
[7] Refer to Fig 12-11 of the LMC Loop EIA Report (EIA-212/2013)
[8] Refer to Figure 13.18a of the NENTNDA EIA Report (EIA-213/2013)

consider that the area is of high ecological value and should be zoned as "CA" to reflect its ecological importance.

Besides, since Ho Sheung Heung Village is very close to the proposed "AGR(1)" zone to the north of Long Valley, we are of grave concern that village expansion will encroach onto this "AGR(1)" zone. Building of Small House will cause significant adverse impacts, e.g. vegetation clearance, runoff during construction and sewage from septic tanks, which must not be allowed in ecologically sensitive areas like the farmlands to the north of Long Valley. **Because Small Houses may be permitted in "AGR(1)" on application to the Town Planning Board[9], we consider that the current "AGR(1)" zoning is far from enough to protect this area from village expansion. Therefore, we strongly recommend that the whole area to the north of Long Valley should be zoned as "CA", which "Agricultural Use" is always permitted, instead of "AGR(1)" to enhance protection of the area against Small House development.**

We would be grateful if our objection could be duly considered by the Town Planning Board.

Yours faithfully,

Andrew Chan
Assistant Conservation Officer, Local Biodiversity

[9] Refer to Section 12.9.5 of Explanatory Statement of draft Kwu Tung North OZP No. S/KTN/1

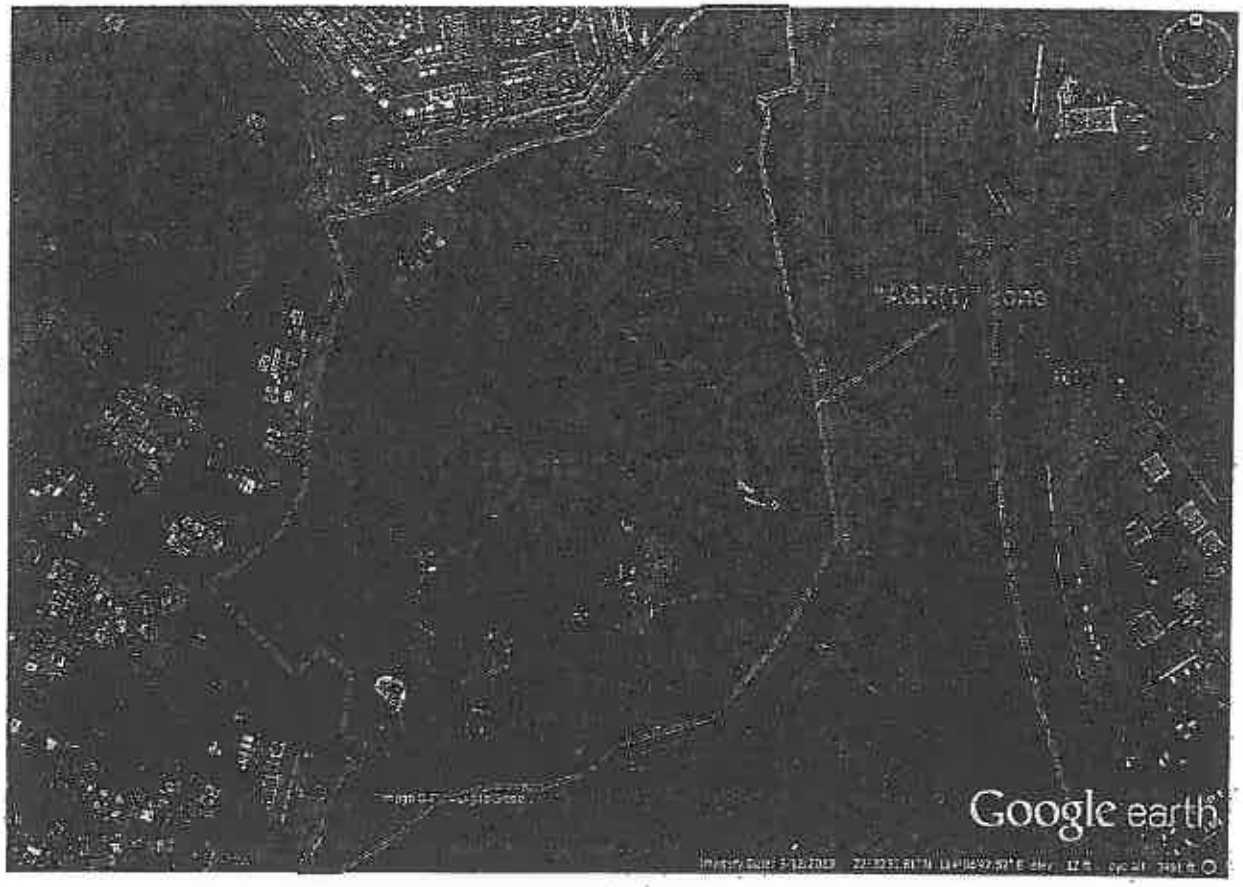

Figure 1 Active agricultural activities in "AGR(1)" zone to the north of Long Valley

(Source: Google Earth; Imagery Date: 3/12/2013)

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TPB/R/S/KTN/1-17

寄件者: "Pui Lam Jocelyn HO" [redacted]
收件者: "Town Planning Board" <tpbpd@pland.gov.hk>
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傳送日期: 20/02/2014 下午 05:53
附加檔案: HKBWS_comments_FanLingN_OZP.pdf; HKBWS_comments_ChuenLungHaFaShan.pdf; HKBWS_comments_KwuTungOZP.pdf
主旨: Comments on Kwu Tung N and Fanling N draft OZP; Chuen Lung/Ha Fa Shan DPA

Dear Sir or Madam,

Please refer to the attachments for our comments on the following:

1. Kwu Tung North draft OZP (S/KTN/1)
2. Fanling North draft OZP (S/FLN/1)
3. Chuen Lung and Ha Fa Shan draft DPA (DPA/TW-CLHFS/B)

Best regards,
Jocelyn Ho

Senior Conservation Officer
The Hong Kong Bird Watching Society
7C, V Ga Building, 532 Castle Peak Road, Lai Chi Kok, Kowloon, Hong Kong
Tel: (852) 23774387 Fax: (852) 23143687

Secretary, Town Planning Board
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香港鳥會
THE HONG KONG BIRD WATCHING SOCIETY
Since 1957成立

BirdLife INTERNATIONAL PARTNER
國際鳥盟成員

20 Feb 2014

Dear Sir/Madam,

Comments on the Draft Fanling North Outline Zoning Plan No. S/FLN/1

The Hong Kong Bird Watching Society (HKBWS) would like to raise our concerns on the draft Fanling North Outline Zoning Plan No. S/FLN/1.

Concerns on the Man Kam To Road egretry

Twenty nests comprising of Little Egret (*Egretta garzetta*) and Chinese Pond Heron (*Ardeola bacchus*) were recorded at the Man Kam To Road egretry in 2013[1]. Under the draft Outline Zoning Plan (OZP), this egretry would be destroyed by the provision of weapons training division[2]. Although the relocation of the egretry into the Conservation Area (CA) along the Ng Tung River has been proposed, there has not been any scientific evidence to prove that the relocation would be successful. Given that the choice of nesting locations for egrets depend on the availability of food source and level of disturbances nearby, there is no guarantee that the mitigation egretry provided in the CA zone will be used by egrets in the future. As such, we urge the Board to consider retaining the existing Man Kam To Road egretry by zoning it as CA.

Loss of agricultural land

Wet and dry agricultural land provide foraging and roosting opportunities for a diverse group of bird species including waterbirds, wetland-dependent species and farmland birds. This habitat type is becoming increasingly rare in Hong Kong due to development pressure of low-lying areas, this has resulted in the loss of suitable habitats for these birds[3]. Existing agricultural land at Ma Shi Po would be loss under the draft OZP as Ma Shi Po would be used for residential development. Although agricultural zoning has been proposed at Fu Tei Au (at the river mouth of Ng Tung River), there is concern that this area would not serve its intention of being used as agricultural land given the following reasons:

[1] Mai Po Inner Deep Bay Ramsar Site Waterbird Monitoring Programme 2013-14. Egretry Counts in Hong Kong with Particular reference to the Mai Po Inner Deep Bay Ramsar Site.
[2] North East New Territories New Development Areas (NENT NDA) Information Digest, July 2013.
[3] Ecology of the Birds of Hong Kong. Kadoorie Farm & Botanic Garden.

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1. Parts of this area is developed land with existing infrastructure[4] (Figure 1); and
2. A number of ponds and a mitigation wetland (Figure 1) exist there that would require filling. Filling of land/pond of 1.2 m or more would require planning permission from the Board which could be a disincentive for farmers to convert these water-bodies to arable land.

With these constraints, it is uncertain whether the proposed AGR zone would be used for farming purposes. According to the North East New Territories New Development Areas (NENT NDA) Information Digest (the Digest), "12 ha of land will be designated as AGR zone, in which existing farming practice could continue" [2]. Based on the reasons mentioned above, the 12 ha as stated in the Digest is an over-estimation of the amount of agricultural land that will be present during the operation of the NENT NDA. The HKBWS urges the Board to retain the existing agricultural land of Fanling North as much as possible, especially the large patch of farmland at Ma Shi Po.

The HKBWS respectfully requests the Town Planning Board to consider our concerns on the draft Fanling North OZP. Based on the reasons above, we hope the Board will strength conservation measures in the OZP by retaining existing egretry and farmland.

Yours faithfully,

Jocelyn Ho
Senior Conservation Officer
Hong Kong Bird Watching Society

cc:
AFCD - Mr. Wong, Director of Agriculture, Fisheries and Conservation
CEDD - Mr. Law, Chief Engineering/Project Division 2
Conservancy Association
Designing Hong Kong
Kadoorie Farm and Botanic Garden
WWF – Hong Kong

[4] EIA-213/2013 North East New Territories New Development Areas – EIA report. Habitat map Figure 13.5l

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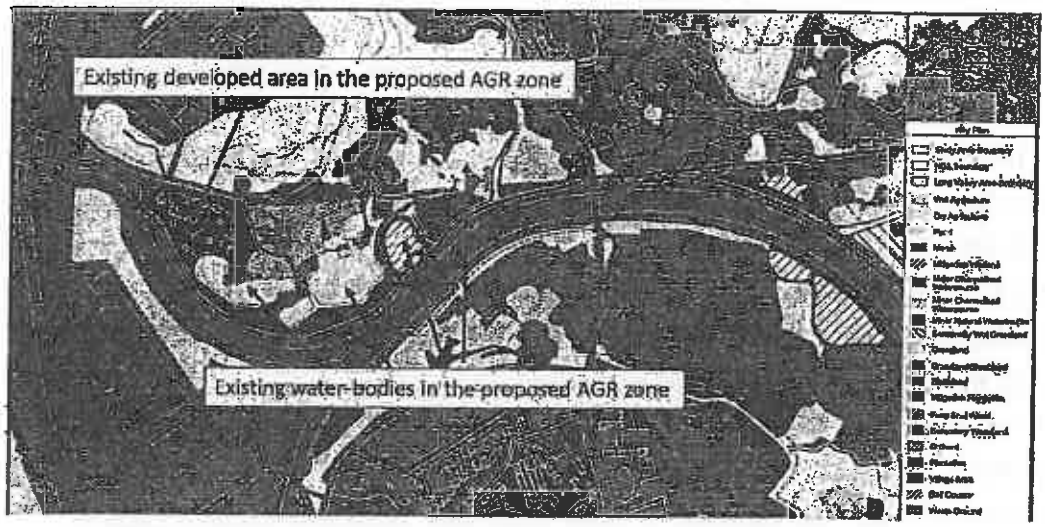
Figure 1


Existing developed area in the proposed AGR zone
Existing water-bodies in the proposed AGR zone

Secretary, Town Planning Board
15/F, North Point Government Offices
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鷹鳥會

Dear Sir/Madam,

Comments on the Consideration of the D
Development Permission Area Plan No. DPA/TW-CLHFS/B

Since 1957

BirdLife INTERNATIONAL PARTNER

國際鳥盟成員

The Hong Kong Bird Watching Society (HKBWS) would like to raise the following concerns on the draft Chuen Lung and Ha Fa Shan Development Permission Area plan.

We appreciate the extension of planning control to Chuen Lung and Ha Fa Shan and support the general planning intention of the DPA plan to conserve its demonstrated ecological values.

Chuen Lung and Ha Fa Shan support a population of birds that is typical of secondary woodland habitats in Hong Kong (Figure 1). It is also where raptor species of conservation importance, Black Kite (*Milvus migrans*)[1] and Crested Serpent Eagle (*Spilornis cheela*)[1] have been recorded. Both species are listed under Class II protection in China and Crested Serpent Eagle is considered to be "vulnerable" in the China Red Data Book. Other species of Local Concern[2], Rufous-capped Babbler (*Stachyris ruficeps*)[3] and Orange-headed Thrush (*Geokichla citrina*)[4] can also be found at Chuen Lung. Woodland bird species such as Pygmy Wren Babbler (*Pnoepyga pusilla*)[3], Streak-breasted Scimitar Babbler (*Pomatorhinus ruficollis*)[3], Chinese Hwamei (*Garrulax canorus*)[3], Greater Necklaced Laughingthrush (*Garrulax pectoralis*)[3] and Mountain Tailorbird (*Phyllergates cucullatus*)[3], demonstrate that the habitat conditions of Chuen Lung and Ha Fa Shan are intact and similar to the woodlands in the surrounding Tai Mo Shan and Tai Lam Country Park.

The extent of "Village Type Development" zones should be limited to reflect the

[1] Recorded during a site visit in January 2014.
[2] Fellowes et al. 2002.
[3] HKBWS bird records in 2012
[4] HKBWS bird records in 2011

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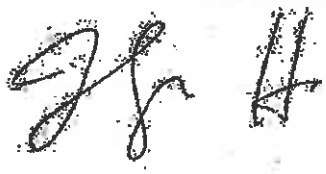
general planning intention. Special attention should be paid to protecting the water gathering ground which this area belongs. This would also protect the water quality of the freshwater streams where freshwater fish and amphibian species of conservation importance such as, Predaceous Chub (*Parazacco spilurus*), Hong Kong Cascade Frog (*Amolops hongkongensis*) and Hong Kong Newt (*Paramesotriton hongkongensis*)[5] are known to inhabit.

Yours faithfully,

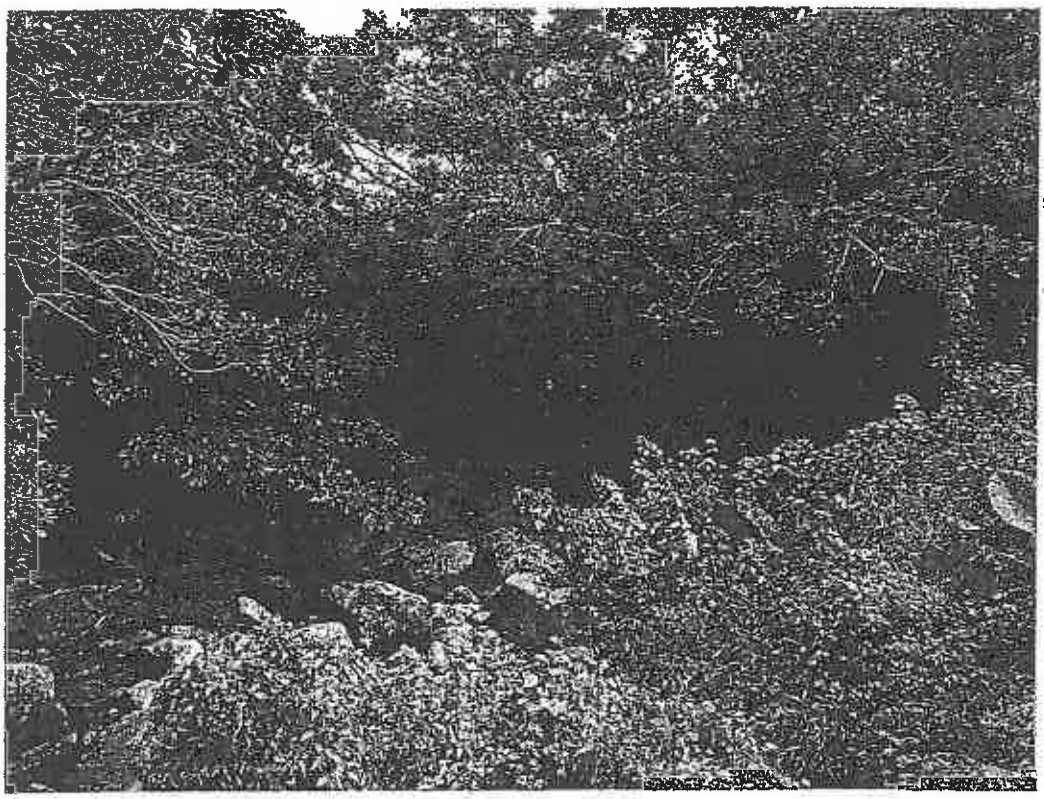


Jocelyn Ho
Senior Conservation Officer
Hong Kong Bird Watching Society

cc:
AFCD - Mr. Wong, Director of Agriculture, Fisheries and Conservation
Conservancy Association
Designing Hong Kong
Kadoorie Farm and Botanic Garden
WWF – Hong Kong

[5] TPB paper no. 9506: consideration of the draft Chuen Lung and Ha Fa Shan DPA plan no. DPA/TW-CLHFS/B. Section 4.2.6.

Figure 1 – Secondary woodland habitat at Chuen Lung



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THE HONG KONG BIRD WATCHING SOCIETY
Since 1957 成立

BirdLife INTERNATIONAL PARTNER
國際鳥盟成員

20 Feb 2014

Dear Sir/Madam,

Comments on the Draft Kwu Tung North Outline Zoning Plan No. S/KTN/1

The Hong Kong Bird Watching Society (HKBWS) would like to raise the following concerns and suggestions on the Draft Kwu Tung North Outline Zoning Plan No. S/KTN/1.

Safeguarding Long Valley and its surroundings

Insufficient protection for agricultural land east of Ho Sheung Heung

Since 2008, the HKBWS has recorded a total of 296 bird species at Long Valley and the agricultural area east of Ho Sheung Heung (HSH) (referred to as Ho Sheung Heung), 135 of the total species recorded there are considered to be species of conservation importance (Appendix 1)[1]. The bird species diversity here comprises of more than half of the total number of species recorded in Hong Kong[2], including globally and locally concerned species. Globally endangered species include Black-faced Spoonbill (*Platalea minor*), Japanese Night Heron (*Gorsachius goisagi*) and Yellow-breasted Bunting (*Emberiza aureola*)[3] and locally concerned Greater Painted-snipe (*Rostratula benghalensis*)[4].

Long Valley and HSH have similar habitat characteristics in that both are dominated by agricultural land[5] (Figure 1) and together they form an intact network of freshwater wetland suitable habitats for a diverse population of birds. In order to safeguard the ecological resources of Long Valley, sufficient statutory protection should be given to HSH. The HKBWS welcomes the protection of Long Valley in the current draft Outline Zoning Plan (OZP) by the provision of Long Valley Nature Park

[1] HKBWS unpublished data: bird survey results of Long Valley, Ho Sheung Heung and Fung Shui woodland since 2008. Surveys were conducted as part of the Nature Conservation Management of Long Valley by HKBWS and Conservancy Association.
[2] The total number of bird species recorded in Hong Kong is 522.
[3] Listed as Endangered (EN) in the IUCN Redlist - version 2013.2
[4] Greater Painted-snipe is listed as Local Concern under Fellowes et al. 2002.
[5] EIA-213/2013 North East New Territories New Development Areas – EIA report. Habitat map Figure 13.5h

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(LVNP), but we are concerned about the insufficient protection of HSH by the agriculture (AGR) (1) zone. The provision of the AGR (1) zone does not reflect the importance of this area and also neglects the findings of previous studies which have recognized the importance of HSH. Long Valley, HSH and the Fung Shui woodland west of HSH together are listed as one of the top ten priority sites of the New Nature Conservation Policy[6] (Figure 2). Jointly, Long Valley and HSH form part of the Inner Deep Bay and Shenzhen River catchment Important Bird Area (IBA) (Figure 3) where its importance to birds has been recognized by Birdlife International[7]. The North East New Territories New Development Areas (NENT NDA)[8] Environmental Impact Assessment (EIA) report ranks Long Valley and HSH as having high-to-very-high and high ecological value respectively. Ho Sheung Heung is also a known breeding site for 17 species of birds including the locally concerned Little Grebe (*Tachybaptus ruficollis*)[9]. Records of globally endangered Yellow-breasted Bunting and Black-faced Spoonbill have been obtained from HSH[1] (Figure 4). Finally, findings from the NENT NDA EIA Ho Sheung Heung egretry flight line survey revealed that over half (52.8%) of the egrets will forage in HSH and Long Valley[10] (Figure 5).

Given the importance of HSH based on its ecological connectivity to Long Valley and existing habitats, we urge that the Town Planning Board (the Board) to provide a similar level of statutory protection for HSH as LVNP by either an extension of the LVNP or by the provision of Conservation Area (CA) zoning. According to the draft OZP, the AGR zones north AGR (1) and south AGR of LVNP are intended to serve as a buffer to give added protection to LVNP. AGR (1) is specifically designed to, "minimize adverse impacts on fauna in Long Valley and fragmentation impacts on the flight-lines between Ho Sheung Heung and Long Valley" and any filling of land/pond requires permission from the Board. We recognize the good intention of the Board to implement stricter planning controls in the AGR (1) zone, however by controlling filling activities alone would not be sufficient enough to protect this area. We believe that the extension of LVNP or CA zoning should be applied, this would not only safeguard agricultural land, but it would also impose "presumption against development" which the AGR (1) zone does not.

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[6] List of priority sites for enhanced conservation – New Nature Conservation Policy. Available at: http://www.afcd.gov.hk/english/conservation/con_nncp/con_nncp_list/con_nncp_list.html/

[7] Important Bird Areas in Asia: Key sites for conservation

[8] EIA-213/2013 North East New Territories New Development Areas – EIA report. Civil Engineering and Development Department

[9] Report on the importance of Long Valley and Ho Sheung Heung to breeding birds in Hong Kong 2012. Nature Conservation Management of Long Valley by HKBWS and Conservancy Association.

[10] EIA-213/2013 North East New Territories New Development Areas – EIA report. Findings of Egretry Flight Line Survey at Ho Sheung Heung: Figure 13.7

Impacts of the technology park and residential development in planning areas 32, 33, 34 and 36

Along the south-west side of LVNP a technology park and residential development are proposed. Due to the close proximity to LVNP, we are concerned that construction and operation phase disturbances from these developments would impose ecological impacts to LVNP. Given that the current conditions of this area is dominated by natural habitats (Figure 6), the provision of such land use would require vegetation clearance (loss of natural habitats) and also create disturbance impacts (human activities and light pollution) which then creates an edge-effect to the fauna within LVNP, making the south-western portion of LVNP to be unsuitable for sensitive bird species.

Building height limits to the technology park (planning areas 31, 32, 33 and 34) near LVNP of 40 mPD should be reduced so that the maximum building height is similar to currently existing structures in those areas. The increase of building height to 40 mPD would result in light disturbance impacts to birds in the LVNP, it also discourages birds from landing in LVNP. According to the Town Planning Guidelines Chapter 10, section 3.6.3, "when town plans are being prepared, the wider implications of conservation zones must be considered. Certain land uses are not satisfactory neighbors and the combination of uses within a particular area must be given careful thought". Development layout and land use of planning areas 32, 33, 34 and 36 should be reconsidered. We propose these areas to be zoned as CA or GB to discourage development and that existing natural habitats in this area should be retained as far as practicable (Figure 7).

In the draft OZP, section 12.8.12 states that, "urban design plan of planning area 33 shall be approved by the Director of Planning before development proceeds". We suggest to strengthen development controls not only in planning area 33 but also 32, 34 and 36 as well. Development layouts in these planning areas should not only require the approval by the Director of Planning but also the approval from the Director of Environmental Protection and Agriculture, Fisheries and Conservation. Given its close proximity to LVNP, the need for Ecological Impact Assessments should be considered to identify any potential impacts to birds of LVNP.

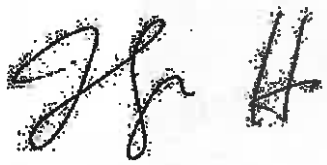
Provision of Conservation Area zoning in planning areas 2, 8 and 16

Planning areas 2, 8 and 16 are currently zoned as GB. Given the ecological value of Ma Tso Lung stream (planning areas 2 and 8) as being moderate to high ecological

value[11] and the Fung Shui woodland of planning area 16[5], these areas should be zoned as CA. In recent years, the government has responded to housing demand by proposing to rezone GBs for residential development in both 2013[12] and 2014[13] Policy Address. Designation of GBs for these three planning areas would not safeguard the ecological sensitive receivers in the long term.

The HKBWS respectfully requests the Town Planning Board to consider our concerns on the draft Kwu Tung North OZP. Based on the reasons above, we hope the Board will strength conservation measures in the OZP by introducing CA zone to HSH and to natural areas as discussed above.

Yours faithfully,



Jocelyn Ho
Senior Conservation Officer
Hong Kong Bird Watching Society

cc:
AFCD - Mr. Wong, Director of Agriculture, Fisheries and Conservation
CEDD – Mr. Law, Chief Engineering/Project Division 2
Conservancy Association
Designing Hong Kong
Kadoorie Farm and Botanic Garden
WWF – Hong Kong

[11] EIA-212/2013 Development of Lok Ma Chau Loop – EIA report. Civil Engineering and Development Department.
[12] 2013 Policy Address: Hong Kong SAR government. Section 73 (II). Available at: http://www.policyaddress.gov.hk/2013/eng/p73a.html
[13] 2014 Policy Address: Hong Kong SAR government. Section 125. Available at: http://www.policyaddress.gov.hk/2014/eng/p124.html

Figure 1 – Habitats of Ho Sheung Heung and Long Valley (NENT EIA)

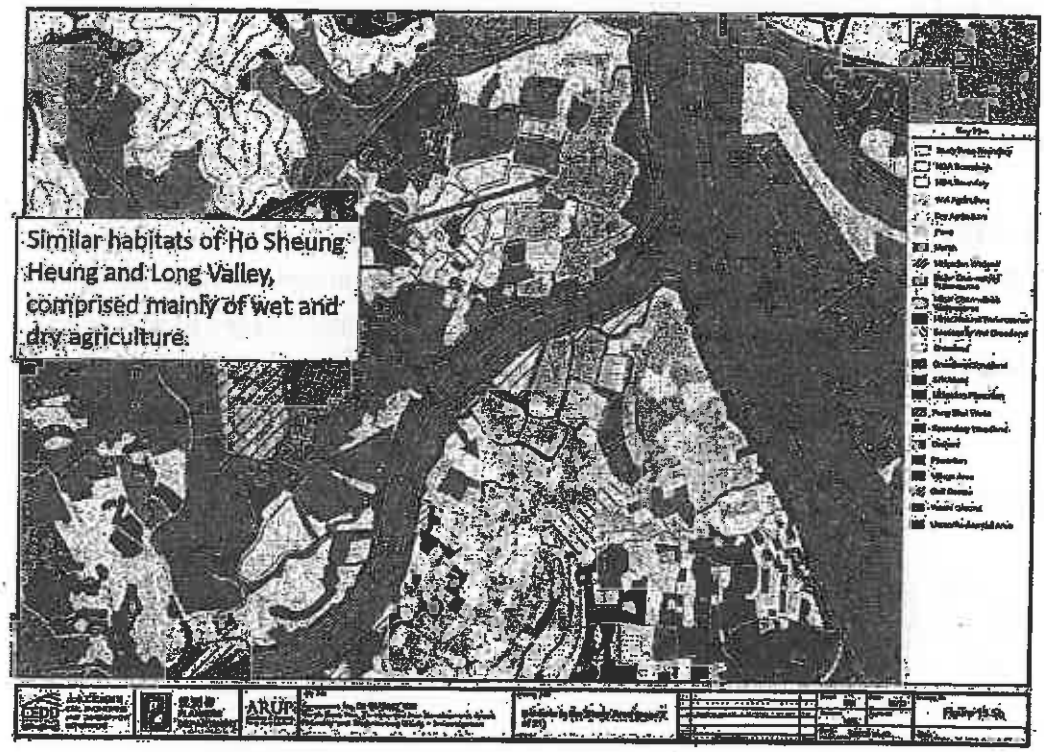


Figure 2 – Priority site of the New Nature Conservation Policy

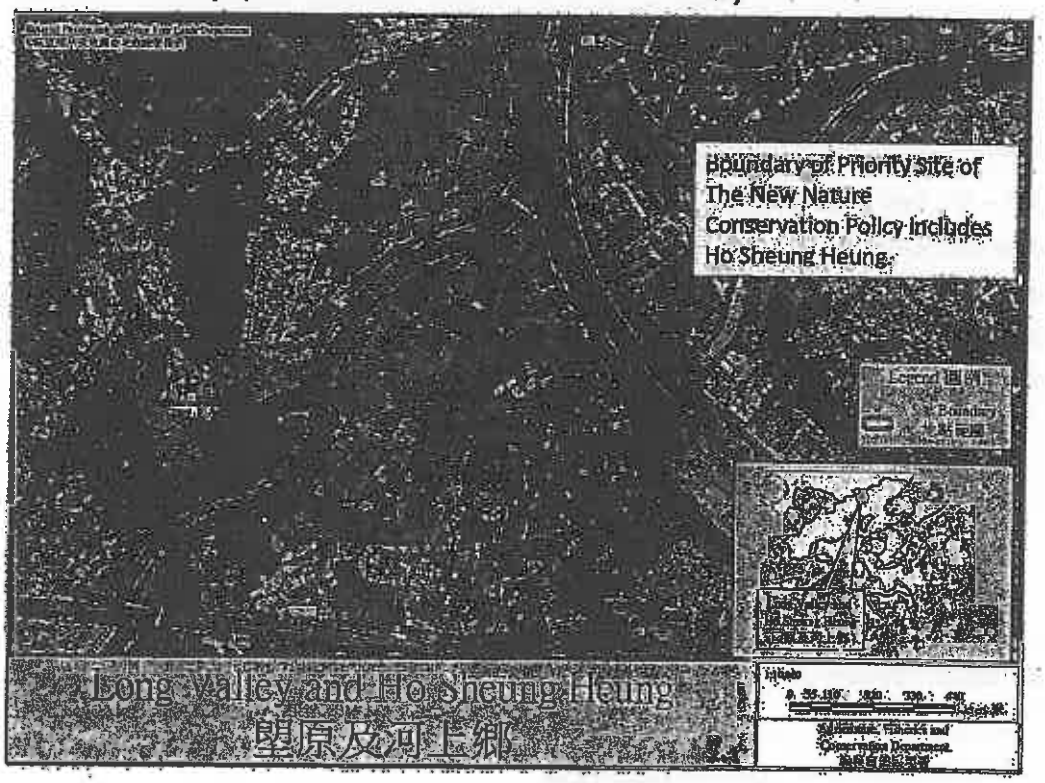


Figure 3 – Inner Deep Bay and Shenzhen River Catchment Important Bird Area

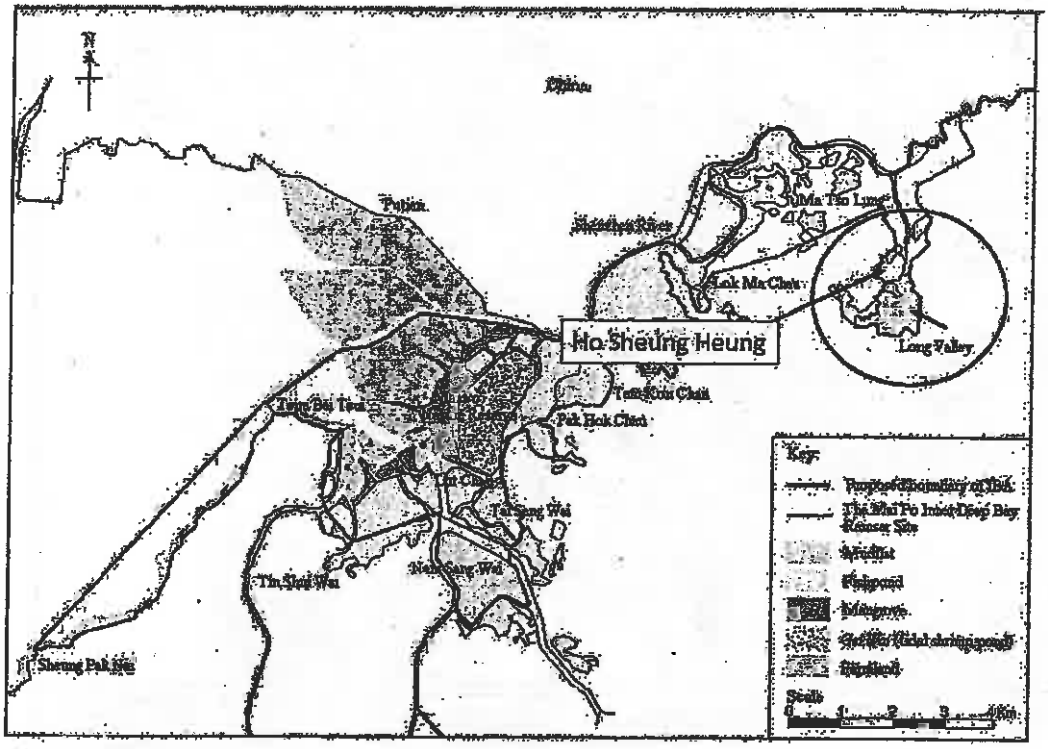


Figure 4 – Yellow-breasted Bunting and Black-faced Spoonbill

Figure 5 – Flight paths of Ho Sheung Heung Egretry (NENT EIA)

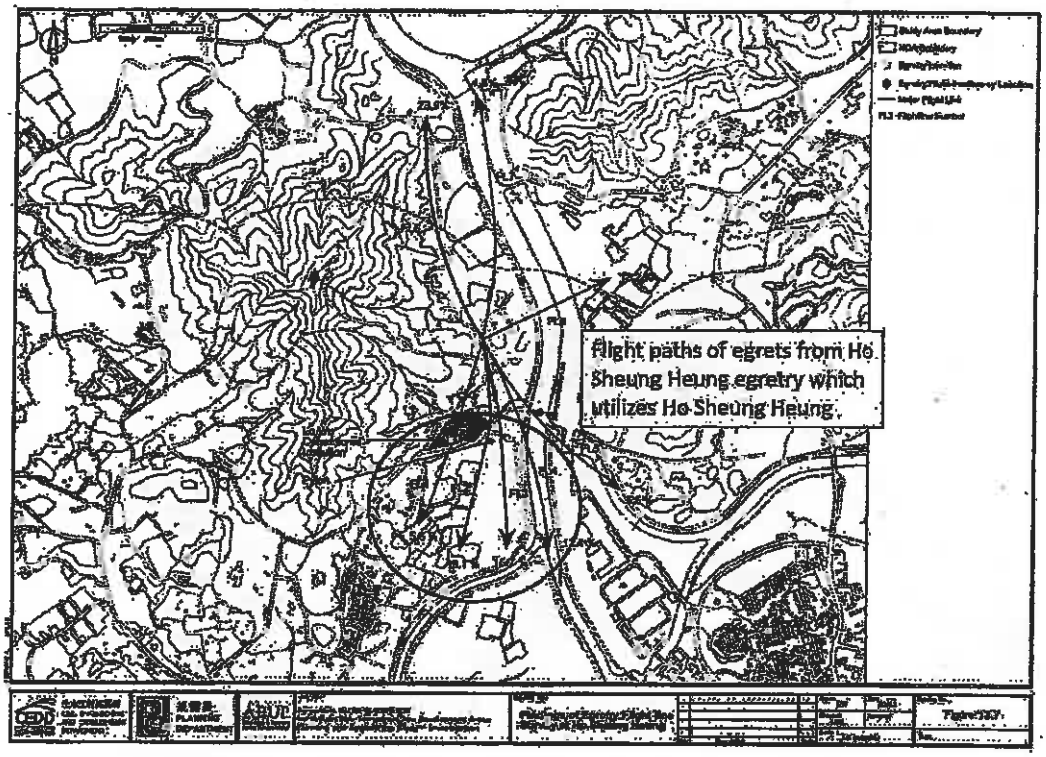
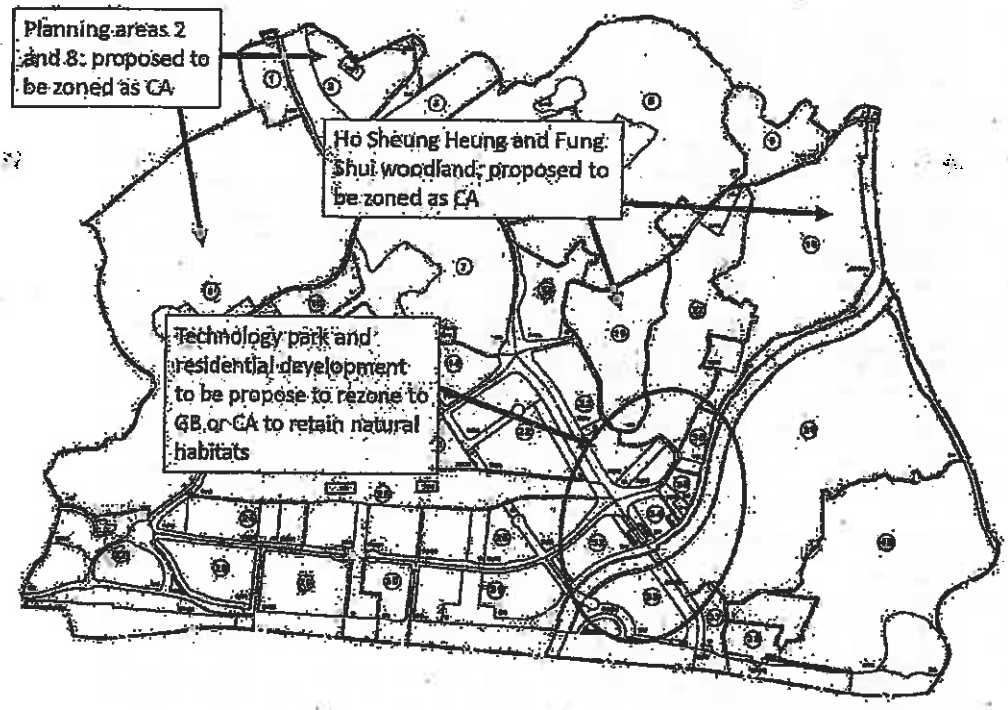


Figure 6 – Habitats of planning areas 31, 32, 33 and 34 (NENT EIA)

Figure 7 – Proposed zonings for Kwu Tung North Draft OZP



Appendix 1 - Bird Species Recorded at Long Valley, Ho Sheung Heung and Fung Shut woodland west of Ho Sheung Heung

Common Name[1]	Scientific Name[1]	Distribution in Hong Kong[1]	Principal Status[1]	Level of Concern[1]	Protection Status in China[1]	China Red Data Book[1]	IUCN Red List (Version 2015.2)[1]
Chinese Francolin	*Francolinus pintadeanus*	Common	R	-	-	-	-
Japanese Quail	*Coturnix japonica*	Scarce	W	LC	-	-	Near Threatened
Taiga Bean Goose	*Anser fabalis*	Found in Mai Po	-	-	-	-	-
Tundra Bean Goose	*Anser serrirostris*	Found in Mai Po	-	-	-	-	-
Greylag Goose[2]	*Anser anser*	Occasional	-	-	-	-	-
Mandarin Duck[3]	*Aix galericulata*	Scarce	-	-	Class II	Vulnerable	-
Gadwall[2]	*Anas strepera*	Scarce	W	-	-	-	-
Falcated Duck[2]	*Anas falcata*	Uncommon	W	RC	-	-	Near Threatened
Eurasian Wigeon[2]	*Anas penelope*	Winter Visitor	W	RC	-	-	-
Mallard[2]	*Anas platyrhynchos*	Uncommon	W	RC	-	-	-
Indian Spot-billed Duck[2]	*Anas poecilorhyncha*	Resident	W,P	RC	-	-	-
Chinese Spot-billed Duck	*Anas zonorhyncha*	Resident and winter visitor	-	-	-	-	-
Northern Shoveler[2]	*Anas clypeata*	Abundant	W	RC	-	-	-
Northern Pintail[2]	*Anas acuta*	Abundant	W	RC	-	-	-
Garganey[2]	*Anas querquedula*	Common	M,W	-	-	-	-
Eurasian Teal[2]	*Anas crecca*	Common	W	RC	-	-	-
Little Grebe[2]	*Tachybaptus ruficollis*	Common	P	LC	-	-	-
Eurasian Spoonbill[2][3][4]	*Platalea leucorodia*	Scarce	W	LC	Class II	Vulnerable	-
Black-faced Spoonbill[2]	*Platalea minor*	Common	W	PGC	Class II	Endangered	Endangered
Eurasian Bittern[2]	*Botaurus stellaris*	Scarce	W	RC	-	-	-
Yellow Bittern[2]	*Ixobrychus sinensis*	Uncommon	M,Su	(LC)	-	-	-
Von Schrenck's Bittern[2]	*Ixobrychus eurythmus*	Scarce	M	RC	-	-	-
Cinnamon Bittern[2]	*Ixobrychus cinnamomeus*	Scarce	M	LC	-	-	-
Black Bittern[2]	*Dupetor flavicollis*	Scarce	M	LC	-	-	-
Japanese Night Heron	*Gorsachius goisagi*	Scarce	-	-	-	-	Endangered
Black-crowned Night Heron[2]	*Nycticorax nycticorax*	Common	P	(LC)	-	-	-
Striated Heron[2]	*Butorides striatus*	Uncommon in summer, Scarce in winter	Su	(LC)	-	-	-
Chinese Pond Heron[2]	*Ardeola bacchus*	Common	P	PRC (RC)	-	-	-
Eastern Cattle Egret[2]	*Bubulcus coromandus*	Common	P	(LC)	-	-	-
Grey Heron[2]	*Ardea cinerea*	Common	W	PRC	-	-	-
Purple Heron[2]	*Ardea purpurea*	Uncommon	AM,P	RC	-	-	-
Great Egret[2]	*Ardea modesta*	Common	P	PRC (RC)	-	-	-
Intermediate Egret[2]	*Egretta intermedia*	Common	M,P	RC	-	-	-
Little Egret[2]	*Egretta garzetta*	Common	P	PRC (RC)	-	-	-
Swinhoe's Egret[2]	*Egretta eulophotes*	Scarce	SpM	GC	Class II	Endangered	Vulnerable
Dalmatian Pelican[2][3]	*Pelecanus crispus*	Uncommon	W	RC	Class II	-	Vulnerable
Great Cormorant[2]	*Phalacrocorax carbo*	Common	W	PRC	-	-	-
Western Osprey[2][3]	*Pandion haliaetus*	Common	W	RC	-	Rare	-
Black Baza[2]	*Aviceda leuphotes*	Uncommon	M,Su	-	Class II	-	-
Crested Honey Buzzard[2]	*Pernis ptilorhyncus*	Scarce	AM	LC	Class II	Vulnerable	-
Black-winged Kite[2]	*Elanus caeruleus*	Occasional	O	LC	Class II	Vulnerable	-
Black Kite[2][3][4]	*Milvus migrans*	Common	W,R	(RC)	Class II	-	-
White-bellied Sea Eagle[2][3][4]	*Haliaeetus leucogaster*	Uncommon	R	(RC)	Class II	-	-
Eurasian Black Vulture[2]	*Aegypius monachus*	Rare	W	-	Class II	Vulnerable	Near Threatened
Crested Serpent Eagle[2]	*Spilornis cheela*	Uncommon	R,M	(LC)	Class II	Vulnerable	-
Eastern Marsh Harrier[2][3][4]	*Circus spilonotus*	Common	W	LC	Class II	-	-
Pied Harrier[2]	*Circus melanoleucos*	Scarce	AM	LC	Class II	-	-
Crested Goshawk[2]	*Accipiter trivirgatus*	Uncommon	R	-	Class II	Rare	-
Chinese Sparrowhawk[2]	*Accipiter soloensis*	Uncommon	SpM	-	Class II	-	-
Japanese Sparrowhawk[2]	*Accipiter gularis*	Uncommon	M	-	Class II	-	-
Besra[2]	*Accipiter virgatus*	Scarce	R	-	Class II	-	-
Eurasian Sparrowhawk[2]	*Accipiter nisus*	Scarce	W	-	Class II	-	-
Northern Goshawk	*Accipiter gentilis*	-	-	-	-	-	-
Grey-faced Buzzard[2]	*Butastur indicus*	Uncommon	SpM	-	Class II	Rare	-
Eastern Buzzard[2][3]	*Buteo japonicus*	Common	W	-	Class II	-	-
Greater Spotted Eagle[2][3][4]	*Clanga clanga*	Scarce	W	GC	Class II	Rare	Vulnerable
Eastern Imperial Eagle[2][3][4]	*Aquila heliaca*	Common	W	GC	Class I	Vulnerable	Vulnerable
Bonelli's Eagle[2][3][4]	*Aquila fasciata*	Scarce	R	(RC)	Class II	Rare	-
Mountain Hawk Eagle[2]	*Nisaetus nipalensis*	Occasional	-	-	Class II	-	-
Common Kestrel[2]	*Falco tinnunculus*	Common	AM,W	-	Class II	-	-
Amur Falcon	*Falco amurensis*	Rare	-	-	Class II	-	-
Eurasian Hobby[2]	*Falco subbuteo*	Uncommon	M,Su	(LC)	Class II	-	-
Peregrine Falcon[2][3]	*Falco peregrinus*	Scarce	R,W	(LC)	Class II	Rare	-
Slaty-legged Crake	*Rallina eurizonoides*	Common	P	-	-	-	-
Slaty-breasted Rail[2]	*Gallirallus striatus*	Scarce	R	RC	-	Rare	-
Western Water Rail	*Rallus aquaticus*	Scarce	-	-	-	-	-
White-breasted Waterhen[2]	*Amaurornis phoenicurus*	Common	R	-	-	-	-
Baillon's Crake[2]	*Porzana pusilla*	Scarce	M	-	-	-	-
Ruddy-breasted Crake	*Porzana fusca*	Scarce	M,W	LC	-	-	-
Watercock[2]	*Gallicrex cinerea*	Scarce	M	RC	-	-	-
Common Moorhen[2]	*Gallinula chloropus*	Common	R	-	-	-	-
Eurasian Coot[2]	*Fulica atra*	Common	W	RC	-	-	-
Yellow-legged Buttonquail	*Turnix tanki*	Scarce	M	-	-	-	-
Barred Buttonquail	*Turnix suscitator*	Scarce	M	-	-	Indeterminate	-
Black-winged Stilt[2]	*Himantopus himantopus*	Common	W	RC	-	-	-
Pied Avocet[2]	*Recurvirostra avosetta*	Abundant	W	RC	-	-	-
Northern Lapwing[2]	*Vanellus vanellus*	Scarce	W	LC	-	-	-

Appendix 1 - Bird Species Recorded at Long Valley, Ho Sheung Heung and Fung Shuil woodland west of Ho Sheung Heung

Grey-headed Lapwing[5]	*Vanellus cinereus*	Scarce	W	LC	-	-	-
Pacific Golden Plover[5]	*Pluvialis fulva*	Common	M,W	LC	-	-	-
Grey Plover[5]	*Pluvialis squatarola*	Abundant	W	RC	-	-	-
Little Ringed Plover[5]	*Charadrius dubius*	Common	W,R	(LC)	-	-	-
Kentish Plover[5]	*Charadrius alexandrinus*	Abundant	W	RC	-	-	-
Greater Painted-snipe[5]	*Rostratula benghalensis*	Passage migrant and winter visitor	M,R	LC	-	-	-
Pheasant-tailed Jacana[5]	*Hydrophasianus chirurgus*	Scarce	M	LC	-	-	-
Eurasian Woodcock	*Scolopax rusticola*	Scarce	W	-	-	-	-
Pintail Snipe[5]	*Gallinago stenura*	Common	M	-	-	-	-
Swinhoe's Snipe[5]	*Gallinago megala*	Uncommon	M	LC	-	-	-
Common Snipe[5]	*Gallinago gallinago*	Common	W	-	-	-	-
Asian Dowitcher[5]	*Limnodromus semipalmatus*	Common	M	RC	-	Rare	Near Threatened
Black-tailed Godwit[5]	*Limosa limosa*	Common	M,W	RC	-	Indeterminate	Near Threatened
Little Curlew[5]	*Numenius minutus*	Scarce	SpM	LC	-	-	-
Whimbrel[5]	*Numenius phaeopus*	Common	M	LC	-	-	-
Eurasian Curlew[5]	*Numenius arquata*	Abundant	W/M	RC	-	-	Near Threatened
Far Eastern Curlew[5]	*Numenius madagascariensis*	Scarce	M	LC	-	-	Vulnerable
Spotted Redshank[5]	*Tringa erythropus*	Abundant	W/M	RC	-	-	-
Common Redshank[5]	*Tringa totanus*	Common	W	RC	-	-	-
Marsh Sandpiper[5]	*Tringa stagnatilis*	Common	M,W	RC	-	-	-
Common Greenshank[5]	*Tringa nebularia*	Abundant	M,W	RC	-	-	-
Green Sandpiper[5]	*Tringa ochropus*	Uncommon	W	-	-	-	-
Wood Sandpiper[5]	*Tringa glareola*	Common	M,W	LC	-	-	-
Grey-tailed Tattler[5]	*Tringa brevipes*	Common	M	LC	-	-	-
Terek Sandpiper[5]	*Xenus cinereus*	Common	M	RC	-	-	-
Common Sandpiper[5]	*Actitis hypoleucos*	Common	M,W	-	-	-	-
Red-necked Stint[5]	*Calidris ruficollis*	Abundant	M	LC	-	-	-
Temminck's Stint[5]	*Calidris temminckii*	Uncommon	M,W	LC	-	-	-
Long-toed Stint[5]	*Calidris subminuta*	Uncommon	M	LC	-	-	-
Pectoral Sandpiper[5]	*Calidris melanotos*	Scarce	M	LC	-	-	-
Sharp-tailed Sandpiper[5]	*Calidris acuminata*	Common	M	LC	-	-	-
Curlew Sandpiper[5]	*Calidris ferruginea*	Common	SpM	RC	-	-	-
Dunlin[5]	*Calidris alpina*	Abundant	W	RC	-	-	-
Broad-billed Sandpiper[5]	*Limicola falcinellus*	Uncommon	M	LC	-	-	-
Ruff[5]	*Philomachus pugnax*	Scarce	M	LC	-	-	-
Red-necked Phalarope[5]	*Phalaropus lobatus*	Common	M	-	-	-	-
Oriental Pratincole[5]	*Glareola maldivarum*	Passage migrant	M	LC	-	-	-
Black-headed Gull[5]	*Chroicocephalus ridibundus*	Common	W	PRC	-	-	-
Mew Gull[5]	*Larus canus*	Scarce	W	LC	-	-	-
Bridled Tern	*Onychoprion anaethetus*	Uncommon	Su,M	-	-	-	-
Whiskered Tern[5]	*Chlidonias hybrida*	Uncommon	M	-	-	-	-
White-winged Tern[5]	*Chlidonias leucopterus*	Uncommon	M	-	-	-	-
Domestic Pigeon	*Columba livia*	Common	R	-	-	-	-
Oriental Turtle Dove	*Streptopelia orientalis*	Common	W	-	-	-	-
Eurasian Collared Dove	*Streptopelia decaocto*	Po, Tsim Bei Tsui,	-	-	-	-	-
Red Turtle Dove	*Streptopelia tranquebarica*	Uncommon	AM	-	-	-	-
Spotted Dove	*Streptopelia chinensis*	Abundant	R	-	-	-	-
Common Emerald Dove	*Chalcophaps indica*	Scarce	R	-	-	Vulnerable	-
Yellow-crested Cockatoo[5]	*Cacatua sulphurea*	Common	R	-	-	-	Critically Endangered
Rose-ringed Parakeet	*Psittacula krameri*	Scarce	R	-	Class II	-	-
Greater Coucal	*Centropus sinensis*	Common	R	-	Class II	Vulnerable	-
Lesser Coucal	*Centropus bengalensis*	Common	R	-	Class II	Vulnerable	-
Chestnut-winged Cuckoo	*Clamator coromandus*	Uncommon	Su	-	-	-	-
Asian Koel	*Eudynamys scolopacea*	Common	Su,R	-	-	-	-
Plaintive Cuckoo	*Cacomantis merulinus*	Uncommon	Su	-	-	-	-
Large Hawk Cuckoo	*Hierococcyx sparverioides*	Common	Su	-	-	-	-
Indian Cuckoo	*Cuculus micropterus*	Uncommon	Su	-	-	-	-
Oriental Cuckoo	*Cuculus optatus*	Scarce	M	-	-	-	-
Collared Scops Owl[5]	*Otus lettia*	Common	R	-	Class II	-	-
Eurasian Eagle Owl[5]	*Bubo bubo*	Scarce	R	RC	Class II	Rare	-
Asian Barred Owlet[5]	*Glaucidium cuculoides*	Uncommon	R	-	Class II	-	-
Savanna Nightjar	*Caprimulgus affinis*	Uncommon	Su,?W	-	-	-	-
Himalayan Swiftlet	*Aerodramus brevirostris*	Scarce	SpM	-	-	-	-
White-throated Needletail	*Hirundapus caudacutus*	Uncommon	SpM	-	-	-	-
Silver-backed Needletail	*Hirundapus cochinchinensis*	Uncommon	SpM	-	Class II	-	-
Common Swift	*Apus apus*	Vagrant	-	-	-	-	-
Pacific Swift	*Apus pacificus*	Common	SpM,Su	(LC)	-	-	-
House Swift	*Apus nipalensis*	Common	R,SpM	-	-	-	-
White-throated Kingfisher[5]	*Halcyon smyrnensis*	Common	AM,P	(LC)	-	-	-
Black-capped Kingfisher[5]	*Halcyon pileata*	Common	AM,W	(LC)	-	-	-
Common Kingfisher[5]	*Alcedo atthis*	Common	AM,P	-	-	-	-
Pied Kingfisher[5]	*Ceryle rudis*	Uncommon	R	(LC)	-	-	-
Blue-tailed Bee-eater	*Merops philippinus*	Scarce	-	-	-	-	-
Blue-throated Bee-eater	*Merops viridis*	Scarce	M	-	-	-	-
Eurasian Hoopoe	*Upupa epops*	Occasional	OV	-	-	-	-
Eurasian Wryneck	*Jynx torquilla*	Uncommon	W,M	-	-	-	-
Speckled Piculet	*Picumnus innominatus*	Occasional	-	LC	-	-	-
Grey-headed Woodpecker	*Picus canus*	Occasional	OV	LC	-	-	-
Black-winged Cuckoo-shrike	*Coracina melaschistos*	Scarce	AM,W	-	-	-	-
Swinhoe's Minivet	*Pericrocotus cantonensis*	Occasional	M	LC	-	-	-
Scarlet Minivet	*Pericrocotus speciosus*	Common	R	-	-	-	-

Appendix 1 – Bird Species Recorded at Long Valley, Ho Sheung Heung and Fung Shuf woodland west of Ho Sheung Heung

Bull-headed Shrike	*Lanius bucephalus*	Rare	AM,W	-	-	Rare	-
Brown Shrike	*Lanius cristatus*	Common	SpM	-	-	-	-
Red-backed Shrike	*Lanius collurio*	Vagrant	-	-	-	-	-
Long-tailed Shrike	*Lanius schach*	Common	R	-	-	-	-
Black-naped Oriole	*Oriolus chinensis*	Scarce	AM	LC	-	-	-
Black Drongo	*Dicrurus macrocercus*	Common	M,Su	-	-	-	-
Hair-crested Drongo	*Dicrurus hottentottus*	Common	M,Su,W	-	-	-	-
Black-naped Monarch	*Hypothymis azurea*	Uncommon	W,M	-	-	-	-
Asian Paradise-Flycatcher	*Terpsiphone paradisi*	Scarce	M	LC	-	-	-
Japanese Paradise-Flycatcher	*Terpsiphone atrocaudata*	Scarce	M	LC	-	-	Near Threatened
Azure-winged Magpie	*Cyanopica cyanus*	Very scarce	-	-	-	-	-
Red-billed Blue Magpie	*Urocissa erythrorhyncha*	Common	R	-	-	-	-
Eurasian Magpie	*Pica pica*	Common	R	-	-	-	-
Carrion Crow	*Corvus corone*	Rare	-	-	-	-	-
Collared Crow	*Corvus torquatus*	Uncommon	R	LC	-	-	Near Threatened
Japanese Waxwing	*Bombycilla japonica*	Occasional	-	-	-	-	Near Threatened
Cinereous Tit	*Parus cinereus*	Common	R	-	-	-	-
Chinese Penduline-Tit	*Remiz consobrinus*	Common	M,W	RC	-	-	-
Greater Short-toed Lark	*Calandrella brachydactyla*	Vagrant	-	-	-	-	-
Eurasian Skylark	*Alauda arvensis*	Rare	W?	-	-	-	-
Oriental Skylark	*Alauda gulgula*	Scarce	W,P	LC	-	-	-
Red-whiskered Bulbul	*Pycnonotus jocosus*	Abundant	R	-	-	-	-
Chinese Bulbul	*Pycnonotus sinensis*	Abundant	R	-	-	-	-
Sooty-headed Bulbul	*Pycnonotus aurigaster*	Uncommon	R	-	-	-	-
Chestnut Bulbul	*Hemixos castanonotus*	Common	R,W	-	-	-	-
Black Bulbul	*Hypsipetes leucocephalus*	Uncommon	W	-	-	-	-
Grey-throated Martin	*Riparia chinensis*	Vagrant	-	-	-	-	-
Pale Martin	*Riparia diluta*	Uncommon	SpM	-	-	-	-
Barn Swallow	*Hirundo rustica*	Abundant	SpM,Su	-	-	-	-
Asian House Martin	*Delichon dasypus*	Uncommon	M	-	-	-	-
Red-rumped Swallow	*Cecropis daurica*	Uncommon	M	-	-	-	-
Mountain Tailorbird	*Phyllergates cucullatus*	Uncommon	-	-	-	-	-
Japanese Bush Warbler	*Horornis diphone*	-	-	-	-	-	-
Brown-flanked Bush Warbler	*Horornis fortipes*	Uncommon	W	-	-	-	-
Asian Stubtail	*Urosphena squameiceps*	Common	W	-	-	-	-
Willow Warbler	*Phylloscopus trochilus*	Vagrant	-	-	-	-	-
Common Chiffchaff	*Phylloscopus collybita*	Rare	-	-	-	-	-
Dusky Warbler	*Phylloscopus fuscatus*	Common	W	-	-	-	-
Radde's Warbler	*Phylloscopus schwarzi*	Scarce	AM,W	-	-	-	-
Yellow-browed Warbler	*Phylloscopus inornatus*	Common	W	-	-	-	-
Arctic Warbler	*Phylloscopus borealis*	Common	AM	-	-	-	-
Two-barred Warbler	*Phylloscopus plumbeitarsus*	Scarce	M,W	-	-	-	-
Pale-legged Leaf Warbler	*Phylloscopus tenellipes*	Uncommon	AM	-	-	-	-
Blanchi's Warbler	*Seicercus valentini*	Rare	?	-	-	-	-
Oriental Reed Warbler	*Acrocephalus orientalis*	Common	M	-	-	-	-
Black-browed Reed Warbler	*Acrocephalus bistrigiceps*	Common	M	-	-	-	-
Manchurian Reed Warbler	*Acrocephalus tangorum*	Rare	-	-	-	-	Vulnerable
Paddyfield Warbler	*Acrocephalus agricola*	Scarce	-	-	-	-	-
Sykes's Warbler	*Iduna rama*	Rare	-	-	-	-	-
Russet Bush Warbler	*Locustella mandelli*	Rare	W	-	-	-	-
Lanceolated Warbler	*Locustella lanceolata*	Scarce	AM	-	-	-	-
Middendorff's Grasshopper Warbler	*Locustella ochotensis*	Rare	-	-	-	-	-
Styan's Grasshopper Warbler	*Locustella pleskei*	Rare	W	GC	-	-	Vulnerable
Pallas's Grasshopper Warbler	*Locustella certhiola*	Common	AM	LC	-	-	-
Zitting Cisticola	*Cisticola juncidis*	Common	W	LC	-	-	-
Golden-headed Cisticola	*Cisticola exilis*	Scarce	W	LC	-	-	-
Yellow-bellied Prinia	*Prinia flaviventris*	Common	R	-	-	-	-
Plain Prinia	*Prinia inornata*	Common	R	-	-	-	-
Common Tailorbird	*Orthotomus sutorius*	Common	R	-	-	-	-
Chinese Hwamei	*Garrulax canorus*	Common	R	-	-	-	-
Masked Laughingthrush	*Garrulax perspicillatus*	Abundant	R	-	-	-	-
Greater Necklaced Laughingthr	*Garrulax pectoralis*	Common	R	-	-	-	-
White-browed Laughingthrush	*Garrulax sannio*	Scarce	R	-	-	-	-
Lesser Whitethroat	*Sylvia curruca*	Vagrant	-	-	-	-	-
Japanese White-eye	*Zosterops japonicus*	Abundant	R,TW	-	-	-	-
Crested Myna	*Acridotheres cristatellus*	Common	R	-	-	-	-
Common Myna	*Acridotheres tristis*	Uncommon	R	-	-	-	-
Red-billed Starling[2]	*Spodiopsar sericeus*	Common	W	RC	-	-	-
White-cheeked Starling	*Spodiopsar cinereaceus*	Common	W	PRC	-	-	-

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Appendix 1 - Bird Species Recorded at Long Valley, Ho Sheung Heung and Fung Shui woodland west of Ho Sheung Heung

Black-collared Starling	*Gracupica nigricollis*	Common	R	-	-	-	-
Daurian Starling	*Agropsar sturninus*	Scarce	M	LC	-	-	-
Chestnut-cheeked Starling	*Agropsar philippensis*	Scarce	M	-	-	-	-
White-shouldered Starling	*Sturnia sinensis*	Common	M,W,Su	(LC)	-	-	-
Chestnut-tailed Starling	*Sturnia malabarica*	Rare	-	-	-	-	-
Rosy Starling	*Pastor roseus*	Rare	-	-	-	-	-
Common Starling	*Sturnus vulgaris*	Scarce	W	LC	-	-	-
White's Thrush	*Zoothera aurea*	Uncommon	W	-	-	-	-
Grey-backed Thrush	*Turdus hortulorum*	Common	W	-	-	-	-
Japanese Thrush	*Turdus cardis*	Uncommon	M,W	-	-	-	-
Common Blackbird	*Turdus merula*	Common	W,M	-	-	-	-
Eyebrowed Thrush	*Turdus obscurus*	Scarce	M	-	-	-	-

Appendix 1 - Bird Species Recorded at Long Valley, Ho Sheung Heung and Fung Shui woodland west of Ho Sheung Heung

Pale Thrush	*Turdus pallidus*	Uncommon	M,W	-	-	-	-
Brown-headed Thrush	*Turdus chrysolaus*	Rare	W,M	LC	-	-	-
Dusky Thrush	*Turdus eunomus*	Rare	W	LC	-	-	-
Bluethroat	*Luscinia svecica*	Common	W	LC	-	-	-
Siberian Rubythroat	*Luscinia calliope*	Common	W	-	-	-	-
Rufous-tailed Robin	*Luscinia sibilans*	Uncommon	W,SpM	-	-	-	-
Red-flanked Bluetail	*Tarsiger cyanurus*	Common	W	-	-	-	-
Oriental Magpie Robin	*Copsychus saularis*	Abundant	R	-	-	-	-
Daurian Redstart	*Phoenicurus auroreus*	Common	W	-	-	-	-
Stejneger's Stonechat	*Saxicola stejnegeri*	Common	W,M	-	-	-	-
Grey Bush Chat	*Saxicola fareus*	Scarce	AM,W	LC	-	-	-
Blue Rock Thrush	*Monticola solitarius*	Uncommon	W,M	-	-	-	-
Grey-streaked Flycatcher	*Muscicapa griseisticta*	Uncommon	M	-	-	-	-
Dark-sided Flycatcher	*Muscicapa sibirica*	Uncommon	AM	-	-	-	-
Asian Brown Flycatcher	*Muscicapa latirostris*	Common	M,W	-	-	-	-
Ferruginous Flycatcher	*Muscicapa ferruginea*	Scarce	SpM	PRC	-	-	-
Narcissus Flycatcher	*Ficedula narcissina*	Scarce	SpM	-	-	-	-
Mugimaki Flycatcher	*Ficedula mugimaki*	Uncommon	M,W	-	-	-	-
Red-throated Flycatcher	*Ficedula albicilla*	Uncommon	AM,W	-	-	-	-
Blue-and-white Flycatcher	*Cyanoptila cyanomelana*	Uncommon	SpM	-	-	-	-
Verditer Flycatcher	*Eumyias thalassinus*	Scarce	W	-	-	-	-
Hainan Blue Flycatcher	*Cyornis hainanus*	Uncommon	Su	-	-	-	-
Plain Flowerpecker	*Dicaeum minullum*	Scarce	-	-	-	-	-
Scarlet-backed Flowerpecker	*Dicaeum cruentatum*	Common	R	-	-	-	-
Fork-tailed Sunbird	*Aethopyga christinae*	Common	R	-	-	-	-
Eurasian Tree Sparrow	*Passer montanus*	Abundant	R	-	-	-	-
White-rumped Munia	*Lonchura striata*	Common	R	-	-	-	-
Scaly-breasted Munia	*Lonchura punctulata*	Common	R	-	-	-	-
Chestnut Munia	*Lonchura atricapilla*	Scarce	?	-	-	-	-
Forest Wagtail	*Dendronanthus indicus*	Scarce	M	-	-	-	-
Eastern Yellow Wagtail	*Motacilla tschutschensis*	Common	M,W	-	-	-	-
Citrine Wagtail	*Motacilla citreola*	Scarce	M,W	LC	-	-	-
Grey Wagtail	*Motacilla cinerea*	Common	W	-	-	-	-
White Wagtail	*Motacilla alba*	Common	W,R	-	-	-	-
Richard's Pipit	*Anthus richardi*	Common	W,R	-	-	-	-
Olive-backed Pipit	*Anthus hodgsoni*	Common	W	-	-	-	-
Pechora Pipit	*Anthus gustavi*	Scarce	M	LC	-	-	-
Rosy Pipit	*Anthus roseatus*	Vagrant	-	-	-	-	-
Red-throated Pipit	*Anthus cervinus*	Common	M,W	LC	-	-	-
Buff-bellied Pipit	*Anthus rubescens*	Rare	W	LC	-	-	-
Brambling	*Fringilla montifringilla*	Scarce	M	-	-	-	-
Common Rosefinch	*Carpodacus erythrinus*	Rare	W	LC	-	-	-
Grey-capped Greenfinch	*Carduelis sinica*	Rare	R,M	LC	-	-	-
Eurasian Siskin	*Carduelis spinus*	Scarce	W	-	-	-	-
Crested Bunting	*Emberiza lathami*	Rare	R,	LC	-	-	-
Ortolan Bunting	*Emberiza hortulana*	Vagrant	-	-	-	-	-
Chestnut-eared Bunting	*Emberiza fucata*	Scarce	M	LC	-	-	-
Little Bunting	*Emberiza pusilla*	Common	W	-	-	-	-
Yellow-browed Bunting	*Emberiza chrysophrys*	Scarce	M	-	-	-	-
Rustic Bunting	*Emberiza rustica*	Rare	-	-	-	-	-
Yellow-breasted Bunting	*Emberiza aureola*	Common	M	RC	-	-	Endangered
Chestnut Bunting	*Emberiza rutila*	Common	M	-	-	-	-
Black-headed Bunting	*Emberiza melanocephala*	Rare	-	-	-	-	-
Red-headed Bunting	*Emberiza bruniceps*	Found in Lam Tsuen, Long Valley	-	-	-	-	-
Japanese Yellow Bunting	*Emberiza sulphurata*	Scarce	SpM	GC	-	-	Vulnerable
Black-faced Bunting	*Emberiza spodocephala*	Common	M,W	-	-	-	-
Pallas's Reed Bunting	*Emberiza pallasi*	Scarce	-	-	-	-	-

Note:
(1) All wild birds are Protected under Wild Animal Protection Ordinance (Cap. 170)
(2) AFCD (2012a). Hong Kong Biodiversity Database
(3) Carey et al. (2001). R=resident; W=winter visitor; Su=summer visitor; M=migrant; Sp=spring; P=present all year, exact composition unknown
(4) Fellowes et al. (2002): GC=Global Concern; LC=Local Concern; RC=Regional Concern; PRC=Potential Regional Concern; PGC: Potential Global Concern.
Letters in parentheses indicate that the assessment is on the basis of restrictedness in nesting and/or roosting sites rather than in general occurrence.
(5) List of Wild Animals Under State Protection (promulgated by State Forestry Administration and Ministry of Agriculture on 14 January, 1989). [国家重點保護野生動物名錄(198
(6) Zhang, G. M. and Wang, Q. S. (1998).
(7) IUCN (2013). IUCN Red List of Threatened Species. Version 2013.1
(8) Protected under Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586)
(9) Wetland-dependent species (including wetland-dependent species and waterbirds)

b頁 1 - 1(B)

TPB/R/S/KTN/1-93

tpbpd@pland.gov.hk

寄件者: "Debby Chan" <[redacted]>
收件者: "tpbpd" <tpbpd@pland.gov.hk>
副本: "Paul Zimmerman" <paul@designinghongkong.com>
傳送日期: 20/02/2014 下午 10:40
附加檔案: ~~DHK DPA TW CLHFS 1_Feb 2014.pdf;~~ DHK comments on draft KT and FLN OZP_ Feb 2014.pdf
主旨: Comments on OZPs (20 Feb 2014)

Dear Sirs,

Please see our comments on ozps attached.

Best Regards,
Debby Chan
Designing Hong Kong Limited
Tel: 3104 3107
Fax: 2187 2305
Unit 7, 5/F, Eastern Harbour Centre, 28 Hoi Chak Street, Quarry Bay, Hong Kong

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DesigningHongKong
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Hong Kong, 20 February 2014

Chairman and Members
Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
Fax: 2877 0245;
Email: tpbpd@pland.gov.hk

Dear Sirs,

Re: Draft Kwu Tung North Outline Zoning Plan No. S/KTN/1
Draft Fanling North Outline Zoning Plan No. S/FLN/1

We object to the captioned Draft Outline Zoning Plans for the following reason:

Importance of agriculture in Hong Kong

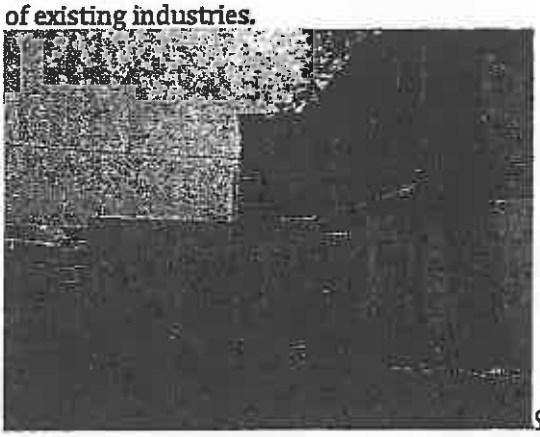
- We object to the loss of quality farmland in Kwu Tung North and Fanling North to urban development in the absence of a solid agriculture policy.
- According to Policy Agenda 2014, government promises to provide 'devising policy and measures to sustain and upgrade the development of local agricultural and fisheries sectors.' Existing condition in the proposed NENT NDA area could be enhanced and upgraded for sustainable farming and fisheries uses.
- Agriculture offers an opportunity for diversification of culture and lifestyles, and enhances Hong Kong competitiveness. Although limited, the resurging interest in agriculture will contribute to food safety and security.
- The public start to acknowledge the importance of local farmland.[1] Demand for good quality farmland is increasing significantly.
- Current planning policy is unfavorable for agricultural industries. As the size of potential farmland is diminishing by small house and storage developments and continues to impact land available even when zoned for agriculture uses we seek a strict and positive policy on the enhancement of agricultural resources including through protective zoning.
- Therefore, active farmland should be highly valued and preserved.

active farmland in Fanling North

[1] '農機處處復耕土地供不應求', "Apple Daily" http://hk.apple.nextmedia.com/news/art/20110919/15625267 , 19 September 2011

Impact assessment and lack of economic policy

- We are concerned that existing destructive land uses including open storage will be pushed to other areas in the New Territories. There appears to be no analyses or preventive measures. There appears to be no policy other than compensation for loss of property or business for rehabilitation and relocation of existing industries.



Storage could be found easily along the road in Kwu Tong

- Land resumption will break down the existing economic and social networks, availability of jobs and impact existing life styles.
- A clear identification of the number of residents, business operators, and employees within the areas has not been presented. Such assessment should also identify whether the residents are locally employed and where current employees and business owners actually reside. There appears to be no policy on how jobs for existing talent and skills will be accommodated.

Future segregation

- The proposed OZPs segregate the living areas by roads resulting in sterile areas and over engineered structures to the detriment of vibrancy and connectivity.
- There is a lack of a comprehensive cycling and pedestrian plan – consisting of track, shared road space, shared promenades, parking at housing, retail and transport nodes. The plan merely includes a network of tracks but fails to demonstrate how cycling and walking is promoted as part of everyday life.

Draft Kwu Tung North Outline Zoning Plan No. S/KTN/1

- The areas in North and South of the proposed Long Valley Nature Park are incompatible for development. As farmland and its ecological habitat require adequate sunshine and quality water, we are worried proposing development would fail the proposed park. Those areas should be zoned as 'Green Belt' or 'Conservation Area' to enhance the 'green lung' function and contribute to a quality living environment in the area.

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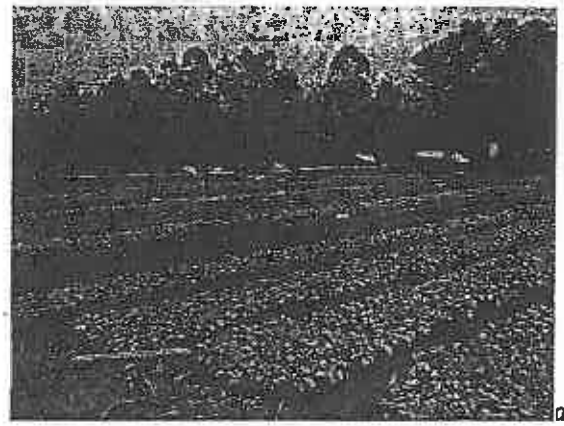

active farmland at the north of Long Valley

- According to the Development of NENT NDAs EIA Report, Contaminated soil has been identified in the NDA areas. But investigation has not been finished due to land ownership issues. This needs to be resolved before plans are finalized.
- According to the EIA, Three-banded Box Terrapin, a globally-threatened species, has been found in Ma Tso Lung Stream and any diversion of this stream should be avoided. The zoning for the stream and its riparian area should be zoned as 'Conservation Area'.

Draft Fanling North Outline Zoning Plan No. S/FLN/1

- There is inadequate shared green public area in the plan. No 'Green Belt' zoning in the plan, one small open space at the southern area and only a thin long open space along Ng Tung River. We doubt the effectiveness of the open space and more comprehensive provisions should be made.
- Rose Bitterling, an ecological valuable and rarely seen freshwater fish, has been spotted by a green group along the Ng Tung River meander within FLN. A proactive planning and zoning should be implemented to protect its habitat.
- Existing villages and farmland should be fully integrated and supported with an area enhancement plan including improvements of infrastructure and facilities beyond what is currently available in village environs.

Ma Shi Po Village is vitalized by the local villagers and concerned group.

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Education tour could be regarded as importance as Nature Park

Herewith we so submit for your consideration.

Designing Hong Kong limited
February 2014

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b頁 1 - 1(B)

tpbpd@pland.gov.hk

TPB/R/S/KTN/1-94

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附加檔案: TPB20140220(NENT NDA).pdf
主旨: Comments on Kwu Tung North, Fanling North,Ma Tso Lung & Hoo Hok Wai Outline Zoning Plan (OZP) (No: S/KTN/1, S/FLN/1, ~~S/NE-MTL/2~~)

Dear Sir/ Madam,

Attached please find our comments regarding the captioned.

Yours faithfully,
Ng Hei Man
Assistant Campaign Manager
The Conservancy Association

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20/02/2014

長春社 since 1968
The Conservancy Association
會址： 香港九龍青山道476號百佳商業中心1樓102室
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20th February 2014

Chairman and Members
Town Planning Board

E-mail: tpbpd@pland.gov.hk

Dear Sir/Madam,

Comments on Kwu Tung North, Fanling North,Ma Tso Lung & Hoo Hok Wai Outline Zoning Plan (OZP) (No: S/KTN/1, S/FLN/1, S/NE-MTL/2)

The Conservancy Association (CA) would object to the captioned OZPs (No: S/KTN/1, S/FLN/1, S/NE-MTL/2). The proposed zonings for North-east New Territories New Development Area (NENT NDA) still fail to consider ecological and agricultural concerns in full.

Kwu Tung North OZP (S/KTN/1) & Ma Tso Lung & Hoo Hok Wai OZP (S/NE-MTL/2) (See Figure 1 for the Planning Area)

1. Proposed Long Valley Nature Park (LVNP)

CA would highlight again that while we support the option of land resumption to conserve wetland and agricultural land, the importance to maintain habitat diversity and agricultural practice should be stated clearly in the planning intention of LVNP.

2. Proposed AGR (1) at the north of the proposed LVNP (Planning Area 18)

CA still regards that the proposed AGR (1) is not adequate in securing existing agricultural land and fish ponds, as well as providing a proper buffer to proposed LVNP in the south.

From records of CA and Hong Kong Bird Watching Society (HKBWS), the subject area had spotted over 140 bird species. Its ecological linkage with the proposed LVNP, Ho Sheung Heung Egretry and Deep Bay wetland ecosystem had been well established, and thus forms an integral part of the Inner Deep Bay and Shenzhen River Catchment Area Important Bird Area (IBA)

designated by BirdLife International. According to the minute of Advisory Council on the Environment (ACE) dated 9th September 2013, members also recommended strongly to CEDD to "*propose zoning the farmland at the north of the proposed LVNP as "CA" instead of agricultural uses (AGR) as recommended in the RODP for KTN NDA and the FLN NDA*", as it would "*provide better protect of the ecologically important habitat/birds flight path in the area*". These all prove that the ecological importance of agricultural land at the north of the proposed LVNP is highly recognized and definitely deserves a more proper protection through rezoning.

It is not convinced that the proposed AGR (1) would imply more stringent planning control to reflect the importance of this area. Details of Column 1 and Column 2 are indeed no significant differences between AGR (1) and the previous AGR (see Figure 2). In particular, once small house is still kept in Column 2, it will continue to create false hope to indigenous villagers on development potential in this area. Worse still, such loss of ecological linkage would cause LVNP to be isolated agricultural land and all efforts in conservation would be in vain.

CA recommended that this site should be protected by conservation zonings but not AGR (1). To maintain agricultural activities and ecological value, including the subject site in LVNP is the most preferable option.

3. Proposed OU (Business and Technology Park) in southwest LV (Planning Area 33 and 34)

LV is a place to promote eco-tourism with focus on conserving existing ecological and agricultural environment and therefore we do not agree with the suggestion of landmark and hotel to be put in such proximity to future LVNP. During the public engagement of NENT NDA, CA has already expressed great reservation of these suggestions due to its large scale, potential hydrological disruption on Sheung Yue River and adjacent agricultural land, and incompatible landscape. CA remains great opposition of the proposed zoning in Planning Area 33 and 34 as the proposed zoning would end up in introducing mass tourism followed by high road and pedestrian traffic.

For Planning Area 33, despite introduction of stepped building height concept towards Sheung Yue River, the resultant landscape is that eastern part of this site, which is closer to the proposed LVNP, would still have a higher building height with 55mPD and is totally not compatible to LVNP, not to say glare impact during nighttime. We are also doubtful of the 30m buffer at the eastern side of the site (see Figure 3) formed by a 18m-wide Non-building Area (NBA) and OU(A) right next to the subject site (Section 11.8e of KTN OZP), since Road P2, one of the primary road arteries in KTN, has indeed been aligned within this OU(A). Such green buffer may be possible to screen out disturbance of the OU (Business and Technology Park) but not the

Road P2.

CA insists that the scenic, natural LV itself has already served as a true landmark of KTN so that any artificial and concrete landmark should be cancelled from Planning Area 33 and even areas surrounding LV. Besides, no commercial elements promoting mass tourism, in particular hotel, should be included in Planning Area 33 and 34. Maximum building height of these 2 areas, in particular the eastern side of Planning Area 33, should be greatly reduced, similar to the adjacent village type development.

4. Northwestern part of KTN NDA (Planning Area 1 and Road R1)

For Ma Tso Lung Stream, its lower section is recorded as "moderate to high" in ecological value according Lok Ma Chau (LMC) Loop EIA report as it potentially provides habitat for the IUCN "Critically Endangered" Three-banded Box Terrapin *Cuora trifasicata*[1] and "Endangered" freshwater crab *Somanniathelphusa zanklon*[2].

CA supports to zone the riparian zone on the western side of the stream in GB, but for the eastern side, it is still encroached by the Road R1 linking to Lok Ma Chau Eastern Connection Road (LMC ECR) and G/IC, keeping a minimum width of 15m only according to NENT NDA EIA report (see figure 4). Despite the viaduct option for part of Road R1, the EIA report admits that "*engineering constraints would require the height of the viaduct to be less than 2m above ground for the section within 30m of the stream*" and "*would be impossible for vegetation to grow for much of the width of the viaduct*" (Section 13.1.4.5). The EIA report guarantees that "*the viaduct section will be of sufficient width for a faunal underpass to be formed alongside the stream*" (Section 13.8.2.2 – Measures to avoid disturbance and hydrological impacts on Ma Tso Lung Stream, tributaries and riparian corridor habitats), but whether such environment under viaduct would favour vegetation cover in the riparian zone and then be utilized by fauna is still questionable due to height constraint for vegetation growth.

We suggest to zone the entire stream and its riparian zone as conservation zonings such as "CA" and GB, and relocate various land uses in adjacent, such as brownfield (not abandoned farmland or rural settlement) in the KTN NDA.

In the discussion of ACE meeting dated 9th September 2013, one of the recommendations pursued by members is that "*CEDD should consider adjusting the design and alignment of Road R1 linking up to the proposed stadium to avoid diverting Ma Tso Lung Stream*". We are disappointed that the recommendation seems not to be taken into serious consideration if

[1] LMC Loop EIA Report Section 12.4.4.3
[2] LMC Loop EIA Report Section 12.4.4.6

referring to the existing alignment of Road R1 in KTN OZP. Since the proposal of Road R1 is mostly originated from the construction of LMC ECR, TPB members should bear in mind that EIA Subcommittee (EIASC) in 19th August 2013 had expressed grave concern on the justification of constructing LMC ERC due to ecological impact and exact traffic need. Having regard to the uncertainties, CEDD has carved out LMC ECR from LMC EIA report in 13th September 2013. To ensure no more false hope should be projected by building a shortcut in expense of Ma Tso Lung Stream, the section of Road R1 linking LMC ERC should be abandoned as well to secure Ma Tso Lung Stream, and also wetland in Ma Tso Lung and Hoo Hok Wai.

One may argue that Road R1 would improve the accessibility of the existing Ma Tso Lung village areas. We would suggest that it could be achieved by slightly improving the existing road network (i.e. Ma Tso Lung Road) in the area. It can strike a balance between engineering consideration and ecological protection, as compared with the proposal of LMC ERC linked with Road R1. As for alternative linkage from LMC Loop to KTN NDA, we would reiterate that Western Connection Road and LMC MTR station can serve the purpose of pedestrian, vehicular and emergency access.

Fanling North OZP (S/FLN/1) (See Figure 5 for the Planning Area)

CA is in great disappointment that no further initiatives have been taken in conserving agricultural land in Fanling North NDA. In general, agricultural land with good quality and high potential for rehabilitation should be resumed by the Government and then leased to tenants through new planning and management scheme, similar to the arrangement of LVNP. Particularly the areas below should require attention from TPB (see Figure 6).

1. Agricultural land in Ma Shi Po (Figure 7 and 8)

Regarding farming activities in Fanling North, while Development Bureau argued that "*some of those affected have moved to these areas only in recent years*"[3], it simply neglected that agricultural area, especially in Ma Shi Po, has been established in the study area for at least 100 years, and once formed close linkage with adjacent Lung Yeuk Tau and Luen Wo Market[4]. From the aspects of agricultural and cultural importance, not to say the comprehensive social value in agriculture, agricultural land in the study area is worthwhile for conservation.

Conserving agriculture in the subject area does not imply retaining agricultural land in status

[3] Please refer to the article "Building our future through pragmatic discussion" in "My Blog" in Development Bureau website (http://www.devb.gov.hk/en/home/my_blog/index_id_26.html)

[4] 長春社(2012), 保育香港歷史筆記, 第二期：馬屎埔百年農業區和龍躍頭駢和墟的關係 http://www.cahk.org.hk/heritage/conservation_note/201209V02a_updated.pdf

quo. Learning from the experience of Farm Rehabilitation Program which tenants cannot secure long-term lease for agricultural purpose from private owners and developers, we suggest that all agricultural land in Ma Shi Po should be resumed, co-orientated and managed by the Government. The rationale behind land resumption would be the fact that, as mentioned above, agriculture itself can serve multi-social functions within FLN NDA, such as community-based agriculture, low carbon community, open space, and so on, and agricultural land in Ma Shi Po is either in good quality or great potential for rehabilitation.

Strictly speaking the concept of land resumption to preserve agricultural land is not new with reference to KTN NDA through rezoning 37 ha of agricultural land in LVNP. Thus, we insist that the suggestion of protecting agriculture in FLN is not a hurdle to interrupt NDA project, but to attain more planning gain in FLN in future.

In short, we suggest to rezone the agricultural land in Ma Shi Po in OU (Agriculture Priority Area). The zone is primarily to protect existing agricultural land for the benefit of agriculture and promotion of sustainable agriculture and education, and to provide alternative public space to serve the needs of local residents and public majority. In general, new development is prohibited unless it is required to support agriculture. Land should be resumed by the Government.

2. Retained meanders and their adjacent land along Ng Tung River

Mitigation meanders along Ng Tung River were regarded as "environmentally friendly measures" under Ng Tung River channelization work (Main Drainage Channels for Fanling, Sheung Shui & Hinterland). According to the latest plan of NENT NDA, they would be mostly encroached by various land uses. We believe that FLN NDA can be an opportunity to revitalize/restore the channelized Ng Tung River by proper planning the mitigation meanders together with their adjacent land along Ng Tung River. In this way, we support the "CA" zones in both Fu Tei Au and near Wa Shan to reflect the ecological importance of these meanders.

We note that an "O" zone is proposed in Planning Area 12 to serve as a major recreational area in FLN (see Figure 9). We do believe that the site, with better planning, can secure land for both open space and sustainable agriculture instead of designing urban park same as other new towns and urban areas. The subject site was once abandoned agricultural land (see Figure 10) and its existing ecological value was limited despite retaining existing broadleaved trees and planting bamboo[5], according to the EIA report of Main Drainage Channels for Fanling, Sheung Shui & Hinterland. We opine that the management strategy can shift from purely ecological to restoring

[5] Please note Section 3.5.4.2 of the EIA report of Main Drainage Channels for Fanling, Sheung Shui & Hinterland

its function to agricultural purpose through, same as LVNP, resuming land adjacent to the meander. We thus suggest to rezone the "O" zone to OU (Agriculture Priority Area). The zone is primarily to secure land for sustainable agriculture and education, and to provide alternative public space to serve the needs of local residents and public majority. In general, new development is prohibited unless it is required to support agriculture.

Agricultural land adjacent to the mitigation meander lying between Planning Area 13 and 15 (see Figure 11 and 12) can apply the same concept by rezoning the proposed "R(B)", "R(A)4" and "O" zone into OU (Agriculture Priority Area). Development can be transferred elsewhere either within or outside the study area.

For the Planning Area 7, we are concerned if the proposed road alignment, OU(A) and OU(Sewage Pumping Station) would encroach the existing agricultural land (see Figure 13 and 14). Since Planning Area 7 is at the periphery rather than town centre of FLN NDA, its detailed design, comparatively, should have higher flexibility to be adjusted. To protect existing agricultural activities, it should be zoned with planning intention of the entire area focusing on preserving land for agriculture, such as GB and OU (Agriculture Priority Area).

Yours faithfully,

Ng Hei Man
Assistant Campaign Manager

Figure 1 Planning Area in Kwu Tung North

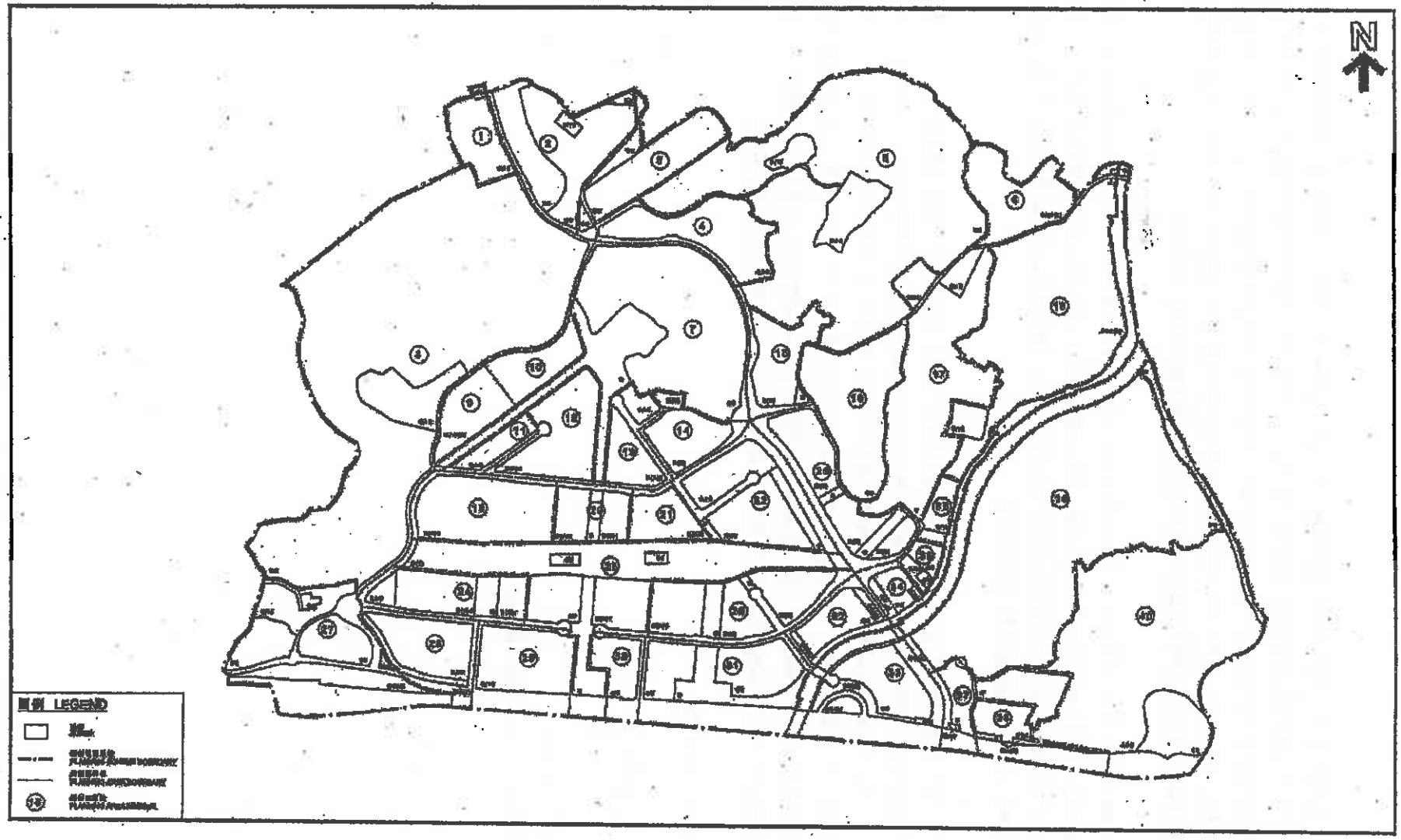


Figure 2 **Comparison between the proposed AGR (1) and the previous AGR at the north of the proposed LVNP (Planning Area 18)**

AGRICULTURE (1)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use On-Farm Domestic Structure Public Convenience Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Picnic Area Public Utility Installation Religious Institution (not elsewhere specified) Utility Installation for Private Project

Planning Intention

The zone is intended primarily to retain and safeguard the agricultural land/farm/fish ponds for agricultural purposes and to serve as a buffer to give added protection to the Long Valley Nature Park.

AGRICULTURE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre only) On-Farm Domestic Structure Public Convenience Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Animal Boarding Establishment Barbecue Spot Burial Ground Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Picnic Area Place of Recreation, Sports or Culture (House, Riding School, Hobby Farm, Fishing Ground only) Public Utility Installation Religious Institution (not elsewhere specified) School Utility Installation for Private Project

Planning Intention

This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

Figure 3 The interpretation of the "30m green buffer" according to Section 12.8.12 of the Explanatory Statement is 18m NBA and the adjacent amenity strip zoned OU(A) (red arrow). As Road P2 is right next to the green buffer and LVNP, it is questionable how the buffer can perform its function to secure the future LVNP.

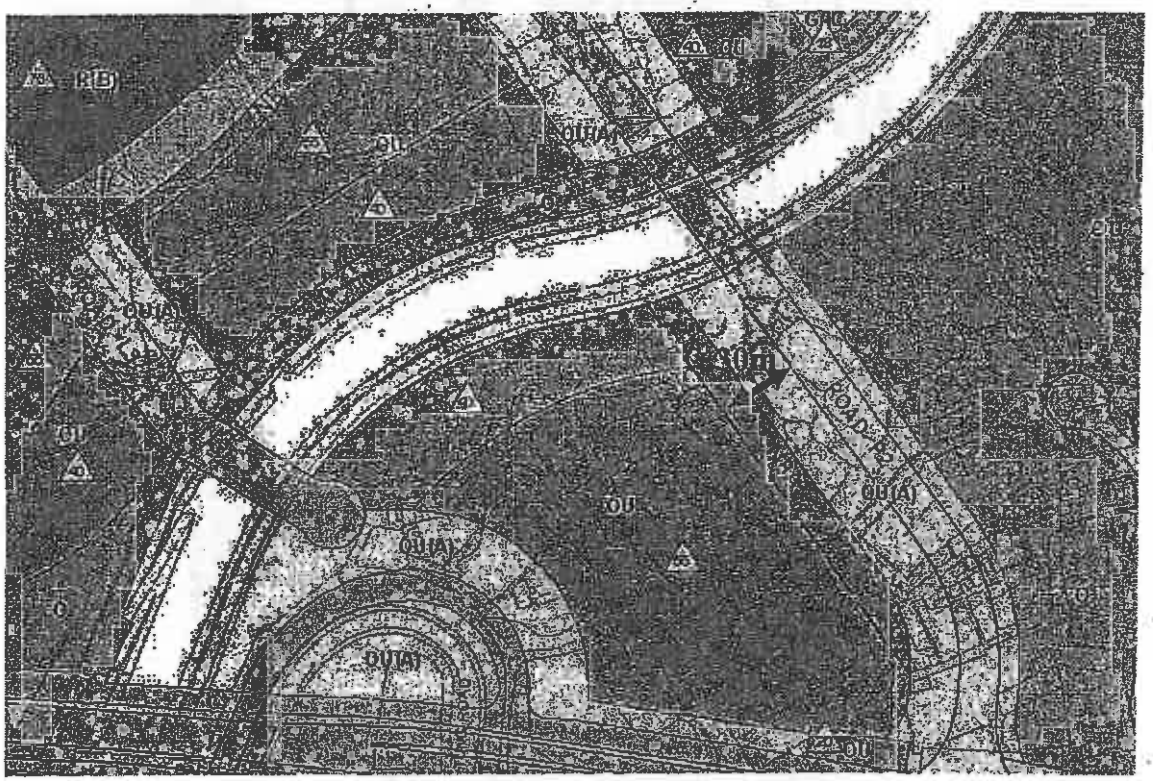
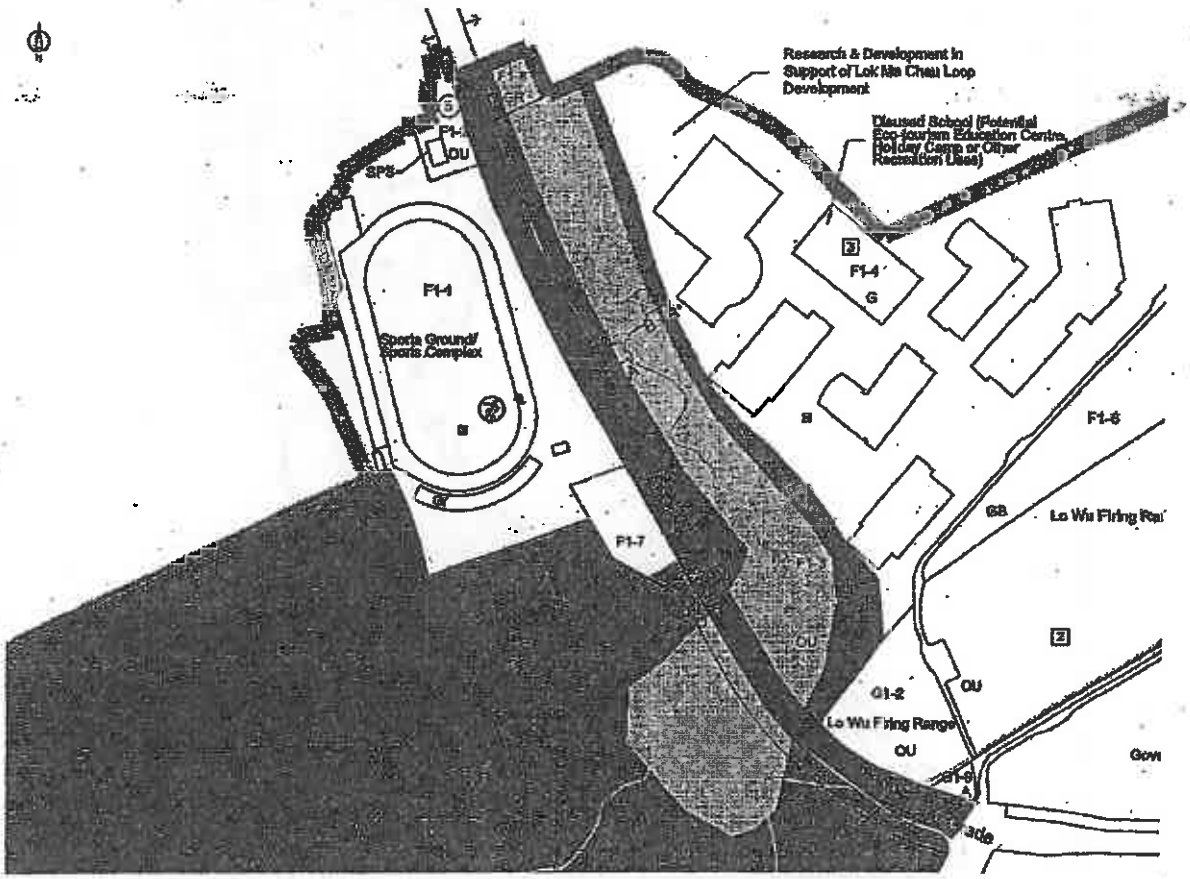


Figure 4 After stream diversion, the western riparian zone of Ma Tso Lung Stream would still be too narrow with only 15m (A to A'). Road R1 (red colour) is located right next to the stream (blue colour), thus encroaching part of its riparian zone[6].



[6] NENT NDA EIA Report Figure 13.16b (Indicative Plan of Riparian Corridor at Ma Tso Lung Stream Following Diversion and Restoration)

Figure 5 Planning Area in Fanling North

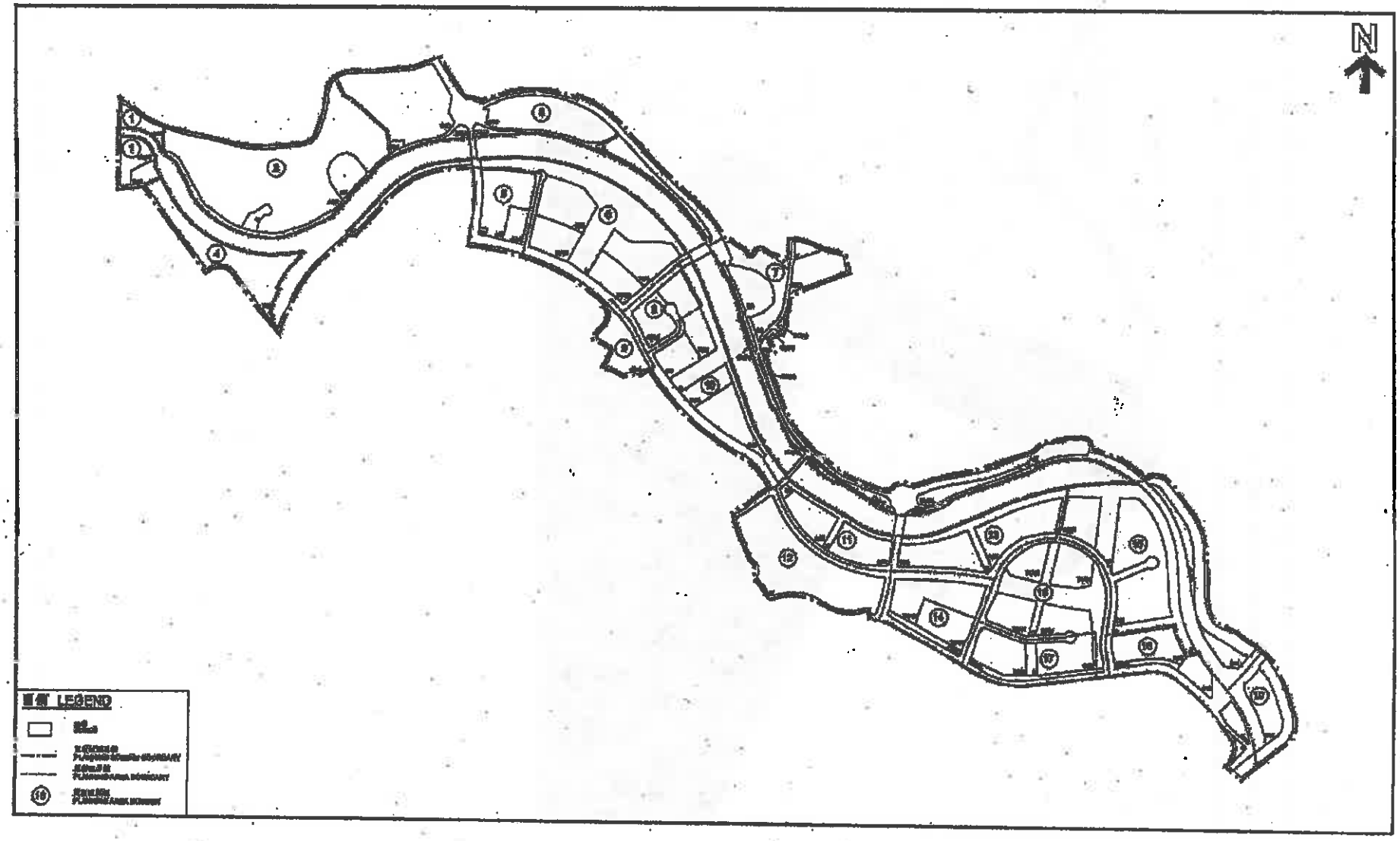


Figure 6 **With better planning, these area (marked in purple) can be either restored or enhanced into sites of agricultural importance**

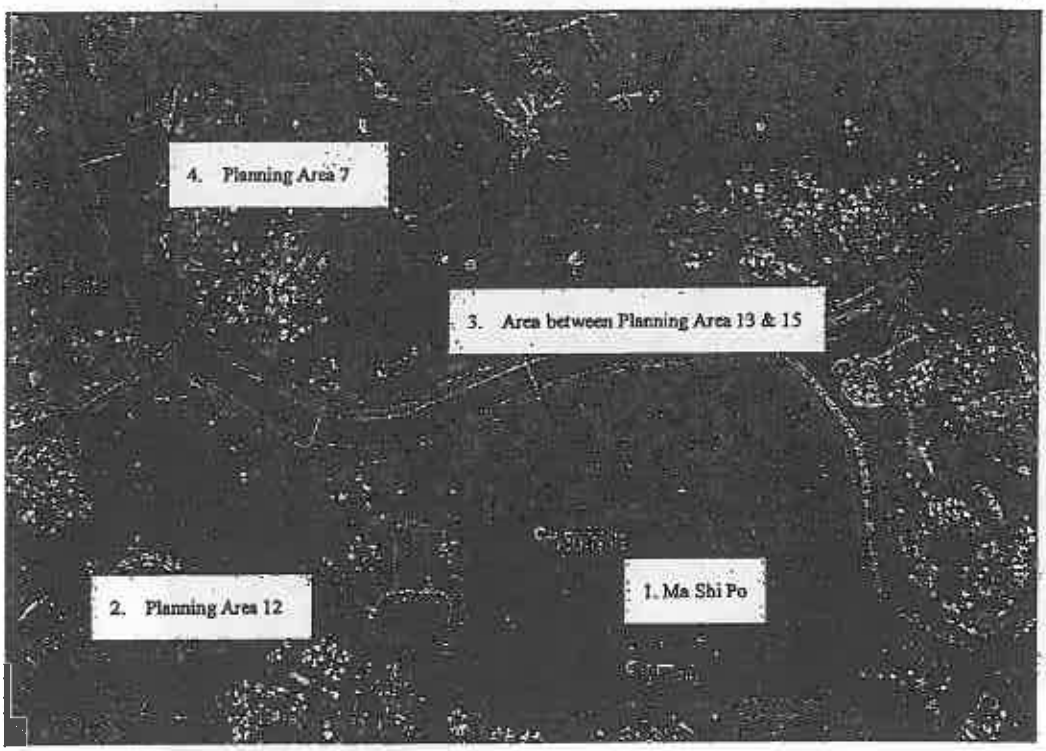
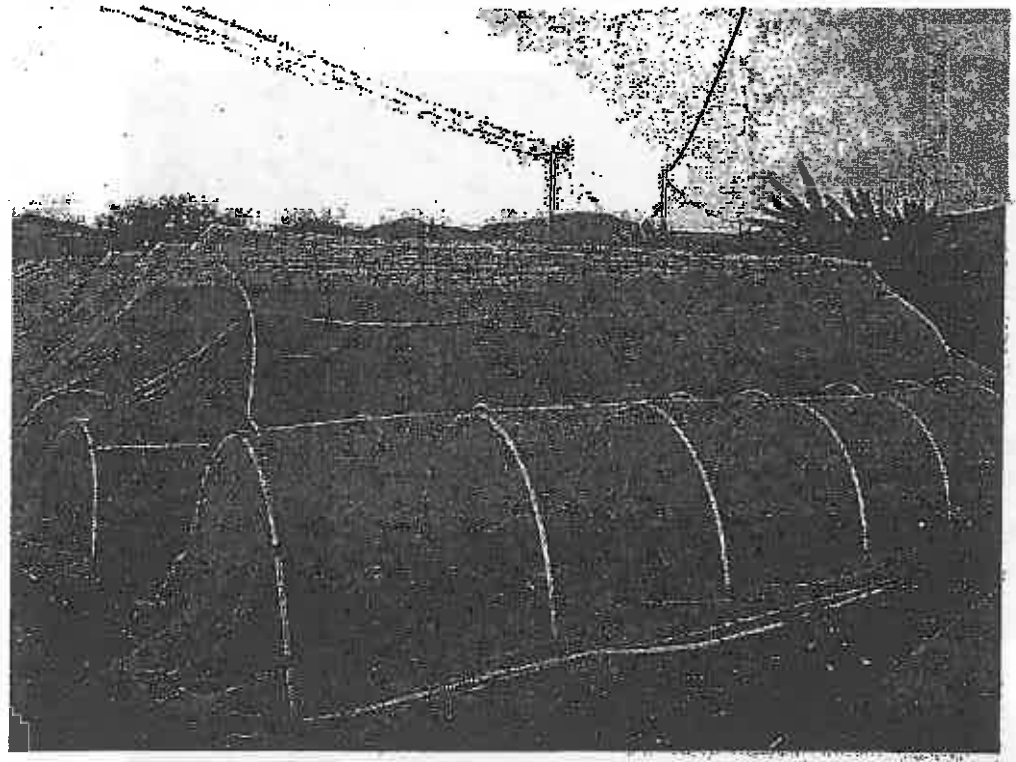


Figure 7 and 8 Agricultural land in Ma Shi Po



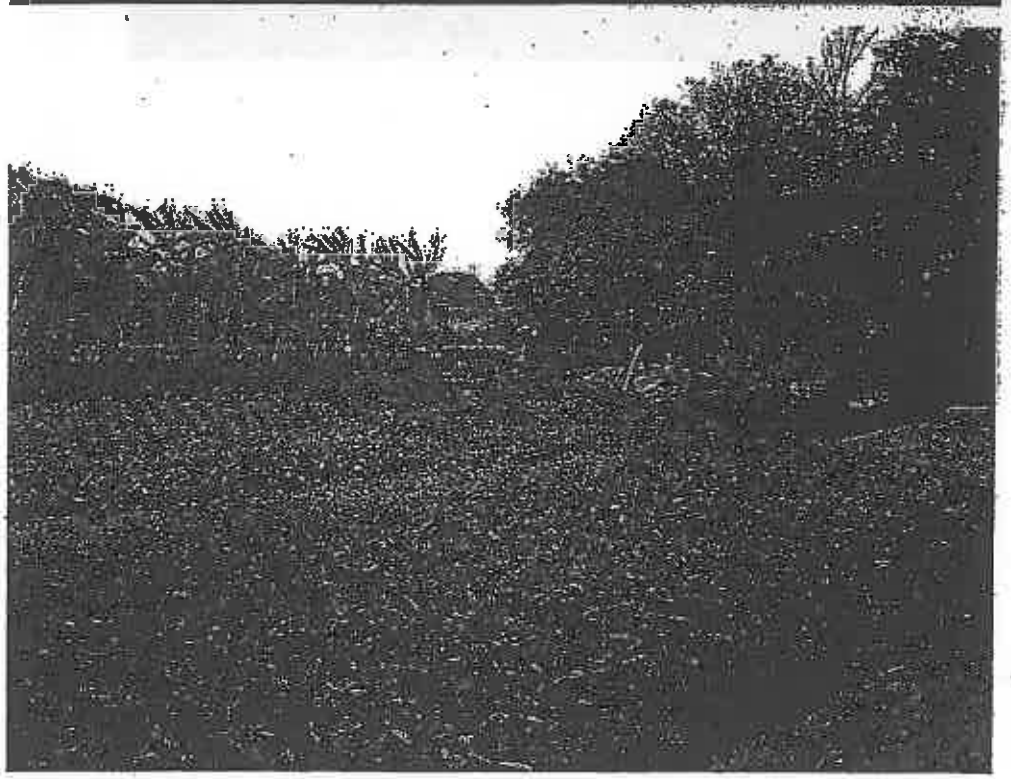


Figure 9 The proposed "O" zone (marked in red) now contains both plantation and small patches of agricultural land.

Figure 10 Major habitats before channelization of Ng Tung River. Land adjacent to Meander 8 (now zoned as "O") was once marked as "abandoned cultivation"

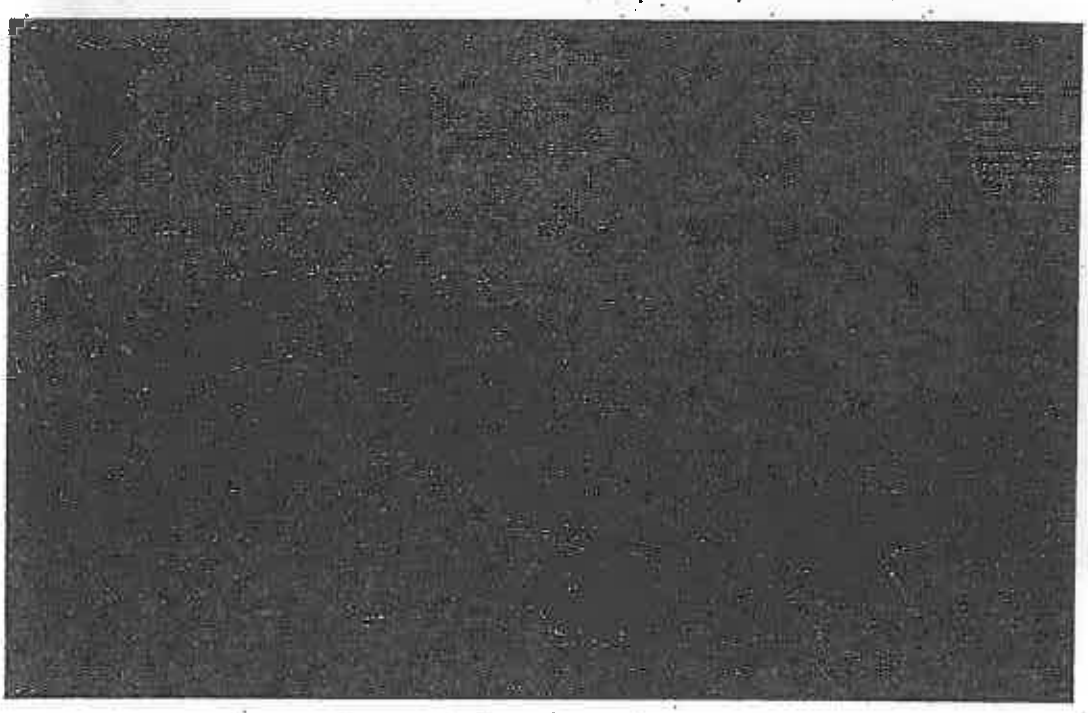
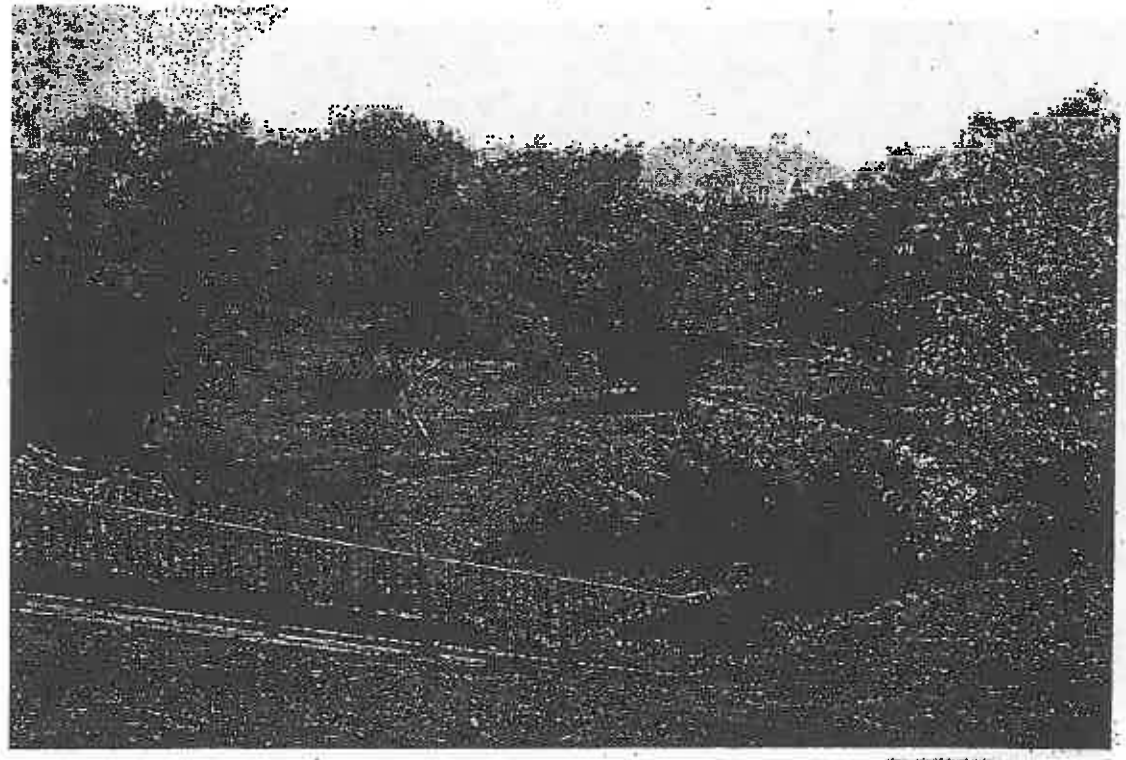


Figure 11 and 12 **The meander and its adjacent agricultural land between Planning Area 13 and 15. Note that some of the agricultural lands are still active in 2012.**



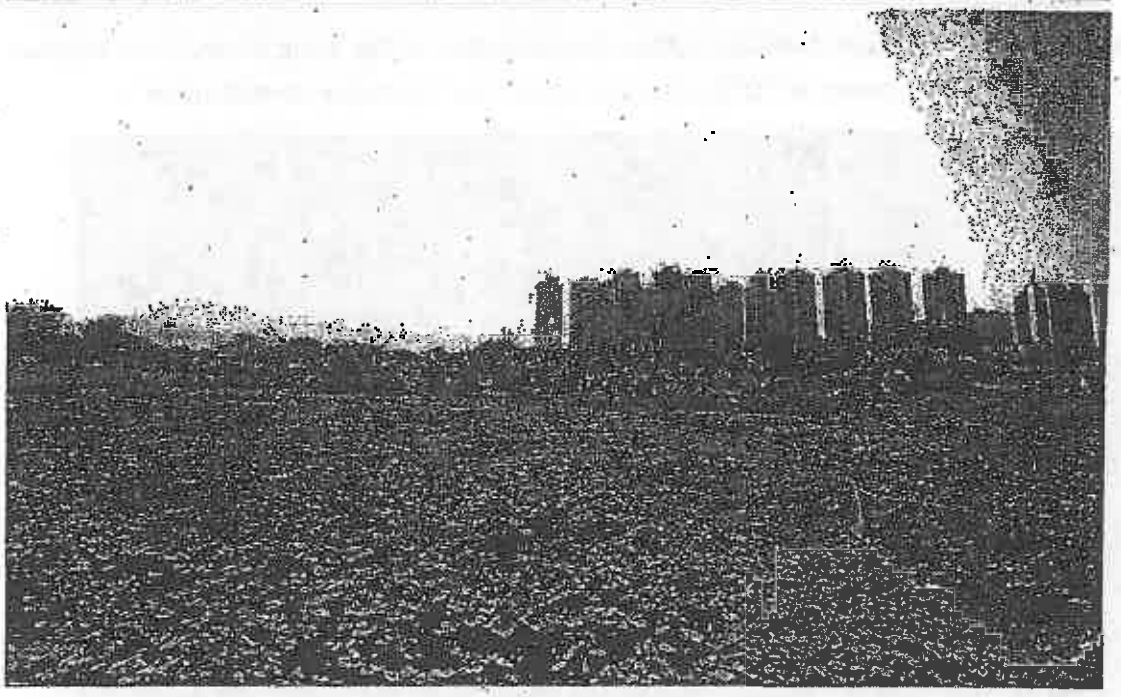
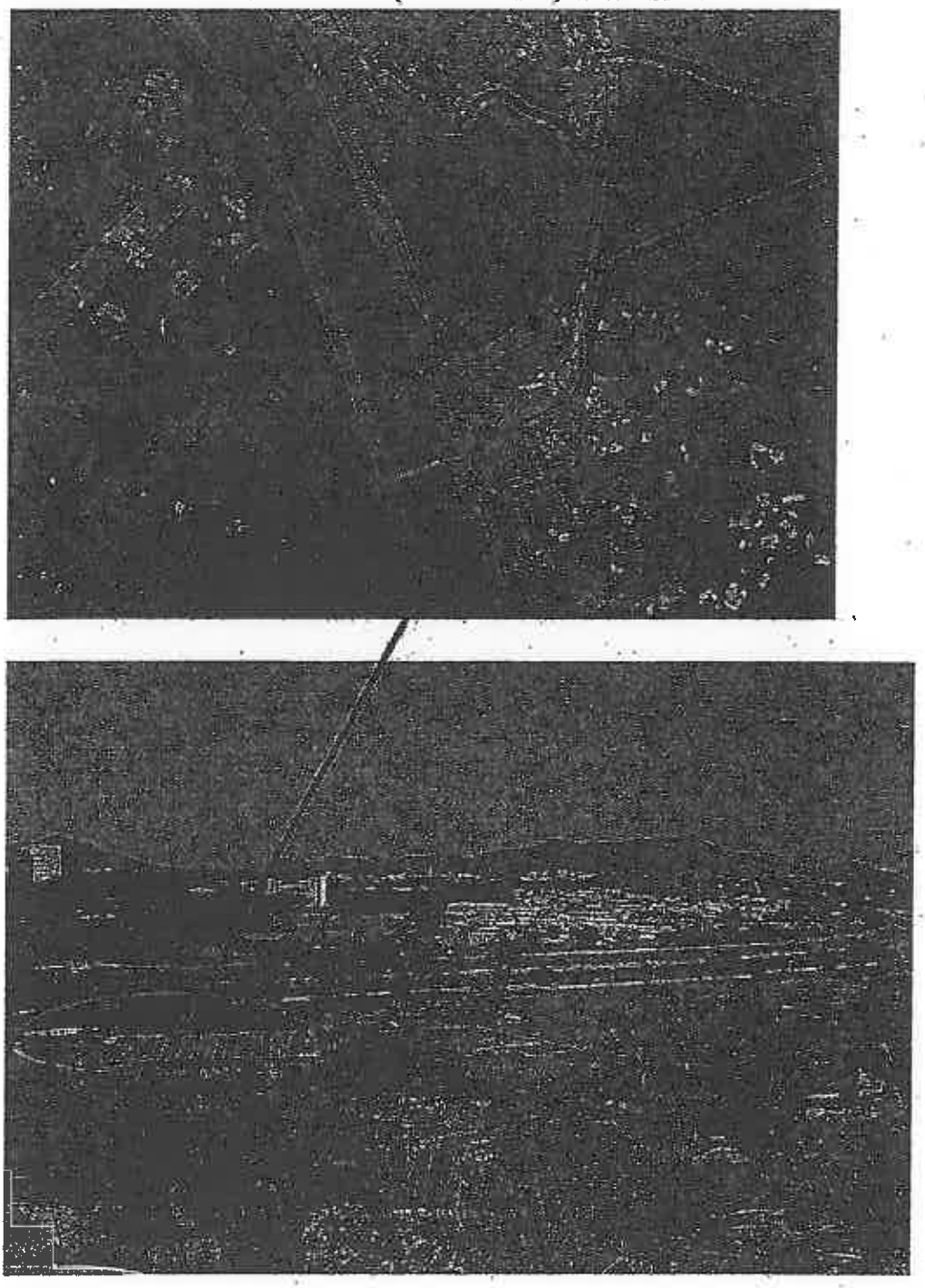


Figure 13 and 14 . The proposed road, amenity area and sewage pumping station would encroach active farmland (circled in red) in Wa Shan.



b頁 1 - 1(B)

tpbpd@pland.gov.hk

TPB/R/S/FLN/1-16

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傳送日期: 20/02/2014 上午 10:20
附加檔案: S_FLN_1_Fanling North_WWF_Feb 2014.pdf
主旨: S_FLN_1_Fanling North_WWF_Feb 2014

Dear Sir/Madam,

Please find attached our submission on the captioned.

Thank you for your attention.

Yours faithfully,

Andrew Chan
Assistant Conservation Officer, Local Biodiversity
WWF-Hong Kong
15/F, Manhattan Centre,
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Kwai Chung, New Territories
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Our Ref.: SHK /LDD 7/14
20 Feb 2014

Chairman and members
Town Planning Board
15/F North Point Government Offices,
333 Java Road, North Point, Hong Kong
(E-mail: tpbpd@pland.gov.hk)

By E-mail ONLY

Dear Sir/Madam,

Re: Draft Fanling North Outline Zoning Plan (No. S/FLN/1)

WWF welcomes the decision of retaining three Ng Tung River meanders in Fu Tei Au and Sheung Shui Wa Shan for conserving the rare freshwater fish, Rose bitterling. Also, we appreciate the decision to change the alignment of Faling Bypass to avoid shading effects to the meander at Sheung Shui Wa Shan. However, we are still of grave concern on the conservation of Rose bitterlings in the Area and want to make an **objection** on the captioned Fanling North Outline Zoning Plan (OZP) (No. S/FLN/1) with following reasons:

1) Conservation of Rose bitterling in Ng Tung River mitigation meander

1.1 Information discrepancy on the number of meanders at Plan Area 6

According to the layout of the draft Fanling North OZP attached in the Town Planning Board paper No. 9528, there should be two meanders retained in Plan Area 6 and are both zoned under "Open Space" zone. However, referring to the plan of the major refinements to the revised RODP (Plan No. FLN-2) from the same TPB paper, only the larger meander is shown and annotated as the retained meander (Fig. 1a & 1b) while the smaller meander is omitted. **We are of grave concern that the omitted meander, where Rose bitterling is also found, has been removed by the Project proponent for development from the present OZP. As such, the Government should clarify whether the smaller meander in Plan Area 6 was removed intentionally. We strongly regard that the omitted meander must be retained as well because of the presence of Rose bitterlings and its compatibility to the surrounding landscape features.**

1.2 Zoning the retained meanders at Plan Area 6 as "Conservation Area".

The captioned draft OZP proposed that the retained meanders at Plan Area 6 will be zoned as "Open Space" ("O") which the planning intention is "*for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public*"[1]. However, we view that "O" zoing will introduce human disturbance to the meanders subject to its planning intention. Instead, **we consider that "Conservation Area" ("CA") is a more appropriate zoning to protect the meanders and the Rose bitterlings from development and human disturbance effectively under the "CA" zoning with its intention "***to protect and retain the existing natural landscape, ecological, or topographical features of the area for conservation...purpose***"[2]. As such, we opine that the meanders in Plan Area 6 and their riparian zones should be zoned as "CA" to reflect their ecological value and offer adequate protections against developments and human disturbance.**

1.3 Zoning all affected meanders as "Undetermined" zone

Despite the retained meanders at Fu Tei Au and Sheung Shui Wa Shan, other meanders at Ng Tung River will be removed due to development and translocation of Rose bitterling is proposed as a mitigation measure. According to the Project proponent who suggested that the Rose bitterling will be translocated to the meanders of Sheung Yue River.[3] However, it is noted that the detailed proposal on the translocation plan, which is required under the approval condition of NENTNDA EIA repot[4], is still not available at the current stage. Information such as target number of populations, methodologies, habitat suitability of receiving sites, risk assessment, management plan and monitoring programme are lacking. With reference to the IUCN guidelines[5] which have pointed out that translocation outside species indigenous range may bring potentially high risks that are often difficult or impossible to predict with accuracy, and can be evident only long after translocation,[6] **while Rose bitterling requires muddy bed[7] habitat and its associated Swan mussels are highly sensitive to environmental change[8], we are of grave concern that meanders in Sheung Yue River may be finally not suitable to Rose bitterling and lead to failure of the translocation eventually. Therefore, we opine that all the affected meanders should be zoned as "Undetermined" before the proposed translocation is proven effective. If the trial is**

[1] Refer to the Schedule of Note of "Open Space" of draft OZP No. S/FLN/1
[2] Refer to the Schedule of Note of "Conservation Area" of draft OZP No. S/FLN/1
[3] Refer to Annex C of Report on the 124th EIA Subcommittee Meeting (ACE Paper 11/2013)
[4] Refer to paragraph (a) of the approval conditions of the NENTNDA EIA report (AEIAR: 175/2013)
[5] Refer to the IUCN Guidelines for Reinstroductions and Other Conservation Translocations
[6] IUCN/SSC (2013). *Guidelines for Reintroductions and Other Conservation Translocations. Version 1.0.* Gland, Switzerland: IUCN Species Survival Commission, viii + 57 pp.
[7] http://www.afcd.gov.hk/english/conservation/hkbiodiversity/speciesgroup/speciesgroup_freshwaterfish.html

proven unsuccessful, we consider that these affected meanders and their associated riparian zones should be retained and zoned as "CA" to protect the habitats of Rose bitterling and safeguard their populations.

1.4 Best practices for all retained meanders to prevent disturbance

Concerning the ecological sensitivity of the meanders and Rose bitterling, **we recommend that all the retained meanders should be fenced off to prevent any human disturbance and access.** Since some of them are located near open spaces which have public access, e.g. meanders at Plan Area 6, it is also safety consideration to erect fences around the meanders. Besides, **use of chemicals for landscape management should be restricted near the meanders to prevent any contamination which will cause significant ecological impacts to Rose bitterling and other species in the meanders.**

2) Relocation of Man Kam To Egretry

According to the approval condition of the NENTNDA EIA report, the proposed relocation Man Kam To Egretry to Fu Tei Au due to the construction of new road junction has to be proven success prior to commencement of construction work.[9] Adding to this proactive measure, **we consider that the egretry should be retained by reviewing the design of roundabout or moving it further northward and zoned as "CA" for protection if the proposed relocation is proven failure.**

We would be grateful if our objection could be duly considered by the Town Planning Board.

Yours faithfully,

Andrew Chan
Assistant Conservation Officer, Local Biodiversity

[8] Dudgeon, D. (1999). More about Hong Kong freshwater fishes. *Porcupine!* **19**: 7
[9] Refer to paragraph (c) of the approval conditions of the NENTNDA EIA report (AEIAR: 175/2013)

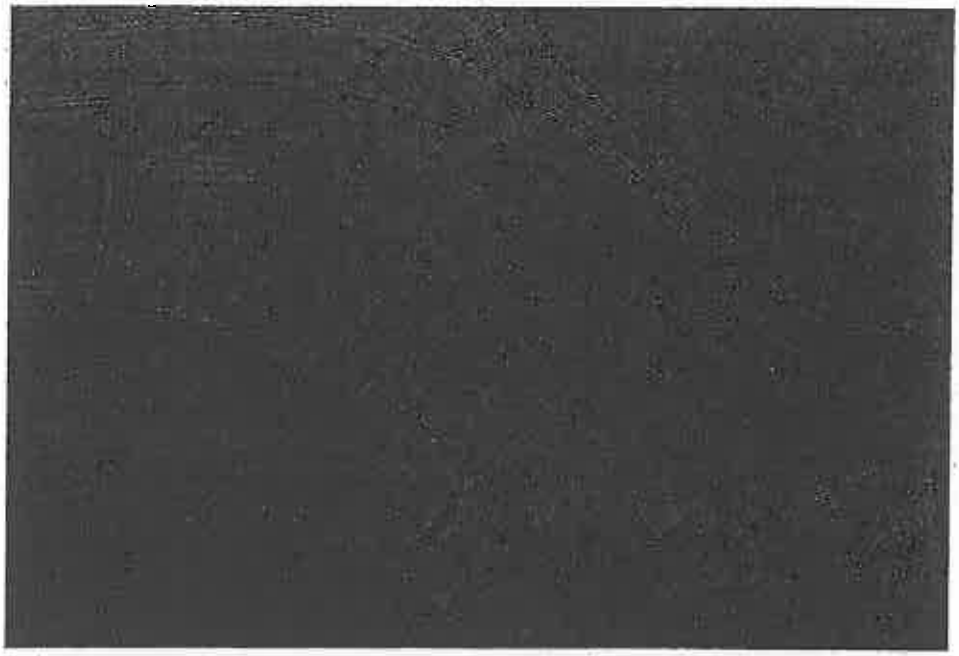

Figure 1a. The small meander shown on the draft OZP (red arrow)

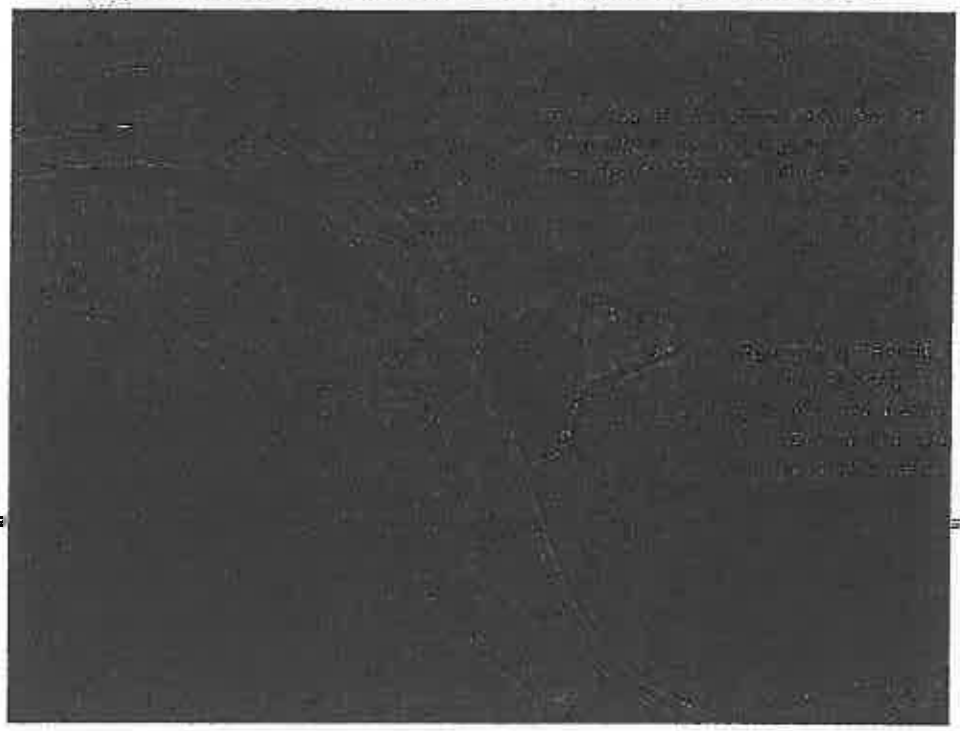

Figure 1b. The small meander not shown on the revised RODP (red arrow)

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TPB/R/S/FLN/1-17

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傳送日期: 20/02/2014 下午 05:53
附加檔案: HKBWS_comments_FanLingN_OZP.pdf; HKBWS_comments_ChuenLungHaFaShan.pdf; HKBWS_comments_KwuTungOZP.pdf
主旨: Comments on Kwu Tung N and Fanling N draft OZP; Chuen Lung/Ha Fa Shan DPA

Dear Sir or Madam,

Please refer to the attachments for our comments on the following:

1. Kwu Tung North draft OZP (S/KTN/1)
2. Fanling North draft OZP (S/FLN/1)
3. Chuen Lung and Ha Fa Shan draft DPA (DPA/TW-CLHFS/B)

Best regards,
Jocelyn Ho

Senior Conservation Officer
The Hong Kong Bird Watching Society
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THE HONG KONG BIRD WATCHING SOCIETY
Since 1957 成立

BirdLife INTERNATIONAL PARTNER
國際鳥盟成員

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

20 Feb 2014

Dear Sir/Madam,

Comments on the Draft Fanling North Outline Zoning Plan No. S/FLN/1

The Hong Kong Bird Watching Society (HKBWS) would like to raise our concerns on the draft Fanling North Outline Zoning Plan No. S/FLN/1.

Concerns on the Man Kam To Road egretry

Twenty nests comprising of Little Egret (*Egretta garzetta*) and Chinese Pond Heron (*Ardeola bacchus*) were recorded at the Man Kam To Road egretry in 2013[1]. Under the draft Outline Zoning Plan (OZP), this egretry would be destroyed by the provision of weapons training division[2]. Although the relocation of the egretry into the Conservation Area (CA) along the Ng Tung River has been proposed, there has not been any scientific evidence to prove that the relocation would be successful. Given that the choice of nesting locations for egrets depend on the availability of food source and level of disturbances nearby, there is no guarantee that the mitigation egretry provided in the CA zone will be used by egrets in the future. As such, we urge the Board to consider retaining the existing Man Kam To Road egretry by zoning it as CA.

Loss of agricultural land

Wet and dry agricultural land provide foraging and roosting opportunities for a diverse group of bird species including waterbirds, wetland-dependent species and farmland birds. This habitat type is becoming increasingly rare in Hong Kong due to development pressure of low-lying areas, this has resulted in the loss of suitable habitats for these birds[3]. Existing agricultural land at Ma Shi Po would be loss under the draft OZP as Ma Shi Po would be used for residential development. Although agricultural zoning has been proposed at Fu Tei Au (at the river mouth of Ng Tung River), there is concern that this area would not serve its intention of being used as agricultural land given the following reasons:

[1] Mai Po Inner Deep Bay Ramsar Site Waterbird Monitoring Programme 2013-14. Egretry Counts in Hong Kong with Particular reference to the Mai Po Inner Deep Bay Ramsar Site.
[2] North East New Territories New Development Areas (NENT NDA) Information Digest. July 2013.
[3] Ecology of the Birds of Hong Kong. Kadoorie Farm & Botanic Garden.

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1. Parts of this area is developed land with existing infrastructure[4] (Figure 1); and
2. A number of ponds and a mitigation wetland (Figure 1) exist there that would require filling. Filling of land/pond of 1.2 m or more would require planning permission from the Board which could be a disincentive for farmers to convert these water-bodies to arable land.

With these constraints, it is uncertain whether the proposed AGR zone would be used for farming purposes. According to the North East New Territories New Development Areas (NENT NDA) Information Digest (the Digest), "12 ha of land will be designated as AGR zone, in which existing farming practice could continue" [2]. Based on the reasons mentioned above, the 12 ha as stated in the Digest is an over-estimation of the amount of agricultural land that will be present during the operation of the NENT NDA. The HKBWS urges the Board to retain the existing agricultural land of Fanling North as much as possible, especially the large patch of farmland at Ma Shi Po.

The HKBWS respectfully requests the Town Planning Board to consider our concerns on the draft Fanling North OZP. Based on the reasons above, we hope the Board will strength conservation measures in the OZP by retaining existing egretry and farmland.

Yours faithfully,

Jocelyn Ho
Senior Conservation Officer
Hong Kong Bird Watching Society

cc:
AFCD - Mr. Wong, Director of Agriculture, Fisheries and Conservation
CEDD - Mr. Law, Chief Engineering/Project Division 2
Conservancy Association
Designing Hong Kong
Kadoorie Farm and Botanic Garden
WWF – Hong Kong

[4] EIA-213/2013 North East New Territories New Development Areas – EIA report. Habitat map Figure 13.5l

1522

Figure 1


Existing developed area in the proposed AGR zone
Existing water-bodies in the proposed AGR zone

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15/F, North Point Government Offices
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(E-mail: tpbpd@pland.gov.hk)

香港鳥會
THE HONG KONG BIRD WATCHING SOCIETY
Since 1957

20 Feb 2014

Dear Sir/Madam,.

Comments on the Draft Kwu Tung North Outline Zoning Plan No. S/KTN/1

The Hong Kong Bird Watching Society (HKBWS) would like to raise the following concerns and suggestions on the Draft Kwu Tung North Outline Zoning Plan No. S/KTN/1.

Safeguarding Long Valley and its surroundings

Insufficient protection for agricultural land east of Ho Sheung Heung

Since 2008, the HKBWS has recorded a total of 296 bird species at Long Valley and the agricultural area east of Ho Sheung Heung (HSH) (referred to as Ho Sheung Heung), 135 of the total species recorded there are considered to be species of conservation importance (Appendix 1)[1]. The bird species diversity here comprises of more than half of the total number of species recorded in Hong Kong[2], including globally and locally concerned species. Globally endangered species include Black-faced Spoonbill (*Platalea minor*), Japanese Night Heron (*Gorsachius goisagi*) and Yellow-breasted Bunting (*Emberiza aureola*)[3] and locally concerned Greater Painted-snipe (*Rostratula benghalensis*)[4].

Long Valley and HSH have similar habitat characteristics in that both are dominated by agricultural land[5] (Figure 1) and together they form an intact network of freshwater wetland suitable habitats for a diverse population of birds. In order to safeguard the ecological resources of Long Valley, sufficient statutory protection should be given to HSH. The HKBWS welcomes the protection of Long Valley in the current draft Outline Zoning Plan (OZP) by the provision of Long Valley Nature Park

[1] HKBWS unpublished data: bird survey results of Long Valley, Ho Sheung Heung and Fung Shui woodland since 2008. Surveys were conducted as part of the Nature Conservation Management of Long Valley by HKBWS and Conservancy Association.
[2] The total number of bird species recorded in Hong Kong is 522.
[3] Listed as Endangered (EN) in the IUCN Redlist - version 2013.2
[4] Greater Painted-snipe is listed as Local Concern under Fellowes et al. 2002.
[5] EIA-213/2013 North East New Territories New Development Areas – EIA report. Habitat map Figure 13.5h

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(LVNP), but we are concerned about the insufficient protection of HSH by the agriculture (AGR) (1) zone. The provision of the AGR (1) zone does not reflect the importance of this area and also neglects the findings of previous studies which have recognized the importance of HSH. Long Valley, HSH and the Fung Shui woodland west of HSH together are listed as one of the top ten priority sites of the New Nature Conservation Policy[6] (Figure 2). Jointly, Long Valley and HSH form part of the Inner Deep Bay and Shenzhen River catchment Important Bird Area (IBA) (Figure 3) where its importance to birds has been recognized by Birdlife International[7]. The North East New Territories New Development Areas (NENT NDA)[8] Environmental Impact Assessment (EIA) report ranks Long Valley and HSH as having high-to-very-high and high ecological value respectively. Ho Sheung Heung is also a known breeding site for 17 species of birds including the locally concerned Little Grebe (*Tachybaptus ruficollis*)[9]. Records of globally endangered Yellow-breasted Bunting and Black-faced Spoonbill have been obtained from HSH[1] (Figure 4). Finally, findings from the NENT NDA EIA Ho Sheung Heung egretry flight line survey revealed that over half (52.8%) of the egrets will forage in HSH and Long Valley[10] (Figure 5).

Given the importance of HSH based on its ecological connectivity to Long Valley and existing habitats, we urge that the Town Planning Board (the Board) to provide a similar level of statutory protection for HSH as LVNP by either an extension of the LVNP or by the provision of Conservation Area (CA) zoning. According to the draft OZP, the AGR zones north AGR (1) and south AGR of LVNP are intended to serve as a buffer to give added protection to LVNP. AGR (1) is specifically designed to, "minimize adverse impacts on fauna in Long Valley and fragmentation impacts on the flight-lines between Ho Sheung Heung and Long Valley" and any filling of land/pond requires permission from the Board. We recognize the good intention of the Board to implement stricter planning controls in the AGR (1) zone, however by controlling filling activities alone would not be sufficient enough to protect this area. We believe that the extension of LVNP or CA zoning should be applied, this would not only safeguard agricultural land, but it would also impose "presumption against development" which the AGR (1) zone does not.

[6] List of priority sites for enhanced conservation – New Nature Conservation Policy. Available at: http://www.afcd.gov.hk/english/conservation/con_nncp/con_nncp_list/con_nncp_list.html/

[7] Important Bird Areas in Asia: Key sites for conservation

[8] EIA-213/2013 North East New Territories New Development Areas – EIA report. Civil Engineering and Development Department

[9] Report on the importance of Long Valley and Ho Sheung Heung to breeding birds in Hong Kong 2012. Nature Conservation Management of Long Valley by HKBWS and Conservancy Association.

[10] EIA-213/2013 North East New Territories New Development Areas – EIA report. Findings of Egretry Flight Line Survey at Ho Sheung Heung: Figure 13.7

Impacts of the technology park and residential development in planning areas 32, 33, 34 and 36

Along the south-west side of LVNP a technology park and residential development are proposed. Due to the close proximity to LVNP, we are concerned that construction and operation phase disturbances from these developments would impose ecological impacts to LVNP. Given that the current conditions of this area is dominated by natural habitats (Figure 6), the provision of such land use would require vegetation clearance (loss of natural habitats) and also create disturbance impacts (human activities and light pollution) which then creates an edge-effect to the fauna within LVNP, making the south-western portion of LVNP to be unsuitable for sensitive bird species.

Building height limits to the technology park (planning areas 31, 32, 33 and 34) near LVNP of 40 mPD should be reduced so that the maximum building height is similar to currently existing structures in those areas. The increase of building height to 40 mPD would result in light disturbance impacts to birds in the LVNP, it also discourages birds from landing in LVNP. According to the Town Planning Guidelines Chapter 10, section 3.6.3, "when town plans are being prepared, the wider implications of conservation zones must be considered. Certain land uses are not satisfactory neighbors and the combination of uses within a particular area must be given careful thought". Development layout and land use of planning areas 32, 33, 34 and 36 should be reconsidered. We propose these areas to be zoned as CA or GB to discourage development and that existing natural habitats in this area should be retained as far as practicable (Figure 7).

In the draft OZP, section 12.8.12 states that, "urban design plan of planning area 33 shall be approved by the Director of Planning before development proceeds". We suggest to strengthen development controls not only in planning area 33 but also 32, 34 and 36 as well. Development layouts in these planning areas should not only require the approval by the Director of Planning but also the approval from the Director of Environmental Protection and Agriculture, Fisheries and Conservation. Given its close proximity to LVNP, the need for Ecological Impact Assessments should be considered to identify any potential impacts to birds of LVNP.

Provision of Conservation Area zoning in planning areas 2, 8 and 16

Planning areas 2, 8 and 16 are currently zoned as GB. Given the ecological value of Ma Tso Lung stream (planning areas 2 and 8) as being moderate to high ecological

value[11] and the Fung Shui woodland of planning area 16[5], these areas should be zoned as CA. In recent years, the government has responded to housing demand by proposing to rezone GBs for residential development in both 2013[12] and 2014[13] Policy Address. Designation of GBs for these three planning areas would not safeguard the ecological sensitive receivers in the long term.

The HKBWS respectfully requests the Town Planning Board to consider our concerns on the draft Kwu Tung North OZP. Based on the reasons above, we hope the Board will strength conservation measures in the OZP by introducing CA zone to HSH and to natural areas as discussed above.

Yours faithfully,

Jocelyn Ho
Senior Conservation Officer
Hong Kong Bird Watching Society

cc:
AFCD - Mr. Wong, Director of Agriculture, Fisheries and Conservation
CEDD – Mr. Law, Chief Engineering/Project Division 2
Conservancy Association
Designing Hong Kong
Kadoorie Farm and Botanic Garden
WWF – Hong Kong

[11] EIA-212/2013 Development of Lok Ma Chau Loop – EIA report. Civil Engineering and Development Department.
[12] 2013 Policy Address: Hong Kong SAR government. Section 73 (II). Available at: http://www.policyaddress.gov.hk/2013/eng/p73a.html
[13] 2014 Policy Address: Hong Kong SAR government. Section 125. Available at: http://www.policyaddress.gov.hk/2014/eng/p124.html

Figure 1 – Habitats of Ho Sheung Heung and Long Valley (NENT EIA)

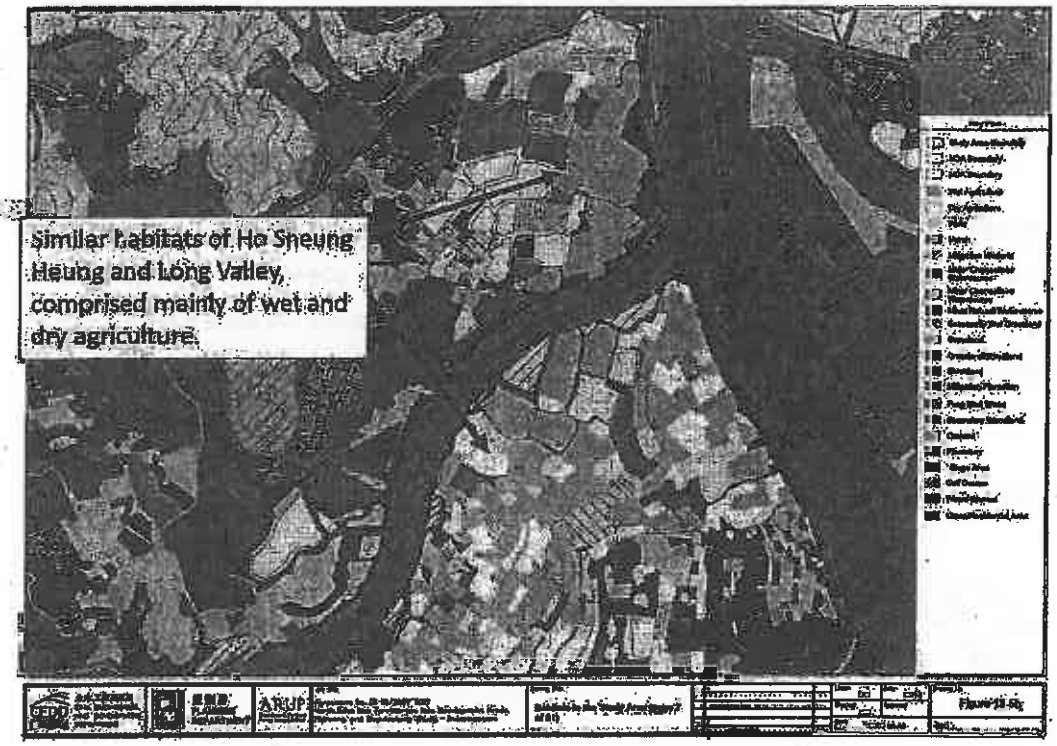


Figure 2 – Priority site of the New Nature Conservation Policy

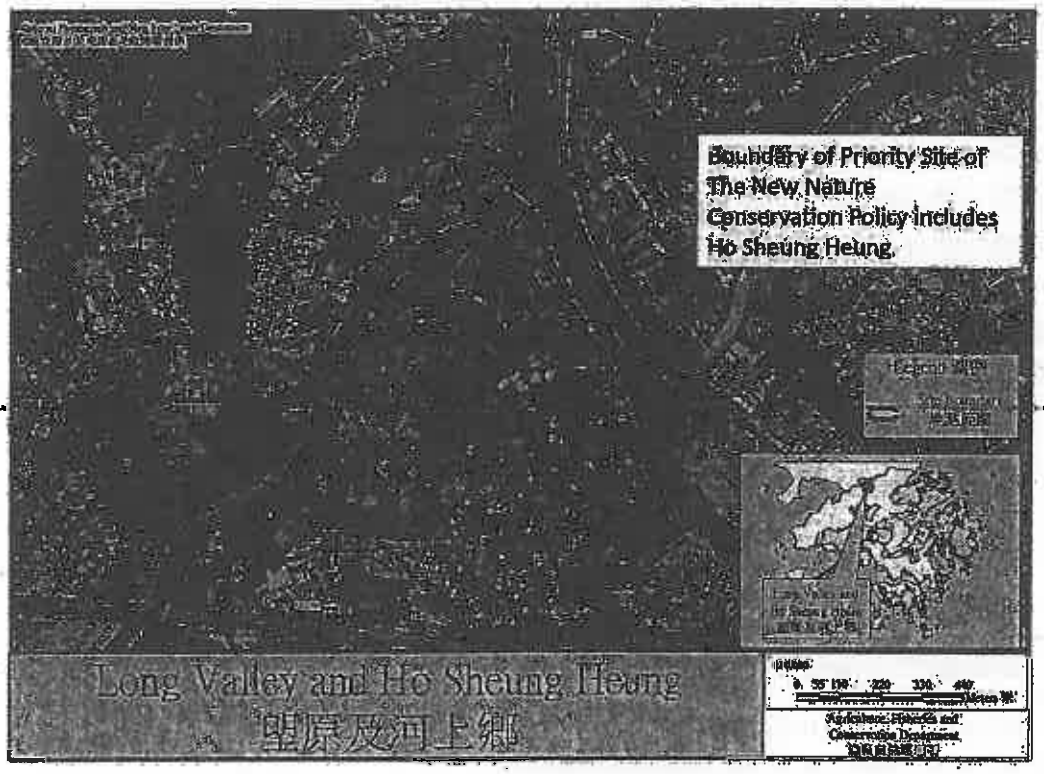


Figure 3 – Inner Deep Bay and Shenzhen River Catchment Important Bird Area

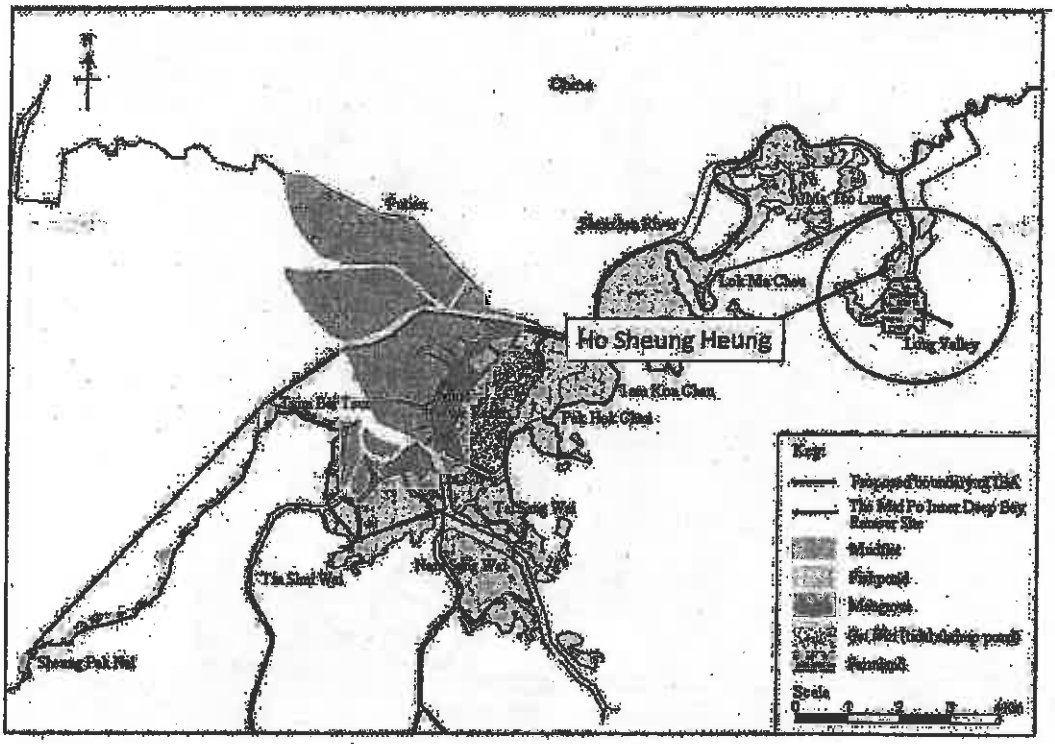


Figure 4 – Yellow-breasted Bunting and Black-faced Spoonbill

Figure 5 – Flight paths of Ho Sheung Heung Egretry (NENT EIA)

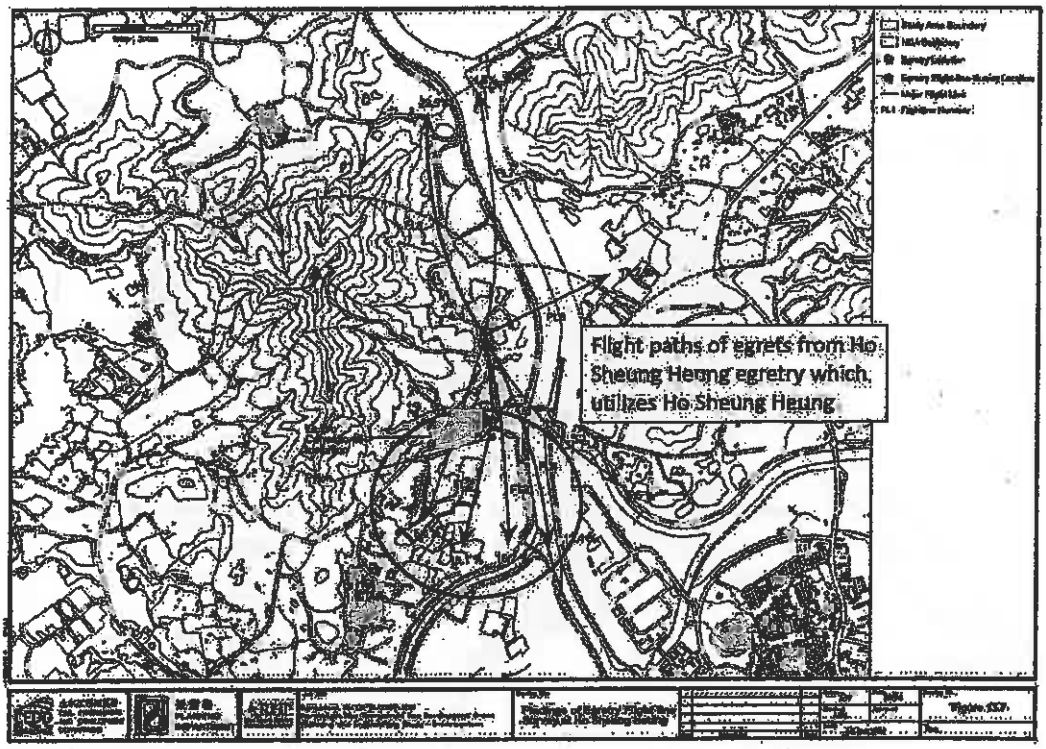


Figure 6 – Habitats of planning areas 31, 32, 33 and 34 (NENT EIA)

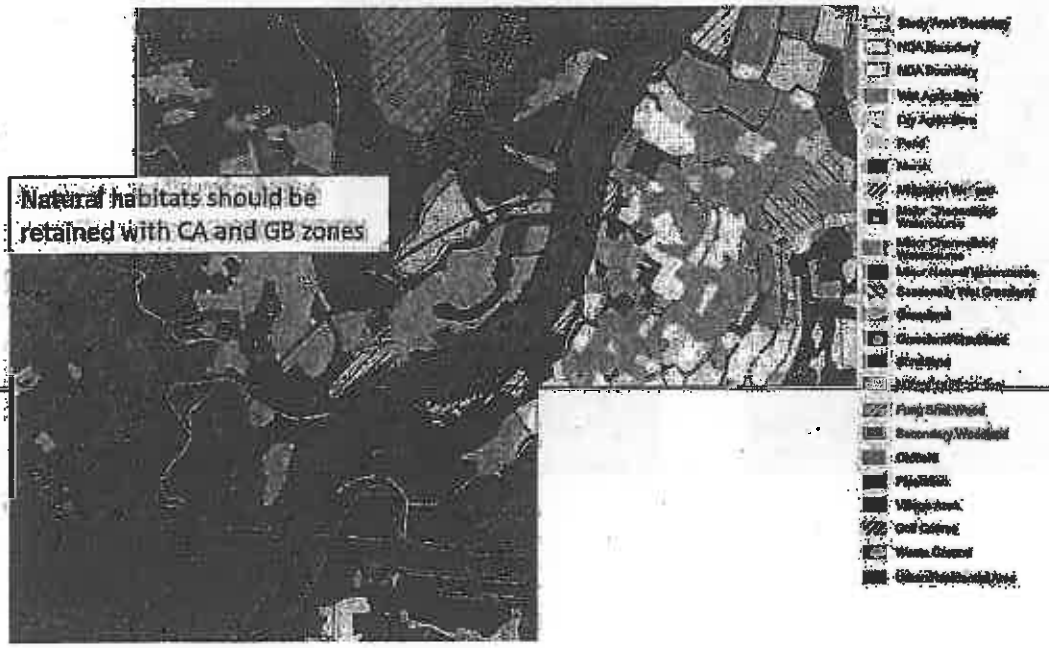
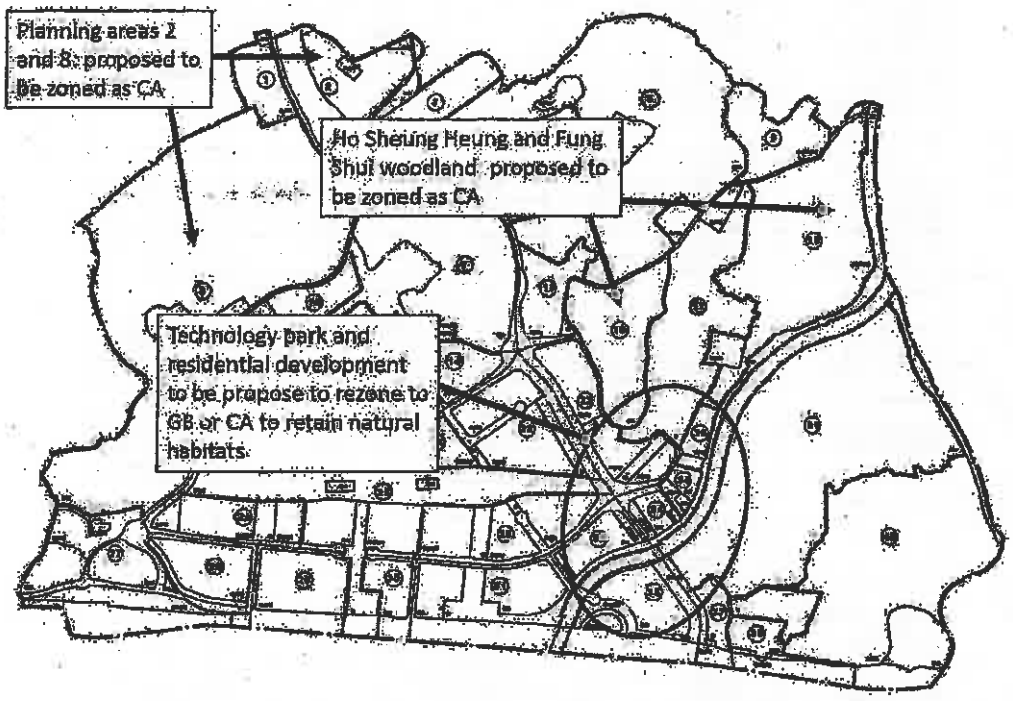


Figure 7 – Proposed zonings for Kwu Tung North Draft OZP



Appendix 1 - Bird Species Recorded at Long Valley, Ho Sheung Heung and Fung Shui woodland west of Ho Sheung Heung

Common Name	Scientific Name	Distribution in Hong Kong	Principal Status	Level of Concern	Protection Status in China	China Red Data Book	IUCN Red List (Version 2017.3)
Chinese Francolin	*Francolinus pintadeanus*	Common	R	-	-	-	-
Japanese Quail	*Coturnix japonica*	Scarce	W	LC	-	-	Near Threatened
Taiga Bean Goose	*Anser fabalis*	Found in Mai Po	-	-	-	-	-
Tundra Bean Goose	*Anser serrirostris*	Found in Mai Po	-	-	-	-	-
Greylag Goose[1]	*Anser anser*	Occasional	-	-	-	-	-
Mandarin Duck[3]	*Aix galericulata*	Scarce	-	-	Class II	Vulnerable	-
Gadwall[3]	*Anas strepera*	Scarce	W	-	-	-	-
Falcated Duck[3]	*Anas falcata*	Uncommon	W	RC	-	-	Near Threatened
Eurasian Wigeon[3]	*Anas penelope*	Winter Visitor	W	RC	-	-	-
Mallard[3]	*Anas platyrhynchos*	Uncommon	W	RC	-	-	-
Indian Spot-billed Duck[3]	*Anas poecilorhyncha*	Resident	W,P	RC	-	-	-
Chinese Spot-billed Duck	*Anas zonorhyncha*	Resident and winter visitor	-	-	-	-	-
Northern Shoveler[3]	*Anas clypeata*	Abundant	W	RC	-	-	-
Northern Pintail[3]	*Anas acuta*	Abundant	W	RC	-	-	-
Garganey[3]	*Anas querquedula*	Common	M,W	-	-	-	-
Eurasian Teal[3]	*Anas crecca*	Common	W	RC	-	-	-
Little Grebe[3]	*Tachybaptus ruficollis*	Common	P	LC	-	-	-
Eurasian Spoonbill[1,3]	*Platalea leucorodia*	Scarce	W	LC	Class II	Vulnerable	-
Black-faced Spoonbill[3]	*Platalea minor*	Common	W	PGC	Class II	Endangered	Endangered
Eurasian Bittern[3]	*Botaurus stellaris*	Scarce	W	RC	-	-	-
Yellow Bittern[3]	*Ixobrychus sinensis*	Uncommon	M,Su	(LC)	-	-	-
Von Schrenck's Bittern[3]	*Ixobrychus eurhythmus*	Scarce	M	RC	-	-	-
Cinnamon Bittern[3]	*Ixobrychus cinnamomeus*	Scarce	M	LC	-	-	-
Black Bittern[3]	*Dupetor flavicollis*	Scarce	M	LC	-	-	-
Japanese Night Heron	*Gorsachius goisagi*	Scarce	-	-	-	-	Endangered
Black-crowned Night Heron[3]	*Nycticorax nycticorax*	Common	P	(LC)	-	-	-
Striated Heron[3]	*Butorides striatus*	Uncommon in summer, Scarce in winter	Su	(LC)	-	-	-
Chinese Pond Heron[3]	*Ardeola bacchus*	Common	P	PRC (RC)	-	-	-
Eastern Cattle Egret[3]	*Bubulcus coromandus*	Common	P	(LC)	-	-	-
Grey Heron[3]	*Ardea cinerea*	Common	W	PRC	-	-	-
Purple Heron[3]	*Ardea purpurea*	Uncommon	AM,P	RC	-	-	-
Great Egret[3]	*Ardea modesta*	Common	P	PRC (RC)	-	-	-
Intermediate Egret[3]	*Egretta intermedia*	Common	M,P	RC	-	-	-
Little Egret[3]	*Egretta garzetta*	Common	P	PRC (RC)	-	-	-
Swinhoe's Egret[3]	*Egretta eulophotes*	Scarce	SpM	GC	Class II	Endangered	Vulnerable
Dalmatian Pelican[1,3]	*Pelecanus crispus*	Uncommon	W	RC	Class II	-	Vulnerable
Great Cormorant[3]	*Phalacrocorax carbo*	Common	W	PRC	-	-	-
Western Osprey[1,3]	*Pandion haliaetus*	Common	W	RC	-	Rare	-
Black Baza[3]	*Aviceda leuphotes*	Uncommon	M,Su	-	Class II	-	-
Crested Honey Buzzard[3]	*Pernis ptilorhyncus*	Scarce	AM	LC	Class II	Vulnerable	-
Black-winged Kite[3]	*Elanus caeruleus*	Occasional	O	LC	Class II	Vulnerable	-
Black Kite[1,3]	*Milvus migrans*	Common	W,R	(RC)	Class II	-	-
White-bellied Sea Eagle[1,3]	*Haliaeetus leucogaster*	Uncommon	R	(RC)	Class II	-	-
Eurasian Black Vulture[3]	*Aegypius monachus*	Rare	W	-	Class II	Vulnerable	Near Threatened
Crested Serpent Eagle[3]	*Spilornis cheela*	Uncommon	R,M	(LC)	Class II	Vulnerable	-
Eastern Marsh Harrier[1,3]	*Circus spilonotus*	Common	W	LC	Class II	-	-
Pied Harrier[3]	*Circus melanoleucos*	Scarce	AM	LC	Class II	-	-
Crested Goshawk[3]	*Accipiter trivirgatus*	Uncommon	R	-	Class II	Rare	-
Chinese Sparrowhawk[3]	*Accipiter soloensis*	Uncommon	SpM	-	Class II	-	-
Japanese Sparrowhawk[3]	*Accipiter gularis*	Uncommon	M	-	Class II	-	-
Besra[3]	*Accipiter virgatus*	Scarce	R	-	Class II	-	-
Eurasian Sparrowhawk[3]	*Accipiter nisus*	Scarce	W	-	Class II	-	-
Northern Goshawk	*Accipiter gentilis*	-	-	-	-	-	-
Grey-faced Buzzard[3]	*Butastur indicus*	Uncommon	SpM	-	Class II	Rare	-
Eastern Buzzard[1,3]	*Buteo japonicus*	Common	W	-	Class II	-	-
Greater Spotted Eagle[1,3]	*Clanga clanga*	Scarce	W	GC	Class II	Rare	Vulnerable
Eastern Imperial Eagle[1,3]	*Aquila heliaca*	Common	W	GC	Class I	Vulnerable	Vulnerable
Bonelli's Eagle[1,3]	*Aquila fasciata*	Scarce	R	(RC)	Class II	Rare	-
Mountain Hawk Eagle[3]	*Nisaetus nipalensis*	Occasional	-	-	Class II	-	-
Common Kestrel[3]	*Falco tinnunculus*	Common	AM,W	-	Class II	-	-
Amur Falcon	*Falco amurensis*	Rare	-	-	Class II	-	-
Eurasian Hobby[3]	*Falco subbuteo*	Uncommon	M,Su	(LC)	Class II	-	-
Peregrine Falcon[1,3]	*Falco peregrinus*	Scarce	R,W	(LC)	Class II	Rare	-
Slaty-legged Crake	*Rallina eurizonoides*	Common	P	-	-	-	-
Slaty-breasted Rail[3]	*Gallirallus striatus*	Scarce	R	RC	-	Rare	-
Western Water Rail	*Rallus aquaticus*	Scarce	-	-	-	-	-
White-breasted Waterhen[3]	*Amaurornis phoenicurus*	Common	R	-	-	-	-
Baillon's Crake[3]	*Porzana pusilla*	Scarce	M	-	-	-	-
Ruddy-breasted Crake	*Porzana fusca*	Scarce	M,W	LC	-	-	-
Watercock[3]	*Gallicrex cinerea*	Scarce	M	RC	-	-	-
Common Moorhen[3]	*Gallinula chloropus*	Common	R	-	-	-	-
Eurasian Coot[3]	*Fulica atra*	Common	W	RC	-	-	-
Yellow-legged Buttonquail	*Turnix tanki*	Scarce	M	-	-	-	-
Barred Buttonquail	*Turnix suscitator*	Scarce	M	-	-	Indeterminate	-
Black-winged Stilt[3]	*Himantopus himantopus*	Common	W	RC	-	-	-
Pied Avocet[3]	*Recurvirostra avosetta*	Abundant	W	RC	-	-	-
Northern Lapwing[3]	*Vanellus vanellus*	Scarce	W	LC	-	-	-

Appendix 1 - Bird Species Recorded at Long Valley, Ho Sheung Heung and Fung Shuí woodland west of Ho Sheung Heung

Grey-headed Lapwing[6]	*Vanellus cinereus*	Scarce	W	LC	-	-	-
Pacific Golden Plover[6]	*Pluvialis fulva*	Common	M,W	LC	-	-	-
Grey Plover[6]	*Pluvialis squatarola*	Abundant	W	RC	-	-	-
Little Ringed Plover[6]	*Charadrius dubius*	Common	W,R	(LC)	-	-	-
Kentish Plover[6]	*Charadrius alexandrinus*	Abundant	W	RC	-	-	-
Greater Painted-snipe[6]	*Rostratula benghalensis*	Passage migrant and winter visitor	M,R	LC	-	-	-
Pheasant-tailed Jacana[6]	*Hydrophasianus chirurgus*	Scarce	M	LC	-	-	-
Eurasian Woodcock	*Scolopax rusticola*	Scarce	W	-	-	-	-
Pintail Snipe[6]	*Gallinago stenura*	Common	M	-	-	-	-
Swinhoe's Snipe[6]	*Gallinago megala*	Uncommon	M	LC	-	-	-
Common Snipe[6]	*Gallinago gallinago*	Common	W	-	-	-	-
Asian Dowitcher[6]	*Limnodromus semipalmatus*	Common	M	RC	-	Rare	Near Threatened
Black-tailed Godwit[6]	*Limosa limosa*	Common	M,W	RC	-	Indeterminate	Near Threatened
Little Curlew[6]	*Numenius minutus*	Scarce	SpM	LC	-	-	-
Whimbrel[6]	*Numenius phaeopus*	Common	M	LC	-	-	-
Eurasian Curlew[6]	*Numenius arquata*	Abundant	W/M	RC	-	-	Near Threatened
Far Eastern Curlew[6]	*Numenius madagascariensis*	Scarce	M	LC	-	-	Vulnerable
Spotted Redshank[6]	*Tringa erythropus*	Abundant	W/M	RC	-	-	-
Common Redshank[6]	*Tringa totanus*	Common	W	RC	-	-	-
Marsh Sandpiper[6]	*Tringa stagnatilis*	Common	M,W	RC	-	-	-
Common Greenshank[6]	*Tringa nebularia*	Abundant	M,W	RC	-	-	-
Green Sandpiper[6]	*Tringa ochropus*	Uncommon	W	-	-	-	-
Wood Sandpiper[6]	*Tringa glareola*	Common	M,W	LC	-	-	-
Grey-tailed Tattler[6]	*Tringa brevipes*	Common	M	LC	-	-	-
Terek Sandpiper[6]	*Xenus cinereus*	Common	M	RC	-	-	-
Common Sandpiper[6]	*Actitis hypoleucos*	Common	M,W	-	-	-	-
Red-necked Stint[6]	*Calidris ruficollis*	Abundant	M	LC	-	-	-
Temminck's Stint[6]	*Calidris temminckii*	Uncommon	M,W	LC	-	-	-
Long-toed Stint[6]	*Calidris subminuta*	Uncommon	M	LC	-	-	-
Pectoral Sandpiper[6]	*Calidris melanotos*	Scarce	M	LC	-	-	-
Sharp-tailed Sandpiper[6]	*Calidris acuminata*	Common	M	LC	-	-	-
Curlew Sandpiper[6]	*Calidris ferruginea*	Common	SpM	RC	-	-	-
Dunlin[6]	*Calidris alpina*	Abundant	W	RC	-	-	-
Broad-billed Sandpiper[6]	*Limicola falcinellus*	Uncommon	M	LC	-	-	-
Ruff[6]	*Philomachus pugnax*	Scarce	M	LC	-	-	-
Red-necked Phalarope[6]	*Phalaropus lobatus*	Common	M	-	-	-	-
Oriental Pratincole[6]	*Glareola maldivarum*	Passage migrant	M	LC	-	-	-
Black-headed Gull[6]	*Chroicocephalus ridibundus*	Common	W	PRC	-	-	-
Mew Gull[6]	*Larus canus*	Scarce	W	LC	-	-	-
Bridled Tern	*Onychoprion anaethetus*	Uncommon	Su,M	-	-	-	-
Whiskered Tern[6]	*Chlidonias hybrida*	Uncommon	M	-	-	-	-
White-winged Tern[6]	*Chlidonias leucopterus*	Uncommon	M	-	-	-	-
Domestic Pigeon	*Columba livia*	Common	R	-	-	-	-
Oriental Turtle Dove	*Streptopelia orientalis*	Common	W	-	-	-	-
Eurasian Collared Dove	*Streptopelia decaocto*	Po. Tsim Bei Tsui	-	-	-	-	-
Red Turtle Dove	*Streptopelia tranquebarica*	Uncommon	AM	-	-	-	-
Spotted Dove	*Streptopelia chinensis*	Abundant	R	-	-	-	-
Common Emerald Dove	*Chalcophaps indica*	Scarce	R	-	-	Vulnerable	-
Yellow-crested Cockatoo[6]	*Cacatua sulphurea*	Common	R	-	-	-	Critically Endangered
Rose-ringed Parakeet	*Psittacula krameri*	Scarce	R	-	Class II	-	-
Greater Coucal	*Centropus sinensis*	Common	R	-	Class II	Vulnerable	-
Lesser Coucal	*Centropus bengalensis*	Common	R	-	Class II	Vulnerable	-
Chestnut-winged Cuckoo	*Clamator coromandus*	Uncommon	Su	-	-	-	-
Asian Koel	*Eudynamys scolopacea*	Common	Su,R	-	-	-	-
Plaintive Cuckoo	*Cacomantis merulinus*	Uncommon	Su	-	-	-	-
Large Hawk Cuckoo	*Hierococcyx sparverioides*	Common	Su	-	-	-	-
Indian Cuckoo	*Cuculus micropterus*	Uncommon	Su	-	-	-	-
Oriental Cuckoo	*Cuculus optatus*	Scarce	M	-	-	-	-
Collared Scops Owl[6]	*Otus lettia*	Common	R	-	Class II	-	-
Eurasian Eagle Owl[6]	*Bubo bubo*	Scarce	R	RC	Class II	Rare	-
Asian Barred Owlet[6]	*Glaucidium cuculoides*	Uncommon	R	-	Class II	-	-
Savanna Nightjar	*Caprimulgus affinis*	Uncommon	Su,?W	-	-	-	-
Himalayan Swiftlet	*Aerodramus brevirostris*	Scarce	SpM	-	-	-	-
White-throated Needletail	*Hirundapus caudacutus*	Uncommon	SpM	-	-	-	-
Silver-backed Needletail	*Hirundapus cochinchinensis*	Uncommon	SpM	-	Class II	-	-
Common Swift	*Apus apus*	Vagrant	-	-	-	-	-
Pacific Swift	*Apus pacificus*	Common	SpM,Su	(LC)	-	-	-
House Swift	*Apus nipalensis*	Common	R,SpM	-	-	-	-
White-throated Kingfisher[6]	*Halcyon smyrnensis*	Common	AM,P	(LC)	-	-	-
Black-capped Kingfisher[6]	*Halcyon pileata*	Common	AM,W	(LC)	-	-	-
Common Kingfisher[6]	*Alcedo atthis*	Common	AM,P	-	-	-	-
Pied Kingfisher[6]	*Ceryle rudis*	Uncommon	R	(LC)	-	-	-
Blue-tailed Bee-eater	*Merops philippinus*	Scarce	-	-	-	-	-
Blue-throated Bee-eater	*Merops viridis*	Scarce	M	-	-	-	-
Eurasian Hoopoe	*Upupa epops*	Occasional	OV	-	-	-	-
Eurasian Wryneck	*Jynx torquilla*	Uncommon	W,M	-	-	-	-
Speckled Piculet	*Picumnus innominatus*	Occasional	-	LC	-	-	-
Grey-headed Woodpecker	*Picus canus*	Occasional	OV	LC	-	-	-
Black-winged Cuckoo-shrike	*Coracina melaschistos*	Scarce	AM,W	-	-	-	-
Swinhoe's Minivet	*Pericrocotus cantonensis*	Occasional	M	LC	-	-	-
Scarlet Minivet	*Pericrocotus speciosus*	Common	R	-	-	-	-

Bull-headed Shrike	*Lanius bucephalus*	Rare	AM,W	-	-	Rare	-
Brown Shrike	*Lanius cristatus*	Common	SpM	-	-	-	-
Red-backed Shrike	*Lanius collurio*	Vagrant	-	-	-	-	-
Long-tailed Shrike	*Lanius schach*	Common	R	-	-	-	-
Black-naped Oriole	*Oriolus chinensis*	Scarce	AM	LC	-	-	-
Black Drongo	*Dicrurus macrocercus*	Common	M,Su	-	-	-	-
Hair-crested Drongo	*Dicrurus hottentottus*	Common	M,Su,W	-	-	-	-
Black-naped Monarch	*Hypothymis azurea*	Uncommon	W,M	-	-	-	-
Asian Paradise-Flycatcher	*Terpsiphone paradisi*	Scarce	M	LC	-	-	-
Japanese Paradise-Flycatcher	*Terpsiphone atrocaudata*	Scarce	M	LC	-	-	Near Threatened
Azure-winged Magpie	*Cyanopica cyanus*	Very scarce	-	-	-	-	-
Red-billed Blue Magpie	*Urocissa erythrorhyncha*	Common	R	-	-	-	-
Eurasian Magpie	*Pica pica*	Common	R	-	-	-	-
Carrion Crow	*Corvus corone*	Rare	-	-	-	-	-
Collared Crow	*Corvus torquatus*	Uncommon	R	LC	-	-	Near Threatened
Japanese Waxwing	*Bombycilla japonica*	Occasional	-	-	-	-	Near Threatened
Chinese Penduline-Tit	*Remiz consobrinus*	Common	M,W	RC	-	-	-
Greater Short-toed Lark	*Calandrella brachydactyla*	Vagrant	-	-	-	-	-
Eurasian Skylark	*Alauda arvensis*	Rare	W?	-	-	-	-
Oriental Skylark	*Alauda gulgula*	Scarce	W,P	LC	-	-	-
Red-whiskered Bulbul	*Pycnonotus jocosus*	Abundant	R	-	-	-	-
Chinese Bulbul	*Pycnonotus sinensis*	Abundant	R	-	-	-	-
Sooty-headed Bulbul	*Pycnonotus aurigaster*	Uncommon	R	-	-	-	-
Chestnut Bulbul	*Hemixos castanonotus*	Common	R,W	-	-	-	-
Black Bulbul	*Hypsipetes leucocephalus*	Uncommon	W	-	-	-	-
Grey-throated Martin	*Riparia chinensis*	Vagrant	-	-	-	-	-
Pale Martin	*Riparia diluta*	Uncommon	SpM	-	-	-	-
Barn Swallow	*Hirundo rustica*	Abundant	SpM,Su	-	-	-	-
Asian House Martin	*Delichon dasypus*	Uncommon	M	-	-	-	-
Red-rumped Swallow	*Cecropis daurica*	Uncommon	M	-	-	-	-
Mountain Tailorbird	*Phyllergates cucullatus*	Uncommon	-	-	-	-	-
Japanese Bush Warbler	*Horornis diphone*	-	-	-	-	-	-
Brown-flanked Bush Warbler	*Horornis fortipes*	Uncommon	W	-	-	-	-
Asian Stubtail	*Urosphena squameiceps*	Common	W	-	-	-	-
Willow Warbler	*Phylloscopus trochilus*	Vagrant	-	-	-	-	-
Common Chiffchaff	*Phylloscopus collybita*	Rare	-	-	-	-	-
Dusky Warbler	*Phylloscopus fuscatus*	Common	W	-	-	-	-
Radde's Warbler	*Phylloscopus schwarzi*	Scarce	AM,W	-	-	-	-
Yellow-browed Warbler	*Phylloscopus inornatus*	Common	W	-	-	-	-
Arctic Warbler	*Phylloscopus borealis*	Common	AM	-	-	-	-
Two-barred Warbler	*Phylloscopus plumbeitarsus*	Scarce	M,W	-	-	-	-
Pale-legged Leaf Warbler	*Phylloscopus tenellipes*	Uncommon	AM	-	-	-	-
Blanchi's Warbler	*Seicercus valentini*	Rare	?	-	-	-	-
Oriental Reed Warbler	*Acrocephalus orientalis*	Common	M	-	-	-	-
Black-browed Reed Warbler	*Acrocephalus bistrigiceps*	Common	M	-	-	-	-
Manchurian Reed Warbler	*Acrocephalus tangorum*	Rare	-	-	-	-	Vulnerable
Paddyfield Warbler	*Acrocephalus agricola*	Scarce	-	-	-	-	-
Sykes's Warbler	*Iduna rama*	Rare	-	-	-	-	-
Russet Bush Warbler	*Locustella mandelli*	Rare	W	-	-	-	-
Lanceolated Warbler	*Locustella lanceolata*	Scarce	AM	-	-	-	-
Middendorff's Grasshopper Warbler	*Locustella ochotensis*	Rare	-	-	-	-	-
Styan's Grasshopper Warbler	*Locustella pleskei*	Rare	W	GC	-	-	Vulnerable
Pallas's Grasshopper Warbler	*Locustella certhiola*	Common	AM	LC	-	-	-
Zitting Cisticola	*Cisticola juncidis*	Common	W	LC	-	-	-
Golden-headed Cisticola	*Cisticola exilis*	Scarce	W	LC	-	-	-
Yellow-bellied Prinia	*Prinia flaviventris*	Common	R	-	-	-	-
Plain Prinia	*Prinia inornata*	Common	R	-	-	-	-
Common Tailorbird	*Orthotomus sutorius*	Common	R	-	-	-	-
Chinese Hwamei	*Garrulax canorus*	Common	R	-	-	-	-
Masked Laughingthrush	*Garrulax perspicillatus*	Abundant	R	-	-	-	-
Greater Necklaced Laughingthrush	*Garrulax pectoralis*	Common	R	-	-	-	-
White-browed Laughingthrush	*Garrulax sannio*	Scarce	R	-	-	-	-
Lesser Whitethroat	*Sylvia curruca*	Vagrant	-	-	-	-	-
Japanese White-eye	*Zosterops japonicus*	Abundant	R,?W	-	-	-	-
Crested Myna	*Acridotheres cristatellus*	Common	R	-	-	-	-
Common Myna	*Acridotheres tristis*	Uncommon	R	-	-	-	-
Red-billed Starling[3]	*Spodiopsar sericeus*	Common	W	RC	-	-	-
White-cheeked Starling	*Spodiopsar cinereaceus*	Common	W	PRC	-	-	-

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Appendix 1 - Bird Species Recorded at Long Valley, Ho Sheung Heung and Fung Shui woodland west of Ho Sheung Heung

Black-collared Starling	*Gracupica nigricollis*	Common	R	-	-	-	-
Daurian Starling	*Agropsar sturninus*	Scarce	M	LC	-	-	-
Chestnut-cheeked Starling	*Agropsar philippensis*	Scarce	M	-	-	-	-
White-shouldered Starling	*Sturnia sinensis*	Common	M,W,Su	(LC)	-	-	-
Chestnut-tailed Starling	*Sturnus malabaricus*	Rare	-	-	-	-	-
Rosy Starling	*Pastor roseus*	Rare	-	-	-	-	-
Common Starling	*Sturnus vulgaris*	Scarce	W	LC	-	-	-
White's Thrush	*Zoothera aurea*	Uncommon	W	-	-	-	-
Grey-backed Thrush	*Turdus hortulorum*	Common	W	-	-	-	-
Japanese Thrush	*Turdus cardis*	Uncommon	M,W	-	-	-	-
Common Blackbird	*Turdus merula*	Common	W,M	-	-	-	-
Eyebrowed Thrush	*Turdus obscurus*	Scarce	M	-	-	-	-

Appendix 1 - Bird Species Recorded at Long Valley, Ho Sheung Heung and Fung Shui woodland west of Ho Sheung Heung

Pale Thrush	*Turdus pallidus*	Uncommon	M,W	-	-	-	-
Brown-headed Thrush	*Turdus chrysolaus*	Rare	W,M	LC	-	-	-
Dusky Thrush	*Turdus eunomus*	Rare	W	LC	-	-	-
Bluethroat	*Luscinia svecica*	Common	W	LC	-	-	-
Siberian Rubythroat	*Luscinia calliope*	Common	W	-	-	-	-
Rufous-tailed Robin	*Luscinia sibilans*	Uncommon	W,SpM	-	-	-	-
Red-flanked Bluetail	*Tarsiger cyanurus*	Common	W	-	-	-	-
Oriental Magpie Robin	*Copsychus saularis*	Abundant	R	-	-	-	-
Daurian Redstart	*Phoenicurus auroreus*	Common	W	-	-	-	-
Stejneger's Stonechat	*Saxicola stejnegeri*	Common	W,M	-	-	-	-
Grey Bush Chat	*Saxicola ferreus*	Scarce	AM,W	LC	-	-	-
Blue Rock Thrush	*Monticola solitarius*	Uncommon	W,M	-	-	-	-
Grey-streaked Flycatcher	*Muscicapa griseisticta*	Uncommon	M	-	-	-	-
Dark-sided Flycatcher	*Muscicapa sibirica*	Uncommon	AM	-	-	-	-
Asian Brown Flycatcher	*Muscicapa latirostris*	Common	M,W	-	-	-	-
Ferruginous Flycatcher	*Muscicapa ferruginea*	Scarce	SpM	PRC	-	-	-
Narcissus Flycatcher	*Ficedula narcissina*	Scarce	SpM	-	-	-	-
Mugimaki Flycatcher	*Ficedula mugimaki*	Uncommon	M,W	-	-	-	-
Red-throated Flycatcher	*Ficedula albicilla*	Uncommon	AM,W	-	-	-	-
Blue-and-white Flycatcher	*Cyanoptila cyanomelana*	Uncommon	SpM	-	-	-	-
Verditer Flycatcher	*Eumyias thalassinus*	Scarce	W	-	-	-	-
Hainan Blue Flycatcher	*Cyornis hainanus*	Uncommon	Su	-	-	-	-
Plain Flowerpecker	*Dicaeum minullum*	Scarce	-	-	-	-	-
Scarlet-backed Flowerpecker	*Dicaeum cruentatum*	Common	R	-	-	-	-
Fork-tailed Sunbird	*Aethopyga christinae*	Common	R	-	-	-	-
Eurasian Tree Sparrow	*Passer montanus*	Abundant	R	-	-	-	-
White-rumped Munia	*Lonchura striata*	Common	R	-	-	-	-
Scaly-breasted Munia	*Lonchura punctulata*	Common	R	-	-	-	-
Chestnut Munia	*Lonchura atricapilla*	Scarce	?	-	-	-	-
Forest Wagtail	*Dendronanthus indicus*	Scarce	M	-	-	-	-
Eastern Yellow Wagtail	*Motacilla tschutschensis*	Common	M,W	-	-	-	-
Citrine Wagtail	*Motacilla citreola*	Scarce	M,W	LC	-	-	-
Grey Wagtail	*Motacilla cinerea*	Common	W	-	-	-	-
White Wagtail	*Motacilla alba*	Common	W,R	-	-	-	-
Richard's Pipit	*Anthus richardi*	Common	W,R	-	-	-	-
Olive-backed Pipit	*Anthus hodgsoni*	Common	W	-	-	-	-
Pechora Pipit	*Anthus gustavi*	Scarce	M	LC	-	-	-
Rosy Pipit	*Anthus roseatus*	Vagrant	-	-	-	-	-
Red-throated Pipit	*Anthus cervinus*	Common	M,W	LC	-	-	-
Buff-bellied Pipit	*Anthus rubescens*	Rare	W	LC	-	-	-
Brambling	*Fringilla montifringilla*	Scarce	M	-	-	-	-
Common Rosefinch	*Carpodacus erythrinus*	Rare	W	LC	-	-	-
Grey-capped Greenfinch	*Carduelis sinica*	Rare	R,M	LC	-	-	-
Eurasian Siskin	*Carduelis spinus*	Scarce	W	-	-	-	-
Crested Bunting	*Emberiza lathami*	Rare	R	LC	-	-	-
Ortolan Bunting	*Emberiza hortulana*	Vagrant	-	-	-	-	-
Chestnut-eared Bunting	*Emberiza fucata*	Scarce	M	LC	-	-	-
Little Bunting	*Emberiza pusilla*	Common	W	-	-	-	-
Yellow-browed Bunting	*Emberiza chrysophrys*	Scarce	M	-	-	-	-
Rustic Bunting	*Emberiza rustica*	Rare	-	-	-	-	-
Yellow-throated Bunting	*Emberiza elegans*	Common	M	RC	-	-	Endangered
Chestnut Bunting	*Emberiza rutila*	Common	M	-	-	-	-
Black-headed Bunting	*Emberiza melanocephala*	Rare	-	-	-	-	-
Red-headed Bunting	*Emberiza bruniceps*	Found in Lam Tsuen, Long Valley	-	-	-	-	-
Japanese Yellow Bunting	*Emberiza sulphurata*	Scarce	SpM	GC	-	-	Vulnerable
Black-faced Bunting	*Emberiza spodocephala*	Common	M,W	-	-	-	-
Pallas's Reed Bunting	*Emberiza pallasi*	Scarce	-	-	-	-	-

Note:
(1) All wild birds are Protected under Wild Animal Protection Ordinance (Cap. 170)
(2) AFCD (2012a). Hong Kong Biodiversity Database
(3) Carey et al. (2001). R=resident; W=winter visitor; Su=summer visitor; M=migrant; Sp=spring; P=present all year, exact composition unknown
(4) Fellowes et al. (2002): GC=Global Concern; LC=Local Concern; RC=Regional Concern; PRC=Potential Regional Concern; PGC: Potential Global Concern.
Letters in parentheses indicate that the assessment is on the basis of restrictedness in nesting and/or roosting sites rather than in general occurrence.
(5) List of Wild Animals Under State Protection (promulgated by State Forestry Administration and Ministry of Agriculture on 14 January, 1989). [國家重點保護野生動物名錄(198
(6) Zheng, G. M. and Wang, Q. S. (1998).
(7) IUCN (2013). IUCN Red List of Threatened Species. Version 2013.1
(8) Protected under Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586)
(9) Wetland-dependent species (including wetland-dependent species and waterbirds).

b頁 1 - 1(B)

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TPB/R/S/FLN/1- 541

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副本: "Paul Zimmerman" <paul@designinghongkong.com>
傳送日期: 20/02/2014 下午 10:40
附加檔案: ~~DHK DPA TW CLHFS 1_Feb 2014.pdf;~~ DHK comments on draft KT and FLN OZP_Feb 2014.pdf
主旨: Comments on OZPs (20 Feb 2014)

Dear Sirs,

Please see our comments on ozps attached.

Best Regards,
Debby Chan
Designing Hong Kong Limited
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Fax: 2187 2305
Unit 7, 5/F, Eastern Harbour Centre, 28 Hoi Chak Street, Quarry Bay, Hong Kong

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Hong Kong, 20 February 2014

Chairman and Members
Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
Fax: 2877 0245;
Email: tpbpd@pland.gov.hk

Dear Sirs,

Re: Draft Kwu Tung North Outline Zoning Plan No. S/KTN/1
Draft Fanling North Outline Zoning Plan No. S/FLN/1

We object to the captioned Draft Outline Zoning Plans for the following reason:

Importance of agriculture in Hong Kong

- We object to the loss of quality farmland in Kwu Tung North and Fanling North to urban development in the absence of a solid agriculture policy.
- According to Policy Agenda 2014, government promises to provide 'devising policy and measures to sustain and upgrade the development of local agricultural and fisheries sectors.' Existing condition in the proposed NENT NDA area could be enhanced and upgraded for sustainable farming and fisheries uses.
- Agriculture offers an opportunity for diversification of culture and lifestyles, and enhances Hong Kong competitiveness. Although limited, the resurging interest in agriculture will contribute to food safety and security.
- The public start to acknowledge the importance of local farmland.[1] Demand for good quality farmland is increasing significantly.
- Current planning policy is unfavorable for agricultural industries. As the size of potential farmland is diminishing by small house and storage developments and continues to impact land available even when zoned for agriculture uses we seek a strict and positive policy on the enhancement of agricultural resources including through protective zoning.
- Therefore, active farmland should be highly valued and preserved.

active farmland in Fanling North

[1] '農機處處復耕土地供不應求', "Apple Daily" http://hk.apple.nextmedia.com/news/art/20110919/15625267 , 19 September 2011

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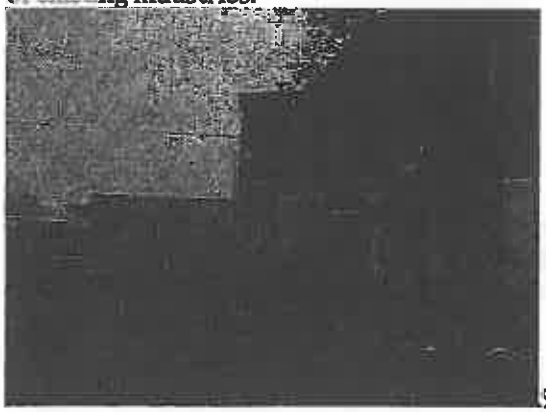
Impact assessment and lack of economic policy

- We are concerned that existing destructive land uses including open storage will be pushed to other areas in the New Territories. There appears to be no analyses or preventive measures. There appears to be no policy other than compensation for loss of property or business for rehabilitation and relocation of existing industries.



Storage could be found easily along the road in Kwu Tong

- Land resumption will break down the existing economic and social networks, availability of jobs and impact existing life styles.
- A clear identification of the number of residents, business operators, and employees within the areas has not been presented. Such assessment should also identify whether the residents are locally employed and where current employees and business owners actually reside. There appears to be no policy on how jobs for existing talent and skills will be accommodated.

Future segregation

- The proposed OZPs segregate the living areas by roads resulting in sterile areas and over engineered structures to the detriment of vibrancy and connectivity.
- There is a lack of a comprehensive cycling and pedestrian plan – consisting of track, shared road space, shared promenades, parking at housing, retail and transport nodes. The plan merely includes a network of tracks but fails to demonstrate how cycling and walking is promoted as part of everyday life.

Draft Kwu Tung North Outline Zoning Plan No. S/KTN/1

- The areas in North and South of the proposed Long Valley Nature Park are incompatible for development. As farmland and its ecological habitat require adequate sunshine and quality water, we are worried proposing development would fail the proposed park. Those areas should be zoned as 'Green Belt' or 'Conservation Area' to enhance the 'green lung' function and contribute to a quality living environment in the area.

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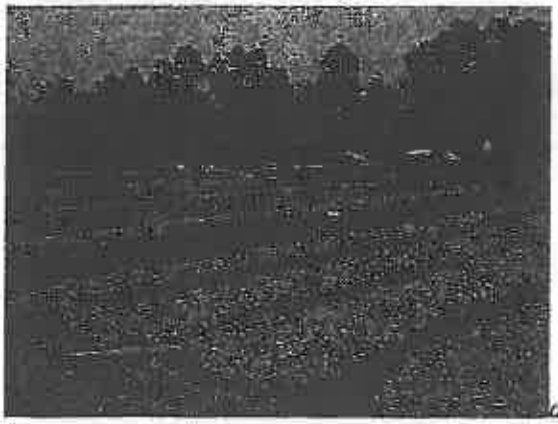

ctive farmland at the north of Long Valley

- According to the Development of NENT NDAs EIA Report, Contaminated soil has been identified in the NDA areas. But investigation has not been finished due to land ownership issues. This needs to be resolved before plans are finalized.
- According to the EIA, Three-banded Box Terrapin, a globally-threatened species, has been found in Ma Tso Lung Stream and any diversion of this stream should be avoided. The zoning for the stream and its riparian area should be zoned as 'Conservation Area'.

Draft Fanling North Outline Zoning Plan No. S/FLN/1

- There is inadequate shared green public area in the plan. No 'Green Belt' zoning in the plan, one small open space at the southern area and only a thin long open space along Ng Tung River. We doubt the effectiveness of the open space and more comprehensive provisions should be made.
- Rose Bitterling, an ecological valuable and rarely seen freshwater fish, has been spotted by a green group along the Ng Tung River meander within FLN. A proactive planning and zoning should be implemented to protect its habitat.
- Existing villages and farmland should be fully integrated and supported with an area enhancement plan including improvements of infrastructure and facilities beyond what is currently available in village environs.

Ma Shi Po Village is vitalized by the local villagers and concerned group.

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Education tour could be regarded as importance as Nature Park

Herewith we so submit for your consideration.

Designing Hong Kong limited
February 2014

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b頁 1 - 1(B)

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TPB/R/S/FLN/1- 542

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附加檔案: TPB20140220(NENT NDA).pdf
主旨: Comments on Kwu Tung North, Fanling North,Ma Tso Lung & Hoo Hok Wai Outline Zoning Plan (OZP) (No: S/KTN/1, S/FLN/1, ~~S/NE-MTL/2~~)

Dear Sir/ Madam,

Attached please find our comments regarding the captioned.

Yours faithfully,
Ng Hei Man
Assistant Campaign Manager
The Conservancy Association

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20/02/2014

長春社 since 1968
The Conservancy Association
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20th February 2014

Chairman and Members
Town Planning Board

E-mail: tpbpd@pland.gov.hk

Dear Sir/Madam,

Comments on Kwu Tung North, Fanling North,Ma Tso Lung & Hoo Hok Wai Outline Zoning Plan (OZP) (No: S/KTN/1, S/FLN/1, S/NE-MTL/2)

The Conservancy Association (CA) would object to the captioned OZPs (No: S/KTN/1, S/FLN/1, S/NE-MTL/2). The proposed zonings for North-east New Territories New Development Area (NENT NDA) still fail to consider ecological and agricultural concerns in full.

Kwu Tung North OZP (S/KTN/1) & Ma Tso Lung & Hoo Hok Wai OZP (S/NE-MTL/2) (See Figure 1 for the Planning Area)

1. Proposed Long Valley Nature Park (LVNP)

CA would highlight again that while we support the option of land resumption to conserve wetland and agricultural land, the importance to maintain habitat diversity and agricultural practice should be stated clearly in the planning intention of LVNP.

2. Proposed AGR (1) at the north of the proposed LVNP (Planning Area 18)

CA still regards that the proposed AGR (1) is not adequate in securing existing agricultural land and fish ponds, as well as providing a proper buffer to proposed LVNP in the south.

From records of CA and Hong Kong Bird Watching Society (HKBWS), the subject area had spotted over 140 bird species. Its ecological linkage with the proposed LVNP, Ho Sheung Heung Egretry and Deep Bay wetland ecosystem had been well established, and thus forms an integral part of the Inner Deep Bay and Shenzhen River Catchment Area Important Bird Area (IBA)

designated by BirdLife International. According to the minute of Advisory Council on the Environment (ACE) dated 9th September 2013, members also recommended strongly to CEDD to "*propose zoning the farmland at the north of the proposed LVNP as "CA" instead of agricultural uses (AGR) as recommended in the RODP for KTN NDA and the FLN NDA*", as it would "*provide better protect of the ecologically important habitat/birds flight path in the area*". These all prove that the ecological importance of agricultural land at the north of the proposed LVNP is highly recognized and definitely deserves a more proper protection through rezoning.

It is not convinced that the proposed AGR (1) would imply more stringent planning control to reflect the importance of this area. Details of Column 1 and Column 2 are indeed no significant differences between AGR (1) and the previous AGR (see Figure 2). In particular, once small house is still kept in Column 2, it will continue to create false hope to indigenous villagers on development potential in this area. Worse still, such loss of ecological linkage would cause LVNP to be isolated agricultural land and all efforts in conservation would be in vain.

CA recommended that this site should be protected by conservation zonings but not AGR (1). To maintain agricultural activities and ecological value, including the subject site in LVNP is the most preferable option.

3. Proposed OU (Business and Technology Park) in southwest LV (Planning Area 33 and 34)

LV is a place to promote eco-tourism with focus on conserving existing ecological and agricultural environment and therefore we do not agree with the suggestion of landmark and hotel to be put in such proximity to future LVNP. During the public engagement of NENT NDA, CA has already expressed great reservation of these suggestions due to its large scale, potential hydrological disruption on Sheung Yue River and adjacent agricultural land, and incompatible landscape. CA remains great opposition of the proposed zoning in Planning Area 33 and 34 as the proposed zoning would end up in introducing mass tourism followed by high road and pedestrian traffic.

For Planning Area 33, despite introduction of stepped building height concept towards Sheung Yue River, the resultant landscape is that eastern part of this site, which is closer to the proposed LVNP, would still have a higher building height with 55mPD and is totally not compatible to LVNP, not to say glare impact during nighttime. We are also doubtful of the 30m buffer at the eastern side of the site (see Figure 3) formed by a 18m-wide Non-building Area (NBA) and OU(A) right next to the subject site (Section 11.8e of KTN OZP), since Road P2, one of the primary road arteries in KTN, has indeed been aligned within this OU(A). Such green buffer may be possible to screen out disturbance of the OU (Business and Technology Park) but not the

Road P2.

CA insists that the scenic, natural LV itself has already served as a true landmark of KTN so that any artificial and concrete landmark should be cancelled from Planning Area 33 and even areas surrounding LV. Besides, no commercial elements promoting mass tourism, in particular hotel, should be included in Planning Area 33 and 34. Maximum building height of these 2 areas, in particular the eastern side of Planning Area 33, should be greatly reduced, similar to the adjacent village type development.

4. Northwestern part of KTN NDA (Planning Area 1 and Road R1)

For Ma Tso Lung Stream, its lower section is recorded as "moderate to high" in ecological value according Lok Ma Chau (LMC) Loop EIA report as it potentially provides habitat for the IUCN "Critically Endangered" Three-banded Box Terrapin *Cuora trifasicata*[1] and "Endangered" freshwater crab *Somanniathelphusa zanklon*[2].

CA supports to zone the riparian zone on the western side of the stream in GB, but for the eastern side, it is still encroached by the Road R1 linking to Lok Ma Chau Eastern Connection Road (LMC ECR) and G/IC, keeping a minimum width of 15m only according to NENT NDA EIA report (see figure 4). Despite the viaduct option for part of Road R1, the EIA report admits that "*engineering constraints would require the height of the viaduct to be less than 2m above ground for the section within 30m of the stream*" and "*would be impossible for vegetation to grow for much of the width of the viaduct*" (Section 13.1.4.5). The EIA report guarantees that "*the viaduct section will be of sufficient width for a faunal underpass to be formed alongside the stream*" (Section 13.8.2.2 – Measures to avoid disturbance and hydrological impacts on Ma Tso Lung Stream, tributaries and riparian corridor habitats), but whether such environment under viaduct would favour vegetation cover in the riparian zone and then be utilized by fauna is still questionable due to height constraint for vegetation growth.

We suggest to zone the entire stream and its riparian zone as conservation zonings such as "CA" and GB, and relocate various land uses in adjacent, such as brownfield (not abandoned farmland or rural settlement) in the KTN NDA.

In the discussion of ACE meeting dated 9th September 2013, one of the recommendations pursued by members is that "*CEDD should consider adjusting the design and alignment of Road R1 linking up to the proposed stadium to avoid diverting Ma Tso Lung Stream*". We are disappointed that the recommendation seems not to be taken into serious consideration if

[1] LMC Loop EIA Report Section 12.4.4.3
[2] LMC Loop EIA Report Section 12.4.4.6

referring to the existing alignment of Road R1 in KTN OZP. Since the proposal of Road R1 is mostly originated from the construction of LMC ECR, TPB members should bear in mind that EIA Subcommittee (EIASC) in 19th August 2013 had expressed grave concern on the justification of constructing LMC ERC due to ecological impact and exact traffic need. Having regard to the uncertainties, CEDD has carved out LMC ECR from LMC EIA report in 13th September 2013. To ensure no more false hope should be projected by building a shortcut in expense of Ma Tso Lung Stream, the section of Road R1 linking LMC ERC should be abandoned as well to secure Ma Tso Lung Stream, and also wetland in Ma Tso Lung and Hoo Hok Wai.

One may argue that Road R1 would improve the accessibility of the existing Ma Tso Lung village areas. We would suggest that it could be achieved by slightly improving the existing road network (i.e. Ma Tso Lung Road) in the area. It can strike a balance between engineering consideration and ecological protection, as compared with the proposal of LMC ERC linked with Road R1. As for alternative linkage from LMC Loop to KTN NDA, we would reiterate that Western Connection Road and LMC MTR station can serve the purpose of pedestrian, vehicular and emergency access.

Fanling North OZP (S/FLN/1) (See Figure 5 for the Planning Area)

CA is in great disappointment that no further initiatives have been taken in conserving agricultural land in Fanling North NDA. In general, agricultural land with good quality and high potential for rehabilitation should be resumed by the Government and then leased to tenants through new planning and management scheme, similar to the arrangement of LVNP. Particularly the areas below should require attention from TPB (see Figure 6).

1. Agricultural land in Ma Shi Po (Figure 7 and 8)

Regarding farming activities in Fanling North, while Development Bureau argued that "*some of those affected have moved to these areas only in recent years*"[3], it simply neglected that agricultural area, especially in Ma Shi Po, has been established in the study area for at least 100 years, and once formed close linkage with adjacent Lung Yeuk Tau and Luen Wo Market[4]. From the aspects of agricultural and cultural importance, not to say the comprehensive social value in agriculture, agricultural land in the study area is worthwhile for conservation.

Conserving agriculture in the subject area does not imply retaining agricultural land in status

[3] Please refer to the article "Building our future through pragmatic discussion" in "My Blog" in Development Bureau website (http://www.devb.gov.hk/en/home/my_blog/index_id_26.html)

[4] 長春社(2012), 保育香港歷史筆記, 第二期：馬屎埔百年農業區和龍躍頭聯和墟的關係 http://www.cahk.org.hk/heritage/conservation_note/201209V02a_updated.pdf

quo. Learning from the experience of Farm Rehabilitation Program which tenants cannot secure long-term lease for agricultural purpose from private owners and developers, we suggest that all agricultural land in Ma Shi Po should be resumed, co-orientated and managed by the Government. The rationale behind land resumption would be the fact that, as mentioned above, agriculture itself can serve multi-social functions within FLN NDA, such as community-based agriculture, low carbon community, open space, and so on, and agricultural land in Ma Shi Po is either in good quality or great potential for rehabilitation.

Strictly speaking the concept of land resumption to preserve agricultural land is not new with reference to KTN NDA through rezoning 37 ha of agricultural land in LVNP. Thus, we insist that the suggestion of protecting agriculture in FLN is not a hurdle to interrupt NDA project, but to attain more planning gain in FLN in future.

In short, we suggest to rezone the agricultural land in Ma Shi Po in OU (Agriculture Priority Area). The zone is primarily to protect existing agricultural land for the benefit of agriculture and promotion of sustainable agriculture and education, and to provide alternative public space to serve the needs of local residents and public majority. In general, new development is prohibited unless it is required to support agriculture. Land should be resumed by the Government.

2. Retained meanders and their adjacent land along Ng Tung River

Mitigation meanders along Ng Tung River were regarded as "environmentally friendly measures" under Ng Tung River channelization work (Main Drainage Channels for Fanling, Sheung Shui & Hinterland). According to the latest plan of NENT NDA, they would be mostly encroached by various land uses. We believe that FLN NDA can be an opportunity to revitalize/restore the channelized Ng Tung River by proper planning the mitigation meanders together with their adjacent land along Ng Tung River. In this way, we support the "CA" zones in both Fu Tei Au and near Wa Shan to reflect the ecological importance of these meanders.

We note that an "O" zone is proposed in Planning Area 12 to serve as a major recreational area in FLN (see Figure 9). We do believe that the site, with better planning, can secure land for both open space and sustainable agriculture instead of designing urban park same as other new towns and urban areas. The subject site was once abandoned agricultural land (see Figure 10) and its existing ecological value was limited despite retaining existing broadleaved trees and planting bamboo[5], according to the EIA report of Main Drainage Channels for Fanling, Sheung Shui & Hinterland. We opine that the management strategy can shift from purely ecological to restoring

[5] Please note Section 3.5.4.2 of the EIA report of Main Drainage Channels for Fanling, Sheung Shui & Hinterland

its function to agricultural purpose through, same as LVNP, resuming land adjacent to the meander. We thus suggest to rezone the "O" zone to OU (Agriculture Priority Area). The zone is primarily to secure land for sustainable agriculture and education, and to provide alternative public space to serve the needs of local residents and public majority. In general, new development is prohibited unless it is required to support agriculture.

Agricultural land adjacent to the mitigation meander lying between Planning Area 13 and 15 (see Figure 11 and 12) can apply the same concept by rezoning the proposed "R(B)", "R(A)4" and "O" zone into OU (Agriculture Priority Area). Development can be transferred elsewhere either within or outside the study area.

For the Planning Area 7, we are concerned if the proposed road alignment, OU(A) and OU(Sewage Pumping Station) would encroach the existing agricultural land (see Figure 13 and 14). Since Planning Area 7 is at the periphery rather than town centre of FLN NDA, its detailed design, comparatively, should have higher flexibility to be adjusted. To protect existing agricultural activities, it should be zoned with planning intention of the entire area focusing on preserving land for agriculture, such as GB and OU (Agriculture Priority Area).

Yours faithfully,

Ng Hei Man
Assistant Campaign Manager

Figure 1 -Planning Area in Kwu Tung North

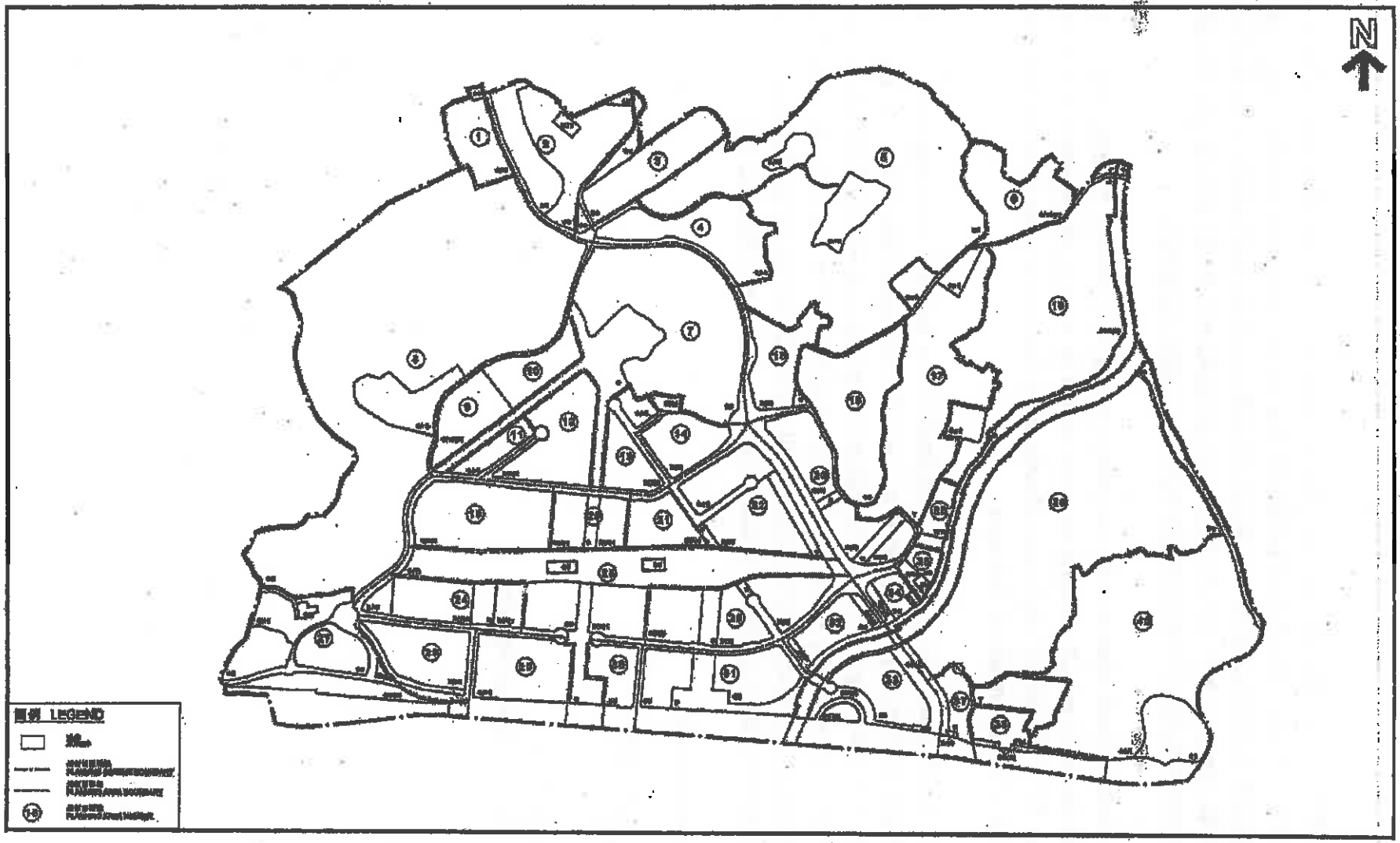


Figure 2 **Comparison between the proposed AGR (1) and the previous AGR at the north of the proposed LVNP (Planning Area 18)**

AGRICULTURE (1)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use On-Farm Domestic Structure Public Convenience Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Picnic Area Public Utility Installation Religious Institution (not elsewhere specified) Utility Installation for Private Project

Planning Intention

The zone is intended primarily to retain and safeguard the agricultural land/farm/fish ponds for agricultural purposes and to serve as a buffer to give added protection to the Long Valley Nature Park.

AGRICULTURE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre only) On-Farm Domestic Structure Public Convenience Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Animal Boarding Establishment Barbecue Spot Burial Ground Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Picnic Area Place of Recreation, Sports or Culture (House, Riding School, Hobby Farm, Fishing Ground only) Public Utility Installation Religious Institution (not elsewhere specified) School Utility Installation for Private Project

Planning Intention

This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

Figure 3 **The interpretation of the "30m green buffer" according to Section 12.8.12 of the Explanatory Statement is 18m NBA and the adjacent amenity strip zoned OU(A) (red arrow). As Road P2 is right next to the green buffer and LVNP, it is questionable how the buffer can perform its function to secure the future LVNP.**

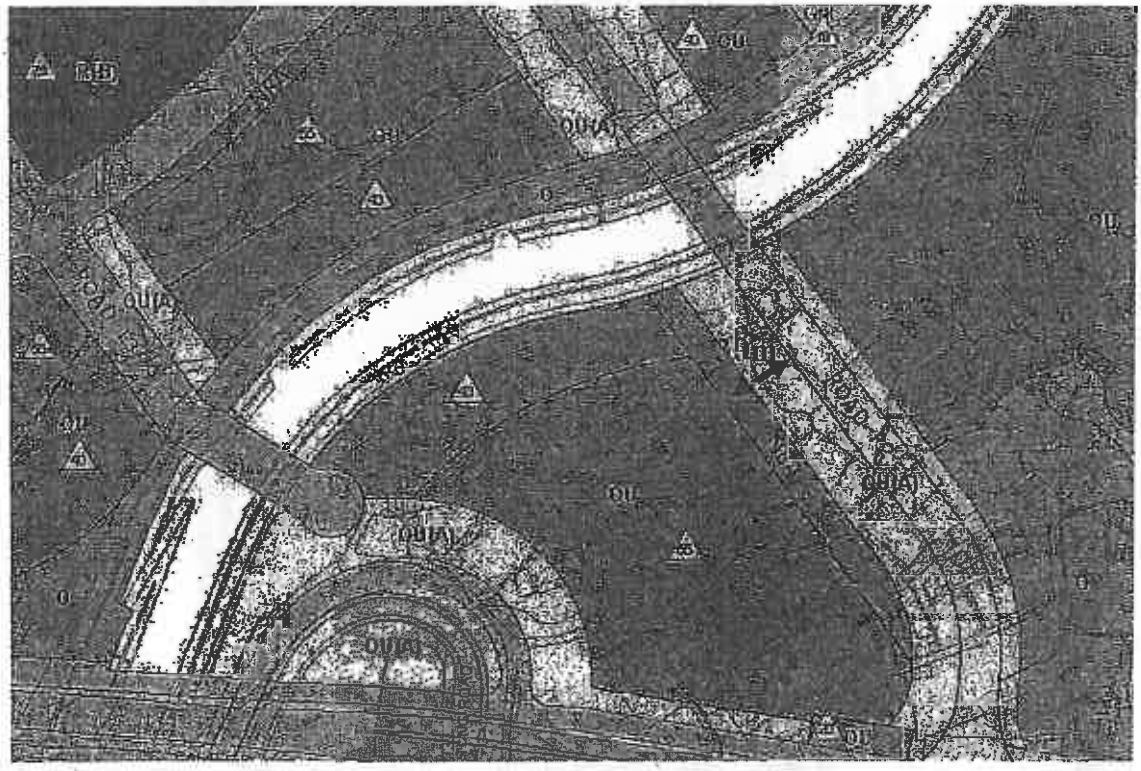
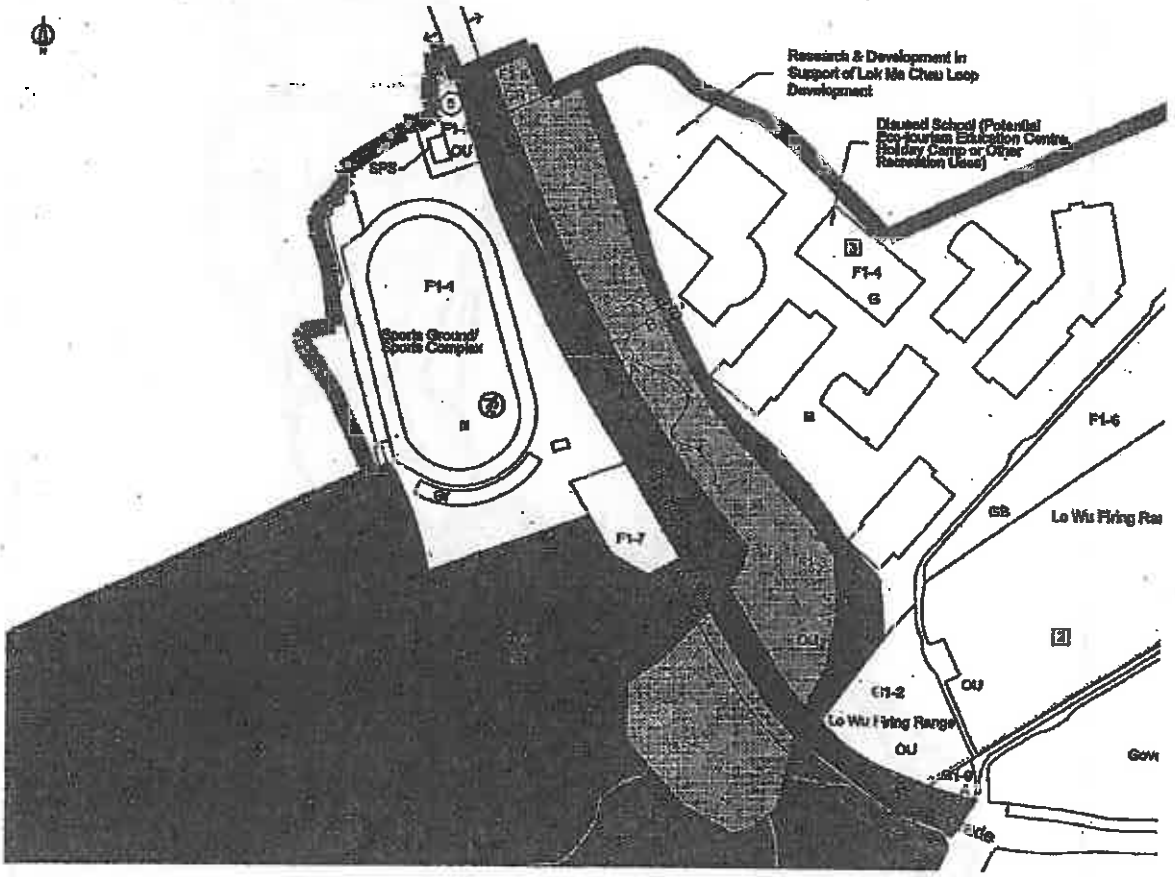


Figure 4 After stream diversion, the western riparian zone of Ma Tso Lung Stream would still be too narrow with only 15m (A to A'). Road R1 (red colour) is located right next to the stream (blue colour), thus encroaching part of its riparian zone[6].



[6] NENT NDA EIA Report Figure 13.16b (Indicative Plan of Riparian Corridor at Ma Tso Lung Stream Following Diversion and Restoration)

Figure 5 **Planning Area in Fanling North**

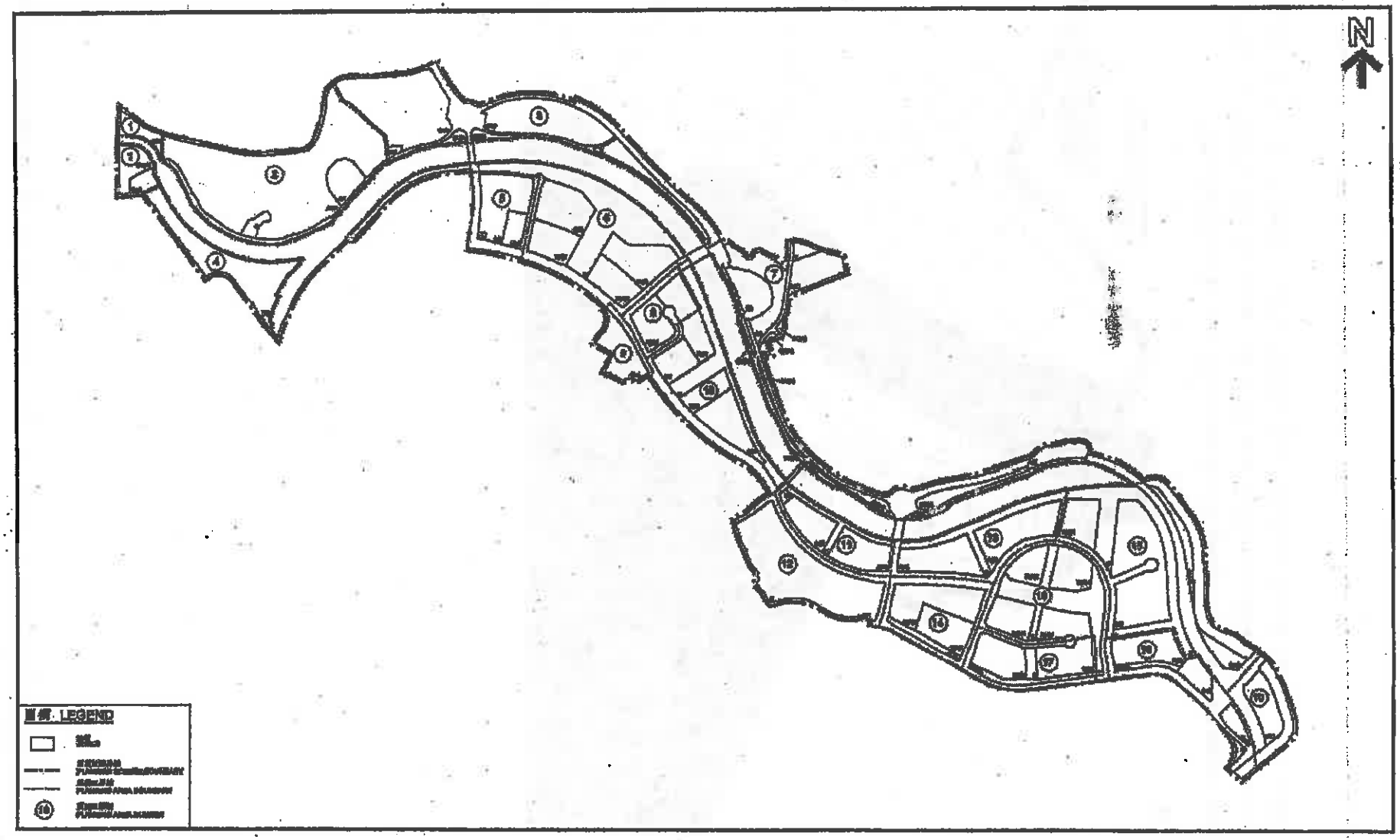


Figure 6 **With better planning, these area (marked in purple) can be either restored or enhanced into sites of agricultural importance**

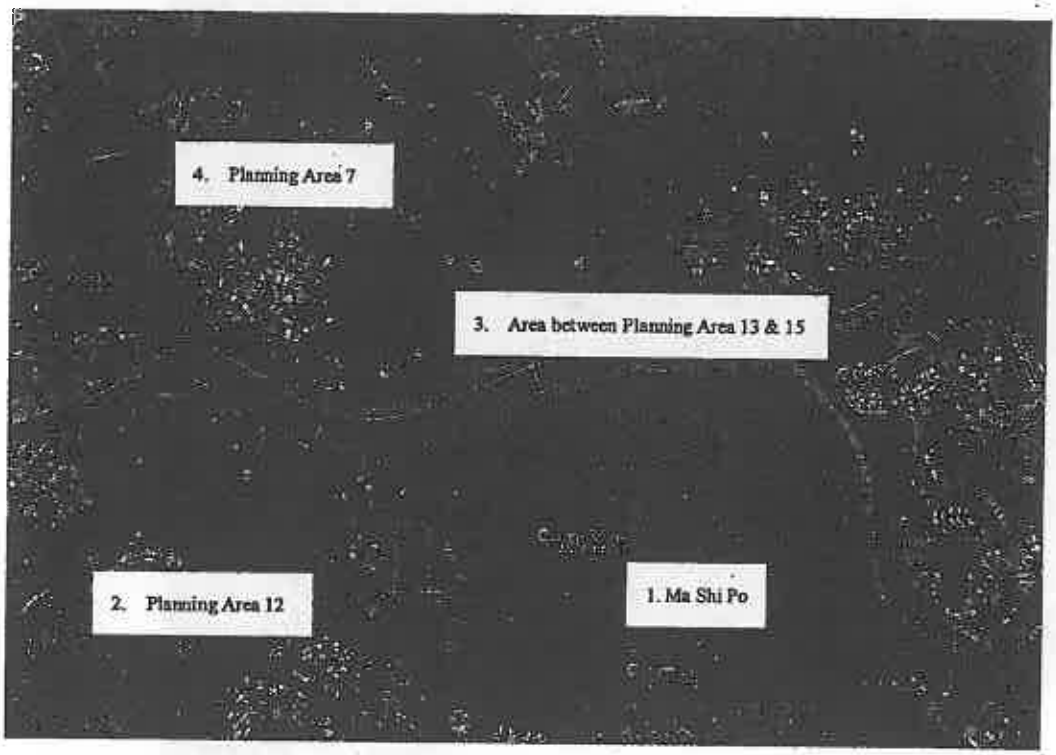
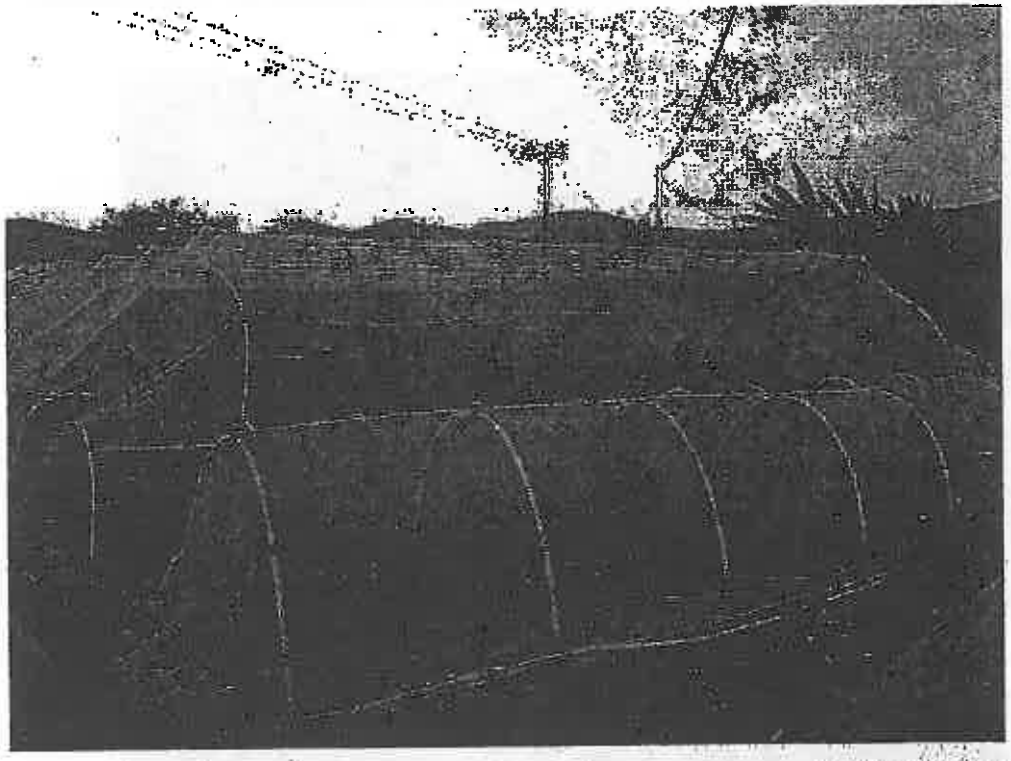


Figure 7 and 8 Agricultural land in Ma Shi Po



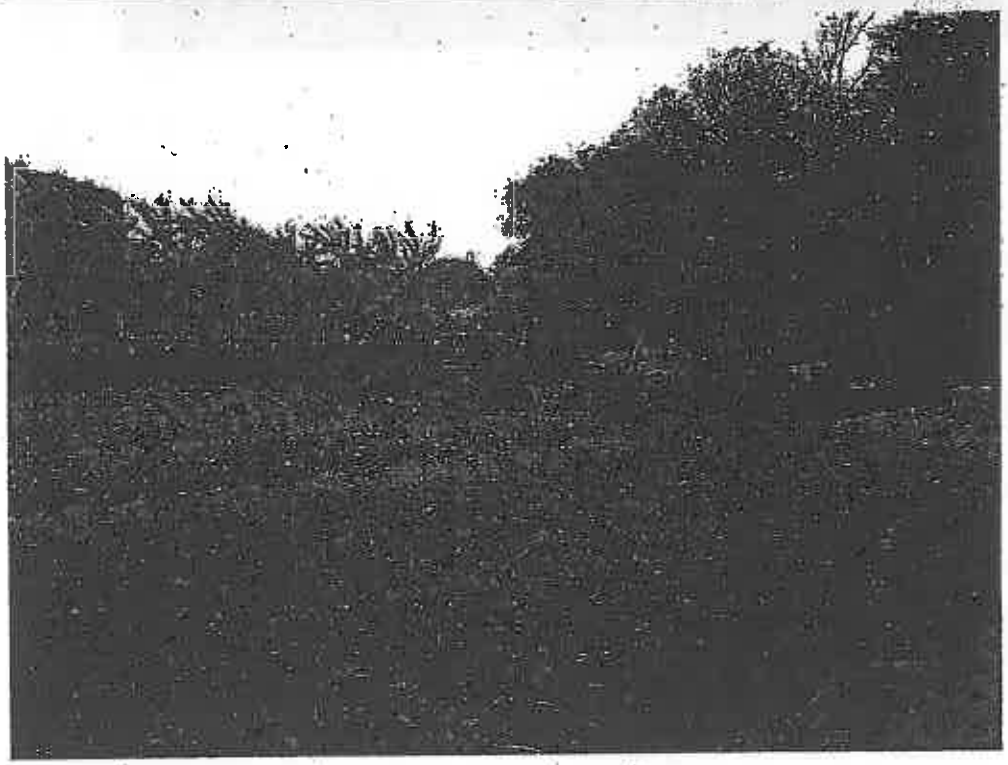


Figure 9 The proposed "O" zone (marked in red) now contains both plantation and small patches of agricultural land.

Figure 10 Major habitats before channelization of Ng Tung River. Land adjacent to Meander 8 (now zoned as "O") was once marked as "abandoned cultivation"

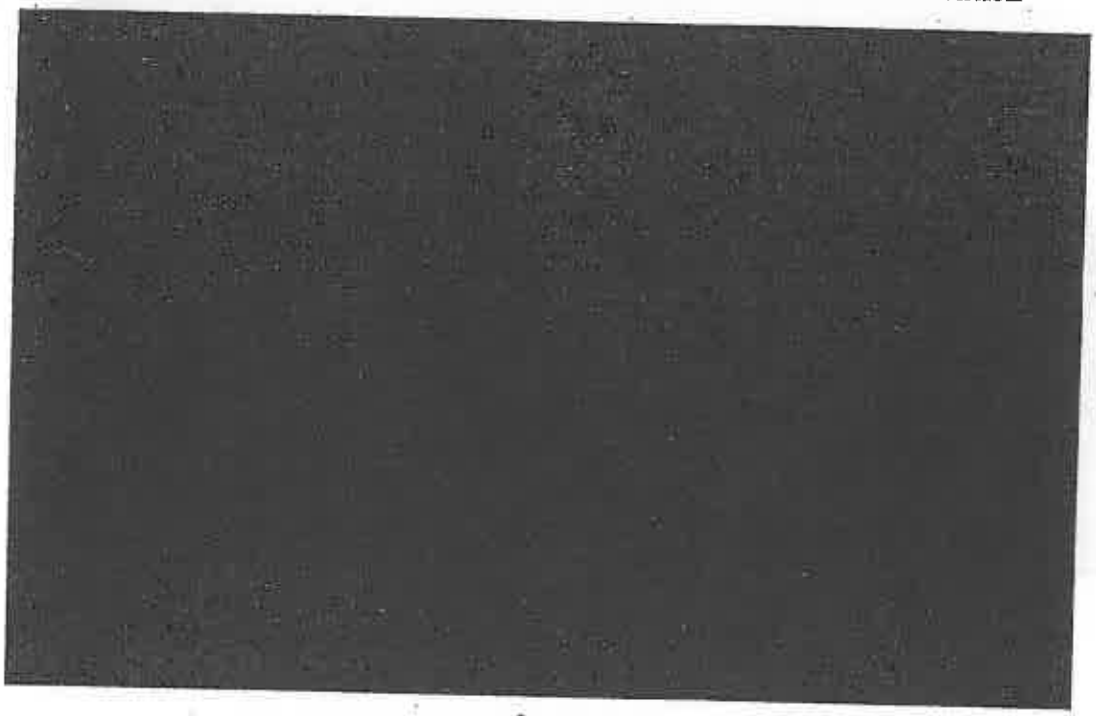
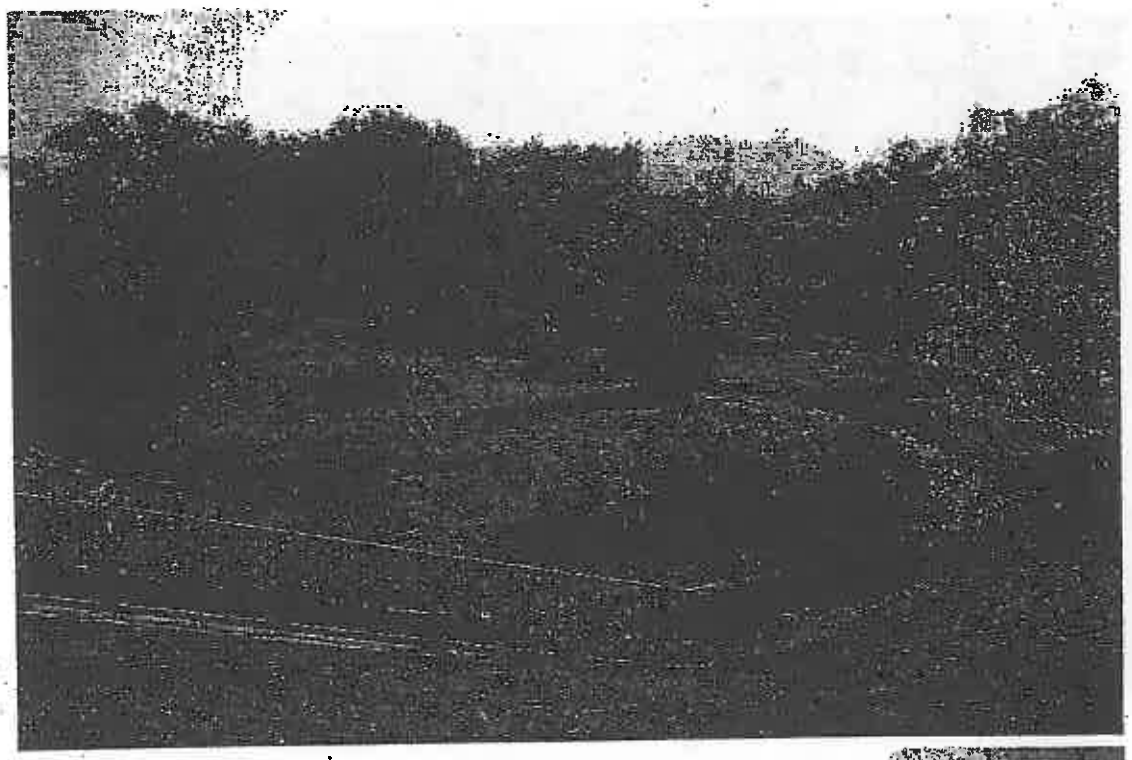


Figure 11 and 12 **The meander and its adjacent agricultural land between Planning Area 13 and 15. Note that some of the agricultural lands are still active in 2012.**



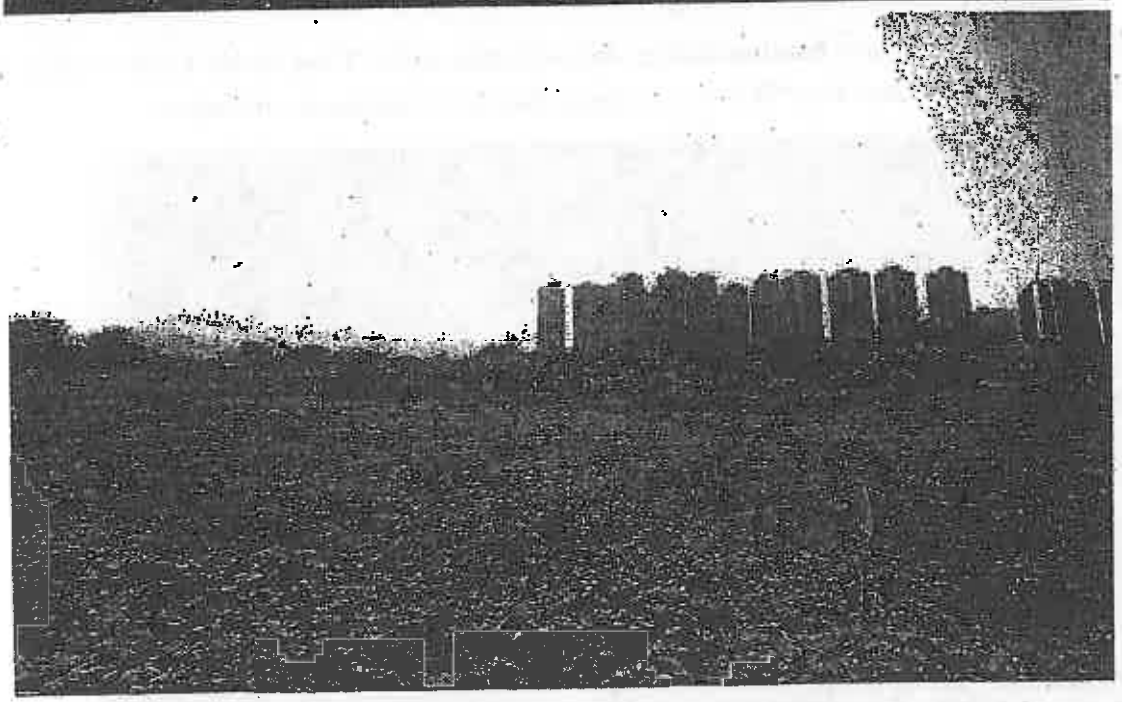
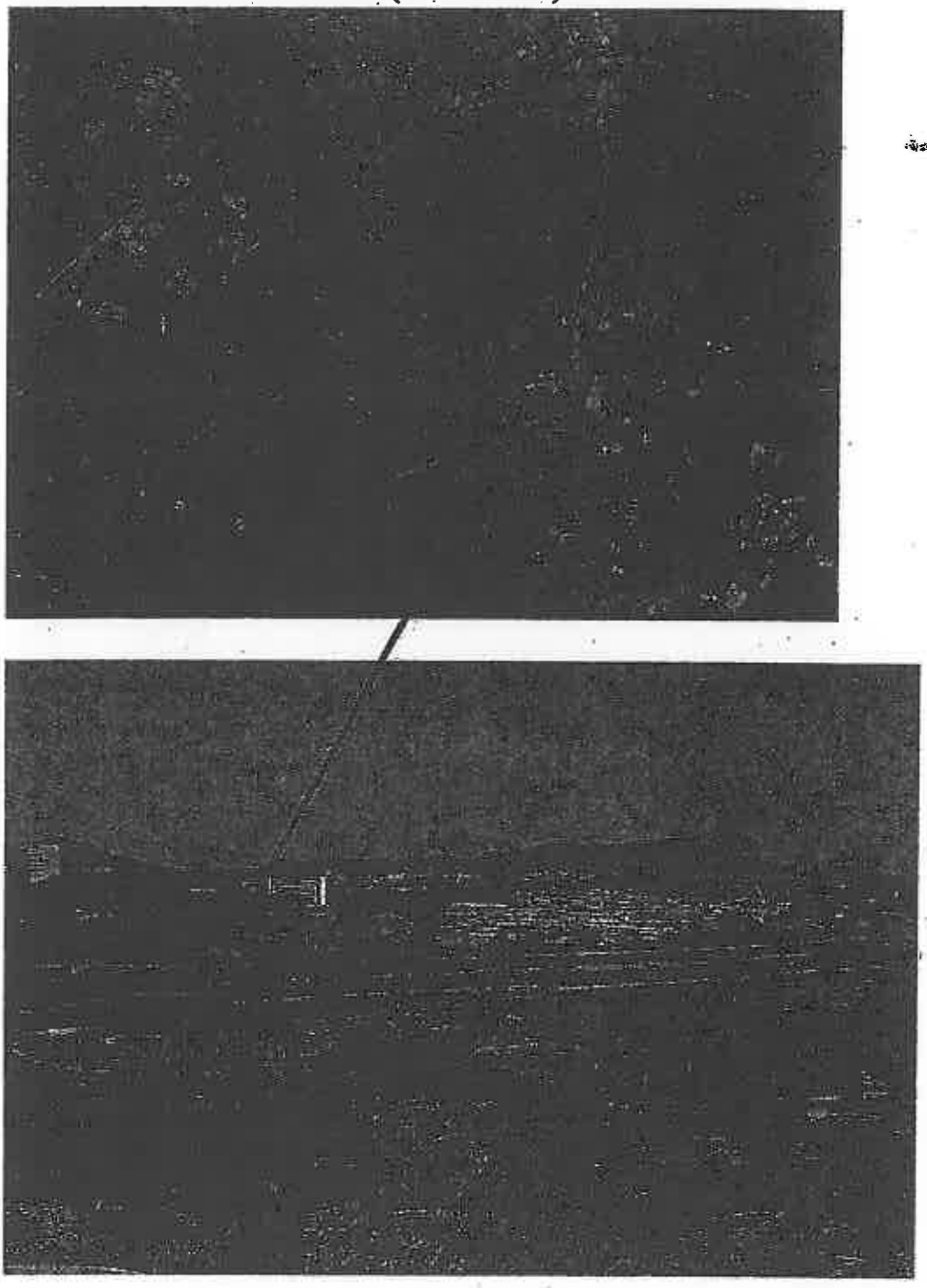


Figure 13 and 14 **The proposed road, amenity area and sewage pumping station would encroach active farmland (circled in red) in Wa Shan.**



Annex II-1
of TPB Paper No. 9746

Summary of Representations in Group 2 and PlanD's Responses

The representations (**R16, R17, R93** and **R94 of KTN OZP** and **R16, R17, R541 and R542 of FLN OZP**) in **Group 2** are submitted by WWF-Hong Kong, Hong Kong Bird Watching Society, Designing Hong Kong and Conservancy Association. Their major grounds of representations and proposals as well as PlanD's responses are summarized below:

Representation Points		PlanD's Responses
Major Grounds of Representations		
Representations relating to both the KTN OZP and FLN OZP		
G1	***Importance of agriculture in Hong Kong***	
	According to the Policy Address 2014, government promises to provide 'devising policy and measures to sustain and upgrade the development of local agricultural and fisheries sectors'. In the absence of a solid agricultural policy, it objects to the loss of quality farmland in Kwu Tung North and Fanling North for urban development. Agriculture offers an opportunity for diversification of culture and lifestyles, and enhance Hong Kong competitiveness. Although limited, the resurging interest in agriculture will contribute to food safety and security. Active farmland should be highly valued and preserved. A strict and positive policy should be sought to preserve agricultural land through protective zoning. The existing condition in the proposed NENT NDAs could be enhanced and upgraded for sustainable farming and fisheries uses.	In planning the NDAs, 'Green New Town' concept has been adopted with a view to integrating the existing natural resources such as Long Valley, Sheung Yue River, fung shui woodland to the west of Ho Sheung Heung, natural ridgelines to the west and north, etc. With a view to promoting urban-rural integration while recognizing the importance of agriculture to Hong Kong, agricultural land has been retained within the two NDAs to allow farmers to continue their farming practices. In the KTN and FLN OZPs, a total of 95 ha of land including about 58 ha of land zoned as "AGR" (including "AGR(1)" zone) and 37 ha of land reserved for Long Valley Nature Park (LVNP) will allow continuation of current farming activities. To take forward the NDAs development to meet Hong Kong's housing, economic and environmental needs, it is unavoidable that some existing farmers would be affected by the proposed NDAs development, it is estimated that about 4 ha of active agricultural land in Fung Kong and Tung Fong in the KTN NDA and about 24 ha in Ma Shi Po and Tin Ping Shan in the FLN NDA will be affected (about 28 ha in total, which accounts less than 4% of total active agricultural land in Hong Kong). The farmers affected by the proposed NDAs development could purchase or rent

Representation Points		PlanD's Responses
		farmland at suitable locations to continue farming. To facilitate agricultural resite / rehabilitation for affected farmers, the agricultural land in Kwu Tung South (about 103 ha) has been surveyed, of which about 34 ha (including about 5 ha of Government land) are fallow agricultural land that have potentials for agricultural resite/ rehabilitation. The Government would endeavour to assist the affected farmers to rehabilitate farming and to offer them with reasonable arrangements and compensation under the prevailing policy. To further assist and facilitate relocation of affected farmers, a special agricultural land rehabilitation scheme will be introduced. Priority assistance will be offered by the Government to match with those landowners who are willing to lease out/sell out their land to the farmers affected by the NDAs development. Suitable government land falling within these areas can also be offered to the affected farmers on short-term tenancy basis as part and parcel of this special scheme.
G2	***Lack of impact assessments***	
	There is concern that the existing destructive land uses, including open storage, will be pushed to other areas of the New Territories. There appears to be no preventive measures nor policy other than compensation for loss of property or business for rehabilitation and relocation of the existing industries. Besides, land resumption will break down the existing economic and social networks and impact on the existing life styles. Also, there is no analysis and information on the number of residents, business operators, and employees for the areas being affected by the NDA. There also appears to be no policy on how jobs for existing talent and skills will be accommodated.	According to the survey conducted in 2011 under the NENT NDA Study, there are about 51 ha of port back-up and open storage sites in the KTN and FLN NDAs. Most of them are concentrated in the central part of the KTN NDA and along Man Kam To Road in the FLN NDA. There are also some rural industries in Shek Tsai Leng and some scattered in Fung Kong in KTN NDA. These rural industrial uses will not be compatible with the future NDAs development. However, it is recognised that the rural industrial uses and open storage/port back-up activities have an important role in the economic development of Hong Kong. Sufficient land at appropriate locations such as those in proximity to the cross boundary points and strategic road links have been designated as "Industrial (Group D)", "Open

Representation Points		PlanD's Responses
		Storage" ("OS") and "OU" annotated "Port Back-up Uses" zones on respective statutory town plans to meet the demand for such uses. Under the NENT NDAs Study, demographic characteristics, characteristics of local economic activities, potential impacts to them as well as proposed mitigation measures have been examined in order to confirm the feasibility of the NDAs development. Although some existing industries / businesses in the area will be affected by the proposed NDAs development, the NENT NDAs Study estimated that the KTN and FLN NDAs will provide 37,700 jobs. In particular, to take advantage of its strategic location near the Lo Wu and Lok Ma Chau Boundary Control Points, Lok Ma Chau Loop, Fanling Highway and the proposed railway station, about 17.5ha of land is zoned as "OU" annotated "Business and Technology Park" and "Research and Development" in the KTN NDA will provide land for commercial, offices and R&D uses. They will provide development spaces for the industries where Hong Kong enjoys clear advantages, such as innovative and high-technology industries and cultural/creative industries for the residents of the NDAs and the surrounding. The Business and Technology Park at the south-eastern part of the KTN NDA, particular the KTN Planning Area 33 provides an opportunity for creating a gateway to the area, while the research and development uses at the north-western part of the KTN NDA could create synergy with the development of Lok Ma Chau Loop in close proximity to the site. The economic and social facilities such as retail, service industry and community facilities, which support residential development, will be available to provide different types of job and a large amount of employment opportunities, including some

Representation Points		PlanD's Responses
		with lower skill level requirements. It is believed that these economic activities will help promote the local economy and provide a certain amount of job opportunities for the existing and new population in the area. For the existing rural industries, businesses and workshops to be affected by the NDAs development, the Government will continue to communicate with the stakeholders to further explore feasible solutions to cater for their needs in a fair and reasonable manner, balancing the public interest and proper use of public resources. Notwithstanding this, compensation and reprovision of affected business are matters outside the scope of the subject OZPs.
G3	***Segregation of development areas by roads***	
	The living areas are segregated by roads resulting in sterile areas and thus adversely affecting vibrancy and connectivity. There is also a lack of comprehensive cycling and pedestrian plan consisting tracks, shared road spaces, shared promenades and parking at housing, retail and transport nodes.	The design of the road networks is to ensure the KTN and FLN NDAs will be served by a comprehensive road network to connect them with the surrounding areas and also to connect the various areas within the NDAs. However, while maintaining connectivity for the NDAs, we are also mindful for a green living environment. Therefore, environmental/ pedestrian friendly design is adopted for both the KTN and FLN NDAs, which will create a compact city form with a majority of the new population concentrated near the railway station or public transport interchange (PTI). Under the KTN and FLN OZPs, high-density residential and commercial developments are clustering within 500m catchment of the proposed railway station at KTN or in close proximity to the PTIs. Comprehensive open space, pedestrian walkway and cycle track systems are provided to link up the residential areas with the proposed railway station or PTI and major activity nodes within the NDAs as well as the Fanling/Sheung Shui New Town and the nearby villages. In addition, a more pedestrian-friendly town centre is promoted by providing periphery roads outside the town centre, continuous open space connecting the activity nodes and more pedestrianised areas. Riverside

Representation Points		PlanD's Responses
		promenades are also provided along Sheung Yue River, Shek Sheung River and Ng Tung River to serve the existing and new communities. The proposed pedestrian connections, cycle track network and transport network of the KTN and FLN NDAs are indicated in **Plans KTN-5 to KTN-7** and **FLN-5 to FLN-7**. The areas designed for 'Road' use has only taken up about 10% and 17% of the total land area of the KTN and FLN NDAs respectively, which are similar to other new towns such as Yuen Long (15%), Tin Shui Wai (24%), Tseun Wan (11%), etc.
Representations relating to the KTN OZP		
Representations relating to the Zonings around Ma Tso Lung (MTL) Stream		
G-K1	***Zoning of MTL Stream and its Marsh*** According to the EIA Report, Three-banded Box Terrapin, a globally-threatened species, has been found in MTL Stream. Given its moderate to high ecological value, the proposed zoning "GB" of Ma Tso Lung Stream and its marsh, i.e. KTN Planning Areas 2 and 8 with Rural Road R1 encroaching into the riparian zone, are considered not sufficient to protect Three-banded Box Terrapin, a globally-threatened species, and other associated wildlife to these habitats. While **R16 of KTN OZP** supports the "GB" zoning for the riparian zone on the western side of MTL stream, the eastern side of the stream would be adversely affect by Rural Road R1.	According to the Ecological Impact Assessment of the EIA Report, upper and midstream section of MTL Stream is of high ecological value because of the presence of Three-banded Box Terrapin, whereas the lower section of the stream is of moderate to high ecological value because of presence of several species of conservation significance and importance of riparian corridor. In view of the above, the land area along MTL Stream in KTN Planning Areas 2 and 8 are designated as "GB" to protect the habitats for wildlife associated with the MTL Stream. The proposed "GB" zone should have adequate planning protection as there is a general presumption against development within the "GB" zone. It is the statutory requirement under the Notes of the OZP that any diversion of stream, filling of land/pond or excavation of land shall not be undertaken without the permission from the Board. The Director of Agriculture, Fisheries and Conversation also considers that the proposed "GB" zoning should have provided the necessary planning protection. It should also be noted that in order to minimize the impact on the lower section of

Representation Points		PlanD's Responses
		the MTL Stream, the Rural Road R1 will cross the stream on viaduct. A buffer zone of 15-30m as appropriate on both sides (not less than 45m total width) of MTL Stream north of the point where it is crossed by the Road R1. In addition, a 1.2 high permanent solid faunal barrier will be built along the at-grade portion of Rural Road R1 to minimize mortality impacts of terrestrial meso-fauna. The above measures are considered sufficient to protect the MTL Stream from Rural Road R1. The EIA Report has also concluded that the proposed "GB" zoning with implementation of proposed mitigation measures would be environmentally acceptable.
Representations relating to the Zonings and Controls around Long Valley Nature Park (LVNP)		
G-K2	***Zoning of LVNP and its Surrounding Areas*** The zoning to the north (zoned "AGR(1)") and south (zoned "AGR") of LVNP are incompatible with the land use at LVNP. Besides, small house development may be permitted on application to the Board, which may cause significant adverse impacts to the farmland and its ecological habitats in LVNP that require adequate sunshine and quality water. The area to the north of LV is of significant ecologically importance. This area, which is included in the boundary of LV and Ho Sheung Heung Priority Site for Enhanced Conversation under the 2004 New Nature Conservation Policy, also serves as an ecological corridor connecting the habitats of Long Valley and Frontier Closed Areas. The proposed "AGR(1)" zone does not reflect the importance of this area. While **R16 of KTN OZP** supports the option of land resumption to conserve wetland and agricultural land, the planning intention of the "OU" annotated "Nature Park" zone should be revised to acknowledge the	The Long Valley is currently zoned "OU(Nature Park)", which is intended primarily for the development of a nature park to protect and enhance existing wetland habitats. The "OU" zoning has recognized the high ecological value of the area. As the ecological value of the area is closely related to the existing farming practice, the Nature Park may allow such practice based on guidelines and requirements to be prescribed by the Government. According to EIA, the areas to the north and south of the LVNP are not of the same ecological value. The area to the north of Development, including the construction of New Territories Exempted Houses, in the area would be subject to planning approval of the Board and the ecological factor should be given due consideration. The impact of any new development would be duly considered through the planning process. Agriculture, Fisheries and Conservation Department (AFCD) considers that the "AGR" and "AGR(1)" zones are sufficient to protect the different ecological values of the concerned area. The area to the south of LVNP is zoned as "AGR". The planning intention of the

Representation Points		PlanD's Responses
	importance of maintaining habitat diversity and agricultural practice.	"AGR" zone is to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. The proposed "AGR" zone would allow the continuation of the existing farming practices and serve as a buffer for the LVNP at its north. There are also existing building structures in the area and hence it has a lower ecological value according to the EIA Report. The proposed zoning would allow the continuation of the existing farming practices and serve as a buffer for the LVNP at its north. The area to the north of LVNP is zoned as "AGR(1)". The planning intention of the "AGR(1)" zone is primarily to retain and safeguard the existing agricultural land/farm/fish ponds for agricultural purposes, which are at present predominately under active agricultural use, and to serve as a buffer to give added protection to the proposed LVNP (**Annex V**). It is also intended to protect the area under the flight path of birds between HSH egretry and LV. The ecological concerns of the farmland in the area have been explicitly spelt out in the Notes and ES of the KTN OZP. Development such as small house development, public utility installation, and religious institution (not elsewhere specified) would not be permitted within this zone unless approval from Board has been granted. Moreover, to ensure that the ecological importance of the area to the north of LVNP will be maintained by existing agricultural activities, more stringent planning control has been imposed. Only uses related to agricultural uses and rural facilities serving the local community are permitted as of right. Selective uses serving the need of the area may be permitted on application to the Board. As filling of pond/land would have adverse environmental impacts on the area, planning permission from the Board is required for

Representation Points		PlanD's Responses
		such activities including the filing of land up to 1.2m which is normally permitted in "AGR" zone. The proposed "AGR(1)" zone would provide sufficient planning control over the area. The proposed "AGR" and "AGR(1)" zones respect the existing development right of the private land owners, so that they may continue the current farming activities without ruin the ecological value of the area. AFCD also considers that the "AGR" and "AGR(1)" zones are sufficient to protect the different ecological values of the concerned area.
G-K3	***Residential Development and Business and Technology Park*** Development layout and land use of the Business and Technology Park area and residential development are not appropriate and should be reconsidered given their proximity to LVNP and their current conditions being dominated by natural habitats. No commercial elements for tourism, in particular hotel should be proposed in KTN Planning Areas 33 and 34. Moreover, any artificial and concrete landmark being proposed in KTN Planning Area 33 or the areas around is not necessary as LV itself has served as a real landmark of the KTN OZP.	"OU" annotated "Business and Technology Park" together with the "Research and Development" zones in the KTN NDA will provide land for commercial, offices and R&D uses. They will provide development spaces for the industries where Hong Kong enjoys clear advantages, such as innovative and high-technology industries and cultural/creative industries, with a view to providing variety of jobs related for the residents of the NDAs and the surrounding. A sustainable and balanced community would require provision of housings, jobs, education, recreation, social and community services. A cluster of "OU" annotated "Business and Technology Park" is proposed at the south-eastern entrance of the KTN NDA from Fanling Highway with a view to providing job opportunities and with the planning intention of medium density development to provide land to meet various strategic land use requirements. Its location presents an opportunity for creating a gateway to the NDA with the inclusion of a landmark building at the entrance which helps to highlight the theme of the NDA as a 'Mixed Development Node' of residential, commercial, R&D, agriculture as well as natural and ecological conservation area. According to the ES, development on individual site with the Business and

Representation Points		PlanD's Responses
		Technology Park should submit a master layout plan, following the urban design and landscape framework by the project proponent to the satisfaction the Director of Lands to ensure an integrated an compatible layout before development proceeds. Furthermore, an urban design plan shall be submitted by the project proponent to the satisfaction of Director of Planning to ensure the adoption of innovative building design and special landscape treatment in KTN Planning Area 33. Given its proximity to LVNP, developments within this zone in KTN Planning Areas 33 and 34 are restricted to maximum plot ratio of 3 and building height of 40-55mPD. Except for the site at KTN Planning Area 34, hotel development is only permitted with the approval from the Board within the Business and Technology Park sites. Given the location of the site at KTN Planning Area 34 being near LVNP and other business parks, it is intended to offer accommodation/hospitality within this site for business visitors and tourists of the Business and Technology Park and the nearby LVNP. The areas zoned for the "OU" annotated "Business and Technology Park" are currently urbanized area occupied by open storages, workshops and squatters. An EIA including ecological impact assessment had been conducted under the NENT NDA Study to assess the potential ecological and environmental impacts arising from development of the proposed Business and Technology Park. According the EIA Report, the proposed development in the proposed Business and Technology Park is considered environmentally acceptable and with all the proposed measures in place, no significant adverse impacts on LVNP and fauna are predicted. Mitigation measures including building design guidelines as well as erection of noise/visual barrier during construction stage to minimize mortality and light and glare impacts and wetland

Representation Points		PlanD's Responses
		compensation in LVNP, have been proposed and specified in the Environmental Monitoring and Audit Manual that the project proponents have to follow. As agreed by AFCD, the proposed administrative measures are considered adequate for protecting the LVNP for any future development in the Business and Technology Park.For the "V(1)" zone in KTN Planning Area 36, the site is in close proximity to the Ho Sheung Heung and is partly formed. The site would provide land for reprovisioning the affected village houses under the Village Removal Terms due to the NDAs development. The proposed low-rise and low-density village type development (subject to a maximum building height of 3 storeys) and is separated from the western side of Long Valley by the Sheung Yue River (about 60m width) would have no significant adverse ecological impacts on the LVNP.
G-K4	***Building Height of Business and Technology Park (KTN Planning Areas 31 to 34)*** The building height restrictions of 40mPD in Area 34 to 55mPD in Area 33 respectively would result in light disturbance impacts to birds in LVNP and discourages birds from landing in LVNP. The effectiveness of a 30m buffer at the eastern side of KTN Planning Area 33 formed by a 18m wide Non-building Area and "OU" annotated "Amenity Area" is doubtful since Road P2, one of the primary road arteries in KTN, has been align within this "OU" annotated "Amenity Area" zone.	An ecological impact assessment under the EIA had been conducted to address the potential ecological impacts arising from the development of the NDAs. In order to address the concern on the flight path of the birds, stringent planning control will be exercised over the "AGR" and "AGR(1)" zonings of the area north and south of the LVNP with such intention being stated in the ES of the OZP. According to the EIA Report and with the recommended mitigation measures in place, the proposed building heights of the "OU" annotated "Business and Technology Park" sites would have no significant adverse ecological impact. In formulating the building height restrictions for the KTN and FLN NDAs, due considerations have been given to AVA of NENT NDAs study, HKPSG, development intensity permissible under the OZPs. The overall building height profile of the KTN OZP is planned to step down towards the periphery and riverside to enhance a variation in building height and

Representation Points		PlanD's Responses
		massing of new developments and to ensure a better integration with the adjacent rural settings. For KTN Planning Areas 31 to 34, different height restrictions are imposed to establish a stepped building height profile from 40mPD to 60mPD decreasing towards Sheung Yue River and LVNP. It also allows visual relief between the area and the existing low-rise developments in the Kwu Tung South area. A lower building height restriction of 40mPD is specifically imposed on the Business and Technology Park site at KTN Planning Area 34. Given that LVNP covers an area of about 37ha and is about 70m away, such building height is considered appropriate for better integration with the ecologically/visually important areas such as LVNP. According to the EIA Report, with the recommended mitigation measures in place, the proposed building heights of the sites zoned "OU" annotated "Business and Technology Park" would have no significant impact on the flight path of the birds. KTN Planning Area 34 is close to LVNP. There is an opportunity to provide hotel development for business visitors and tourists. The proposed development at the Business and Technology Park would be guided by an urban design plan to ensure the adoption of innovative building design and special landscape treatment. Due consideration would be given to minimize any adverse impacts on LVNP. A 30m green buffer (i.e. NBA in the "OU" site and the "OU" annotated "Amenity Area" strip) as mitigation measure is to be provided along the eastern side of KTN Planning Area 33 in order to further set back the building from the nature park. In addition to the proposed Road P2 and "Amenity" strips on its two sides, there is 70m distance in total between the nature park and the building block in the concerned site. Similarly, a 15m setback with planting of trees and mounding along northern and north-eastern boundaries of the

Representation Points		PlanD's Responses
		District Open Space in Area 37 shall be provided. Given the above, the building height of 55mPD in KTN Planning Area 33 should not have adverse impact to the LVNP.
G-K5	***Administrative measure on the Business and Technology Park*** Given their close proximity to LVNP, the development controls on the Business and Technology Park should be strengthened. An administrative measure that urban design plan to be submitted by the project proponent should be adopted for KTN Planning Area 32, 33, 34 and 36. Moreover, the urban design plan together with the development layout should require the approval from the Director of Planning as well as the Director of Environmental Protection and Director of Agriculture, Fisheries and Conservation. The need for Ecological Impact Assessments should also be considered to identify any potential impacts to birds of LVNP.	According the EIA Report, the proposed development in the Business and Technology Park is considered environmentally acceptable and with all the proposed measures in place no significant adverse impacts on LVNP and fauna are predicted. Plantation, mitigation plantation, grassland and two pieces of mitigation wetland are found along Sheung Yue River. Mitigation measures including building design guidelines as well as erection of noise/visual barrier during construction stage to minimize mortality and light and glare impacts and wetland compensation in LVNP, have been proposed and specified in the Environmental Monitoring and Audit Manual that the project proponents have to follow. In order to create a pleasant park-like environment for this business and technology cluster, an urban design and landscape framework will be formulated to guide the future development for all the Business and Technology Park sites in KTN Planning Areas 31, 32, 33 and 34 (Planning Area 36 comprises "O" and "V(1)" zones only). In addition, development on individual site within the Business and Technology Park should be guided by a master layout plan to ensure an integrated and compatible layout. However, given its proximity to LVNP, proponent for the site at KTN Planning Area 33 will also need to submit an urban design plan to ensure the building disposition and façade treatment of the development would not have adverse impacts to the nearby Nature Park. Adoption of innovative building design and special landscape treatment will help define the KTN Planning Area 33 as gateway of the NDA. Hence, relevant departments including DEP and

Representation Points		PlanD's Responses
		DAFC will be consulted in formulating the urban design plan for KTN Planning Area 33. Relevant departments including DEP and DAFC will be consulted before approval of the said urban design plan.
Representations relating to the Fung Shui woodlands		
G-K6	***Zoning of the Fung Shui woodlands*** Given the ecological value of the Fung Shui woodland, its zoning should be reconsidered. The Government has recently proposed to rezone some "GB" sites for residential developments in 2013 and 2014 Policy Addresses to address the housing demand. The proposed "GB" zone for the Fung Shui woodlands may not be able to safeguard the existing ecological value.	The Fung Shui woodland is zoned "GB" on the OZP. According to the Notes of the OZP, there is a presumption against development within "GB" zone. Any diversion of stream, filing of land/pond or excavation of land shall not be undertaken without the permission from the Board (**Annex V)**). The ES of the KTN OZP has also indicated that Fung Shui woodlands at KTN Planning Area 16 is zoned as "GB" in order to protect its landscape and ecological value. Moreover, according to the EIA Report, the Fung Shui woodlands being protected by 'GB' zone, has no significant ecological value. In view of the above, the proposed "GB" should have provided the necessary planning protection.
Representations relating to the Contaminated Soil Identified		
G-K7	***Contaminated Soil Identified*** According to the EIA Report, contaminated soil has been identified in the NDA areas, which should be resolved before finalizing the KTN OZP. However, investigation has not been finished due to land ownership issues.	The EIA Report concluded that the high level of Arsenic (i.e. ranged from 24 mg/kg to 430 mg/kg) were identified at 3 government sites in KTN and is naturally occurring. A detailed Health Risk Assessment (HRA) on Arsenic has been conducted in the EIA Report to determine the acceptable level of Arsenic and devise appropriate and feasible treatment methods for soil with higher Arsenic level. Based on the ground investigations conducted during the EIA study, the extent of potential contamination are relatively localised, likely contaminants area generic and easily remediated, remediation methods available in the market are well established and nature of the possible contaminants can be dealt with by sufficient local remediation experience. The exact amount of soil that requires treatment would be ascertained when the respective sites are resumed and handed over to the project proponent prior to

Representation Points		PlanD's Responses
		the construction phase. The requirements for conducting the detailed survey and submission of detailed Arsenic management plan have been included as one of the approval conditions of the EIA Report. As such, it is considered that there is no insurmountable contamination issue within the KTN NDA.
Representations relating to the FLN OZP		
Representations relating to the meanders at Ng Tung River		
<u>Supportive Representation</u>		
S-F1	The "CA" zones in both Fu Tei Au and near Wa Shan to reflect the ecological importance of these meanders are supported.	The supportive view of **R542 of FLN OZP** regarding the "CA" zoning for the areas at Fu Tei Au and near Wa Shan to reflect the ecological importance of these meanders is noted.
<u>Adverse Representations</u>		
G-F1	***Meanders at Ng Tung River in FLN Planning Area 6 and their riparian zones*** For the retained meanders zoned "O" in FLN Planning Area 6, "O" zoning will introduce human disturbance to the meanders as the planning intention of "O" zone is "for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public". According to the FLN OZP, there are two meanders within the "O" zone in FLN Planning Area 6. However, only one of these two meanders (earmarked as 'retained meander') is shown on the ODP. There is grave concern that a smaller meander in FLN Planning Area 6 has been omitted in the FLN OZP. Clarification is required (**Drawing FLN-1**).	Detailed surveys of all meanders conducted in 2013 showed the presence of Rose Bitterling in only four retained meanders of Ng Tung Rivers (namely one each in FLN Planning Areas 2, 7, 10 and a 'double' meander in FLN Planning Area 6) in the FLN NDA. According to the EIA Report, these meanders are of low to moderate ecological value as they are small areas of semi-natural habitat which are highly disturbed by people and are used by small numbers of fauna of conservation significance. As required under an approval condition of the EIA Report, two meanders at Ng Tung River (i.e. in Fu Tei Au and Sheung Shui Wa Shan) in FLN Planning Areas 2 and 7 shall be retained as habitats for Rose Bitterling. The two meanders are zoned "CA" with the planning intention to protect and retain the existing natural landscape, ecological, or topographical features of the area for conservation, educational and research purposes, and to separate sensitive natural environment from the adverse effects of development. A detailed proposal will be submitted on the relocation plan of the Rose Bitterling and

Representation Points		PlanD's Responses
		subsequent monitoring to demonstrate that the mitigation measures proposed are effective prior to commencement of construction works. As advised by DEP, the said requirements have been included in the respective environmental permits, and it is a statutory requirement under the EIAO that the permit holder(s) should have to implement the mitigation measures and monitoring programme as described in the submitted plans. Also, as required under an approval condition of the EIA Report, regular progress reports have to be submitted to the EPD regarding the fulfilment of the approval conditions and requirements of the EM&A manual. The 'double' meander in FLN Planning Area 6 form part of the riverside promenade and are located in close proximity to the residential cluster in the area. It is appropriate to zone the meanders and the riverside promenade as "O" zone to provide a regional open space for the enjoyment of the residents and the general public. The meanders thereat would be retained and integrated into the design of the regional open space as important landscape features (Plan FLN-2a and Drawing FLN-1). Such requirement has been stipulated in the ES of the FLN OZP. The remaining meander in FLN Planning Area 10 is zoned "O", "Residential (Group B)" and "Government, Institution or Community" under the FLN OZP. As this small meander is of low ecological value, there is no strong justification to rezone the concerned areas into "CA" zone.
G-F2	***All other affected meanders*** Relocation of Rose Bitterling from the meanders at Ng Tung River to that at Sheung Yue River is proposed by the project proponent as a mitigation	Please see the responses of **G-F1** above.

Representation Points		PlanD's Responses
	measure. However, detailed proposal on translocation plan, which is required under an approval condition of the EIA Report, is still not available at the current stage. Information such as target number of population, methodologies, habitat suitability of receiving sites, risk assessment, management plan and monitoring programme are available. The International Union for the Conservation Nature (IUCN) guidelines have pointed out that translocation outside species indigenous range may bring potentially high risks and can be evident only long after translocation. As Rose Bitterling requires muddy bed habitat and its associated swan mussels are highly sensitive to environmental change, there is grave concern that the meanders at Sheung Yue River may eventually found not suitable to Rose Bitterling upon translocation.	
G-F3	***Measures to prevent disturbance to the meanders*** Given the ecological sensitivity of the meanders and Rose Bitterling, it is recommended that all the retained meanders should be fenced off to prevent any human disturbance and access. Since some of them are located near open spaces accessible by the public (e.g. the meanders in FLN Planning Area 6), erecting of fences around the meanders is also for safety consideration. Besides, use of chemicals for landscape management should be restricted near the meanders to prevent any contamination which will cause significant ecological impacts to Rose Bitterling and other species in the meanders.	The OZP is to show the broad land use zonings. The exact measures to minimize human disturbances to the meanders would be determined at detailed design stage and may include, for examples, separation by level changes, planting and fencing. Notwithstanding that, in FLN OZP, the meanders in FLN Planning Area 2 and 7 are zoned "CA" zone under which there is a general presumption against development. For the meanders in FLN Planning Area 6, which are zoned "O", the proposed restriction on the use of chemicals for landscaping purposes could be considered at the detailed design / management and maintenance of the proposed open space.

Representation Points		PlanD's Responses
G-F4	***Planning and zoning approach*** Rose Bitterling, an ecological valuable and rarely seen freshwater fish, has been spotted by a Green Group along Ng Tung River meander within FLN. There is a view that a proactive planning and zoning should be implemented to protect that habitat.	Please see the responses of **G-F1** above.
Representations relating to the Man Kam To Road Egretry		
G-F5	***Proposed relocation of the Man Kam To Road egretry*** Man Kam To Road egretry should be preserved. According to an approval condition of the EIA Report, the proposed relocation of the Man Kam To Road egretry to Fu Tei Au due to the construction of new road junction has to be proven success prior to the commencement of works. However, there is no any scientific evidence to prove that the proposed relocation would be successful. Given that the choice of nesting locations for egrets depends on the availability of food source and level of disturbances nearby, there is no guarantee that the mitigation egretry to be provided in the "CA" zone will be used by egrets in the future. There is view that the Man Kam To Road egretry could be preserved by reviewing the design of new roundabout or moving it further northward.	According to the EIA Report, the loss of the Man Kam To Road egretry will be compensated by the creation of egretry nest site habitat (with appropriate tree and bamboo species) in two mitigation meanders to be retained on the northern side of Ng Tung River in FLN Planning Areas 2 and 7. Both mitigation meanders are zoned "CA" on the FLN OZP. Under the "CA" zone, there is a general presumption against development. The adjoining areas of these two meanders are zoned "AGR" / "GB" on the OZP which is intended primarily for agricultural activities / to provide an ecological buffer for the adjacent meander. There is also a general presumption against development within the "GB" zone. To enhance the effectiveness of the proposed relocation of the Man Kam To Road egretry, a detailed Egretry Habitat Creation and Management Plan will be submitted on the establishment of alternative egretry sites and a monitoring programme to assess and confirm the effectiveness of the relevant mitigation measures, prior to commencement of the construction of the relevant works. According to the approved EIA Report, the mitigation measures will be undertaken sufficiently in advance of clearance of the current egretry site such that the trees and shrubs will be suitable for nesting prior to site clearance. Besides, to minimize disturbance and mortality on breeding ardeids, no work shall be carried out at the

Representation Points		PlanD's Responses
		current egretry location at Man Kam To Road during the breeding season. The approval condition of the EIA Report also requires that practicable steps will be taken to enhance the existing egretry site at HSH and/or its vicinity to compensate for the loss of the egretry site by planting appropriate tree species in its surroundings. According to DEP, the above measures have been included in the respective environmental permits and it is a statutory requirement under the EIAO that the permit holder(s) have to implement the mitigation measures and monitoring programme as described in the submitted plans. Also, regular progress reports have to be submitted to the EPD regarding the fulfilment of the approval conditions and requirements of the EM&A manual. *Alternative Option of the Proposed Man Kam Road Roundabout* Taking into account the site constraints such as Ng Tung River and Hung Kiu San Tsuen, two location options for the proposed Man Kam To Roundabout have been examined in the NENT NDAs Study and have been presented in the EIA Report. Option 1 (i.e. the FLN OZP adopted option) is to locate the proposed roundabout on Man Kam To Road and Option 2 is to locate the proposed roundabout to the west of Man Kam To Road. For Option 1, although it would affect the existing Man Kam To Road egretry, its loss could be mitigated by provision of an alternative egretry location. However, Option 2 would require additional land resumption due to the shifting of the existing Man Kam To Road and the proposed roundabout westward. This would affect the existing residents and is considered not desirable. Besides, even for Option 2, the egretry will be surrounded by the proposed roundabout and subject to adverse impact.

Representation Points		PlanD's Responses
		As such, Option 2 was considered not feasible. To avoid disturbing the existing residents / existing community at Fu Tei Au, Option 1 is considered as the only viable option and hence is adopted in the FLN OZP. The current design and mitigation measures proposed in the EIA Report will ensure that the residual environmental impact will be insignificant and acceptable. In view of the above, it is considered that re-designing the proposed roundabout is not desirable. The EIA report has confirmed that compensation by provision of alternative egretry location is a feasible mitigation measure. In this regard, the meanders in FLN Planning Areas 2 and 7 are zoned "CA" for provision of habitat suitable for relocation of the Man Kam To Road egretry. Other measures as mentioned in paragraph 3 under Item **G-F5** above will also be adopted to enhance the effectiveness of such mitigation proposal.
Representations relating to the agricultural land/farmland/villages in Fanling North		
G-F6	***Loss of agricultural land in Fanling North*** The existing agricultural land at Ma Shi Po would be lost under the FLN OZP as the concerned area would be used for residential development. Although agricultural zoning has been proposed at Fu Tei Au (at the river mouth of Ng Tung River), there is concern that this area would not serve its intention of being used as agricultural land. It is considered that the 12 ha of agricultural land that would be presented during the operation of the NENT NDAs is an over-estimation. The Board is urged to retain the existing agricultural land of Fanling North as much as possible, especially the large patch of farmland at Ma Shi	(a) With a view to promoting urban-rural integration and recognizing the importance of agriculture to Hong Kong, agricultural land has been retained within the two NDAs to allow continuation of farming practices in the areas. In the KTN and FLN OZPs, a total of 95 ha of land including about 58 ha of land zoned as "AGR" and "AGR(1)" and 37 ha of land reserved for LVNP will allow continuation of current farming activities. (b) To take forward the NDAs development to meet Hong Kong's housing, economic and environmental needs, it is unavoidable that some existing farmland would be affected. It is estimated that about 4 ha of active agricultural land in the KTN NDA and about 24 ha in the FLN NDA will be

Representation Points		PlanD's Responses
	Po.	affected i.e. about 28 ha in total, which accounts less than 4% of total active agricultural land in Hong Kong. (c) The farmers affected by the proposed NDAs development could purchase or rent farmland at suitable locations to continue farming. To facilitate agricultural resite / rehabilitation for affected farmers, the agricultural land in Kwu Tung South (about 103 ha) has been surveyed, of which about 34 ha (including about 5 ha of Government land) are fallow agricultural land that have potentials for agricultural resite/ rehabilitation. The Government would endeavour to assist the affected farmers to rehabilitate farming and to offer them with reasonable arrangements and compensation under the prevailing policy. (d) To further assist and facilitate relocation of affected farmers, a special agricultural land rehabilitation scheme will be introduced. Priority assistance will be offered by the Government to match with those landowners who are willing to lease out/sell out their land to the farmers affected by the NDAs development. Suitable government land falling within these areas can also be offered to the affected farmers on short-term tenancy basis as part and parcel of this special scheme under the prevailing policy. (e) In FLN OZP, about 12 ha of land at Fu Tei Au are retained as "AGR" zone to allow for continuation of the existing farming practices. Agricultural use is always permitted under this zoning. There is no need for the Government to reserve the land for agricultural purpose. With regard to the concern about the requirement of planning permission for pond filling and land filling of 1.2m or more in thickness

Representation Points		PlanD's Responses
		within the "AGR" zone, such restriction is to prevent unauthorized land/pond filling works in agricultural land. According to the Remarks of the Notes for the "AGR" zone, filling of land specifically required for the purposes of genuine agricultural practice including laying of soil not exceeding 1.2m in thickness for cultivation, and construction of agricultural structure with prior written approval from the Lands Department is exempted from the control. (f) The proposed FLN NDA is a natural extension of the Fanling/Sheung Shui New Town. Planning Areas 13, 15, 16 and 17 at Ma Shi Po area, which is immediately adjoining the Fanling town, will be the town centre of the FLN NDA. The concerned area is planned for medium to high density residential development. It is estimated that 24 ha of active agricultural land will be affected. Private land will be resumed for the NDAs development according to current lands policy. (g) Regarding the agricultural areas in FLN Planning Areas 12, the concerned area is proposed to be developed into a Central Park with recreational facilities. It is easily accessible by most of the future population in FLN NDA and located in the vicinity of social welfare and other public facilities, forming a civic and recreational core of FLN for the enjoyment of new and existing communities. For the land in FLN Planning Area 7, it is reserved for the provision of GIC facilities necessary to serve the future NDAs development.
G-F7	***Resume land for agricultural purpose*** In general, agricultural land with good quality and high potential for	Please see the responses of **G-F6** above.

Representation Points		PlanD's Responses
	rehabilitation should be resumed by the Government and then leased to tenants through new planning and management scheme, similar to the arrangement of LVNP. Agricultural area, especially that at Ma Shi Po, has existed for at least 100 years, and once formed close linkage with the adjacent Lung Yeuk Tau and Luen Wo Market. The agricultural land in the subject area is worthwhile for conservation. It is suggested that all agricultural land at Ma Shi Po should be resumed, co-ordinated and managed by the Government as farmers often cannot secure long-term lease for agricultural purpose from private owners and developers. The "O" site in FLN Planning Area 12 can used for both recreational and agricultural purposes, instead of being an urban park which is similar to other new towns and urban areas. Although the site was an abandoned agricultural land with limited ecological value, the concerned area could be restored for agricultural use through land resumption and appropriate management measures, similar to the LVNP. The existing agricultural activities at FLN Planning Area 7 should be preserved. There are concerns that the road alignment, "OU" annotated "Amenity Area", and "OU" annotated "Sewage Pumping Station" would encroach onto the existing agricultural land.	
G-F8	***Enhancement plan*** There is a comment that the existing villages and farmland should be fully integrated and supported with an area enhancement plan including improvement of infrastructure and	With regard to the representation that the existing villages and farmland should be fully integrated and supported with an 'area enhancement plan', it should be noted that one of the planning principles of the NDAs development is to integrate the NDAs development with the surrounding rural

Representation Points		PlanD's Responses
	facilities in addition to what is currently available in village environs.	areas through enhanced linkage with and synthesizing development of villages so that the villagers living in the NDAs or neighbouriung villages can use the facilities of the NDAs. They can also enjoy the enhanced external transportation as a result of the road network provided in the NDAs.
Representation relating to green public area		
G-F9	***Green public area*** There is inadequate shared green public area and no "GB" zoning in the FLN OZP. There is only one small open space at the southern area and a thin long open space along Ng Tung River. There is doubt on the effectiveness of the concerned open space. More comprehensive open space provisions should be made.	The FLN NDA would be developed into a 'Riverside Community' making the best use of its beautiful riverside scenery and hilly backdrop to provide a quality living environment. A total of 24.89 ha of land have been zoned "O" on the FLN OZP for the provision of a network of interconnected public open spaces of different sizes and functions, namely regional, district and local open spaces. Besides, there are a total of 2.44 ha of land under "GB" zoning which is intended primarily for defining the limits of urban and sub-urban development areas by natural features as well as to provide an ecological buffer for adjacent meander. A comprehensive provision of public green area has been provided under the FLN OZP. The open space strip along Ng Tung River in FLN Planning Area 3 to the southwest of Sheung Shui Wa Shan is for the enjoyment of the nearby villagers in Fu Tei Au. The small open space at the southern area of the FLN OZP (in FLN Planning Area 19) is a local open space to be provided to serve the local community of northeast Fanling New Town at On Kui Street.
Proposals		
Proposals relating to specific areas / sites within the KTN OZP		
Representations relating to the Zonings around Ma Tso Lung (MTL) Stream		
P-K1	***The MTL Stream and its marsh should be zoned as "CA"*** The MTL Stream and its marsh (KTN Planning Areas 2 and 8) should be zoned "CA" to avoid ecological impacts from development to the	Please see responses of **G-K1**.

Representation Points		PlanD's Responses
	Three-banded Box Terrapin and other fauna, and relocate those various land uses in adjacent to the brownfield within the KTN NDA.	
P-K2	***Rural Road R1 should be abandoned and the concerned area should be zoned as "CA"*** The Rural Road R1 will be connected to the proposed Lok Ma Chau Eastern Connection Road (ECR) via Hoo Hok Wai to Lok Ma Chau Loop Development Area. However, the proposed ECR has been excluded from the EIA report of Lok Ma Chau Loop due to its potential ecological impact and traffic need. The Road R1 should therefore also be taken out from the draft OZP and be assessed together in future EIA report. To improve the accessibility of the existing MTL village areas, improvement to the existing road network such as Ma Tso Lung Road could serve the same purpose as Road R1. The proposed Rural Road R1 should be taken out and the concerned area should be zoned as "CA" to serve as a buffer zone for the MTL Stream.	The provision of Rural Road R1 is essential for providing access to the Lok Ma Chau Loop Area and the proposed sports ground/sports complex, research and development use and sewerage pumping station at the north-western tip of the KTN NDA. The Rural Road R1 can also improve the connectivity of the existing rural settlement in MTL area with the town centre of the KTN NDA. In formulating the alignment of the proposed Rural Road R1, a series of factors have been taken into consideration, including the highway standards, road safety, environmental and ecological impacts.
Representations relating to the Zonings of LVNP and its surrounding		
P-K3	***The areas to the north and south of LVNP should be zoned to "OU" annotated "Nature Park", "CA" or "GB"*** The statutory control on the area to the north and south of LVNP, which are zoned "AGR" and "AGR(1)" is not sufficient to protect the area. The area should be rezoned to "OU" annotated "Nature Park", "CA" or "GB".	Please see responses of **G-K3**. In sum, it is considered that it is more appropriate to retain the "AGR(1)" and "AGR" zones for the areas to the north and south of LVNP respectively to reflect its current agricultural use.
P-K4	***The KTN Planning Areas 32, 33, 34 and 36 should be zoned to "CA" or "GB"***	Please see responses of **G-K4**. In sum, the proposed rezoning is considered not appropriate.

Representation Points		PlanD's Responses
	KTN Planning Areas 32, 33, 34 and 36 should be rezoned from "OU" annotated "Business and Technology Park"/"Village Type Development (1)" ("V(1)") to "CA" or "GB" to discourage development in these areas so that the existing natural habitats would be retained as far as practicable.	
P-K5	***Building Height Restrictions of the Business and Technology Park should be strengthened*** The building height of Business and Technology Park especially in KTN Planning Area 33 should be more stringent so that the maximum building height is similar to the adjacent village type development.	Please see responses of ***G-K4***. In sum, the proposal is considered not necessary.
Representations relating to the Fung Shui woodlands		
P-K6	***The Fung Shui woodlands should be zoned to "CA"*** The Fung Shui woodlands should be rezoned to "CA" to safeguard the ecological sensitive receivers in the long term.	Please see responses of **G-K*5***. In sum, it is considered appropriate to retain the "GB" zone for the woodlands to reflect its current existing uses and ecological value.
Proposals relating to specific areas / sites within the FLN OZP		
Representations relating to the meanders at Ng Tung River		
P-F1	***The meanders in FLN Planning Area 6 and their riparian zones should be zoned as "CA"*** The proposed "CA" zone, with the planning intention "to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation … purposes", is to reflect the ecological value of the concerned areas and offer adequate protection against developments and human disturbance.	For the proposal of rezoning the meanders in FLN Planning Area 6 and their riparian zones to "CA" zone, the responses to **G-F1** above are relevant. In sum, it is considered that the proposed "CA" zoning is not appropriate.

Representation Points		PlanD's Responses
P-F2	***All the other affected meanders (except that in FLN Planning Area 6) should be zoned as "U" before the proposed translocation of Rose Bitterling is proven effective. If the trial is proven unsuccessful, these affected meanders and their associated riparian zones should be retained and zoned as "CA".*** While Rose Bitterling requires muddy bed habitat and its associated swan mussels are highly sensitive to environmental change, there is grave concern that the meanders at Sheung Yue River may be finally not suitable to Rose Bitterling and lead to failure of the proposed translocation. Therefore, it is opined that all the other affected meanders (except that in FLN Planning Area 6 as mentioned in **G-F1** above) should be zoned as "U" before the proposed translocation is proven effective. If the trial is proven unsuccessful, it is considered that these affected meanders and their associated riparian zones should be retained and zoned as "CA" to protect the habitats of Rose Bitterling and safeguard their population.	For the proposal of rezoning all the other affected meanders (except that in FLN Planning Area 6) to "U" zone before the proposed relocation of Rose Bitterling is proven effective, and if the trial is proven unsuccessful, these affected meanders and their associated riparian zones are proposed to be rezoned to "CA" zone, the responses to **G-F1** above are relevant. In sum, it is considered that the proposed rezoning is not appropriate.
Representations relating to the Man Kam To Road Egretry		
P-F3	***The Man Kam To Road egretry should be retained by zoning it as "CA"*** As there is no guarantee that the proposed mitigation egretry will be used by egrets in the future, the Man Kam To Road egretry should be retained and zoned "CA".	For the proposal to retain the Man Kam To Road egretry and zoned it as "CA", the responses to **G-F5** above are relevant.it would adversely affect the proposed Fanling Bypass. The proposal is not a practical option. Alternative option was considered but was found to be impractical due to engineering constraints and requirements. According to the EIA Report, the current Man Kam To Road Roundabout with the proposed mitigation measures is environmentally acceptable.

Representation Points		PlanD's Responses
Representations relating to the agricultural land/farmland/villages in Fanling North		
P-F4	***The agricultural land at Ma Shi Po, the "O" zone in FLN Planning Area 12 and the agricultural land adjacent to the mitigation meander between FLN Planning Areas 13 and 15 should be zoned as "OU (Agricultural Priority Area)"*** The proposed new "OU (Agricultural Priority Area)" zone is intended primarily to secure land for sustainable agriculture and education, and to provide alternative public space to serve the needs of local residents and public majority. In general, new development should be prohibited unless it is required to support agriculture.	For the proposed rezoning of the agricultural area at Ma Shi Po, the "O" site in FLN Planning Area 12 and the agricultural land between FLN Planning Areas 13 and 15 to a new "OU (Agriculture Priority Area)" zone for agricultural uses, the assessments in paragraphs (f) and (g) in **G-F6** above are relevant. In sum, it is considered that the proposed rezoning is not appropriate.
P-F5	***The agricultural land in FLN Planning Area 7 should be zoned with planning intention of focusing on preserving land for agriculture, such as "GB" and "OU (Agricultural Priority Area)" Zones*** Since FLN Planning Area 7 is at the periphery rather than the town centre of the FLN NDA, its detailed design, comparatively, should have higher flexibility for adjustment. To protect the existing agricultural activities, it should be zoned with planning intention of focusing on preserving land for agriculture, such as "GB" and a new zoning as "OU" annotated "Agricultural Priority Area" zones.	With regard to the proposed zoning of the agricultural land in FLN Planning Area 7 with planning intention of focusing on preserving land for agriculture, such as "GB" and a new "OU (Agriculture Priority Area)" zones, the assessments in paragraphs (f) and (g) in **G-F6** above are relevant. In sum, it is considered that the proposed rezoning is not appropriate.

Annex II-2
of TPB Paper No. 9746

Major Points of Representations
in respect of the Draft Kwu Tung North Outline Zoning Plan (OZP) No. S/KTN/1
and the Draft Fanling North OZP No. S/FLN/1
(Group 2)

Representation No. **(TPB/R/S/KTN/1 and TPB/R/S/FLN/1)**	**Representation Points [Representation Proposals] and Responses (Refer to Annex II-1)**
Representations relating to both the KTN OZP and FLN OZP	
R93 of KTN OZP and R541 of FLN OZP	G1, G2, G3
Representations relating to the KTN OZP	
R16 of KTN OZP	G-K1, G-K2, G-K3 [P-K1, P-K2, P-K3]
R17 of KTN OZP	G-K1, G-K3, G-K4, G-K5, G-K6, G-K8 [P-K1, P-K3, P-K4, P-K5, P-K6]
R93 of KTN OZP	G-K3, G-K9 [P-K1, P-K3]
R94 of KTN OZP	G-K1, G-K2, G-K3, G-K4, G-K5, G-K7 [P-K1, P-K2, P-K3, P-K4, P-K5]
Representations relating to the FLN OZP	
R16 of FLN OZP	G-F1, G-F2, G-F3, G-F5 [P-F1, P-F2, P-F3]
R17 of FLN OZP	G-F5, G-F6 [P-F3]
R541 of FLN OZP	G-F4, C-F8, G-F9
R542 of FLN OZP	S-F1, C-F7 [P-F4, P-F5]

北區區議會(2012-2015)
第 13 次會議記錄
(摘錄)

20. 于葉燕薇女士回應如下：

(a) 根據現時政府的政策，所有政府部門提供的收費服務均須收回成本。郵政署作為政府部門，必須依循這規定；而作為營運基金，郵政署須自負盈虧；

(b) 與私營屋苑合作提供投寄服務，須視乎個別管業處能否提供該服務。以暫存大型郵件服務為例，現時北區只有 28 個屋苑參加該計劃，有關服務計劃仍處於推行的起步點。署方了解到管業處在提供郵政服務時須考慮實際情況，例如管業處有沒有足夠和安全的地方存放郵件和如何收取代寄信件的郵費等。署方會繼續考慮能否以較創新和可行的方法為市民提供郵件投寄或派遞服務。

21. 主席表示議員所提供的意見，旨在供郵政署參考，以改善所提供的郵政服務。他在此多謝郵政署署長詳盡的回應，並表示歡迎署長日後再到訪北區區議會。

第 3 項——新界東北新發展區計劃

22. 主席歡迎下列政策局和部門代表列席會議介紹文件：

發展局首席助理秘書長(規劃及地政)5	陳俊鋒先生
土木工程拓展署總工程師／工程 2（新界西及北）	羅文添先生
土木工程拓展署高級工程師／房屋用地分區監察組／北	梁超強先生
規劃署沙田、大埔及北區規劃專員	蘇震國先生
規劃署高級城市規劃師／北區 1	錢敏儀女士
地政總署署理總產業測量師(土地徵用組)	吳雪兒女士

(a) **新擬備的《古洞北分區計劃大綱草圖》及《粉嶺北分區計劃大綱草圖》**
(北區區議會文件第 73/2013 號)

23. 陳俊鋒先生表示，局方了解各位議員關注古洞北和粉嶺北的發展，亦明白各位議員對上述發展將如何影響居民有所擔憂。發

展局局長特別委託他作為代表，向各位議員介紹新界東北新發展區計劃的最新情況。2013 年 12 月 8 日，兩位古洞村村代表聯同數名議員和約 200 名古洞村村民前往政府總部，向局方表達對古洞村需要遷拆而感到擔憂，他們亦就補償和安置安排向局方提出具體的建議。他表示，發展局局長清楚知悉他們的訴求和建議，局方正積極考慮，並與相關政策局商討，在合情合理、符合公眾利益和公帑運用得宜的大前提下，尋求切實可行的方案，適當地照顧受影響村民的需要。局方亦會採用相同原則，適當地照顧其他因新界東北發展而受遷拆影響的居民的需要。他希望各位明白新界東北發展將是香港房屋和土地發展計劃的重要部分，局方會在發展過程中積極聆聽各位議員的意見，以減少對新界東北發展計劃的憂慮。

24. 蘇震國先生以投影片方式介紹北區區議會文件第 73/2013 號。

25. 侯志強議員感謝政府官員聆聽北區區議會和北區居民就新界東北發展計劃表達的訴求。他表示上水區鄉事委員會支持新界東北發展計劃，並就計劃提出下列意見和建議：

(a) 受新界東北發展計劃影響的村民最關心的是政府當局如何安置他們和如何作出賠償等問題。他認為新界居民為發展新界東北地區付出土地，政府應對他們作出合理賠償，他建議政府檢討和適當擴大20條位於上水、受發展計劃影響的村落的村界範圍和鄉村式發展土地面積；

(b) 由於新界東北發展計劃將影響部分「露天貯物」地帶，使部分廠家須搬遷，政府應另覓一些合適土地，以用作「露天貯物」地帶；

(c) 現時古洞村為最受新界東北發展計劃影響的村落，該村落已有近百年歷史，現有數千名村民居住，亦有不少廠戶和商戶在該處營商，政府應慎重考慮他們的搬遷安置和賠償問題。政府亦應妥善安置現時在古洞石仔嶺安老院居住的長者；

(d) 按照現時的物價水平計算，舊有的賠償金額並不足夠，他建議政府將賠償金額調高至200萬元。他指出這些村民並非自

願申請入住公屋，而是因為受發展影響而須搬遷，他們在不情願的情況下須離開家園，因此他認為上述賠償金額很合理。如村民不選擇接受金錢賠償，他們應可選擇入住公屋。他建議政府考慮在新發展區外的周邊地方(如羅湖懲教所、塱原或馬草壟周邊的地方)劃出一塊土地，給居民重建家園，並為居民接駁水、電、煤和平整道路，讓持有牌照的村民興建不超過兩層高和面積不多於500平方呎的房屋，以及讓商戶在該處營商，使村民可原村安置，他相信此舉將有效減少村民的反對聲音。他希望政府聆聽古洞村村民的訴求；

(e) 現時港鐵粉嶺站和其附近行人路均沒有清晰的方向指示牌，指示乘客往返聯和墟與港鐵站，他建議當局考慮設置上述指示牌，以方便日後居住在粉嶺北新發展區的居民往返聯和墟與港鐵站；

(f) 當局多年前曾表示會發展粉嶺靈山鄉村擴展區，並會協助村民進行收地、接駁水、電、煤和平整道路，讓村民可興建丁屋。但經過25年，政府仍未落實該計劃，他認為政府不能無了期凍結這些土地，建議政府考慮釋放該些土地，用作建屋用途。

26. 侯金林議員提出下列意見和建議：

(a) 他對《古洞北分區計劃大綱草圖》並沒有於古洞北新發展區內重置古洞村感到可惜。該發展區將來可容納10萬人口，但他看不到政府將如何安置古洞村數千人口；

(b) 有關陳俊鋒先生剛才表示，發展局局長知悉古洞村村民的訴求和會積極考慮他們的建議，他對此表示認同；

(c) 「拆村賠村」是古洞村村民最基本的要求，他相信政府如未能回應他們的訴求，將來推展古洞北新發展區項目時會有一定難度，他希望相關政策局和部門積極研究古洞村村民的訴求，並盡快作出具體回覆，他會積極跟進有關部門的回覆，亦會從其他渠道再表達他對補償方案的意見；

(d) 他希望當局了解受發展影響的古洞石仔嶺安老院提出的訴

求，該處現有一千多名長者居住，他認為政府應重視他們的訴求，並作出適當安排；

(e) 他建議盡量降低發展區內住宅(丙類)的發展密度，特別是山脊線附近的樓宇，他希望當局適當調整該處的發展密度。

27. 廖國華議員提出下列意見和建議：

(a) 他強烈反對規劃署於上水鄉旁擴建污水處理廠。上水圍有過萬名村民，旁邊已建有一座污水處理廠和一所屠房，他不明白署方為何持續把一些影響環境衞生和損害居民健康的設施設置於上水圍旁邊，他認為署方的做法不合理和不尊重民意；

(b) 他曾建議該署改在沙嶺旁邊擴建污水處理廠；

(c) 該處有過百萬呎荒廢農地和官地，既遠離民居，亦有足夠空間確保污水處理廠能夠持續發展，很適合發展污水處理廠。他懇請規劃署另覓選址擴建污水處理廠，使上水圍的村民能安居樂業，但如該署堅持於上水圍旁邊擴建污水處理廠，他相信上水圍上萬名村民會抗爭到底。

28. 葉曜丞議員提出下列問題、意見和建議：

(a) 政府在推展新界東北發展計劃的過程中，在補償方案和遷拆安排等問題上擾攘了很久，政府應參考菜園村的賠償安排，補償受是次發展計劃影響的村民。雖然當局曾指菜園村的賠償安排只是「特事特辦」，但他認為此個案已成先例，市民亦視菜園村的賠償安排為賠償準則。他指出政府在推行新界東北發展計劃時遇上阻力，原因之一是新界村民感到原有權益受到剝削，他不明白政府在制定政策和向公眾介紹該政策時，既有菜園村的先例可援，何不以菜園村的原村重置安排作為賠償的基本原則。他指出菜園村雖非原居民村落，但仍獲得原村重置，他相信即使政府現階段不參照上述賠償安排，最後亦會因為各方壓力而須作出類似的重置和賠償安排；

(b) 馬料水新村亦曾因配合政府興建香港中文大學的工程而須遷拆，當年政府在粉嶺劃出土地，興建平房給受影響的村民居住，政府亦曾採用類似模式發展元洲仔，這說明原村重置是有先例可援；

(c) 就古洞石仔嶺安老院而言，他詢問當局既然能於塱原保留大片土地供瀕危雀鳥棲息，為何不能讓在該處居住的一千多名長者繼續在該處頤養天年，他認為政府應站在人道立場考慮，保留古洞石仔嶺安老院，讓在該處居住的長者能安享晚年；

(d) 很多古洞村村民根本不願意搬離古洞村，即使有部分村民願意搬離該村，他們亦不知道該搬往哪裡，而且村民之間多年來已培養出感情，因此他認為古洞村村民要求原村重置是合理的訴求，並認為當局應妥善安置他們，令他們有信心和安全感，使他們不用因前景而感到徬徨，他相信此舉能幫助政府推行上述發展計劃。

(李國鳳議員於此時離席。)

29. 彭振聲議員提出下列問題：

(a) 作為北區醫院管治委員會成員，他頗關注古洞北和粉嶺北新發展區內的醫療規劃，他指出現時上水石湖墟賽馬會診所已有近50年歷史，該建築物已相當殘舊，診所的設施和服務亦不足以滿足居民的需求，就此，他詢問發展局和規劃署會否在古洞北和粉嶺北新發展區內增設額外醫療設施，如健康中心和診所等，以應付未來8至10年增加的15萬名居民的需要，以及該等設施的所在地點和屬於哪些類型；

(b) 政府在1999年開始檢討新界小型屋宇政策時，把粉嶺靈山鄉村擴展區包括在內，事隔14年，粉嶺靈山鄉村擴展區的土地仍被凍結。由於粉嶺圍被道路和北區公園包圍，村民已沒有空地申請興建丁屋，他詢問發展局有否計劃「解凍」上述鄉村擴展區的土地，以及會否考慮新界鄉議局提出的建議，在上述鄉村擴展區發展丁屋，使粉嶺圍的村民有安樂的居所。

30. 溫和達議員提出下列意見和建議：

(a) 作為民選區議員和新界原居民，他整體上支持古洞北和粉嶺北的規劃發展方向，但他認為當局在安排上有欠妥善；

(b) 他早前曾和立法會議員陳婉嫻女士參觀古洞石仔嶺安老院和悅和醬園，並聽取他們的訴求。他了解到很多在石仔嶺安老院居住的長者從鄉村搬到該安老院，或是透過工聯會名義從廣州和深圳安排入住該安老院，當中有一位長者由於沒有人照顧，因而由公屋搬遷到該安老院，這些長者在該安老院生活得很好，他認為社區應共融發展，並可容納該批長者，讓他們於上述安老院安享晚年，他認為安老院和發展並沒有衝突，而且如要另覓選址重置安老院，並不合乎成本效益，他建議當局採用混合模式，即在配合發展需要的同時，保留該安老院。他指出，英國的伯明翰亦有發展長者村，他認為北區現有30多萬人口，區內部分村落正面臨人口老化的問題，對安老服務的需求日益增加，他認為當局應以現有石仔嶺安老院作為基礎，發展符合北區人口結構需要的「長者村」；

(c) 他認為政府在河套區發展新的科研園計劃猶如發展一個「玫瑰園」，並不能配合北區現有的工業發展，他以北區的醬油廠為例，這些醬油廠工人既有專業技術，同時也能為香港提供令人安心食用的本土醬油製品，他不理解為何當局不選擇發展這些本土工業，而要發展一個猶如「玫瑰園」的科研園，他認為規劃中的科研園未能配合北區的發展需要，亦未能發揮北區的工業優勢，他建議當局在科研園用地劃出土地，讓受發展影響的工廠遷入繼續發展，他認為當局未有就科研園的規劃諮詢北區區議會和北區的廠商，做法有欠妥善。他促請當局尊重原居民的既有發展模式，並在現有的本土工業基礎上，積極發展照顧北區需要的本土工業，以推動本土經濟發展。

31. 羅世恩議員提出下列問題、意見和建議：

(a) 就古洞石仔嶺安老院而言，他指出按照現時《古洞北分區計劃大綱草圖》，該安老院所在位置將被公共運輸交匯處所取

代，他認為公共運輸交匯處應設在鐵路站的上蓋或其附近，有關規劃並不適合；

(b) 古洞石仔嶺安老院的長者今天也有到達會場表達「不遷不拆」的訴求，他對此表示理解，他也曾多次到訪該安老院，那裏景色怡人，服務也比許多其他安老院優勝。本港現時的安老服務已供不應求，他認為當局有必要保留該安老院，他詢問當局如因發展需要而關閉該安老院，會如何安置現時在該安老院居住的長者；

(c) 古洞北新發展區將來亦需要安老院設施，他詢問當局為何不保留該安老院，提供安老服務；

(d) 部分古洞村村民要求原區安置，亦有部分村民要求「不遷不拆」，他詢問當局曾否估算這些村民的數量，如人數不多，為何不順應民意，他指出當局須回應古洞村村民「不遷不拆」的訴求，否則後果將不堪想像；

(e) 新發展區強調「城鄉共融」的理念，因此他認為當局應將現有的鄉村文化、鄉村特色和鄉村建築融入新發展區內，使新發展區成為具特色和人性化設計的新市鎮，他相信公眾都希望看見一個真正做到「城鄉共融」的新市鎮；

(f) 有關原區安置的問題，當局在新發展區預留了土地，他詢問該些土地將由政府或由私人發展商發展，他表示該些土地較適合由政府發展，以便為受發展影響的居民安排原區安置，他擔心如由私人發展商發展該些土地，或會提高樓價；

(g) 當局早前曾表示會預留部分公共租住房屋和居者有其屋(下稱「公屋」和「居屋」)供合資格的村民選擇入住，他不清楚上述兩張分區計劃大綱草圖有否涵蓋這個安排；

(h) 關於保留農業用地方面，他強調要盡量保留現有的綠化和農業用地，他從上述兩幅分區計劃大綱草圖了解到當局將在燕崗和虎地坳附近預留土地作農業用途。發展局局長早前曾表示會考慮在古洞南發展農業，但他並未在上述兩幅分區計劃大綱草圖看到相關規劃意向，他詢問當局該計劃是否已胎死

腹中，還是當局有其他規劃構思，或是當局認為兩個新發展區內已有足夠綠化地帶，故不考慮其他方案；

(i) 由於古洞北新發展區將設有鐵路和公共交通運輸處，因此他相信該區將成為一個交通便利的新市鎮，相比之下，他擔心粉嶺北的交通網絡未及完善，他相信不論規劃署是否考慮在粉嶺北興建單軌鐵路，又或使用環保巴士，部分粉嶺北的居民仍會選擇乘搭港鐵東鐵線前往市區工作。他指出現時港鐵粉嶺站和上水站已出現飽和的情況，他舉例指現時在港鐵粉嶺站和上水站已很難找到一個巴士停泊位，因此他認為當局未來不應將粉嶺北的居民引流至港鐵粉嶺站。發展局局長早前曾表示考慮將港鐵北環線延伸至粉嶺北，他認為這是好的發展方向，但上述兩張分區計劃大綱草圖並沒有涵蓋此點，他希望當局再考慮其可行性，使未來於粉嶺北新發展區居住的居民能得到更便捷的鐵路服務。

32. 曾勁聰議員提出以下建議和意見：

(a) 雖然他支持新界東北新發展區計劃，但當局必須為新發展區內的原有居民、本土經濟行業，以及社福機構作出妥善處理。作為北區的民選區議員，他關心新界東北新發展區計劃會否加重北區交通配套和社區設施的負擔，他以港鐵服務為例，現時東鐵線列車已經非常擠逼，加上將來新發展區內十多萬居民的交通需求，他擔心現時 30 萬北區居民的交通服務會被剝削；

(b) 現時政府利用北區的社區設施和資源為內地港人提供服務，令北區出現學位不足和醫療服務不足的問題。他希望政府以新界東北新發展區計劃為契機，增加北區的社區設施，從而解決北區社區服務不足的問題，改善居民的生活；

(c) 現時往返粉嶺聯和墟與上水的交通接駁服務有待改善，他建議當局為新界東北新發展區提供環保交通設施時，一併解決上述問題。此外，隨着落馬洲管制站全日 24 小時通關和大欖隧道通車，粉嶺公路松柏塱段的交通流量大增，令附近居民受噪音滋擾，他希望當局提供新發展區的配套設施時，於該處加建隔音屏障等設施；

(d) 他希望新界東北新發展區內的商業區可與住宅區同步落成，為區內居民提供足夠的就業機會，讓他們可以原區就業。

33. 王潤強議員支持新界東北新發展區計劃，認為香港需要興建更多新市鎮才得以繼續發展，為市民提供居所。然而，他認為當局必須妥善處理新發展區內原有居民的訴求，如石仔嶺安老院舍和古洞村居民等。此外，他以水管為比喻，指現時東鐵線服務已接近飽和，實無法單靠東鐵線應付新發展區的交通需求，當局應盡快興建北環線，打通接駁元朗的鐵路系統，將部分乘客分流。

34. 藍偉良議員表示，他自 2008 年以來一直留意新界東北新發展區計劃的發展方向，近日發展局和規劃署着力回應香港市民的住屋需求，包括提高新發展區的地積比率。雖然他理解香港社會對房屋和新市鎮發展的需求，但他更明白現時居住在擬發展土地上的居民的心情。他要求當局重視原有居民的訴求，並於是次會議上提出回應相關訴求的大方向，他才能審慎考慮議程第 3(c)項的撥款申請，否則他對相關撥款申請有保留。

35. 劉國勳議員提出下列問題、意見和建議：

(a) 發展局與規劃署已於不同場合向區議會介紹古洞北和粉嶺北的發展計劃，當局雖然就新界東北新發展區的規劃事宜吸納了區議會部分意見，但至今仍未清楚交代受影響居民的安置方案。區議會曾多次提出安置受影響居民和保留古洞村的建議，而上述問題正是新界東北新發展區計劃的核心。即使發展局表示須與不同部門商討安置或賠償方案，但當局應體恤居民徬徨不安的心情，盡快交代具體方案，並必須保留古洞村；

(b) 特首曾表示未來古洞北和粉嶺北新發展區將成為現時粉嶺／上水新市鎮的擴展部分，整合為一個全新的新市鎮。然而，當局只着重古洞北和粉嶺北新發展區的規劃，卻未有提及新發展區如何與原粉嶺／上水新市鎮整合。雖然新發展區的道路網絡設計優良，但粉嶺和上水的現有道路網絡卻未如理想，聯和墟和石湖墟的問題尤為嚴重。他以新舊水管難以銜接為比喻，指新舊道路網絡的容載力不同，擔心粉嶺和上水的道路網絡無法承受新發展區道路網絡所帶來的交通壓

力，造成交通擠塞。他詢問當局會否重新規劃石湖墟與聯和墟的道路網絡和完善單車徑的接駁安排；

(c) 他希望當局全面交代新市鎮的整體交通規劃，如北環線會否進一步連接粉嶺北和蓮塘／香園圍口岸與沙頭角公路一帶的地區，以及新發展區如何連接吐露港公路等。當局應就此向區議會提供一個完整的藍圖，而非分別就不同發展項目進行介紹和諮詢；

(d) 如政府無法妥善安置受影響居民，新界東北新發展區計劃將無法實施，故當局應先提出安置方案，然後才考慮如何規劃未來新市鎮的發展。

36. 陳俊鋒先生感謝議員的意見，並回應議員的提問、意見和建議如下：

(a) 不少議員關心新界東北新發展區內原有居民的補償和搬遷問題，他重申發展局局長明白居民的需求，由於部分補償或安置方案涉及不同政策局的範疇，發展局將與相關政策局商討，尋求切實可行的方案，適當地照顧受影響居民和商戶的需要，而有關新發展區的土地用途規劃只是整個計劃的第一步，當局會積極考慮區議會的意見；

(b) 發展局現正檢討新界小型屋宇(丁屋)政策，而鄉村擴展區因應上述政策而暫時被凍結，待檢討有結果將作出適當安排；

(c) 政府當局明白石仔嶺安老院舍和古洞村居民非常關心補償和搬遷安排，局方正與勞工及福利局就石仔嶺安老院舍一事進行磋商，並以盡量不影響居民為大前提，作出妥善安排；

(d) 當局明白新界東北新發展區計劃將影響務農人士，故除建議保留古洞北塱原附近的農業地帶外，亦提出在其他地區如古洞南安排土地供他們復耕。他強調農業復耕計劃仍在研究當中，由於有關政策涉及食物及衞生局的範疇，故須待適當時候再作公布，而是次會議只集中介紹古洞北及粉嶺北新發展區計劃。

負責人

37. 蘇震國先生回應議員的提問、意見和建議如下：

(a) 有關彭振聲議員就古洞北和粉嶺北新發展區內的醫療設施的查詢，根據古洞北分區計劃大綱草圖，一古洞北市中心以南、粉嶺公路以北的土地已規劃作社區設施區域，而醫院和診所將設於該區，位置鄰近市中心，可方便居民就診；粉嶺北的診所則設於兩個住宅區中間，亦可方便居民使用；

(b) 他同意劉國勳議員的意見，當局進行規劃時不會只着眼於兩個新發展區的發展，而是粉嶺／上水／古洞新市鎮作整體規劃，現時粉嶺／上水新市鎮的發展已屬規劃署的工作範疇，署方會協調新舊兩區的發展，亦會考慮新舊兩區的基礎建設和交通配套設施，以及道路和單車徑的連繫；

(c) 新界東北新發展區的設施，除滿足當區的居民的需要外，當局亦會以新界東北新發展區計劃為契機，通過提供新舊區域之間的連接，讓新發展區的設施同時服務舊區居民；

(d) 新界東北新發展區的交通規劃，以不增加舊區現有交通網絡的負擔為大前提，當局亦不希望新發展區的交通網絡須繞過舊道路網絡，方能連接鐵路站或其他地方；

(e) 他明白東鐵線服務已接近飽和，政府現正進行《鐵路發展策略 2000》的檢討和修訂，對鐵路系統發展已有新建議，當局亦會利用新啟用的邊境管制站，按乘客的流量和類型進行分流。現時不少旅客乘搭東鐵線往返內地，當局將為旅客提供不同交通選擇，讓他們無須過度集中於個別邊境管制站，令鐵路或道路設施負荷過重。由於是次當局主要介紹古洞北和粉嶺北新發展區的分區計劃大綱圖，故未有提供有關香港與內地加強配合的相關資料；

(f) 落馬洲河套地區的發展定位為專上教育和科技研究區，香港與內地將就上述範疇加強交流和緊密合作，從而提升香港的產業和經濟結構。由於本土經濟是香港居民就業的重要一環，政府不會因發展高新科技而忽略本土經濟。雖然古洞北和粉嶺北的發展將影響部分現有的鄉郊工業，但新界仍有合適地方可供相關鄉郊工業持續發展。他強調政府會主動與受

影響行業溝通和提供協助，希望在推動新市鎮發展的同時，亦讓居民可維持其生活；

(g) 保護山脊線是新界東北新發展區計劃其中一項重要的設計概念，當局決定發展密度時會考慮上述因素，不會容許建築物過高遮擋山脊線，避免對景觀造成破壞。

38. 羅文添先生回應議員的提問、意見和建議如下：

(a) 當局清楚了解廖國華議員的意見。在新界東北新發展區第二階段和第三階段的公眾參與活動中，擴建上水污水處理廠屬具關注的項目。政府在第二階段公眾參與活動提出「初步發展大綱圖」，建議在上水鄉以北與梧桐河之間的空地擴建污水處理廠，由於有關位置比較鄰近上水鄉，引起居民強烈反對，故已因應有關意見修訂第三階段公眾參與活動的「建議發展大綱圖」，將選址改至原污水處理廠旁一幅面積較小的土地，通過採用較新的三級污水處理技術，將擴建後的污水處理廠的佔地面積縮小，而現有上水污水處理廠的設施將會改建及提升，產生臭味的設施亦會加建上蓋和加強除臭功能。當局已就此進行詳細的環境影響評估研究，結果顯示完成相關工程後，污水處理廠所產生的氣味將不會為上水鄉和附近地區帶來不良影響；

(b) 顧問公司曾研究將污水處理廠搬遷至沙嶺的建議。雖然沙嶺人煙較少，但由於興建污水處理廠對生態環境的影響較原址擴建為大，在平衡各方面的因素後，當局建議維持於上水污水處理廠旁進行擴建工程。上水污水處理廠的第一期擴建工程由渠務署負責，以應付粉嶺和上水新增人口帶來的污水處理需要，土木工程拓展署正與渠務署緊密聯繫，檢視並研究如何優化污水處理廠的設計，如加強綠化設施，以及將部分污水處理設施以半沉降方式興建，盡量減低對附近居民的影響；

(c) 新界東北新發展區的新增居住人口約 17 萬，將對北區現有的鐵路和道路網絡造成影響。路政署現正就《鐵路發展策略 2000》進行檢討，並提出不同方案以改善東鐵線的容載量。他強調當局進行交通影響評估時，不會只着眼於新發展區，

而會同時評估新發展區對周邊地區的交通影響。根據評估結果，如當局於新發展區和上水／粉嶺新市鎮進行道路建設和改善設施，包括興建直接連接文錦渡路和粉嶺公路的粉嶺繞道，待所有設施完成，粉嶺／上水／古洞新市鎮的道路網絡將可應付交通需要。

39. 廖國華議員不接受羅文添先生的回應，重申希望新的污水處理廠可遠離民居。他表示既然政府已有計劃將沙田污水處理廠搬遷至遠離民居的地方，他不明白為何當局堅持將新的污水處理廠設於上水鄉旁。

40. 主席希望當局慎重考慮議員的意見，並將意見納入相關的分區計劃大綱圖內。此外，當局必須加緊跟進和處理受新界東北新發展區計劃影響居民的補償和安置問題，讓他們盡早得悉相關安排以作籌謀，才能確保計劃得以順利進行。他表示議員不反對新界東北新發展區的分區計劃大綱草圖，但他強調，即使議程第 3(c)項有關新發展區的前期和第一期工程詳細設計及工地勘測的撥款申請獲區議會通過，如當局無法妥善回應居民和議員提出的要求，將來區議會亦可能會反對新界東北新發展區計劃和相關撥款申請。

41. 大會通過北區區議會文件第 73/2013 號。

(b) **《粉嶺/上水分區計劃大綱核准圖編號 S/FSS/18》、《虎地坳及沙嶺分區計劃大綱核准圖編號 S/NE-FTA/12》、《恐龍坑分區計劃大綱核准圖編號 S/NE-HLH/7》及《馬草壟及蠔殼圍分區計劃大綱草圖編號 S/NE-MTL/1》的修訂項目**
(北區區議會文件第 74/2013 號)

42. 蘇震國先生以投影片方式介紹北區區議會文件第 74/2013 號。他表示，由於新發展區的分區計劃大綱草圖與部分地區的分區計劃大綱圖有所重疊，故需要作出修訂，而其他修訂亦只反映現有土地用途。

43. 大會通過北區區議會文件第 74/2013 號。

Summary Translation of
Minutes of the 13th Meeting of the North District Council (2012-2015)

III. North East New Territories New Development Areas Project

(a) Two New Draft Outline Zoning Plans (OZP) for Kwu Tung North and Fanling North Development Areas

7. The representative of the Development Bureau (DEVB) stated that he was appointed by the Secretary for Development to introduce the latest development of the North East New Territories New Development Areas (NENT NDAs) Project (the Project) to Members. The Secretary understood the concern and wishes of the affected villagers and was currently discussing with policy bureaux concerned on realistic and practical options to take care of the needs of the affected villagers and residents on the premise of proper use of public money and in the public interest. The representative of the Planning Department (PlanD) presented the paper.

8. Major issues raised by Members were as follows:

(a) Members pointed out that the affected residents and villagers were most concerned about the rehousing and compensation arrangements and the Government should announce concrete proposals as soon as possible. Kwu Tung Village, which had a history of nearly 100 years, was affected by the Project the most. The villagers, who had built up a strong relationship, requested for re-siting the village. Members considered their request reasonable and should be entertained as far as possible. The villagers had considered the re-siting of the whole village for Choi Yuen Tsuen a precedent and hoped that the Government would refer to the arrangements for Choi Yuen Tsuen when considering the rehousing proposals. Besides, it was suggested that the village environs and Village Type Development sites of 20 affected villages in Sheung Shui should be reviewed and properly expanded. Other sites for "Open Storage" should also be identified for affected factory owners. A member also pointed out that the development of Village Expansion Area at Ling Shan, Fanling had been frozen for many years, and suggested that the area should be released for construction of small

houses for residents of Fanling Wai. Another Member suggested that the amount of compensation should be increased to $2 million, and if affected villagers refused to accept the compensation, they should be rehoused to public housing. He also suggested that a piece of land around NDAs should be assigned for re-siting the affected villages in situ;

(b) Members were very concerned about the Home for the Elderly at Shek Tsai Leng, Kwu Tung (STL Home) and urged the Government to retain the STL Home so that the elderly living there could continue to enjoy their twilight years comfortably. Members pointed out that home for the elderly service in Hong Kong was inadequate at present. Certain areas of North District were facing the problem of aging population and there would be a great demand for such a service, which was also required in Kwu Tung North (KWN) in future. The Government, therefore, should retain the STL Home and even consider making use of the STL Home to develop a village for the elderly by referring to overseas practices;

(c) Members pointed out that since KTN and Fanling North (FLN) would be combined with Sheung Shui and Fanling to form a new town, the Government should not focus on the planning of transport services for NDAs only. The existing road network in Sheung Shui and Fanling was inadequate. It was afraid that the old road network could not interface with the new one if they had different capacities, and traffic congestion would be resulted. The Government was urged to consider re-planning the road network of Shek Wu Hui and Luen Wo Hui and improving the connection of cycle tracks. Besides, it was pointed out that the transport network of FLN was not as good as that of KTN as there would be an MTR station and a public transport interchange in KTN. However, the capacity of the existing east rail line was approaching its limits and would be unable to meet the transport demand of NDAs. It was suggested that the Northern Link should be constructed as soon as possible; and

(d) a Member strongly opposed to the expansion of the sewage treatment works beside Sheung Shui Heung and considered it unreasonable to provide facilities that were hazardous to environmental hygiene and residents' health there. It was suggested that the sewage treatment works should be provided at the fallow agricultural and government land in Sha Ling which was further away from residential areas and had sufficient spaces for the sustainable development of the sewage

treatment works. Another Member pointed out that at present the Government served Hong Kong people living in the Mainland with community facilities and resources of North District, and the Government, therefore, should take this opportunity to increase the provision of community facilities for North District. In respect of medical services, a Member pointed out that the existing medical facilities in the district were old and inadequate, and asked whether extra medical facilities would be provided in NDAs. A Member pointed out that the development of Lok Ma Chau Loop into a science and research centre did not match the existing industrial development of North District and other areas should be identified for relocation of affected factories so that they could continue to develop. The Project should take care of the needs of local industries and promote the development of local economy. Besides, it was suggested that green and agricultural lands should be reserved in NDAs as far as possible. It was also suggested that the development density for the Residential (Group C) area should be lowered in order not to affect the views to ridgelines.

9. The representatives of DEVD, PlanD and Civil Engineering and Development Department (CEDD) responded as follows:

(a) Since the rehousing and compensation arrangements involved different policy bureaux, discussions were undergoing in order to find out a practical proposal and the needs of affected residents and business owners would be taken care of. DEVB was discussing with the Labour and Welfare Bureau about the STL Home and proper arrangements would be made on the premise that residents would not be affected. The Government was reviewing the small house policy and therefore the Village Expansion Areas were frozen. Proper arrangements would be made when results of the review were available. Regarding farmers affected by the Project, apart from retaining the agricultural lands at Long Valley, Kwu Tung, it was suggested that lands at Kwu Tung South be provided for farmers to continue farming and the suggestion was under study;

(b) the Government would not focus on planning for NDAs only. PlanD would coordinate the development of both the old and new areas including the infrastructure and transport facilities and the connection of roads and cycle tracks. It was hoped that through improving the connection between the old and new areas, facilities provided in NDAs could also serve residents of the old areas. The transport facilities for NDAs were planned on the premise that no extra burden would be

brought to the existing transport network. The results of the traffic impact assessment revealed that if the Government improved the road facilities of NDAs and Sheung Shui Town Centre, the road network of the Fanling/Sheung Shui/Kwu Tung new town would be able to meet the transport demand. The Government was undergoing the Railway Development Strategy 2000 and different proposals were put forward to enhance the capacity of the east rail line. The Government would make use of the new boundary control point and provide different means of transport to divert visitors in order not to over-burden the railway or road facilities; and

(c) after listening to the public's views, the location of the proposed new sewage treatment works had been moved to a smaller piece of land beside the existing works. New technology would be adopted to reduce the area required for the works. The facilities of the existing works would be upgraded by providing a cover and enhancing the deodorising function. The assessment revealed that the smell would not affect residents in the vicinity upon completion of the works. The proposal of providing the works at Sha Ling had been studied. Since the proposal had greater effects on the ecological environment, the original proposal was retained. CEDD would work closely with the Drainage Services Department to improve the design of the works in order to minimise the effects on the residents. Medical facilities would be provided in both KTN and FLN and their locations were convenient and easy to access by the public. Local economy was very important for employment of Hong Kong people. The Government would not ignore the local economy in high-tech development. There were still many lands in the New Territories which were suitable for development of rural industries. The Government would take the initiative to communicate with and offer assistance to business owners. Besides, protection of the ridgelines was one of the important concepts in the design of the Project. The development density was decided on the condition that building free zone was ensured to preserve views to ridgelines.

10. The Chairman hoped that the Government would consider Members' views carefully and incorporate them into the relevant OZPs. The Government should follow up the rehousing and compensation arrangements closely so that residents affected by the Project could make preparations as early as possible and the Project could proceed smoothly. The paper was approved.

N

圖例 LEGEND

- 地帶 ZONES
- 規劃範圍界線 PLANNING SCHEME BOUNDARY
- 規劃區界線 PLANNING AREA BOUNDARY
- (18) 規劃區編號 PLANNING AREA NUMBER

本摘要圖於2013年11月27日擬備
EXTRACT PLAN PREPARED ON 27.11.2013

古洞北分區計劃大綱圖 KWU TUNG NORTH OUTLINE ZONING PLAN

規劃區
PLANNING AREAS

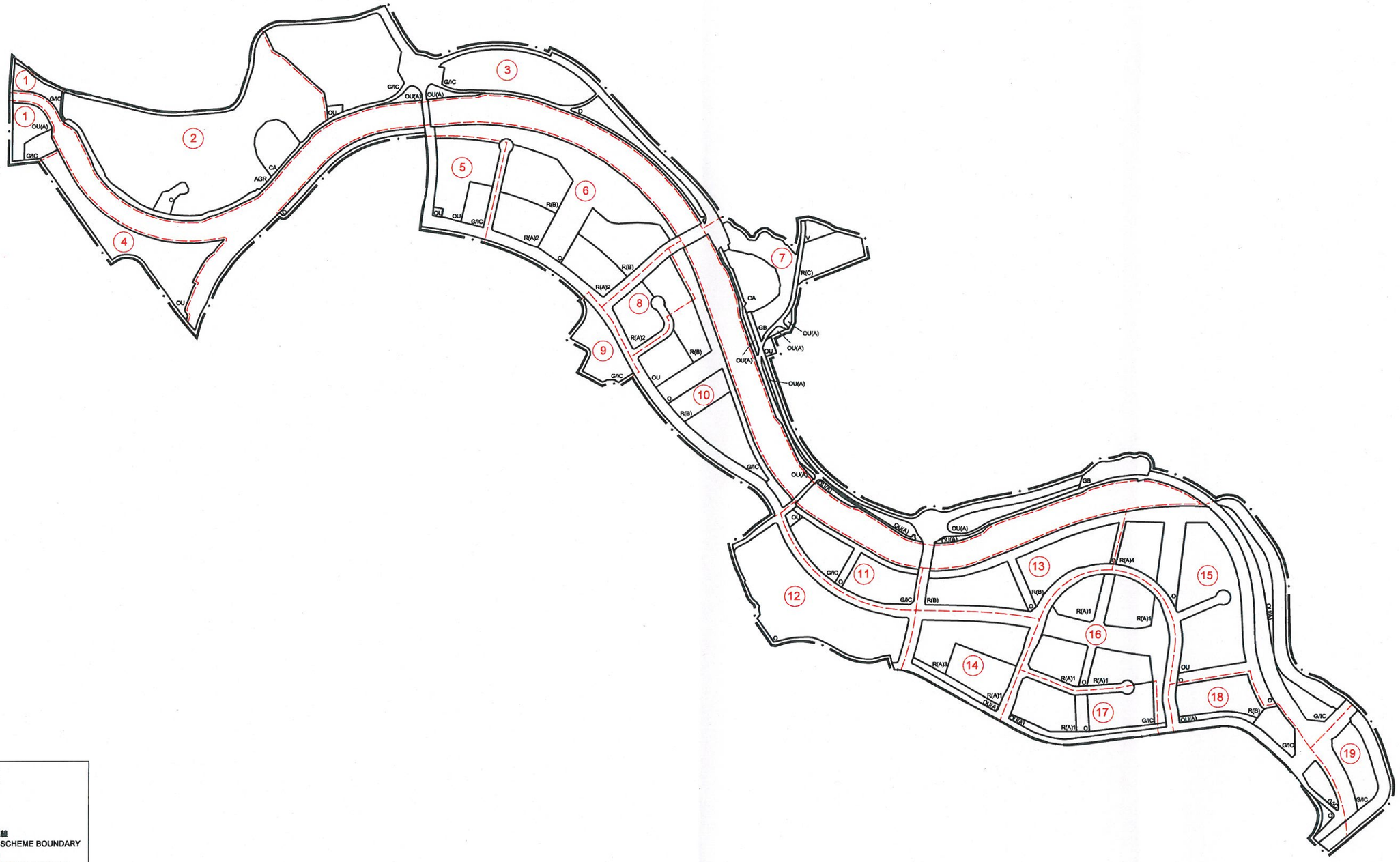
SCALE 1 : 10 000 比例尺

米 METRES 100 0 100 200 300 400 500 600 700 800 900 1 000 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/NE/13/209

圖解 FIGURE
3



圖例 LEGEND

- 地帶 ZONES
- 規劃範圍界線 PLANNING SCHEME BOUNDARY
- 規劃區界線 PLANNING AREA BOUNDARY
- (18) 規劃區編號 PLANNING AREA NUMBER

本摘要圖於2013年11月22日擬備
EXTRACT PLAN PREPARED ON 22.11.2013

粉嶺北分區計劃大綱圖 FANLING NORTH OUTLINE ZONING PLAN

規劃區
PLANNING AREAS

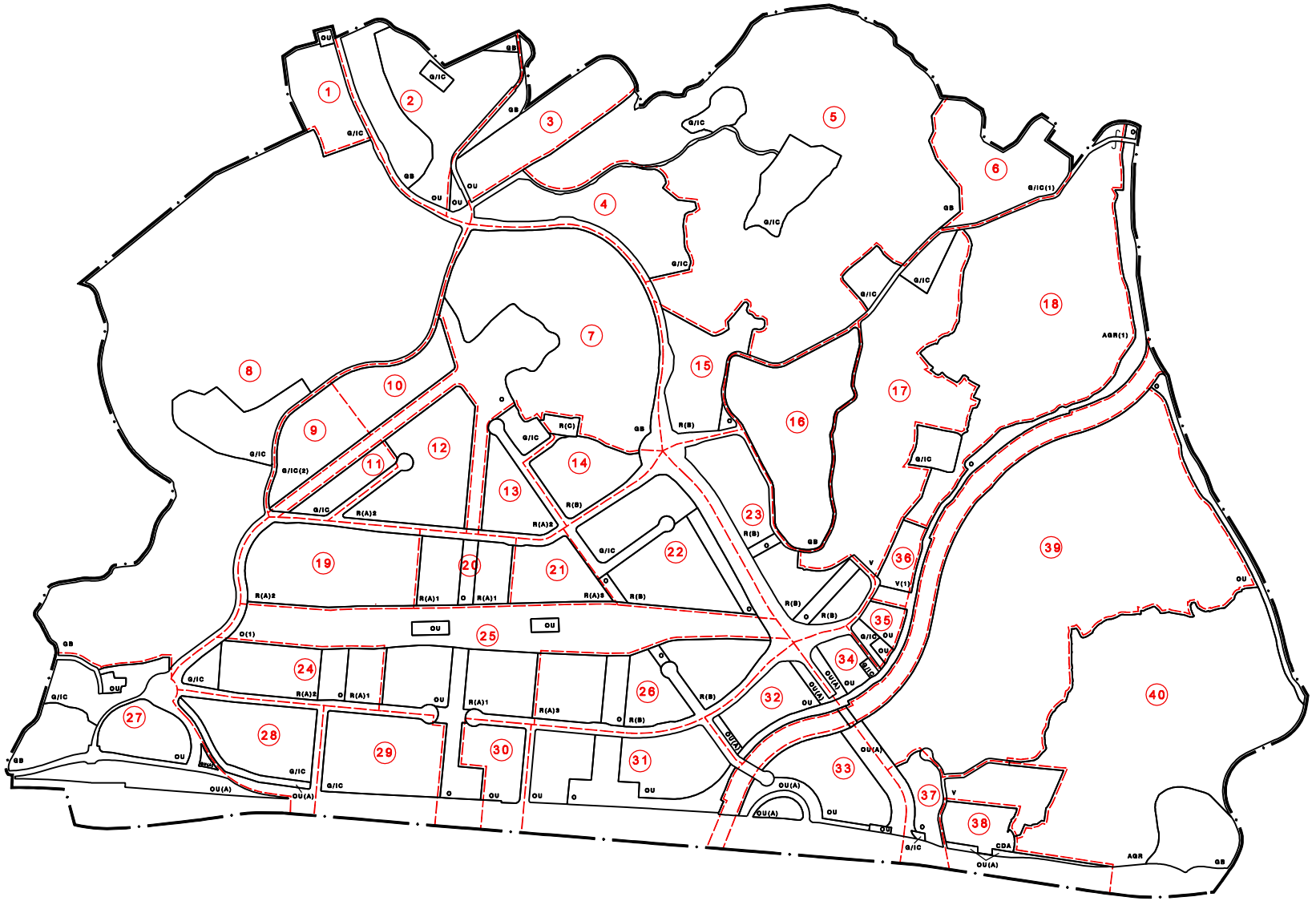
SCALE 1 : 10 000 比例尺

米 METRES 100 0 100 200 300 400 500 600 700 800 900 1 000 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/NE/13/208

圖解 FIGURE
3



圖例 LEGEND

- 地帶 ZONES
- 規劃範圍界線 PLANNING SCHEME BOUNDARY
- 規劃區界線 PLANNING AREA BOUNDARY
- 18 規劃區編號 PLANNING AREA NUMBER

本摘要圖於2014年9月17日擬備
EXTRACT PLAN PREPARED ON 17.9.2014

古洞北分區計劃大綱圖的規劃區
PLANNING AREAS OF THE KWU TUNG NORTH OUTLINE ZONING PLAN

就古洞北分區計劃大綱草圖編號S/KTN/1
提出的申述個案編號16, 17, 93及94作出考慮
CONSIDERATION OF REPRESENTATIONS No. 16, 17, 93 AND 94
TO THE DRAFT KWU TUNG NORTH OUTLINE ZONING PLAN No. S/KTN/1

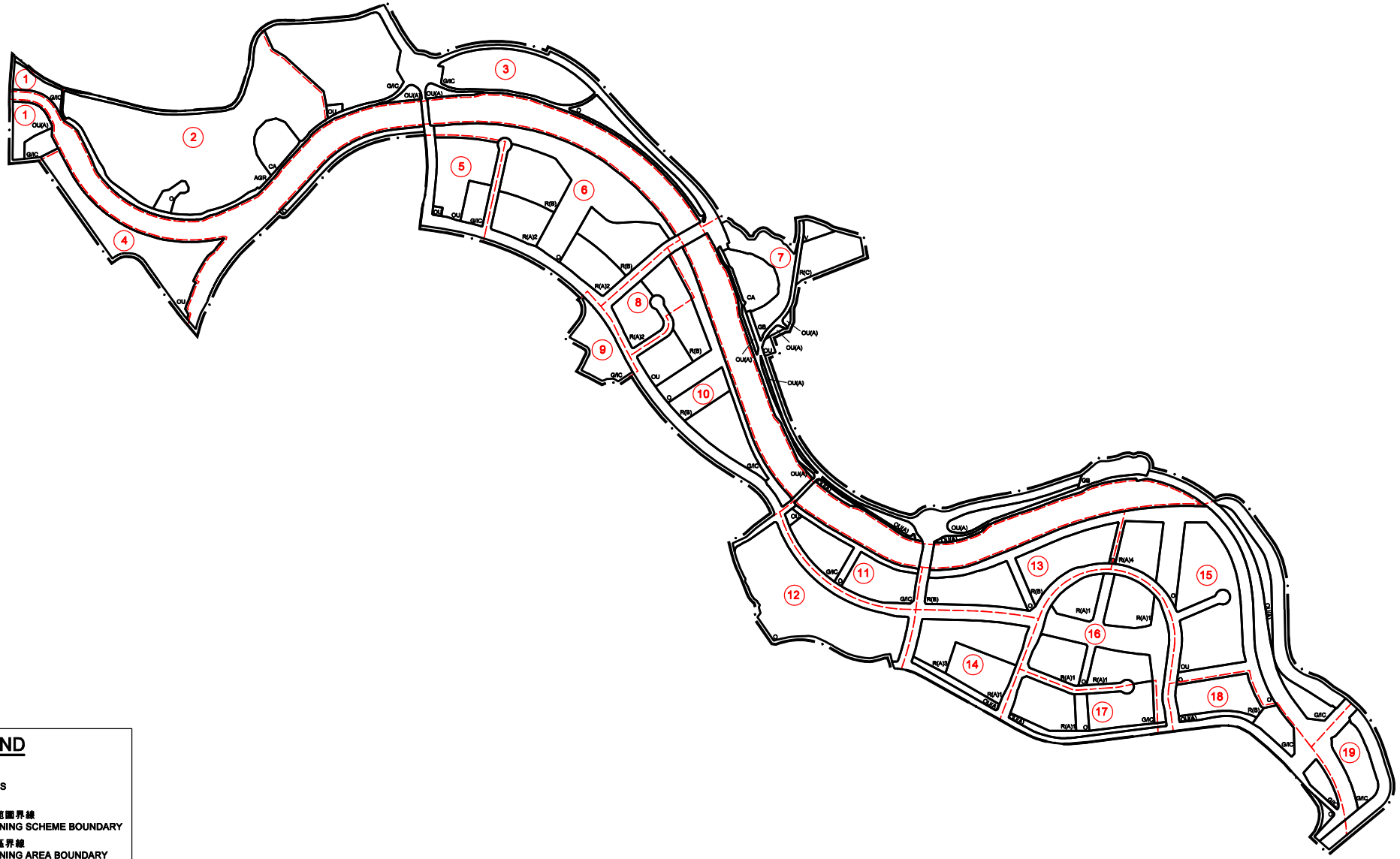
SCALE 1 : 14 000 比例尺

米 METRES 100 0 100 200 300 400 500 600 700 800 900 1 000 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
R/S/KTN/1-16, 17, 93 AND 94

附件 ANNEX
IV(a)



圖例 LEGEND

- 地帶 ZONES
- 規劃範圍界線 PLANNING SCHEME BOUNDARY
- 規劃區界線 PLANNING AREA BOUNDARY
- (18) 規劃區編號 PLANNING AREA NUMBER

本摘要圖於2014年9月17日擬備
EXTRACT PLAN PREPARED ON 17.9.2014

粉嶺北分區計劃大綱圖的規劃區
PLANNING AREAS OF THE FANLING NORTH OUTLINE ZONING PLAN

就粉嶺北分區計劃大綱草圖編號S/FLN/1
提出的申述個案編號16, 17, 541及542作出考慮
CONSIDERATION OF REPRESENTATIONS No. 16, 17, 541 AND 542
TO THE DRAFT FANLING NORTH OUTLINE ZONING PLAN No. S/FLN/1

SCALE 1 : 14 000 比例尺

米 METRES 100 0 100 200 300 400 500 600 700 800 900 1 000 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
R/S/FLN/1-16, 17, 541 AND 542

附件 ANNEX
IV(b)

Annex V

Planning Intentions of Various Land Use Zonings of the Kwu Tung North and Fanling North Outline Zoning Plans

1. Planning Intention of The KTN OZP (**Plan KTN-1**)

1.1 The planning intention of the "Comprehensive Development Area" ("CDA") zone is for comprehensive development/ redevelopment of the area for residential use with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of environmental, traffic, infrastructure and other constraints. The only "CDA" zone in KTN is located in Planning Area 38 to the south of Yin Kong Village.

1.2 The planning intention of the "Residential (Group A)" ("R(A)") zone is primarily for high-density residential development. The "R(A)" zone includes 10 sites for private housing, Home Ownership Scheme (HOS) and public rental housing (PRH) developments. All of them are located within the 500m walking distance of the proposed railway station.

1.3 The planning intention of the "Residential (Group B)" ("R(B)") zone is primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. Eight sites to the east of the Town Plaza are designated as "R(B)". These sites are reserved for private residential development.

1.4 The planning intention of the "Residential (Group C)" ("R(C)") zone is primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. The existing Phoenix Garden on the southern side of Fung Kong Shan in Planning Area 14 falls within this zone.

1.5 The planning intention of the "Village Type Development" ("V") zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. For land designated "V(1)", the planning intention is to provide land considered suitable for reprovisioning of village houses affected by Government projects. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

1.6 The planning intention of the "Government, Institution or Community" ("G/IC") zone is primarily for the provision of Government, institution or community

(GIC) facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

1.7 The planning intention of the "Open Space" ("O") zone is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public. A network of interconnected public open spaces of different sizes and functions would be provided including regional, district and local open spaces.

1.8 The planning intention of the "Other Specified Uses" ("OU") zone is intended for specific development(s) and/or uses, which is/are specified in the annotation of the zone, such as "Commercial/Residential Development with Public Transport Interchange", "Mixed Use", "Business and Technology Park", "Research and Development", "Nature Park", "District Cooling System", "Railway Associated Facilities", "Petrol Filling Station", "Sewage Pumping Station", "Firing Range" and "Amenity Area".

1.9 The planning intention of the "Agriculture" ("AGR") zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. For land designated "Agriculture (1)" ("AGR(1)"), the planning intention is primarily to retain and safeguard the agricultural land/farm/fish ponds for agricultural purposes and to serve as a buffer to give added protection to the Long Valley Nature Park.

1.10 The planning intention of the "Green Belt" ("GB") zone is primarily for defining the limits of development areas, to preserve existing natural features, as well as to provide passive recreational outlets for the local population and visitors. There is a general presumption against development within this zone.

1.11 For the "AGR", "AGR(1)", "GB" and "OU" annotated "Nature Park" zones, diversion of stream and/or filling of land/pond and/or excavation of land require planning permission from the Board. However, for the "AGR" zone, filling of land specifically required under prior written instructions of Government department(s) or for the purposes of genuine agricultural practice including laying of soil not exceeding 1.2m in thickness for cultivation, and construction of agricultural structure with prior written approval from the Lands Department is exempted from the control.

2. Planning Intention of The FLN OZP (**Plan FLN-1**)

2.1 The planning intention of the "R(A)" zone is primarily for high-density residential developments. All of them are located near the two public transport interchanges to make good use of the public transport. The "R(A)" zone includes sites for PRH, HOS and private residential developments in the District Centre and Residential Area South of the River of the Area.

2.2 The planning intention of the "R(B)" zone is primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.

2.3 The planning intention of the "R(C)" zone is primarily for low-rise, low-density residential developments where commercial uses serving the residential neightbourhood may be permitted on application to the Board.

2.5 The planning intention of the "V" zone is to provide land considered suitable for reprovisioning of village houses affected by Government projects. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House (NTEH). Other commercial, community and recreational uses may be permitted on application to the Board.

2.6 The planning intention of the "G/IC" zone is primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

2.7 The planning intention of the "O" zone is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public. A network of interconnected public open spaces of different sizes and functions would be provided including regional, district and local open spaces.

2.8 The planning intention of the "OU" zone is intended for specific development(s) and/or uses, which is/are specified in the annotation of the zone, such as "Commercial/Residential Development with Public Transport Interchange", "Parking and Operation Facilities for Environmentally Friendly Transport System", "Sewage Treatment Works", "Sewage Pumping Station" and "Amenity Area".

2.9 The planning intention of the "AGR" zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

2.10 The planning intention of the "GB" zone is primarily for defining the limits of urban and sub-urban development areas by natural features, to protect the natural landscape and environment, as well as to provide an ecological buffer for the adjacent meander. There is a general presumption against development within this zone.

2.11 The planning intention of the "CA" zone is to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes, and to separate sensitive natural environment from the adverse effects of development. There is a general presumption against development within this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

2.12 For the "AGR", "GB" and "CA" zones, filling of land/pond and/or excavation of land require planning permission from the Board. However, for the "AGR" zone, filling of land specifically required under prior written instructions of Government department(s) or for the purposes of genuine agricultural practice including laying of soil not exceeding 1.2m in thickness for cultivation, and construction of agricultural structure with prior written approval from the Lands Department is exempted from the control.

Annex VI

Summary Table of the Representations and Comments of the draft KTN and FLN OZPs that had been taken out

Representations

	KTN OZP	FLN OZP
(a) Withdrawn by the representers	3 (i.e. R1310, R9475 and R10018)	3 (i.e. R1760, R9925 and R10468)
(b) Representers indicated no submission of the representaitons	82 (i.e. R449, R765, R2183, R2426, R2469, R3401, R3656, R3664, R3684, R3687, R3857, R3869, R4078, R4143, R4336, R4501, R4525, R4701, R4949, R4974, R5316, R5513, R5925, R6300, R6760, R7187, R7922, R7985, R8594, R8672, R9340, R9662, R10170, R10763, R10850, R11053, R11473, R11716, R11725, R11819, R12098, R12438, R12570, R12595, R13155, R13254, R13427, R13560, R13609, R13771, R13869, R13895, R14118, R14433, R14947, R15226, R15512, R15529, R15626, R15671, R16242, R16269, R16448, R16730, R16910, R17165, R17468, R17548, R17567, R17608, R17634, R17688, R17874, R18198, R18622, R19515, R19897, R20223, R20247, R20306, R20388 and R20540)	83 (i.e. R364, R896, R1211, R2633, R2876, R2919, R3851, R4106, R4114, R4134, R4137, R4307, R4319, R4528, R4593, R4786, R4951, R4975, R5151, R5399, R5424, R5766, R5963, R6375, R6750, R7210, R7637, R8372, R8435, R9044, R9122, R9790, R10112, R10620, R11213, R11300, R11503, R11924, R12167, R12176, R12270, R12550, R12890, R13021, R13046, R13606, R13705, R13878, R14011, R14060, R14222, R14320, R14346, R14569, R14884, R15398, R15677, R15963, R15980, R16077, R16122, R16693, R16720, R16899, R17181, R17361, R17616, R17919, R17999, R18018, R18059, R18085, R18139, R18325, R18649, R19073, R19966, R20348, R20674, R20698, R20757, R20839 and R20991)
(c) Duplicated submissions	25 For the following identical representations, the highlighted ones were taken out R1234 = **R1227** R1235 = **R1229** R1236 = **R1228** R1237 = **R1230**	25 For the following identical representations, the highlighted ones were taken out R1677 = **R1684** R1678 = **R1686** R1679 = **R1685** R1680 = **R1687**

	KTN OZP			FLN OZP		
	R1594	=	**R1624**	R2067	=	**R2047**
	R1596	=	**R1623**	R2068	=	**R2045**
	R1597	=	**R1625**	R2069	=	**R2048**
	R1730	=	**R1733**	R2185	=	**R2182**
	R1734	=	**R1737**	R2189	=	**R2186**
	R2734	=	**R8124**	R3184	=	**R8574**
	R2855	=	**R8119**	R3305	=	**R8569**
	R2913	=	**R3290**	R3363	=	**R3740**
	R2915	=	**R3295**	R3365	=	**R3745**
	R2916	=	**R3294**	R3366	=	**R3744**
	R2917	=	**R3310**	R3451	=	**R3759**
	R3001	=	**R3309**	R3452	=	**R3761**
	R3002	=	**R3311**	R3453	=	**R3749**
	R3003	=	**R3299**	R3475	=	**R3739**
	R3025	=	**R3289**	R3480	=	**R3734**
	R3030	=	**R3284**	R3828	=	**R6530**
	R3378	=	**R6080**	R4037	=	**R6420**
	R3587	=	**R5970**	R6760	=	**R6822**
	R6310	=	**R6372**	R7333	=	**R1924**
	R11418	=	**R18960**	R11869	=	**R19411**
	R17521	=	**R17522**	R17972	=	**R17973**

Comments

	KTN OZP	FLN OZP
(a) Commenters indicated no submission of the Comments	1 (i.e. C788)	2 (i.e. C-88 and C5624).
(b) Duplicated submissions	1 (for C89 and C162 that were identical, C162 was taken out)	1 (for C89 and C162 that were identical, C162 was taken out)