

TOWN PLANNING BOARD

TPB Paper No. 10973

For Consideration by
the Town Planning Board on 28.6.2024

**CONSIDERATION OF REPRESENTATIONS IN RESPECT OF THE
DRAFT SAN TIN TECHNOPOLE OUTLINE ZONING PLAN NO. S/STT/1,
DRAFT MAI PO AND FAIRVIEW PARK OUTLINE ZONING PLAN NO. S/YL-MP/7
AND
DRAFT NGAU TAM MEI OUTLINE ZONING PLAN NO. S/YL-NTM/13**

**CONSIDERATION OF REPRESENTATIONS IN RESPECT OF THE
 DRAFT SAN TIN TECHNOPOLE OUTLINE ZONING PLAN NO. S/STT/1,
 DRAFT MAI PO AND FAIRVIEW PARK OUTLINE ZONING PLAN NO. S/YL-MP/7
 AND
 DRAFT NGAU TAM MEI OUTLINE ZONING PLAN NO. S/YL-NTM/13**

DRAFT SAN TIN TECHNOPOLE OUTLINE ZONING PLAN NO. S/STT/1 (STT OZP)

Subject of Representations	Representers (No. TPB/R/S/STT/1-) Total: 1,543
<i>Supportive Representations (101 in total)</i>	
Generally support the STT OZP with or without other views	<p><u>Sub-total: 98</u></p> <p><i><u>Innovation and Technology-related Organisations/Individuals (14)</u></i></p> <p>R1: Hong Kong Industrial Artificial Intelligence and Robotics Centre R2: Automotive Platforms and Application Systems R&D Centre R3: 香港資訊科技聯會 R4: 互聯網專業協會 R21: Chairman of Hong Kong Science and Technology Parks Corporation R23: Chairman of Hong Kong Cyberport Management Company Limited R22, R27 and R49: Members of Board of Directors of Hong Kong Cyberport Management Company Limited R24: Chairman of the Internet Professional Association R28: Chairman of Hong Kong Applied Science and Technology Research Institute R30 and R32: Co-Presidents of Cyberport Startup Alumni Association R31: Chairman of Hong Kong Software Industry Association</p> <p><i><u>Concern Groups (12)</u></i></p> <p>R6: 思路研究會 R7: Hong Kong Federation of Fujian Associations Limited R8: 香港河北聯誼會教育與科技委員會 R13: 元朗青商基金會有限公司 R14: 元朗青年商會 R15: 香港河北聯誼會經貿與商業委員會 R16: 香港工業總會 R87: Hong Kong Productivity Council R88: The Hong Kong Institute of Architects R89: The Hong Kong Institute of Surveyors R90: Hong Kong Institute of Urban Design R91: The Real Estate Developers Association of Hong Kong</p>

Subject of Representations	Representers (No. TPB/R/S/STT/1-) Total: 1,543
	<p><u>Legislative Council Members (4)</u> R18: 立法會陳祖恒議員辦事處 R19: Hon SHANG Hailong R69: Hon Duncan CHIU R95: Hon LAU Kwok-fan</p> <p><u>Yuen Long District Council (YLDC) Member (1)</u> R20: CHAM Ka-hung, Daniel</p> <p><u>Rural Committee (1)</u> R5: San Tin Rural Committee (STRC)</p> <p><u>Village Representatives (VRs) (5)</u> R82: VR of Tai Sang Wai R83: VR of Chuk Yuen R84 and R85: VRs of Wai Tsai R86: VR of Wing Ping Tsuen (<i>not the same representer as R99</i>)</p> <p><u>Owners' Committees/Residents' Association (4)</u> R9: Kingswood Residents' Affairs Association R10: Chestwood Court Estate Owners' Committee R11: Locwood Court Estate Owners' Committee R12: Sherwood Court Estate Owners' Committee</p> <p><u>Companies (4)</u> R17, and R92 to R94</p> <p><u>Other Individuals (53)</u> R25, R26, R29, R33 to R48, R50 to R68, R70 to R81, and R96 to R98</p>
Partially support the STT OZP with adverse views	<p><u>Sub-total: 3</u></p> <p><u>VR (1)</u> R99: VR of Wing Ping Tsuen (also being Special Councillor of Heung Yee Kuk) (<i>not the same representer as R86</i>)</p> <p><u>Individuals (2)</u> R100 and 101</p>
<u>Opposing Representations (1,381 in total)</u>	
Oppose or provide adverse views on the STT OZP	<p><u>Sub-total: 1,245</u></p> <p><u>Green Groups (7)</u> R104: The Hong Kong Countryside Foundation R105: The Conservancy Association (CA) R106: 廣州珠灣人和生態環境研究中心 R107: Birdlife International</p>

Subject of Representations	Representers (No. TPB/R/S/STT/1-) Total: 1,543
	<p>R108: Green Power R109: The Hong Kong Bird Watching Society (HKBWS) R110: Green Sense</p> <p><i>Concern Groups (3)</i> R111: The Society for the Prevention of Cruelty to Animals (Hong Kong) (SPCA) R112: Designing Hong Kong Limited R114: Civic Club, St. Joseph's College</p> <p><i>Think Tank (1)</i> R113: Doctoral Exchange</p> <p><i>Individuals (1,234)</i> R120 to R1187, R1322 and R1427 (1,070): standard letters with variations of grounds mainly on ecological concerns</p> <p>R115 to R119, R1321, R1323 to R1330, R1332 to R1426, R1428 to R1462, and R1464 to R1483 (164): non-standard letters</p>
Oppose or provide adverse views on the STT OZP concerning the impacts to existing villages or developments	<p><u>Total: 134</u></p> <p><i>VRs of Shek Wu Wai (2)</i> R1206: non-standard letter R1207: standard letter on Shek Wu Wai</p> <p><i>Individuals (132)</i> R1188 to R1205 (18): standard letters on Ko Hang Village R1208 to R1228 (21): standard letters on Shek Wu Wai R1229 to R1315 (87): group signatures on Chau Tau R1316 to R1320 and R1331 (6): non-standard letters</p>
Oppose the STT OZP concerning individual site(s)	<p><u>Total: 2</u></p> <p>R102: Company R1463: Individual</p>
<i>Representations Providing Views Only (61 in total)</i>	
Provide general views on the STT OZP or views on individual site(s)	<p><i>Green Groups (2)</i> R1484: Kadoorie Farm and Botanic Garden R1485: World Wide Fund For Nature Hong Kong (WWF HK)</p> <p><i>Other Concern Groups/Companies (8)</i> R1486: The Hong Kong Institute of Landscape Architects R1487: The Democratic Party R1488: MTR Corporation Limited (MTRCL) R1489: Diocesan Commission for Integral Human Development R1491: Kolot Property Services Limited</p>

Subject of Representations	Representers (No. TPB/R/S/STT/1-) Total: 1,543
	<p>R1543: 龍緯汶文化藝術國際交流協會 R1490 and R1492: Companies</p> <p><i>Individuals (51)</i> R1494 to R1507 (14): standard letters on Chau Tau R1508 to R1534 (27): questionnaires on Chau Tau R1493, R1535 to R1542 and R1544 (10): non-standard letters</p>

DRAFT MAI PO AND FAIRVIEW PARK OUTLINE ZONING PLAN NO. S/YL-MP/7 (MP OZP)

The *Amendments to Matters shown on the MP OZP* are listed out below. For the *Amendments to the Notes of the MP OZP*, please refer to the concerned Schedule of Amendments at **Annex IIa**.

Amendment Item A1 - Incorporation of an area from the north-western part of the approved San Tin OZP No. S/YL-ST/8 into the planning scheme area and rezoning of such area as “Other Specified Uses” (“OU”) annotated “Wetland Conservation Park” (“OU(WCP)”).

Amendment Item A2 - Incorporation of an area from the north-western part of the approved San Tin OZP No. S/YL-ST/8 into the planning scheme area with the zoning retained as “Conservation Area” (“CA”).

Amendment Item B - Rezoning of an area to the north of Fairview Park and to the east of Mai Po Nature Reserve (MPNR) from “CA”, “OU” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)”) and “Recreation” (“REC”) to “OU(WCP)”.

Subject of Representations	Representers (No. TPB/R/S/YL-MP/7-) Total: 1,101
<i>Supportive Representations (3 in total)</i>	
Support all amendments	<u>Sub-total: 2</u> R1 and R2: Companies
Support all amendments with adverse views on amendments to the Explanatory Statement (ES)	<u>Sub-total: 1</u> R3: Company
<i>Opposing Representations (1,094 in total)</i>	
Oppose or provide adverse views on all amendments	<u>Sub-total: 4</u> <i>Concern Group (1)</i> R9: Designing Hong Kong Limited <i>Individuals (3)</i> R11 to R13

Subject of Representations	Representers (No. TPB/R/S/YL-MP/7-) Total: 1,101
Oppose Amendment Item B only	<u>Sub-total: 1</u> R4: Company
Oppose or provide adverse views on Amendment Items A1 and B	<u>Sub-total: 1,088</u> <i>Green Groups (2)</i> R6: CA R7: HKBWS <i>Individuals (1,086)</i> R20 to R771, R773 to R889, R891, R895 to R1051, R1064 to R1098 (1,062): standard letters with variations of grounds mainly on ecological concerns R10, R14 to R19, R772, R890, R892 to R894, R1052 to R1063 (24): non-standard letters
Oppose Amendment Item A1 and part of Amendment Item B	<u>Sub-total: 1</u> <i>Concern Group (1)</i> R8: SPCA
<i>Representations Providing Views Only (4 in total)</i>	
Provide general views on all amendments	<u>Sub-total: 3</u> <i>Green/Concern Groups</i> R1100: WWF HK R1101: The Democratic Party R1102: Diocesan Commission for Integral Human Development
Provide general views on Amendment Items A1 and B	<u>Sub-total: 1</u> <i>Green Group</i> R1099: Kadoorie Farm and Botanic Garden

DRAFT NGAU TAM MEI OUTLINE ZONING PLAN NO. S/YL-NTM/13 (NTM OZP)

The *Amendments to Matters shown on the NTM OZP* are listed out below. For the *Amendments to the Notes of the NTM OZP*, please refer to the concerned Schedule of Amendments at **Annex IIb**.

Amendment Item A - Excision of the northern part from the planning scheme area for incorporation into the draft STT OZP No. S/STT/1.

Amendment Item B - Rezoning of a site adjoining San Tam Road from “Residential (Group C)” (“R(C)”) to “Government, Institution or Community (1)” (“G/IC(1)”) with stipulation of building height restriction (BHR).

Amendment Item C - Rezoning of a site to the north of Tam Mei Barracks from “Comprehensive Development Area” (“CDA”) to “Green Belt” (“GB”).

Subject of Representations	Representers (No. TPB/R/S/YL-NTM/13-) Total: 3
Oppose Amendment Item A and the amendments to the Notes. Support Amendment Item C	Total: 1 <i>Concern Group</i> R1: SPCA
Oppose Amendment Items A and B and the concerned amendments to the Notes. Support Amendment Item C	Total: 1 R3: Individual
Oppose the amendments to the Notes	Total: 1 R2: Individual

Note: The names of all representers for the three draft OZPs are attached at **Annexes IIIa to IIIc**. Soft copies of the submissions are sent to the Town Planning Board (the Board) Members via electronic means; and are also available for public inspection at the Board’s website at https://www.tpb.gov.hk/en/plan_making/S_STT_1.html (for STT OZP); https://www.tpb.gov.hk/en/plan_making/S_YL-MP_7.html (for MP OZP); and https://www.tpb.gov.hk/en/plan_making/S_YL-NTM_13.html (for NTM OZP), and the Planning Enquiry Counters of the Planning Department in North Point and Sha Tin. A set of hard copy is deposited at the Board’s Secretariat for Members’ inspection.

1. **Introduction**

- 1.1 On 8.3.2024, the draft STT OZP No. S/STT/1, the draft MP OZP No. S/YL-MP/7 and the draft NTM OZP No. S/YL-NTM/13 (**Annexes Ia to Ic**) were exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The STT OZP is a new OZP to replace the previous San Tin OZP No. S/YL-ST/8, while the remaining two OZPs involve amendments to the approved MP OZP No. S/YL-MP/6 and the approved NTM OZP No. S/YL-NTM/12 with their Schedule of Amendments at **Annexes IIa and IIb** respectively. The locations of specific sites subject to representations under the STT OZP are shown on **Plan H-1a**, and the locations of sites of amendment items under the MP OZP and the NTM OZP are shown on **Plan H-5a and Plan H-8** respectively.

- 1.2 The numbers of valid representations received for the three draft OZPs during the two-month statutory exhibition period from 8.3.2024 to 8.5.2024 are tabulated below.

Draft OZP	No. of Representations received
Draft STT OZP No. S/STT/1	1,543 ¹
Draft MP OZP No. S/YL-MP/7	1,101 ¹
Draft NTM OZP No. S/YL-NTM/13	3

- 1.3 On 31.5.2024, the Board agreed to consider all the representations for the three OZPs collectively in one group.
- 1.4 This Paper is to provide the Board with information for consideration of the representations. The lists of representers for the three draft OZPs are at **Annexes IIIa to IIIc**. The representers have been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

2. **Background**

San Tin Technopole

Background

- 2.1 In the public engagement (PE) for the study on an update of the territorial spatial development strategy, namely ‘Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030’ (Hong Kong 2030+) undertaken from October 2016 to April 2017, the New Territories North (NTN) (including the San Tin/Lok Ma Chau Development Node (ST/LMC DN)) was proposed as one of the two strategic growth areas (SGA)² for meeting the long-term outstanding land requirement in the territory. In February 2019, the ‘Outline Development Plan for the Guangdong-Hong Kong-Macao Greater Bay Area (GBA)’ was promulgated which proposes to develop the GBA into an international innovation and technology (I&T) hub. On this basis, the ‘Study on Phase One Development of New Territories North – San Tin/Lok Ma Chau Development Node – Feasibility Study’ (the Feasibility Study) jointly commissioned by the Civil and Engineering Development Department (CEDD) and Planning Department (PlanD) in September 2019 subsequently proposes I&T as one of the economic sectors to be developed in the ST/LMC DN.
- 2.2 Hong Kong’s I&T sector has been growing strongly and in a vibrant manner. Our strong research and development (R&D) capability has been one of our greatest assets – Hong Kong is the only city in the world housing five of the world’s top 100 universities and we are also home to two world’s top 40 medical schools. As of

¹ Exclude **R103** of the draft STT OZP and **R5** of the draft MP OZP (both submitted by Man Sai (or Shai) Ko (or Koa) Tso) withdrawn by the representer on 3.6.2024.

² The NTN and the East Lantau Metropolis were the two SGAs proposed in the PE of Hong Kong 2030+. According to the Broad Land Use Concepts proposed in the PE, the ST/LMC DN under the NTN SGA covered a proposed development area of about 175 ha, targeting to create a slightly job-biased community with strong economic links with the Pearl River Delta. No clear economic sector was suggested for development in the ST/LMC DN at that time.

2023, the number of start-ups in Hong Kong reached about 4,300, an increase of one-third as compared to 2019. Existing centres of I&T development include the Hong Kong Science Park and Cyberport. As a result of general land shortage experienced by Hong Kong in the last decade or so, new land designated for I&T development has been rather limited. The Hong Kong-Shenzhen Innovation and Technology Park (HSITP) at the 87-ha Loop is the only major supply of new I&T land in recent years. Indeed, the ‘Hong Kong Innovation & Technology Development Blueprint’ (the I&T Blueprint) released in December 2022 pointed out a mismatch between land available and rising land demand for I&T development. A more abundant supply of I&T land in strategic locations will open up untapped R&D and growth opportunities and help our I&T development scale new heights. The I&T Blueprint mentions, inter alia, that the Government aims to make available the I&T land of the San Tin Technopole (the Technopole) as soon as possible for supporting the development of Hong Kong’s I&T industries.

- 2.3 The ‘Outline of the 14th Five-Year Plan for National Economic and Social Development of the People’s Republic of China and the Long-Range Objectives Through the Year 2035’ (the National 14th Five-Year Plan) approved by the National People’s Congress in March 2021 supports Hong Kong to enhance, establish and develop into, amongst others, an international I&T centre. To take forward this national strategy, both the final recommendations of Hong Kong 2030+ and the Northern Metropolis Development Strategy (NMDS) released in October 2021 put forward the proposal to develop the Northern Metropolis (NM) into an international I&T centre. The NMDS called for planning of the Technopole in a comprehensive manner comprising HSITP at the Loop and an expanded ST/LMC DN (hereafter known as STLMC area). In the same month, the CEDD and PlanD commissioned the ‘First Phase Development of New Territories North – San Tin/Lok Ma Chau Development Node – Investigation’ (the Investigation Study) with a view to formulating a Recommended Outline Development Plan (RODP) for the STLMC area. In October 2023, the Government promulgated the Northern Metropolis Action Agenda 2023, outlining the division of the NM into four major zones³, with the Technopole planned as the driving engine of the ‘I&T Zone’. The Technopole is also positioned to serve as the core of industry development of NM and a hub for clustered I&T development that creates synergy with Shenzhen’s I&T Zone. Besides, the Technopole would contribute to the development of the ‘South-North dual engine (finance-I&T)’ industry pattern for the territory, and become a new community for quality, healthy and green living.
- 2.4 Guided by the main consideration that spatial and land use planning of the Technopole should enable a critical mass of I&T development in a strategic location at the boundary between the two tech-savvy cities in order for Hong Kong to capitalise on the increasing opportunities to collaborate with the Shenzhen’s I&T Zone and respond positively to the mission given to us under the National 14th Five-Year Plan to develop into an international I&T centre, the Investigation Study formulated a RODP for the STLMC area which proposes to develop a total of around

³ The NM Action Agenda 2023 divided the whole NM into four major zones, each with distinctive strategic positioning and development theme. The four major zones from west to east are ‘High-end Professional Services and Logistics Hub’, ‘I&T Zone’, ‘Boundary Commerce and Industry Zone’ and ‘Blue and Green Recreation, Tourism and Conservation Circle’.

300 ha I&T land parcels for the whole Technopole⁴. The HSITP at the 87-ha Loop is the heart of the Technopole⁵. Divided into various I&T clusters (including life and health technology, artificial intelligence, advanced manufacturing and industries, academia and research, etc.), the development of HSITP is in full swing, with the first three buildings (two wet labs and a talent accommodation building) completed progressively from the end of 2024 onward. Planning of the remaining 210 ha of I&T land in the Technopole has been centred around and radiated from the Loop with the strategy of enhancing Hong Kong's I&T competitiveness in a forward-looking manner.

- 2.5 Noting the ecological significance of the STLMC area, the Government has been adopting an avoidance approach at the planning stage by incorporating as many developed areas including brownfield sites as possible into the Technopole. However, owing to geographical constraints (e.g. the STLMC area is surrounded by mountains to the east and south), some fish ponds/wetlands including inactive or abandoned fish ponds/wetlands will need to be filled to produce the necessary land facilitating clustered I&T development. Given the fast evolving I&T development, we need the maximal planning flexibility to cater for future changes. The Government has hence designed connected I&T land parcels of different sizes for the STLMC area of the Technopole, including some sizable ones to cater for I&T facilities of different scales (leading tech giants and start-ups alike), different I&T fields (life and health technology, artificial intelligence and data science, advanced manufacturing and new energy technology, etc.), and different I&T stages (R&D, prototyping, pilot production, advanced manufacturing activities, etc.). A wider range of permitted uses has been proposed for the I&T zoning, including R&D, product development, mass production, talent accommodation and other ancillary facilities to help nurture a more complete I&T ecosystem. Necessary restrictions, if any, (such as whether and how much talent accommodation will be allowed within specific I&T sites) may be imposed through administrative means (e.g. land grant documents) in order to forestall abuse (e.g. use of I&T land disproportionate for residential purposes).
- 2.6 The Innovation, Technology and Industry Bureau (ITIB) is conducting a consultancy study in the I&T industry development plan for the I&T land in the Technopole outside of the Loop, with a view to recommending specific I&T uses in the I&T value chain (i.e. upstream (R&D), midstream (prototype or application development) or downstream (manufacturing) stages) for development on different land parcels in the area, the infrastructure and supporting facilities as required, etc. The study is expected to be completed in 2024.
- 2.7 To promote conservation in NM and compensate for the ecological loss of the proposed developments in the STLMC area, the Government proposes to establish

⁴ Based on the Revised RODP for STLMC area formulated under the Investigation Study (<https://nm-santintech.hk/en/land-use-proposal/rodpl/>). Together with the HSITP at the Loop, the Technopole will supply about 300 ha of I&T land, which is capable of accommodating a total gross floor area (GFA) of about 7 million m². The portion within the STLMC area is planned to have an area of about 210 ha I&T land and a total GFA of about 5.7 million m².

⁵ The HSITP together with the 300-ha Shenzhen I&T Zone on the other side of the Shenzhen River collectively form the Shenzhen-Hong Kong I&T Co-operation Zone which has been raised to the national strategic level under the Development Plan for Shenzhen Park of Hetao Shenzhen-Hong Kong Science and Technology Innovation Co-operation Zone.

the Sam Po Shue Wetland Conservation Park (SPS WCP) of 338 ha in total area for proactive conservation to achieve no-net-loss in the ecological capacity and function of the wetlands concerned. Other mitigation measures recommended in the approved Environmental Impact Assessment (EIA) Report include preservation of birds' flight corridors and creation of non-building areas (NBAs) to promote a bird-friendly environment, establishment of wildlife corridors, etc. More details are in paragraphs 2.12 to 2.14 below.

- 2.8 A two-month PE of the RODP was conducted from June to August 2023, during which various stakeholders were consulted with briefing sessions, including that for the Board on 16.6.2023. In general, the public welcomed the Technopole as the flagship project of the NM supporting the development of Hong Kong into an international I&T centre in future. Views have been received that the strategic location of the Technopole would facilitate further collaboration between Hong Kong and Shenzhen while enhancing integration of Hong Kong into GBA. There are also concerns about issues such as urban-rural integration and the potential ecological impact arising from the development of Technopole. Comments received were summarised in a PE Report⁶ under five aspects, i.e. I&T development, land use planning and urban design, transport and infrastructure, environment, ecology and landscape, and implementation arrangement. Taking into account the public comments, consultations with relevant government bureaux/departments (B/Ds) as well as planning and engineering considerations, a Revised RODP for the STLMC area, which is supported by a series of technical assessments covering various aspects, including the environmental, transport and traffic, geotechnical, drainage, sewerage, water supply, air ventilation and utility aspects, has been prepared⁷. The EIA Report was then approved under the Environmental Impact Assessment Ordinance (EIAO) on 17.5.2024 as detailed in paragraphs 2.12 to 2.14 below.
- 2.9 The Technopole is a flagship project to increase the supply of I&T land in Hong Kong capitalising on the opportunities arising from the national strategy of the National 14th Five-Year Plan to support Hong Kong to develop into an international I&T centre. The Technopole would create a critical mass of I&T facilities and provide a significant amount of I&T land, equivalent to 17 Science Parks in terms of gross floor area (GFA), capable of accommodating a critical mass of I&T enterprises, at a strategic location to facilitate Hong Kong to foster I&T advancement, drive the development of an international I&T hub and deepen the I&T collaboration with Shenzhen and the world. In order to achieve all of the above, timely supply of sufficient I&T land in the Technopole is important. To ready I&T land for development as early as possible, CEDD is planning to commence site formation and infrastructure works in end 2024 with the first batch of land for I&T use targeted to be available by around 2026/2027. The whole area is expected to be fully completed in 2039.
- 2.10 Apart from the I&T sites, the STLMC area also consists of the San Tin Town Centre, which is located in the southern part of the STLMC area. It will supply about 50,000 to 54,000 public and private housing units, mostly within 500m walking

⁶ The PE Report is available at <https://nm-santintech.hk/en/public-engagement/per/>.

⁷ The Revised RODP for the STLMC area is available at <https://nm-santintech.hk/en/land-use-proposal/rodpl/>.

distance from the proposed San Tin Station of the Northern Link (NOL) Main Line, with first population intake targeted for 2031. The area is planned as a self-sufficient, integrated neighbourhood with comprehensive public and community facilities including an iconic recreational and cultural complex, comprehensive government, institution and community (GIC) facilities and open space network. It can also provide daily support to those working and residing in the I&T land of the Technopole.

- 2.11 Rail transport will be the backbone of public transport facilities in the STLMC area. The area will be served by three existing and planned rail links (i.e. existing Lok Ma Chau (LMC) Spur Line, as well as proposed NOL Main Line and NOL Spur Line). The NOL Main Line, with an intermediate station at San Tin Town Centre, runs between the future Kwu Tung Station and the existing Kam Sheung Road Station. Construction works are expected to commence in 2025 for completion in 2034. The NOL Spur Line is a cross-boundary link commuting between the proposed San Tin Station of the NOL Spur Line and the new Huanggang Port in Shenzhen with stop-overs near Chau Tau and in the HSITP at the Loop. The Government is actively liaising with the Mainland authorities on the implementation arrangements, with detailed planning and design expected to commence within the year.

Environmental Impact Assessment

- 2.12 An EIA Report⁸ based on the Revised RODP for the STLMC area was completed under the Investigation Study and submitted for approval under the EIAO in December 2023. After going through the statutory procedures including exhibition of the EIA Report for public inspection from February to March 2024, the EIA Report was endorsed with conditions and recommendations by the Advisory Council on the Environment (ACE) on 22.4.2024, and then approved with conditions by the Director of Environmental Protection (DEP) on 17.5.2024 based on the detailed considerations summarised at **Annex IVa**.
- 2.13 In gist, DEP, after studying and reviewing the EIA Report in detail, agreed with the proposed mitigation of the ecological and fisheries impacts arising from the development of the STLMC area, through avoiding impacts on the current ecological characters of the Mai Po Inner Deep Bay Ramsar Site (Ramsar Site), Mai Po Village (MPV) Egretty and the core area of Mai Po Lung Village (MPLV) Egretty, as well as establishing the SPS WCP to create environmental capacity through reprofiling pond banks, pond drain-down, and when necessary, trash-fish stocking, which can achieve at least no-net-loss in ecological function and capacity of the wetlands concerned. In addition, other mitigation measures proposed in the EIA Report, such as the preservation of a 300m-wide east-west birds' flight corridor near the Lok Ma Chau Control Point and a 70m-wide NBA covering the major birds' flight path of the MPLV Egretty, the establishment of a 35m-wide NBA in the form of an eco-interface along the boundary of STLMC area facing the proposed SPS WCP, the adoption of a stepped building height (BH) descending towards the SPS WCP, and the establishment of wildlife corridors for maintaining the movement corridor for non-flying mammals (including Eurasian Otters), can achieve effective mitigation of the ecological impacts arising from the proposed development of the STLMC area.

⁸ The EIA Report can be found at https://www.epd.gov.hk/eia/register/report/eiareport/eia_3022023/Index.htm

- 2.14 The approval conditions imposed for the EIA Report mainly include safeguards to ensure mitigation measures promised in the approved EIA Report will be followed through, covering - the project proponent (i.e. CEDD) to submit various detailed designs and implementation plans to implement the recommended ecological mitigation/enhancement measures including the submission of Habitat Creation and Management Plan (HCMP); not to commence pond filling works of STLMC area prior to the commencement of construction of the ecologically enhanced fish ponds at the SPS WCP; to form a working group between CEDD and Agriculture, Fisheries and Conservation Department (AFCD) (as SPS WCP's project proponent) to coordinate the programme and progress of pond filling at the STLMC area and the implementation works of the SPS WCP; and to set up an Environmental Committee (EC) with members including relevant Government departments, green groups and academics for providing advice on the preparation of various implementation plans and monitoring the effectiveness of the implementation of the proposed ecological mitigation/enhancement measures of the proposed developments set out in the approved EIA Report and the approved implementation plans. The approval conditions and recommendations are detailed at **Annex IVb** for reference⁹.

Sam Po Shue Wetland Conservation Park

- 2.15 The NMDS released in October 2021 proposes to establish a Wetland Conservation Parks (WCPs) System¹⁰, with a view to conserving the Deep Bay Area wetlands with ecological/conservation values, creating environmental capacity for the development of NM, as well as achieving 'Co-existence of Development and Conservation'. Subsequently, AFCD commissioned the 'Strategic Feasibility Study on the Development of the Wetland Conservation Parks System under the Northern Metropolis Development Strategy' (the WCP Study) in August 2022. According to the findings and recommendations, the establishment of the WCPs System with suitable planning and design can achieve multiple functions including ecological conservation, sustainable development of aquaculture, as well as eco-education and eco-recreation, while at the same time creating environmental capacity for the development of NM and providing a unique scenic wetland landscape for the NM. At the same time, the SPS WCP can compensate for the impact on ecological and fisheries resources arising from the development of the STLMC area of the Technopole, in order to achieve no-net-loss in ecological functions and capacity of the wetlands concerned.

- 2.16 The WCP Study proposes that the area of the SPS WCP would be about 338 ha¹¹, which is five times the size of the existing Hong Kong Wetland Park. Within the

⁹ DEP's approval letter of the EIA Report (including the approval conditions and recommendations) and CEDD's amendments to the EIA Report and a draft HCMP as requested by the EIA Subcommittee of the ACE are available at <https://www.epd.gov.hk/eia/register/report/conditions/aeiar3022023.pdf>

¹⁰ The NMDS proposed that the WCPs System would compose of existing conservation areas and new parks to be established, including the SPS WCP, Nam Sang Wai WCP, Hoo Hok Wai WCP, Hong Kong Wetland Park Expansion Area and the Sha Ling/Nam Hang Nature Park.

¹¹ As announced under Part 2 of the PE of the WCP Study conducted early this year, the SPS WCP would be about 338 ha in size. On top of these 338 ha, the WCP Study recommended that some off-site wetland mitigation areas for the Development of the Loop, which are located on Government land, and were constructed by CEDD and has been handed over to AFCD for management earlier this year, to be included in the SPS WCP boundary to optimize operation efficiency and conservation synergy.

proposed area, 328 ha would be used for implementation of ecological and fisheries enhancement measures for the development of the STLMC area¹², while the remaining 10 ha is tentatively reserved for eco-education and eco-recreation facilities¹³. The ecological enhancement measures proposed to be implemented in the SPS WCP under the approved EIA Report for STLMC area include:

- (a) increase in pond area and enhance connectivity;
- (b) physical modification of pond habitats to increase environmental carrying capacity;
- (c) managing and sequencing pond drain down across multiple ponds in the dry season to maximise feeding opportunities for avifauna and other wildlife;
- (d) providing fencing/controlling access to reduce disturbance from human activities and also prevent disturbance and predation of wildlife by feral dogs;
- (e) removal of existing bird scaring devices at actively managed ponds, where appropriate; and
- (f) stocking ponds with suitable prey items (i.e. trash-fish) for target wildlife species.

2.17 Based on the technical evaluations and assessments, it is concluded in the approved EIA Report for the STLMC area that with the implementation of the proposed ecological and fisheries enhancement measures, the SPS WCP can improve the connectivity of wetland habitats in the region, and achieve at least no-net-loss in ecological function and capacity of the wetlands concerned.

2.18 According to the Environment and Ecology Bureau (EEB) and AFCD, the SPS WCP will be developed in phases where the first phase is suggested to start with the 150-ha fish ponds and wetlands mainly in the northern part of the SPS WCP, thereby conserving the core birds' flight path as a matter of priority. The construction works of the first phase are expected to commence in 2026/2027 for completion in 2031. The Government's target is to complete the works for the remaining 188 ha in the SPS WCP by 2039 to tie in with the full operation of the STLMC area of the Technopole.

2.19 In order to achieve the compensatory function required under the approved EIA Report, there is a need for the SPS WCP to be established on Government-controlled land. Where private land is involved, the Government may exercise its statutory power to resume the land. Since a relatively large area of private land within the SPS WCP would have to revert to the Government for conservation purpose, to help manage the Government's expenditure attributable to compensation for resumption, the Government will, before invoking the resumption power, explore possible schemes to incentivise private land owners to voluntarily surrender their land in the

¹² Out of the 328 ha, 288 ha is proposed to be used for implementation of measures for enhancement of ecological function and capacity of the wetlands concerned, while the remaining 40 ha would be for enhancement of fisheries resources of the fish ponds. Furthermore, amongst the 288 ha area for implementation of enhancement measures on ecological function, 253 ha would be 'ecologically enhanced fishponds' compensating for the pond habitat loss, while the remaining 35 ha would be 'enhanced freshwater wetland habitat' compensating for other freshwater wetland habitat loss.

¹³ Examples of eco-education and eco-recreation facilities include visitor centre, outdoor classrooms, bird hides, visitor trails, restaurants, eco-lodge, open spaces (e.g. picnic areas), etc. Relevant details of these facilities would be planned and designed during next stage of studies for SPS WCP.

SPS WCP area to the Government, such as allowing the land value of the surrendered land to be deducted from land premium in land exchange/lease modifications being/to be pursued by the same land owners elsewhere.

The Three Draft OZPs

Draft San Tin Technopole OZP (Annex Ia)

- 2.20 The draft STT OZP No. S/STT/1 was prepared based on the above-mentioned Revised RODP and approved EIA Report under the Investigation Study. As stated in the ES of the OZP, the object of the OZP is to indicate the broad land use zonings and major road network for the STLMC area. The planning of the STLMC area will strike a balance between development and nature conservation. The development area will comprise mainly the I&T Park and the San Tin Town Centre. The whole area is envisaged to provide diverse employment opportunities and various types of housing, as well as commercial uses, open space and community and infrastructural facilities.

Proposed Amendments to the Mai Po OZP (Annex Ib)

- 2.21 To facilitate the development of the SPS WCP as mentioned above, the north-western part of the previous San Tin OZP has been incorporated into the MP OZP and partly rezoned to “OU(WCP)” (**Amendment Item A1 of MP OZP**), while the remaining part along the existing shoreline of the southern bank of Shenzhen River has been retained as “CA” zone (**Amendment Item A2 of MP OZP**). The boundary of the planning scheme area of MP OZP has been revised accordingly. Besides, some areas within the MP OZP have also been rezoned from “CA”, “OU(CDWRA)” and “REC” to “OU(WCP)” for the development of the SPS WCP (**Amendment Item B of MP OZP**).

Proposed Amendments to the Ngau Tam Mei OZP (Annex Ic)

- 2.22 The planning scheme boundary of the STT OZP covers, amongst others, the northern part of the previous NTM OZP No. S/YL-NTM/12 (about 374 ha). This area has been excised from the NTM OZP for incorporation into the STT OZP to reflect the land uses of the Technopole under **Amendment Item A of NTM OZP**. The planning scheme boundary of the NTM OZP has been revised accordingly.
- 2.23 On 8.12.2023, the Rural and New Town Planning Committee (RNTPC) of the Board agreed to a section 12A application (No. Y/YL-NTM/9) to rezone the application site abutting San Tam Road from “R(C)” to “G/IC” to facilitate the redevelopment of an existing house for a proposed 10-storey residential care home for the elderly (RCHE). To take forward the RNTPC’s decision, the site under **Amendment Item B of NTM OZP** has been rezoned to “G/IC(1)” with stipulation of a BHR of 10 storeys.
- 2.24 The site under **Amendment Item C of NTM OZP** has been rezoned from “CDA” to “GB” to reflect the existing condition of the site which is wholly government land covered by vegetation and part of a permitted burial ground with similar conditions as the adjoining “GB” zone to its southwest.

Amendments to the Notes and Explanatory Statements of the MP OZP and NTM OZP

- 2.25 In relation to the above proposed amendments to the MP OZP and the NTM OZP, the Notes and ES of the two OZPs have been revised accordingly. Opportunity has also been taken to incorporate other technical amendments into the Notes of the OZPs for reflecting the latest revision of the Master Schedule of Notes (MSN) promulgated by the Board and to update the general information for various land use zones in the ES to reflect the latest status and planning circumstances of the two OZPs.
- 2.26 On 23.2.2024, the Board agreed that the new draft STT OZP and its Notes, and the proposed amendments to the approved MP OZP No. S/YL-MP/6 and the approved NTM OZP No. S/YL-NTM/12 were suitable for public inspection under section 5 of the Ordinance. The relevant TPB Papers No. 10954 (for STT OZP) and No. 10955 (for both MP OZP and NTM OZP) are available at the Board's website¹⁴ and extract of the minutes of the said Board meeting is at **Annex V**. Accordingly, the draft STT OZP No. S/STT/1, the draft MP OZP No. S/YL-MP/7 and the draft NTM OZP No. S/YL-NTM/13 were all gazetted on 8.3.2024.

3. Local Consultation

Prior to the Submission of the Draft OZP/Proposed OZPs Amendments to the Board

- 3.1 The STRC and YLDC were consulted on 1.2.2024 and 8.2.2024 respectively prior to the submission of the draft OZP/proposed OZP amendments for consideration by the Board. Members of both STRC and YLDC generally supported the draft OZP/proposed OZP amendments and the development of the Technopole. For the STT OZP, they expressed concerns mainly on the land resumption and compensation aspects; reprovisioning of the brownfield operations in the region; the provision of talent accommodation and I&T land; and potential environmental, drainage and traffic impacts arising from the development of the STLMC area of the Technopole. For the MP OZP and NTM OZP, they expressed concerns mainly on the implementation arrangement of the proposed SPS WCP and other various related issues. Their views and comments have been incorporated into the TPB Papers No. 10954 and No. 10955 mentioned in paragraph 2.26 above and summarised in the extract of minutes of the YLDC meeting at **Annex VI**.
- 3.2 During the processing of the section 12A application relating to Amendment Item B of the NTM OZP, the application was published for public comments in accordance with the pre-amended Ordinance¹⁵. In considering the section 12A application on 8.12.2023, the RNTPC had taken into account the public comments received during the publication periods.

Upon Gazette of the Draft OZPs

- 3.3 On 8.3.2024, the three draft OZPs were gazetted for public inspection under section

¹⁴ The TPB Papers No. 10954 and 10955 are available at the Board's website at: https://www.tpb.gov.hk/en/meetings/TPB/Agenda/1313_tpb_agenda.html

¹⁵ The 'pre-amended Ordinance' refers to the Town Planning Ordinance in force immediately before 1.9.2023

5 of the Ordinance for two months. STRC and YLDC members were notified on the same date that members of the public can submit representations on the draft OZP/proposed amendments to the draft OZPs in writing to the Secretary of the Board during the exhibition period of the draft OZPs. For the STT OZP, the STRC (**R14**) and a YLDC member (**R29**) submitted supportive representations. For the MP OZP and the NTM OZP, no representation from members of the STRC and YLDC was received respectively.

- 3.4 Besides, to follow up with green groups' concerns on the EIA Report and a joint letter from seven green groups received by the Board on 22.2.2024 (i.e. one day before the Board's consideration of the new STT OZP and proposed amendments to the MP OZP and the NTM OZP), CEDD and PlanD had organised three workshops and one briefing session with various green groups in March 2024 on the interim enhancement measures at Mai Po, wildlife corridors, wetland compensation and the details of the new OZP and proposed OZP amendments.

4. The Planning Scheme Area / Representation Sites and the Surrounding Areas

STT OZP

Planning Scheme Area

- 4.1 The planning scheme area of STT OZP covers a total area of about 1,004 ha, which is bounded by Shenzhen River and the proposed SPS WCP to the north, the HSITP of the Technopole at the Loop to the north-east, Kwu Tung North New Development Area and Hadden Hill (Ki Lun Shan) to the east, Ngau Tam Mei area, San Tin Barracks and Tam Mei Barracks to the south, and Mai Po area to the west (**Plans H-1a and H-2**).
- 4.2 The planning scheme area is bisected by the San Tin Highway and Fanling Highway into northern and southern portions. Land in the north is predominantly occupied by existing fish ponds and wetland with varying level of disturbances, rural settlements and 10 recognised villages, brownfield sites, and permitted burial grounds (PBGs) (**Plans H-3a, H-3d and H-3e**). The southern portion of the planning scheme area is mainly occupied by brownfield sites intertwined with rural settlements, a recognised village and PBGs (**Plans H-3a to H-3c**). The MPLV Egretty is located in the western part of the planning scheme area (**Plan H-3f**).
- 4.3 Two major drainage channels, namely the San Tin Eastern Main Drainage Channel (STEMDC) and the San Tin Western Main Drainage Channel (STWMDC), run through the planning scheme area from south to north. Some patches of active farmland are located in the north-eastern, central and south-western parts of the planning scheme area (**Plans H-3a to H-3c**).

Planning Intentions

- 4.4 The planning intentions for various land use zonings of the draft STT OZP are outlined in **Annex VII**.

MP OZPRepresentation Sites under Amendment Items A1, A2 and B

- 4.5 Amendment Item A1 (about 120 ha) and Amendment Item B (about 228 ha) of the MP OZP are zoned “OU(WCP)” to facilitate the development of the SPS WCP, while Amendment Item A2 (about 10 ha) of the MP OZP is zoned “CA” to reflect the existing shoreline along the southern bank of Shenzhen River. The sites are mainly existing wetlands and active/inactive/abandoned fish ponds. To the east of the sites is the future Technopole; to the north and west of the sites are the Shenzhen River and the MPNR respectively (**Plans H-5a to H-7c**).

Planning Intentions

- 4.6 The planning intentions of the zones in relation to the above sites are as follows:
- (a) The “OU(WCP)” zone under Amendment Items A1 and B is intended primarily for the development of a WCP by the Government to conserve the wetlands with ecological/conservation values and safeguard the integrity of the wetland system; compensate for the impact on ecological and fisheries resources arising from the development of the STLMC area of the Technopole, thereby achieving ‘co-existence of development and conservation’; provide eco-education and eco-recreation facilities for the public; and promote scientific research on aquaculture and develop modernized aquaculture industry.
 - (b) The “CA” zone under Amendment Item A2 is intended to conserve the ecological value of wetland and fish ponds which form an integral part of the wetland ecosystem in the Deep Bay Area. The ‘no-net-loss in wetland’ principle is adopted for any change in use within this zone. The primary intention is to discourage new development unless it is required to support the conservation of the ecological integrity of the wetland ecosystem or the development is an essential infrastructure project with overriding public interest.

NTM OZPRepresentation Site under Amendment Item A

- 4.7 Amendment Item A of the NTM OZP, with an area of about 347 ha, is planned for various land uses within the STT OZP. The site is currently intermixed with existing rural settlements, agricultural lands/farms, temporary structures, open storage sites, various brownfield uses and lands under construction/site formation works as well as vacant land. To the north of the site is the San Tin Highway/Fanling Highway. To the east is Hadden Hill (Ki Lun Shan). To the south are two military camps, namely the San Tin Barracks and Tam Mei Barracks, and rural settlements in the Ngau Tam Mei area. To the west is the Mai Po area with some low-rise, low-density residential developments (**Plans H-8 and H-10a**).

Representation Site under Amendment Item B

- 4.8 Amendment Item B of the NTM OZP, with an area of about 0.07 ha, is zoned “G/IC(1)” subject to a BHR of 10 storeys to facilitate the redevelopment of the existing house for a proposed RCHE. The site is currently occupied by the existing house, which is situated to the east of San Tin Highway along San Tam Road, with the surrounding areas predominately occupied by low-rise residential developments including Casa Paradizo, Maple Gardens and Crescendo. To the further north-east and further south of the site are the proposed developments in the STLMC area and the proposed Ngau Tam Mei Station of the NOL Main Line respectively (**Plans H-8, H-9a and H-10b**).

Representation Site under Amendment Item C

- 4.9 Amendment Item C of the NTM OZP, with an area of about 0.79 ha, is zoned “GB” to reflect the existing site condition. The site is mainly covered by vegetation, with the surrounding areas predominately planned for a proposed residential development within the Technopole to its north/east and a PBG in the same “GB” zone to its southwest (**Plans H-8, H-9b and H-10c**).

Planning Intentions

- 4.10 The planning intentions of the zones in relation to the above sites are as follows:
- (a) The excision of planning scheme area from NTM OZP to STT OZP under Amendment Item A is for the development of the STLMC area of the Technopole.
 - (b) The “G/IC(1)” zone under Amendment Item B is intended primarily for the provision of Government, institution or community 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.
 - (c) The “GB” zone under Amendment Item C is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

5. The Representations

5.1 Subject of Representations

STT OZP (No. TPB/R/S/STT/1-)

- 5.1.1 During the two-month exhibition period, a total of 1,543 valid representations were received, of which 101 generally support with or without other views on the OZP (including 3 with adverse views); 1,381 oppose or provide adverse

views on the OZP; whereas the remaining 61 only provide views on the OZP.

Supportive Representations

5.1.2 There are a total of the 101 supportive representations, which include:

- (a) 98 support the whole OZP, consisting of:
- 4 from I&T-related organisations (**R1 to R4**);
 - 10 from I&T related individuals (**R21 to R24, R27, R28, R30 to R32 and R49**);
 - 12 from various organisations including professional institutes, business sector and the Real Estate Developers Association of Hong Kong (**R6 to R8, R13 to R16, and R87 to R91**);
 - 4 from Owners' Committees/Residents' Association of the Kingswood Villas in Yuen Long District (**R9 to R12**);
 - 11 from members of the Legislative Council (**R18, R19, R69 and R95**), YLDC (**R20**) and STRC (**R5**), and VRs of Tai Sang Wai, Chuk Yuen, Wai Tsai and Wing Ping Tsuen (**R82 to R86**); and
 - 57 from other individuals or companies (**R17, R25, R26, R29, R33 to R48, R50 to R68, R70 to R81, R92 to R94, and R96 to R98**).
- (b) 3 supportive representations with adverse views are from VR of Wing Ping Tsuen (**R99**) and 2 individuals (**R100 and R101**).

Adverse Representations

5.1.3 There are a total of 1,381 opposing representations, which include:

- (a) 1,245 generally oppose or provide adverse views on the whole OZP, consisting of:
- 1,070 (**R120 to R1187, R1322 and R1427**) from individuals in form of two standard letters with variations of grounds mainly on the ecological concerns including impacts on birds and/or wildlife species arising from the proposed developments of the Technopole;
 - 164 (**R115 to R119, R1321, R1323 to R1330, R1332 to R1426, R1428 to R1462, R1464 to R1483**) from individuals in non-standard letters; and
 - 11 in non-individual capacity, including seven from green groups (**R104 to R110**); three from concern groups (**R111, R112 and R114**); and one from a think tank (**R113**).
- (b) 134 individuals oppose or provide adverse view on the OZP concerning

impacts on the existing villages or developments, consisting of:

- 2 from VRs of Shek Wu Wai (**R1206 and R1207**), with one of them using standard letter;
 - 18 in standard letters (**R1188 to R1205**) expressing concerns on the potential impacts to the Ko Hang Village and ecological concerns;
 - 21 in standard letters raising concerns on the potential impacts to Shek Wu Wai (**R1208 to R1228**);
 - 87, in group signatures, concerning the close proximity of the proposed developments of the Technopole to Chau Tau (**R1229 to R1315**); and
 - 6, in non-standard letters, concerning the proposed high-density residential developments near Hung Fa Hom Road (**R1316 to R1320 and R1331**).
- (c) 2 oppose the OZP concerning individual site(s) with one from a company (**R102**) and the other from an individual (**R1463**) raising objection to the proposed zonings of the draft OZP.

Representations Only Providing Views

5.1.4 There are a total of 61 representations only providing views on the draft OZP or individual sites, which include:

- (a) 2 from green groups (**R1484 and R1485**);
- (b) 4 from other concern groups providing views on the whole OZP (**R1486, R1487, R1489 and R1543**);
- (c) 1 from the management company of a nearby residential development providing views on future developments in STLMC area (**R1491**);
- (d) 3 from MTRCL and two companies providing views mainly on NOL and I&T development, and recommendations on specific land parcels (**R1488, R1490 and R1492**); and
- (e) 51 from individuals consisting of 14 (**R1494 to R1507**) in two standard letters, 27 (**R1508 to R1534**) in form of questionnaires expressing views/suggestions on the impacts to Chau Tau, and 10 in non-standard letters (**R1493, R1535 to R1542 and R1544**).

MP OZP (No. TPB/R/S/YL-MP/7-)

5.1.5 There are a total of 1,101 valid representations, which include:

- (a) 3 supportive representations, consisting of:

- 2 from companies (**R1 and R2**) which support all amendments to the OZP; and
 - 1 from a company (**R3**) which support all amendments to the OZP but with adverse views on the amendments to the ES.
- (b) 1,094 opposing representations, consisting of:
- 1 from a company (**R4**);
 - 4 from green/concern groups (**R6 to R9**); and
 - 1,089 from individuals, which include 1,062 in standard letters with variations of grounds mainly on the ecological concerns including impacts on birds and/or wildlife species arising from the proposed developments of the Technopole, and on the SPS WCP (**R20 to R771, R773 to R889, R891, R895 to R1051, R1064 to R1098**); and 27 in non-standard letters (**R10 to R19, R772, R890, R892 to R894, R1052 to R1063**); and
- (c) 4 from green/concern groups (**R1099 to R1102**) which provide views only.

For STT OZP and MP OZP

5.2 Major Grounds, Views, Proposals of and Responses to Supportive Representations Relating to the ***STT OZP and the MP OZP***

5.2.1 The major grounds of the 101 supportive representations relating to the **STT OZP (TPB/R/S/STT/1-R1 to R98, R99(part), R100(part) and R101(part))** and 3 supportive representations relating to the **MP OZP (TPB/R/YL-MP/7-R1, R2 and R3(part))** are summarised as below.

5.2.2 ***I&T Development***

Major Grounds / Views	
(1)	I&T development in the Technopole is in line with the National 14th Five-Year Plan and could accelerate the development of Hong Kong into a world-class international I&T centre while increasing Hong Kong's competitiveness. It could also attract outstanding I&T enterprises and/or start-ups with overseas capital, advanced technology and multi-skilled talents. The timely development of the Technopole will empower Hong Kong to harness development potential unleashed by I&T development.
(2)	The Technopole, given its strategic location, could benefit from the locational advantage of being close to Shenzhen, which provides vast opportunities of regional collaborations for cross-border co-operation/partnership while creating synergy effect and integrating with HSITP at the Loop, Shenzhen, the GBA, the Mainland and the world.

(3)	In view of the increasing demand for I&T land, the Technopole could provide sufficient space and address the shortage of I&T land, and create a critical mass for the I&T ecosystem with different technology areas, value chains and supporting facilities.
(4)	I&T development should be prioritised for technology improvement and/or encouraging investment in new technology, which could benefit traditional industries for new industrialisation.
(5)	More flexibility should be allowed for the developments within “OU(I&T)” zone under the STT OZP by permitting more I&T-related uses under the Schedule of Uses and allowing both I&T uses and complementary non-I&T uses.
(6)	The BHRs of “OU(I&T)” zone under the STT OZP should be provided with more flexibility to facilitate the creation of landmarks, use of Modular Integrated Construction (MiC), preservation of wider birds’ flight paths and designation of air/view corridors.
(7)	Provision of shared facilities and larger floor plates for future developments are recommended. Target industries should be consulted on the distribution and layout of I&T uses and supporting facilities in the Technopole.
(8)	Sufficient electricity should be provided taking into account that sufficient electricity provision is required for the operations of data centre and supercomputing centre.
Proposals	
(i)	To provide more flexibility of housing options to I&T professionals, ‘Flat’ (not specifying staff quarters) and/or ‘House’ should be permitted under the “OU(I&T)” zone; or talent accommodation could be included in the Notes for “OU(I&T)” and “Residential (Group A)” (“R(A)”) zones under the STT OZP.
(ii)	To promote liveability to retain talents, normal residences rather than just staff quarters should be allowed within the I&T Park. ‘Flat’ being a Column 2 use of the “OU(I&T)” zone under the STT OZP should only be restricted in the Remarks of the Notes that, based on individual merits, private residential developments occupying not more than 50% of intended number of accommodation units may be considered.
Responses	
(a)	In response to (1) to (4): The supportive views are noted. The Outline Development Plan for the GBA promulgated in February 2019 proposed to develop the GBA into an international I&T centre. The National 14th Five-Year Plan approved by the National People’s

	<p>Congress in March 2021 supports Hong Kong to enhance, establish and develop into, amongst others, an international I&T centre. To take forward this national strategy, both the final recommendations of the Hong Kong 2030+ and the NMDS released in October 2021 put forward the proposal to develop NM into an international I&T hub. The NMDS called for the planning of the Technopole in a comprehensive manner comprising the HSITP at the Loop and the STLMC area. The NM Action Agenda 2023 promulgated in October 2023 further includes the Technopole as part of the ‘I&T Zone’ with a position to serve as the core of industry development of the NM and a hub for clustered I&T development that creates synergy with Shenzhen’s I&T Zone.</p> <p>Hong Kong’s I&T sector has been growing strongly and in a vibrant manner. However, as a result of general land shortage experienced by Hong Kong in the last decade or so, new land designated for I&T development is rather limited. It is pointed out in the I&T Blueprint promulgated in December 2022 that there is a mismatch between land available and rising land demand for I&T development. A more abundant supply of I&T land in strategic locations will open up untapped R&D and growth opportunities and help our I&T development scale new heights. The I&T Blueprint also mentioned the Government aims to make available the I&T land of the Technopole as soon as possible for supporting the development of Hong Kong’s I&T industries. Being the flagship project bringing forth new I&T land supply at a strategic location, the proposed development scale of about 300 ha land and 7 million m² GFA for the Technopole is well justified.</p> <p>The Technopole with proposed I&T land of an area of about 210 ha and total GFA of about 5.7 million m² in the STLMC area under the STT OZP, together with the HSITP at the Loop, would create a critical mass to foster I&T advancement, drive the development of an international I&T centre and deepen the I&T collaboration with Shenzhen and the world. In order to achieve all of the above, timely supply of sufficient I&T land in the Technopole is important. The planned I&T land in the STLMC area could also have synergy effects with the HSITP at the Loop. Capitalising on various edges of Hong Kong including its geographical advantage and global connectivity, robust legal and financial system, and low and simple taxes, the Technopole should be able to offer a dynamic, enabling and convenient place for the development of I&T industries.</p>
(b)	<p>In response to (5):</p> <p>The Technopole not only seeks to nurture a complete I&T ecosystem including catering for the needs of different players in the I&T industry and allowing the development of different I&T fields at different stages of I&T value chain, but also build a dynamic and liveable community for promoting the concept of ‘work-live-play’. In order to attract I&T talents to work and live at the Technopole and</p>

	<p>create a comprehensive ecosystem, building a dynamic and liveable community which offers accommodation, commercial/retail/catering/leisure facilities, open space, accessible transport network and different community facilities, etc. is considered essential.</p> <p>In view of the above, the “OU(I&T)” zone under the STT OZP is intended primarily to provide development space for accommodating a variety of I&T uses, including R&D, production activities, data centre, staff accommodation/talent apartment, supporting commercial/retail facilities and other complementary infrastructure. Sufficient flexibility has been provided for the zone to permit a wide range of uses and facilities which may be required in different I&T stages. Apart from I&T uses, complementary non-I&T uses which could provide business support (e.g. office, convention facilities, hotel, data centre etc.), living support (e.g. staff/talent accommodation, retail, dining, etc.) and other talent attractive uses (e.g. school, educational institution, etc.), as well as other infrastructure are also always permitted in the “OU(I&T)” zone. This could create a comprehensive I&T ecosystem in the Technopole which provides not only sufficient land for different I&T facilities but also a liveable environment to retain I&T talents. The Schedule of Uses for the “OU(I&T)” zone under the Notes of the STT OZP is therefore considered appropriate. In addition, other complementary uses and living support for people to work in the Technopole such as retail, dining, cultural and community uses and open space have been planned under other zones of the STT OZP.</p> <p>On the other hand, ITIB is in parallel conducting a consultancy study to formulate recommendations on the distribution and layout of specific I&T uses and the supporting facilities on different I&T land parcels in the Technopole (outside of the Loop). The consultancy study is expected to be completed in 2024.</p>
(c)	<p>In response to (6):</p> <p>BHRs including those for the “OU(I&T)” zones under the STT OZP are imposed to achieve the urban design concept of a stepped BH profile taking into account the geographical context and ecologically significant resources within the area or and in its vicinity. The BHRs could protect areas with ecological concerns, enhance air ventilation, provide visual and spatial relief, and preserve the overall townscape of the STLMC area. Technical assessments, including Air Ventilation Assessment (AVA) and Landscape and Visual Impact Assessment (LVIA), have been conducted under the Investigation Study to demonstrate that the proposed BHs would not cause adverse air ventilation and visual impacts to the local neighbourhoods and surrounding areas. Relevant ecological mitigation measures identified in the approved EIA Report have also been followed with the imposition of more stringent BHRs at the ecologically sensitive areas, such as along the birds’ flight paths/corridors. To provide</p>

	<p>flexibility, minor relaxation of the BHR may be considered by the Board on application under section 16 of the Ordinance.</p> <p>The BHRs including those for the “OU(I&T)” zones under the STT OZP do not preclude the use of MiC method for future development. Besides, the BHRs of 170mPD and 155mPD for some of the “OU(I&T)” zones could still allow high-rise landmarks though they may not be the highest building in the area as compared to the possible developments in the two “OU” annotated “Mixed Use” (“OU(MU)”) zones in Planning Areas 2A and 23 with BHRs of 200mPD.</p>
(d)	<p>In response to (7):</p> <p>The “OU(I&T)” zones in different planning areas under the STT OZP are of various sizes with a view to providing flexibility for I&T facilities of different scales. Under such circumstances, shared facilities and larger floor plates could be duly considered in the future planning, design and construction works. Furthermore, ITIB is in parallel conducting a consultancy study on the I&T industry development plan for the I&T land in the Technopole (outside of the Loop), with a view to recommending specific I&T uses in the I&T value chain (i.e. upstream (R&D), midstream (prototype or application development) or downstream (manufacturing) processes) for development on different land parcels in the area, the infrastructure and supporting facilities as required, etc. During the course of the study, different stakeholders will be consulted to collect their views. The consultancy study is expected to be completed in 2024.</p>
(e)	<p>In response to (8):</p> <p>Various technical assessments have been conducted under the Investigation Study to demonstrate that the proposed developments in the STLMC area including those for I&T uses are technically feasible and would not impose significant impacts on the local neighbourhoods and surrounding areas. The demand for electricity for I&T use is well noted. A Utility Impact Assessment has been conducted which covered the potential electricity demand from I&T uses and their associated facilities. Taking into account the findings, a total of 12 electricity substations (including an existing one) have been planned in the STT OZP with a view to providing adequate and reliable electricity supply for the whole area.</p>
(f)	<p>In response to (i) and (ii):</p> <p>‘Flat (Staff Quarters only)’ is always permitted in the “OU(I&T)” zone on the STT OZP to facilitate the provision of talent accommodation units. To allow flexibility for other possible residential requirements on the I&T sites, ‘Flat (not elsewhere specified)’ is included as a Column 2 use of the “OU(I&T)” zone</p>

	<p>which requires permission from the Board. Apart from the provision in the “OU(I&T)” zone, ‘Flat’ is always permitted under the “R(A)” zone of the STT OZP which could also cover the provision of talent accommodation.</p> <p>The ES of the STT OZP indicates that about 6,400 talent accommodation units (with a total GFA of about 268,000m²) are intended to be provided within the “OU(I&T)” zones to the north of San Tin Highway and Fanling Highway.</p>
--	--

5.2.3 *Environment and Ecology*

5.2.3.1 *Environmental Impact Assessment*

Major Ground / View	
(1)	The EIA was conducted professionally according to the requirements of the EIAO and the Technical Memorandum on EIA Process (TM). Appropriate ecological mitigation measures have also been recommended.
Responses	
(a)	The supportive view is noted.

5.2.3.2 *Sam Po Shue Wetland Conservation Park*

Major Grounds / Views	
(1)	SPS WCP could compensate for the impact on ecological and fisheries resources arising from the proposed development of the STLMC area of the Technopole.
(2)	The rezoning of the “REC” zone to “OU(WCP)” zone under Amendment Item B of the MP OZP is supported as it would protect and improve the contiguous areas of wetland and their connectivity.
(3)	While the establishment of the SPS WCP is supported, participation of the private sector should be encouraged by allowing landowners to propose uses in support of the function of the WCP system in the “OU(WCP)” zone of MP OZP.
Proposal	
(i)	The range of uses under Column 2 of “OU(WCP)” zone of MP OZP should be widened to facilitate innovative nature-positive developments from the private sector.
Responses	
(a)	In response to (1) and (2): The supportive views are noted.

(b)	<p>In response to (3):</p> <p>In order to achieve the compensatory function required under the approved EIA Report, there is a need for the SPS WCP to be established on Government-controlled land. Where private land is involved, the Government may exercise its statutory power to resume the land. Since a relatively large area of private land within the SPS WCP would have to revert to the Government for conservation purpose, to help manage the Government's expenditure attributable to compensation for resumption, the Government will, before invoking the resumption power, also explore possible schemes to incentivise private land owners to voluntarily surrender their land in the SPS WCP area to the Government, such as allowing the land value of the surrendered land to be deducted from land premium in land exchange/lease modifications being/to be pursued by the same land owners elsewhere.</p> <p>Management options for the SPS WCP would be explored during the next stage of further studies by AFCD. Considering that sustainable development of aquaculture is one of the crucial components proposed, we welcome the participation of the pond fish culture industry in the future operation of part of the SPS WCP and will engage the industry in discussion on how they can participate.</p>
(c)	<p>In response to (i):</p> <p>As stipulated in the Notes of the MP OZP, the "OU(WCP)" zone is intended primarily for the development of a WCP by the Government to conserve the wetlands with ecological/conservation values and safeguard the integrity of the wetland system; compensate for the impact on ecological and fisheries resources arising from the development of the STLMC area; provide eco-education and eco-recreation facilities for the public; and promote scientific research on aquaculture and develop modernised aquaculture industry. 'Wetland Conservation Park' is a Column 1 use of the "OU(WCP)" zone, which would facilitate the development of SPS WCP including its eco-education and eco-recreation facilities, as well as other supporting uses and facilities.</p> <p>Any innovative ideas conducive to the objectives and functions of the SPS WCP, which will be under full control by the Government as explained in the responses under paragraph 5.2.3.2(b) above, are also welcomed.</p>

5.2.4 *Planning*

Major Grounds / Views	
(1)	The Technopole could create job opportunities, increase housing supply and achieve home-job balance by reducing long-distance commuting time. It could also provide sufficient land for housing, GIC and cultural facilities, and open space.
(2)	The proposed landscaped deck could increase connectivity between the northern and southern parts of the STT OZP, which is dissected by the San Tin Highway.
(3)	The “OU(MU)” zone near the proposed San Tin Station of the NOL Main Line on the STT OZP offers high degree of flexibility in height variations.
(4)	The proposed blue-green network could link up the natural resources and provide more public and activity spaces for the local residents.
(5)	The designation of “CA” zone in Planning Area 32 for the existing mitigation wetland of Sheung Shui to Lok Ma Chau Spur Line is supported.
(6)	The STT OZP provides flexibility in land utilisation, where different types of complementary non-I&T uses are permitted. Sufficient retail, dining and entertainment (RDE) facilities should be provided within the proposed landmark developments at the “OU(MU)” zones in Planning Areas 2A and 23 near the proposed San Tin Station of NOL Main Line and railway station of the NOL Spur Line near Chau Tau respectively, as well as the “OU” annotated “Cultural and Community Uses with Supporting Uses and Facilities” (“OU(CCUSUF)”) zone in Planning Area 7 to the immediate south of the San Tin Highway.
(7)	The Town Planning Board Guidelines No. 12C (TPB PG-No. 12C) on ‘Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance’ should be reviewed to unleash the development potential of existing ponds.
Proposals	
(i)	For the “OU(MU)” zone on the STT OZP, the domestic/non-domestic plot ratio (PR) split is suggested to be removed to encourage high-density developments in the catchment area of planned railway stations, or the PR is suggested to be relaxed to 9.5.
(ii)	The proposed landscaped deck should be zoned “OU” on the STT OZP to integrate with the adjacent developments.
Responses	
(a)	In response to (1) to (5):

	The supportive views are noted.
(b)	<p>In response to (6):</p> <p>The supportive view is noted.</p> <p>As for the provision of RDE facilities, Planning Areas 2A and 23 are zoned “OU(MU)” on the STT OZP which comprise a mix of residential and commercial (including RDE) uses always permitted under Column 1 of the Notes for the zone.</p> <p>As for the “OU(CCUSUF)” zone in Planning Area 7 on the STT OZP, the planning intention is to provide a cultural and community complex serving the needs of the local residents and/or a wider district, region or the territory. According to the Notes of the OZP for the zone, a number of RDE-related uses including ‘Eating Place’ and ‘Place of Entertainment’, ‘Place of Recreation, Sports or Culture’ and ‘Shop and Services’ are always permitted under the Column 1 use.</p>
(c)	<p>In response to (7):</p> <p>Appropriate amendments to the TPB-PG No. 12C would be considered upon completion of the statutory planning procedures for relevant OZPs of the Technopole.</p>
(d)	<p>In response to (i):</p> <p>The current total PR restriction of 7 for the “OU(MU)” zone stipulated in the Notes of the STT OZP is derived taking into account site and technical constraints, development potential, and relevant ecological/environmental concerns in the approved EIA Report. To provide flexibility, minor relaxation of the PR may be considered by the Board on application under section 16 of the Ordinance.</p> <p>Based on the recommendations of the Investigation Study, the PR split for domestic and non-domestic uses of the two “OU(MU)” sites are specified in the ES of the STT OZP to provide a general guidance for the future developments. To ensure an integrated design taking into account specific design requirements, it is specified in the ES of the STT OZP that a master layout plan (MLP) should be submitted for approval under the leases for both “OU(MU)” zones.</p>
(e)	<p>In response to (ii):</p> <p>The proposed landscaped deck is to facilitate people movements across San Tin Highway and act as a distinguished gateway feature for the STLMC area. The detailed design of the landscaped deck is subject to further design and construction study.</p>

5.2.5 *Transport and Infrastructure*

Major Grounds / Views	
(1)	The proposed developments could achieve balance between development and ecological/natural resources conservation, and bring improvement to the environment. The proposed developments with improved drainage facilities could also enhance flood prevention and resilience and achieve urban-rural integration.
(2)	The number of railway stations and/or other transportation means could be increased to improve connectivity. Besides, the use of Green Transportation System could be considered and included in the Remarks of the Notes for the “OU(I&T)” zone of the STT OZP.
Responses	
(a)	In response to (1): The supportive view is noted.
(b)	In response to (2): The transport infrastructure for the STLMC area proposed under the STT OZP is in line with the recommendations of the Investigation Study formulated after undertaking relevant technical assessments including the Transport and Traffic Impact Assessment (TTIA). Various transport infrastructures have been planned to support the future traffic demand of the Technopole such as the NOL Main Line, NOL Spur Line and NM Highway. The Investigation Study has also reviewed different public transport modes to serve the STLMC area. The area is planned with two railway stations (including the proposed San Tin Station of NOL Main Line and the proposed railway station of NOL Spur Line near Chau Tau), which will be connected to various parts of the Technopole through a comprehensive cycle track network and pedestrian walkway system. Besides, an intra-district Smart Green Feeder System (e.g. new energy bus) is proposed to serve the population and employment clusters located away from the railway catchment areas as well as to cater for the internal transport/circulation needs of the Technopole. The design of the road layout of the STLMC area has already considered the use of green transport.

5.2.6 *Others*

Major Grounds / Views	
(1)	The use of green and environmental technology in the Technopole could help achieve sustainability goal.

(2)	Participation of private sectors should be encouraged. To enable existing land owners to contribute, paragraph 17.2 of the ES of the STT OZP should be revised to reflect the recent 2023 Policy Address on the ‘Enhanced Conventional New Town Approach (ECNTA)’, of which in-situ land exchange applications from land owners are allowed subject to certain conditions.
(3)	Low-altitude economy could be encouraged by adjusting the land use requirements and the technology-related supporting infrastructure/facilities.
Responses	
(a)	In response to (1): The supportive views are noted.
(b)	In response to (2): The 2023 Policy Address has announced that ECNTA will be extended to all NDAs in the NM. The specific sites to be open for land exchange will be determined by the Government. The Government will issue Practice Notes for the Technopole at opportune time to announce the detailed land exchange arrangements, including the sites available for in-situ land exchange, application criteria, conditions and deadlines, etc.
(c)	In response to (3): The suggestion is noted. NDAs including the Technopole have the potential of growing low-altitude economy, the development which requires the co-ordination on various fronts, ranging from policies and legislation, technology research and development, infrastructure development, to flight paths planning, airspace management, etc. We stand ready to facilitate from the planning and infrastructure perspectives after a view has been taken by the Government on how to take the matter forward.

5.3 Major Grounds, Views, Proposals of and Responses to Opposing Representations and Representations Providing Views Relating to *STT OZP and MP OZP*

5.3.1 A total of 1,445 representations (**TPB/R/S/STT/1-R99(part), R100(part) and R101(part), R102, R104 to R1544**) and a total of 1,099 representations (**TPB/R/S/YL-MP/7-R3(part), R4, R6 to R1102**) oppose, provide adverse views or provide views on the *STT OZP* and *MP OZP* respectively¹⁶. Their major views and proposals are summarised as below.

¹⁶ Include the 3 supportive representations relating to the STT OZP and 1 supportive representation relating to the MP OZP which also provides adverse views.

5.3.2 *I&T Development*

Major Grounds / Views	
(1)	The location of, and scale and need for I&T development are not fully justified and should be reviewed. Existing I&T land in Hong Kong should be fully developed first, or alternative site(s) for the “OU(I&T)” zone which does not require filling of pond should be explored. The proposed development of the Technopole is not economically viable nor cost effective, which would be a wasteful of the Government’s spending.
(2)	Statutory control on the STT OZP over the major development parameters for “OU(I&T)” zone is inadequate. The range of permitted uses under the “OU(I&T)” zone is overly diverse. The “OU(I&T)” zone should include a set of urban design guidelines which shall be established before site formation of the I&T land to provide better planning control. Concept of urban and wetlands/water works integration should be included. Sustainability assessment should also be submitted by project proponent(s).
(3)	No commercial/direct provision of customer services or goods uses or residential use should be allowed in the “OU(I&T)” zone under the STT OZP, which is in nature industrial use, in view of the fire safety and environmental concerns and possible industrial-residential interface issues.
(4)	Irregular site configuration of the I&T land on the STT OZP might pose challenges for future development and land utilisation.
(5)	A higher degree of flexibility in height variation should be allowed under the STT OZP while the maximum allowable GFA should be reduced. Interface with ponds, wetland and wind corridor should be reconsidered.
Proposals	
(i)	As some I&T uses are industrial uses, uses under the STT OZP with direct provision of customer services or goods (e.g. eating place, hotel, office) and ‘Flat (Staff Quarters only)’ should be moved to Column 2, whereas ‘Flat (not elsewhere specified)’ should be deleted from Column 2 of the “OU(I&T)” zone.
(ii)	To avoid potential abuse, uses such as off-course betting centre, hotel, private club, residential institution, place of public entertainment, warehouses which are not related to I&T uses, should be placed under Column 2 of the “OU(I&T)” zone under the STT OZP.
(iii)	Individual sub-areas of I&T land should be demarcated clearly on the STT OZP with stipulation of development restrictions (e.g. GFA, site coverage, green/blue ratio) in the Notes of the OZP. Maximum GFA of other non-I&T uses should be restricted to not more than 50% of

	the maximum permissible GFA. A minimum of 30% at-grade landscape and open space should also be required within the “OU(I&T)” zone.
Responses	
(a)	<p>In response to (1):</p> <p>The Outline Development Plan for the GBA promulgated in February 2019 proposed to develop the GBA into an international I&T centre. The National 14th Five-Year Plan approved by the National People’s Congress in March 2021 supports Hong Kong to enhance, establish and develop into, amongst others, an international I&T centre. To take forward this national strategy, both the final recommendations of the Hong Kong 2030+ and the NMDS released in October 2021 put forward the proposal to develop NM into an international I&T centre. The NMDS called for the planning of the Technopole in a comprehensive manner comprising the HSITP at the Loop and the STLMC area. The NM Action Agenda 2023 promulgated in October 2023 further includes the Technopole as part of the ‘I&T Zone’ with a position to serve as the core of industry development of the NM and a hub for clustered I&T development that creates synergy with Shenzhen’s I&T Zone.</p> <p>Hong Kong’s I&T sector has been growing strongly and in a vibrant manner. However, as a result of general land shortage experienced by Hong Kong in the last decade or so, new land designated for I&T development is rather limited. It is pointed out in the I&T Blueprint promulgated in December 2022 that there is a mismatch between land available and rising land demand for I&T development. A more abundant supply of I&T land in strategic locations will open up untapped R&D and growth opportunities and help our I&T development scale new heights. The I&T Blueprint also mentioned the Government aims to make available the I&T land of the Technopole as soon as possible for supporting the development of Hong Kong’s I&T industries. Moreover, the overall occupancy rate of the existing I&T developments in Hong Kong, such as the Hong Kong Science Park, Cyberport and InnoParks in Tai Po, Yuen Long and Tseung Kwan O has already reached almost 90%, accentuating the needs for more land to facilitate and sustain future I&T development. Taking into account the above and as the flagship project bringing forth new I&T land supply at a strategic location, the proposed development scale of about 300 ha land and 7 million m² GFA for the Technopole is well justified.</p> <p>The Technopole with proposed I&T land of an area of about 210 ha and total GFA of about 5.7 million m² in the STLMC area under the STT OZP, together with the HSITP at the Loop, would create a critical mass to foster I&T advancement, drive the development of an international I&T centre and deepen the I&T collaboration with Shenzhen and the world. In order to achieve all the above, timely supply of sufficient I&T land in the Technopole is important. A</p>

	<p>complete I&T ecosystem should comprise upstream (R&D), midstream (prototype, application development) and downstream (manufacturing) processes. While Hong Kong has been focusing on the development of R&D all along, the supply of new I&T land under the STT OZP can support different settings to test the I&T products/outcomes to facilitate prototyping in the midstream process or even manufacturing activities in the downstream process which require larger pieces of I&T land. Furthermore, the planned I&T land in the STLMC area could also have synergy effects with the HSITP at the Loop and the Shenzhen I&T Park. Capitalising on various edges of Hong Kong including its geographical advantage and global connectivity, robust legal and financial system, and low and simple taxes, the Technopole should be able to offer a dynamic, enabling and convenient place for the development of I&T industries.</p>
(b)	<p>In response to (2) to (5) and (i) to (iii):</p> <p>The “OU(I&T)” zone on the STT OZP is intended primarily to provide development space for accommodating a variety of I&T uses, including R&D, production activities, data centre, staff accommodation/talent apartment, supporting commercial/retail facilities and other complementary infrastructure. In order to attract I&T talents to work and live at the Technopole and to create a comprehensive I&T ecosystem for the area, building a dynamic and liveable community which offers accommodation, commercial facilities, open space, accessible transport network and different community facilities, etc. is also essential.</p> <p>The planned I&T sites in the STLMC area are in various sizes which could provide flexibility for I&T uses of different scales and purposes. Taking into account the vastness and size of each “OU(I&T)” zone under the STT OZP, there is a need to suitably allow flexibility to cater for supporting commercial/business operations other than I&T uses as well as talent accommodation. Flexibility in accommodating a wider range of permitted uses (for both I&T uses and non-I&T complementary uses) under the “OU(I&T)” zone could also create an environment not only for enabling the development of I&T industries but also a vibrant, pleasant and convenient working place. All the uses still need to strictly follow relevant ordinances and regulations for addressing the fire safety and environmental concerns, as appropriate.</p> <p>While flexibility will be provided for the future I&T developments, the need to stipulate necessary development controls would not be compromised. BHRs are imposed and NBAs are designated on different “OU(I&T)” zones on the STT OZP with a view to providing greater flexibility for different I&T facilities and different users to be identified at a later stage, while preserving birds’ flight corridors/paths and ensuring harmony with the wetland setting and adjacent villages. Although no GFA/PR restriction for the “OU(I&T)” zone is stipulated in the Notes of the OZP, it is stated in</p>

the ES of the OZP that the total GFA for all “OU(I&T)” sites would be about 5.7 million m², which is also the capacity recommended under the Investigation Study taking into account the technical feasibility supported by technical assessments including the statutory EIA.

Besides, ‘Flat (Staff Quarters only)’ is always permitted in the “OU(I&T)” zone of the STT OZP to facilitate the provision of talent accommodation units. Other types of housing units to be provided in the “OU(I&T)” zone, such as private housing developments, are regarded as ‘Flat (not elsewhere specified)’ which is a Column 2 use requiring planning permission from the Board. As remarked in the ES of the OZP, about 6,400 talent accommodation units (with a total GFA of about 268,000m²) are intended to be provided within the “OU(I&T)” zones. Provision of talent accommodation would need to duly observe the possible constraints posed by the nearby less environmentally friendly manufacturing processes, if any.

Various technical assessments, including the approved EIA, have been conducted under the Investigation Study to demonstrate that the proposed developments in the STLMC area including those for I&T uses are technically feasible and would not impose significant impacts to the local neighbourhoods and the surrounding areas. According to the approved EIA Report, the SPS WCP would be used for implementing the ecological and fisheries enhancement measures to compensate for the loss of wetland habitats and fisheries resources arising from the proposed development of the STLMC area and to achieve no-net-loss in ecological function and capacity of the wetlands concerned. The ecological and fisheries enhancement measures are detailed in the responses under paragraph 5.3.3.4(a) below. The EIA Report was endorsed with conditions and recommendations by the ACE on 22.4.2024, and then approved with conditions by DEP on 17.5.2024. The considerations made by DEP for approving the EIA Report and the full list of approval conditions and recommendations are detailed at **Annexes IVa and IVb**.

The river/drainage channels, retention ponds, wetland, open space and knolls are kitted closely together to create a blue-green network within the STT OZP. Major landscaped corridors are proposed along the boundary of the SPS WCP, the STEMDC and the STWMDC. Open spaces of varying sizes are proposed by adopting the ratio of 3.5m² per person as recommended under the Hong Kong 2030+. The blue-green network would create ecological linkages to also enhance biodiversity.

For the site coverage of the future developments in I&T land, the requirement under the First Schedule of the Building (Planning) Regulations (B(P)R) on ‘Percentage Site Coverages and Plot Ratios’ would be followed. As for the provision of greenery, future developments in the I&T land are encouraged to follow the requirement for site coverage of greenery under Building

	<p>Department’s Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-152 on ‘Sustainable Building Design Guidelines’ with a view to enhancing the environmental quality of living and working spaces and provide more greenery.</p> <p>For the implementation arrangement of the “OU(I&T)” zone under the STT OZP, it is proposed that a Planning and Design Brief (PDB) covering all concerned sites, taking into account factors including but not limited to (i) the development restrictions/requirements under the STT OZP; (ii) approval conditions and recommendations imposed under DEP’s approval of the EIA Report; (iii) mitigation/enhancement measures adopted in the EIA and other technical assessments; (iv) urban design, engineering and infrastructure requirements, and green, sustainable and resilient building design/measures to be recommended under the Investigation Study and detailed design stage; and (v) relevant recommendations to be suggested under ITIB’s consultancy study on the I&T industry development plan for the STLMC area, will be prepared.</p> <p>The PDB will incorporate planning and design requirements for the clusters of subdivided site(s) to be worked out with a view to facilitating the project proponent of each cluster of subdivided site(s) to prepare a Master Plan. While the Master Plan will be broad-brush in nature, it shall incorporate pertinent information about the proposed development for each subdivided site (such as layout, design and major development parameters) once the information is available.</p> <p>The Master Plan will be considered by a designated committee to be set up under the Northern Metropolis Co-ordination Office, Development Bureau, which is tasked to oversee the overall implementation of the NM. The requirements on submission of the Master Plan will be stipulated in the future leases governing the concerned sites where applicable, in particular of sites of substantial sizes.</p> <p>The Board will be consulted with the PDB before finalised. The final PDB will be attached to an Outline Development Plan (ODP) to be prepared for the STLMC area. The ODP will be made available for public reference, once adopted.</p>
--	---

5.3.3 *Environment and Ecology*

5.3.3.1 *Environment Impact Assessment*

Major Grounds / Views	
(1)	The methodology of EIA Report is misleading/unclear, e.g. the evaluation of ecological values was conducted by only estimating the density of water birds (with only four target indicator species); the

	calculation of the avifauna/target species referenced the EIA on Fung Lok Wai project, which was still a proposed development; or there was no reference made to the ‘Study on the Ecological Value of Fish Ponds in the Deep Bay Area’.
(2)	The EIA Report is not scientifically sound and up-to-standard in that the findings are not comprehensive and violate the requirements under the EIAO and TM (including the ‘avoidance’ principle). Besides, the baseline study lacks sufficient information, and the ecological and environmental impacts arising from the proposed developments, especially on the wetlands/birds/Eurasian Otters, are underestimated. There is also insufficient information to prove the effectiveness of the proposed compensation measures, and no mitigation/compensatory measures are proposed for the loss of wetland habitats during the construction period. There is also inadequate woodland compensation measures proposed in the EIA Report, and existing greenery and trees should be preserved. Given the absence of a complete and high-quality EIA Report and/or a valid EIA Study Brief, the approval of the STT OZP would violate procedural justice.
(3)	The process of conducting EIA study lacks transparency, which would reduce the credibility of its findings.
(4)	There is a lack of information about the monitoring/implementation mechanism of conditions and/or recommendations of the EIA Report, if approved, including no HCMP submitted with the EIA Report. Conservation compensation should be made as part of the conditions for Environmental Permit or approval of the EIA Report.
(5)	The EIA Report should be rejected or the environmental impacts arising from the proposed development of the STLMC area should be re-assessed.
Responses	
(a)	<p>In response to (1) to (5):</p> <p>The EIA Report was endorsed with conditions and recommendations by ACE at its meeting on 22.4.2024, and then approved with conditions by DEP on 17.5.2024.</p> <p>The considerations made by DEP for approving the EIA Report are detailed at Annex IVa, with the major points summarised below:</p> <p><u>General</u></p> <p>(a) The EIA process is scientific, professional and comprehensive. In assessing the EIA Report, EPD has thoroughly and carefully considered:</p> <p>(i) the EIA Report has met the statutory standards and requirements of the EIA Study Brief and TM;</p>

- (ii) public comments raised during the public inspection period;
- (iii) suggestions and data from green groups;
- (iv) supplementary information submitted by CEDD upon request of EIA Subcommittee of the ACE; and
- (v) endorsement conditions and recommendations raised by the ACE.

(b) The EIA process is also open and transparent. The project profile submitted by the project proponent and the EIA Report were made public on the EPD's website and their availability was advertised in accordance with the relevant requirements under EIAO. Also, there was a two-stage consultation during the public inspection period for the public and the ACE to comment on the project profile and the EIA Report.

Validity of the EIA Study Brief

(c) EPD confirms that, with regards to the provisions in the TM, the Study Brief has covered all environmental issues that need to be assessed and met all relevant requirements.

Ecological baseline survey and ecological impact

(d) EPD considers the key objectives of ecological surveys are to fill in information gaps in the existing available ecological information, and to confirm and evaluate the ecological value of habitats and species. A large amount and continuous ecological information within the study area is already available, and such relevant information has already been appropriately taken into consideration in the EIA study.

Avoid major environmental impacts as a priority

(e) The EIA Report has followed the principle in the order of 'avoidance', 'minimization' and 'compensation' in accordance with the TM, such as avoiding the Ramsar Site, preservation of the MPV Egretty and the core area of the MPLV Egretty, as well as the mature woodland habitat at Pang Loon Tei, etc.

Impacts on Eurasian Otters and design details of wildlife corridors

(f) Based on literature records, the EIA Report has assumed that Eurasian Otters are present within the EIA assessment area. After listening to the views of green groups and ACE and making reference to Taiwan's experience in protecting Eurasian Otters, enhancement measures that are conducive to Eurasian Otters' activities are proposed, including:

- (i) establishing 10m-wide above ground wildlife corridors with water environment features;
- (ii) establishing underground wildlife corridors with cross-sectional area no less than 6m² with water features and natural lighting;
- (iii) widening the gaps in the grille of the water channel connecting the Shenzhen River; and

	<p>(iv) adding otter-specific ladders or passages at the dam of the main drainage channel and the flap valve.</p> <p><u>Effectiveness of wetland compensation</u></p> <p>(g) The EIA Report has made reference to the actual experience of the Sheung Shui to Lok Ma Chau Spur Line project, and proposed enhancement of ecological function and capacity of the fish ponds and wetlands through active management, and proved the effectiveness of wetland compensation with facts.</p> <p>(h) The EIA Report recommends adopting a variety of measures, including consolidating smaller and scattered fish ponds into larger water bodies, setting up artificial habitat islands, reprofiling of pond banks, pond drain-down, and when necessary, trash-fish stocking¹⁷, to enhance ecological function and capacity. The HKBWS's website points out that pond drain-down can temporarily increase the bird abundance by as much as 19 times during the period of drain-down. The approved EIA Report has assumed the functional value of areas of typical commercially managed ponds (i.e. active/inactive ponds) can potentially be increased by up to 45% upon the implementation of ecological enhancement measures, which is sufficient to compensate for the ecological loss caused by the development of STLMC area.</p> <p><u>Woodland compensation</u></p> <p>(i) Being one of the EIA Report approval conditions, a Woodland Compensation Plan would be formulated and submitted prior to the commencement of construction of relevant parts of the STLMC area. The Woodland Compensation Plan shall provide the implementation details of compensatory works for the identified woodland compensation area; as well as maintenance and monitoring programmes. With the proposed compensation measures, including the off-site woodland planting, no unacceptable ecological impact is anticipated to arise from the loss of habitats under the proposed development.</p> <p><u>Greenery and trees</u></p> <p>(j) The EIA Report has recommended various mitigation measures in view of the potential landscape impact arising from the development of the STLMC area, such as compensation and new tree planting, preservation of existing trees as far as possible, provision of road side and amenity planting, incorporation of green roof, etc. Being one of the EIA Report approval conditions, a Tree Compensatory Planting</p>
--	---

¹⁷ There were about 1,130 ha of inland local ponds in Hong Kong in 2023, which produced 1,052 tonnes of freshwater fish amounting to HK\$ 28 million. This means that each hectare of pond can produce an average of 0.93 tonne of fish, and each tonne of fish has an average price of HK\$26,616. Taking all 152 ha ponds (including 89 ha to be filled) estimated to be directly or indirectly affected by the proposed development into account and assuming the worst scenario that all cultured fish are taken by waterbirds, it can be derived that a total of 141.5 tonnes fish will be required for fish-stocking annually at a cost of about HK\$3.75 million at maximum.

Implementation Plan (TCPP) shall be prepared and deposited with the DEP before commencement of construction of relevant parts of the STLMC area involving tree felling works. The TCPP shall cover the compensatory planting of trees of the STLMC area as well as maintenance and monitoring programme to ensure tree survival rate of compensatory trees. Furthermore, a detailed tree survey would be conducted before the commencement of the construction works. Tree preservation, transplant, removal, compensation and replanting proposals would be submitted to the relevant authorities according to the prevailing mechanism.

Mitigation, compensation and HCMP

(k) The EIA Report has devised mitigation measures for potential ecological impacts during the construction period, including installing noise barriers at the boundaries of the construction area and carrying out construction within buffer area of egretries outside breeding season, supplemented by corresponding environmental monitoring requirements to reduce ecological impacts during construction.

Besides, CEDD will implement a series of wetland enhancement measures at Mai Po, including desilting of tidal channels connecting the gei wai of the MPNR and the Inner Deep Bay, so as to improve tidal exchange and enhance habitat condition within the gei wai thereby improving water quality and increasing food source for birds. Selective clearance of larger exotic mangroves (*Sonneratia*) invading the mudflat of the Inner Deep Bay will also be carried out to help restore wetland habitats in affected areas. In addition, CEDD will implement interim wetland enhancement measures, including enhancement restoration of abandoned ponds in the Inner Deep Bay Area and arrangement of active management of those ponds including trashfish stocking. No pond filling works of the proposed developments will commence prior to commencement of construction of the ecologically enhanced fish ponds at the proposed SPS WCP.

CEDD has already submitted a draft HCMP upon request of the EIA Subcommittee of the ACE. An EC comprising representatives from relevant Government departments, green groups and academics will be set up to advise on the preparation of various implementation plans, and monitor the effectiveness of implementation of the ecological mitigation/enhancement measures proposed under the EIA Report.

The approval conditions imposed by DEP upon approval of the EIA Report are detailed at **Annex IVb**, which cover the following aspects:

1. to submit various detailed design and implementation plans (such as the HCMP, the Detailed Design Plan (DDP) for Establishment of Wildlife Corridors, the Implementation Plan

	<p>for Wetland Enhancement Measures at Mai Po, the Interim Wetland Enhancement Plan, the Bird-friendly Design Guidelines, etc.) to implement the recommended ecological mitigation/enhancement measures;</p> <ol style="list-style-type: none"> 2. not to commence pond filling works of the STLMC area prior to commencement of construction of the ecologically enhanced fish ponds at the SPS WCP; 3. to set up an EC comprising representatives of relevant Government departments as well as green groups and academics for providing advice on the preparation of various implementation plans and monitoring the effectiveness of the implementation of the proposed ecological mitigation/enhancement measures of the proposed developments set out in the EIA Report and the approved implementation plans; and 4. to report regularly to ACE on the progress of the implementation of various plans, the environmental monitoring results and effectiveness of ecological mitigation/enhancement measures, and to set up a working group with AFCD to coordinate the programme and progress of pond filling of the STLMC area and the implementation of the SPS WCP.
--	---

5.3.3.2 *Filling of Ponds for Development*

Major Grounds / Views	
(1)	<p>The proposed filling of ponds in the “OU(I&T)” zone of the STT OZP violates the principle of ‘no-net-loss in wetland’ stipulated in the TPB PG-No. 12C. Areas within Wetland Buffer Area (WBA) and Wetland Conservation Area (WCA) in the Deep Bay Area were mainly conservation-related zonings for conservation and enhancement of ecological value and functions of the existing fish ponds or wetland to achieve the ‘no-net-loss in wetland’ principle. The current zonings within the WBA and WCA lack requirements of wetland conservation.</p>
(2)	<p>The proposed amendment to ‘no-net-loss in wetland’ principle as stated in the ES of the MP OZP fails to recognise the importance of no-net-loss in both area and function of wetlands and violates the TPB-PG No. 12C.</p>
(3)	<p>Filling of ponds may impose adverse ecological impacts to the Deep Bay Area, including habitat loss and fragmentation by cutting off the ecological connectivity of the entire Deep Bay Area, thus posing threat to endangered species. In particular, increase in human activities would bring light and noise pollutions which cause irreversible adverse ecological impact to the wetland habitat.</p>

(4)	The existing landscape of wetland/pond should be preserved, or designated as protection areas through regulations/laws. The ecological value of abandoned ponds, which could be enhanced and converted back to active ponds, should be valued.
(5)	The proposed developments would cause severe disturbance to the Ramsar Site, thus violating the Ramsar Convention and the Convention on Biological Diversity. It would also contravene the National 14th Five-Year Plan and the Outline Development Plan for the GBA.
(6)	The ecosystem of wetlands would absorb carbon and help fight climate change. As such, biodiversity should be regularly monitored through surveys.
(7)	Filling of ponds would cause adverse drainage impact and increase the likelihood of flooding in the STLMC area of the Technopole. It would also undermine the function of ponds in filtering water and cause adverse impact to the water quality. As such, existing fish ponds should be preserved and converted into flood retention lakes, which could be an alternative to underground flood storage facilities. The water quality should be closely monitored to prevent pollution and the function of wetland and habitat should be restored.
(8)	Comprehensive EcoIA should be conducted for all the new developments within the WCA covering the STT OZP.
(9)	Baseline study must be conducted holistically to assess whether the proposals and developments related to the mitigation and wetland compensation/enhancement measures in this ecologically important area could potentially work in future.
(10)	To reduce the adverse impacts to the fish ponds, the size of the “OU(I&T)” zone under the STT OZP or scale of development to the north of San Tin Highway should be reduced or confined to the smallest development area as proposed in 2021.
(11)	A phased development approach should be adopted by prioritising development on land with lower ecological value (e.g. southern part of STLMC area) before considering pond filling at the northern part of the STLMC area; or the I&T land of the Loop should be regarded as Phase 1 of the Technopole, which must include the simultaneous execution of works required for the SPS WCP. Construction works for subsequent phases should only be allowed to start after Phase 1 has been completed and the I&T land has been successfully marketed and environmentally assessed.
(12)	Loss of ponds will affect traditional fish pond farming activities, which could be considered as cultural heritage. Furthermore, subsidies should be provided to the affected smallholders and

	compensate the displaced fish pond operators.
(13)	Wetland could be preserved and developed as WCP for eco-tourism while serving as an exemplar for wetland conservation and management in the region.
Proposals	
(i)	Area zoned “OU(I&T)” under the STT OZP, particularly those within the WCA and WBA, or areas involving wetland/fish ponds/egretries, should be reverted back to the original zonings or other conservation-related zoning(s), having regard to the precautionary principle and the ‘no-net-loss in wetland’ principle. TPB-PG No. 12C’s precautionary principle and the ‘no-net-loss in wetland’ principle should be adhered to or adopted as planning intention.
(ii)	A site at the north-western portion of Planning Area 19C zoned “OU(I&T)” on the STT OZP (about 14ha), which is in close proximity to the Ramsar Site, should be rezoned to “CA” as a buffer area (Plans H-4a and H-4d and Figure 4 of Drawing H-1b).
(iii)	The existing 35m-wide NBA along the northern boundary of Planning Area 19C fronting the SPS WCP is proposed to be expanded southward (e.g. by 170m to 240m) (Plans H-4a and H-4d and Drawing H-2) to enhance habitat connectivity at the northwest corner of the STT OZP. The expanded NBA of about 12.7 ha could serve as a multifunctional green space with wetland-themed public space by preserving existing reedbeds and fish ponds at Hop Shing Wai, while serving as flood retention area, rainwater capture zone and wastewater treatment wetland at the same time.
(iv)	Land parcels in Planning Areas 12D, 13B and 13C at the south-eastern part of STT OZP should be rezoned from “OU” annotated “Logistics, Storage and Workshops (1)” (“OU(LSW(1))”), “G/IC”, “Open Space” (“O”) and “R(A)” to “OU(I&T)”, in exchange for the preservation of ponds (Plan H-4a and Figure 3 of Drawing H-1b).
(v)	Government land currently zoned “GB” in Planning Area 30 at the north-eastern part of the STT OZP, together with a revised railway alignment connecting to the Loop, should be considered in exchange for the preservation of ponds (Plan H-4a and Figure 1 of Drawing H-3).
(vi)	To revise the planning intention and the Remarks of the Notes for the “OU(I&T)” zone of the STT OZP to reflect the importance of wetland conservation and request for the submission of various technical assessments prior to any planning applications.

Responses	
(a)	<p>In response to (1), (2) and (13):</p> <p>The TPB-PG No. 12C only applies to planning applications falling within the WCA and WBA. That said, the approved EIA Report adopts the same principle of ‘no-net-loss in wetland’ through achieving ‘no-net-loss’ in ecological function and capacity of the wetlands concerned to undertake the EcoIA. The EIA Report was endorsed with conditions and recommendations by the ACE on 22.4.2024 and then approved with conditions by DEP on 17.5.2024 on the consideration that the proposed developments in the STLMC area (including the filling of pond for I&T land), with the proposed mitigation/enhancement measures, are technically feasible and ecologically as well as environmentally acceptable. DEP’s considerations for the approval of the EIA Report are elaborated in the responses under paragraph 5.3.3.1(a) above. Through implementation of various mitigation measures recommended in the EIA Report, the overall ecological functions and capacity of the wetlands concerned can be enhanced, thereby achieving ‘no-net-loss’ in ecological function and capacity of the wetlands concerned.</p> <p>As part of the mitigation/enhancement measures, the Government will develop the SPS WCP with a proposed area of about 338 ha¹¹ to create environmental capacity for the proposed developments of the STLMC area. Only 10 ha out of the 338 ha will be reserved for supporting facilities and other basic infrastructures including those for eco-education and eco-recreation. For the remaining 328 ha, the ecological function and capacity of the existing wetlands (288 ha) and the fisheries resources of the existing fish ponds (40 ha) will be enhanced with active conservation management and modernised aquaculture respectively, with a view to compensating for the loss in wetland habitats and fisheries resources arising from the development of STLMC area and achieving no-net-loss in ecological function and capacity of the wetlands concerned.</p>
(b)	<p>In response to (3) to (4):</p> <p>The EIA Report was endorsed with conditions and recommendations by the ACE on 22.4.2024 and then approved with conditions by DEP on 17.5.2024 on the consideration that the proposed developments in the STLMC area (including the filling of pond for I&T land), with the recommended mitigation/enhancement measures, are technically feasible and ecologically as well as environmentally acceptable.</p> <p>According to the baseline survey conducted under the approved EIA Report, about half of the ponds proposed to be filled within the STLMC area in fact had no fish farming activities or had been abandoned for years. The ecological functions of these ponds are relatively low. Under the wetland compensation strategy, areas of existing brownfield areas as well as inactive and abandoned fish</p>

	<p>ponds within the proposed SPS WCP would be converted to ecologically enhanced fish pond habitats. In this regard, these 253 ha of ecologically enhanced fish ponds within the SPS WCP would be carefully planned and suitably used for eco-friendly aquaculture practices, thus serving dual functions of ecological conservation and aquaculture production. In relation, according to the Fisheries Impact Assessment conducted under the approved EIA Report, a fisheries enhancement area of 40 ha is also proposed in the SPS WCP to compensate for the direct and indirect loss of fisheries resources.</p> <p>The proposed SPS WCP, with the conversion of inactive and abandoned fish ponds, as well as brownfield closer to the MPNR and Deep Bay Area into active ‘ecologically enhanced fishponds’, would result in an increase of aquaculture production. It is concluded in the approved EIA Report that with the implementation of the proposed ecological and fisheries enhancement measures, the SPS WCP is anticipated to improve the connectivity of wetland habitats in the region, and enhance the ecological and fisheries functions and capacity of the wetlands concerned.</p> <p>Relevant condition has been imposed upon the approval of the EIA Report requiring the submission of a Bird-friendly Design Guideline for buildings within the STLMC area, which should provide measures to minimise the risk of bird collision and the impacts on birds. Besides, the project proponent, i.e. CEDD is recommended by ACE to devise specific and effective measures, such as prohibiting the use of flood lights, directing outdoor lightings away from sensitive receivers and avoidance of setting up of sizeable outdoor light-emitting display panels to minimise disturbance to wildlife during construction and operation stages.</p>
(c)	<p>In response to (5):</p> <p>The Ramsar Site will be left untouched in its totality under the proposed developments in the STLMC area. According to the approved EIA Report, after implementing the proposed mitigation measures, there will be no change in the ecological characters of the Ramsar Site. Under such circumstances, there is no need to report the proposed developments in the STLMC area to the Secretariat of the Ramsar Convention¹⁸. Nevertheless, AFCDD has already communicated with the Department of Wetland Management under the National Forestry and Grassland Administration (國家林業和草原局濕地管理司) on the matter, and kept the Secretariat of the Ramsar Convention informed.</p>

¹⁸ According to Article 3.2 of the Ramsar Convention, each Contracting Party shall arrange to be informed at the earliest possible time if the ecological character of any wetland in its territory and included in the List has changed, is changing or is likely to change as the result of technological developments, pollution or other human interference. Information on such changes shall be passed without delay to the organization or government responsible for the continuing bureau duties specified in Article 8.

	<p>On the other hand, the ecological impacts arising from the proposed developments in the STLMC area have been thoroughly assessed under the EIA process and corresponding mitigation measures have been proposed, which are in line with the relevant requirements of the Convention on Biological Diversity¹⁹. After implementing the mitigation measures proposed in the approved EIA Report, there will also be no significant adverse effects on biodiversity. Against the foregoing, there is no question of the proposed developments of the STLMC area violating the Ramsar Convention and the Convention on Biological Diversity.</p> <p>The NM has diverse habitats, including large areas of wetlands such as fish ponds, marshes and mangroves. In particular, the Ramsar Site is recognised as an internationally important wetland. The wetlands in NM are the priority areas for conservation in the GBA and Southern China. Hence, it is the Government's policy to adopt more proactive conservation measures to protect the ecological value of these areas and to build a comprehensive wetland conservation system to create environmental capacity, so that Hong Kong can strike a proper balance between conservation and development and achieve 'Co-existence of Development and Conservation'.</p> <p>Given that after implementing the appropriate wetland creation and enhancement measures in the approved EIA Report which would compensate for the loss of wetland habitats arising from the proposed developments of the STLMC area and achieve no-net-loss in ecological function and capacity in the wetlands concerned, there will be no change in the ecological character of the Ramsar Site and no significant effects on biodiversity as assessed by the EIA. Hence, there should be no question of the proposed developments of the STLMC area violating the Ramsar Convention and the Convention on Biological Diversity.</p>
(d)	<p>In response to (6) to (7):</p> <p>Various technical assessments have been conducted under the Investigation Study to demonstrate that the proposed developments in the STLMC area would not impose significant impacts to the local neighbourhoods and surrounding areas, and are technically feasible without any insurmountable engineering and environmental impacts.</p> <p>To align with the call for green planning and developing carbon neutral community under the Hong Kong's Climate Action Plan 2050 and to address climate change, various smart, green and resilience (SGR) initiatives are proposed for the STLMC area,</p>

¹⁹ Article 14 of the Convention on Biological Diversity stipulates requirements as far as possible and as appropriate about having in place arrangements of environmental impact assessment on proposed projects that may have adverse effects on biological diversity and avoiding or minimizing such effects, etc.

including the creation of blue-green network such as river/drainage revitalisation projects that would include floodable landscape with flood attenuation facilities to enhance flood protection and increase climate resilience to upgrade drainage capacity, echoing with the concept of 'sponge city'. Based on the carbon appraisal conducted under the Investigation Study, zero net carbon emissions within the STLMC area should be able to be achieved by 2050.

Flood storage is not the intended function of fish ponds. In fact, a flood prevention system should be provided to safeguard fish ponds against flooding during the wet season. The Drainage Impact Assessment concludes that the proposed developments in the STLMC area would not result in unacceptable drainage impacts. A sustainable urban drainage system to improve drainage management and enhance resilience to extreme climate and sea level rise would also be provided for the STLMC area. Two main drainage channels within the STLMC area (i.e. the STEMDC and STWMDC) will be revitalised with the provision of flood retention facilities having a storage capacity of about 200,000m³. The existing drainage system in the rural areas could only withstand heavy rainstorm of up to 50 years return period, while the said proposed flood retention facilities in the STLMC area would have sufficient capacity to withstand heavy rainstorm of up to 200 years return period. The proposed flood prevention system will be designed and implemented in accordance with the latest design guidelines issued by the Drainage Services Department (DSD) in March 2024 which will cater for the extreme weather and climate change.

In terms of water quality, the Water Quality Impact Assessment under the approved EIA Report concludes that the proposed developments in the STLMC area would not result in unacceptable impacts on water quality. Upon development, existing brownfield uses with potential polluting operations would be converted to more optimal uses for better land utilisation. The non-point source pollutions from brownfield operations would be eradicated, which could induce beneficial impacts to water quality. The proposed developments would also bring beneficial effect in water quality by providing new sewerage system to the existing unsewered areas, as well as a new effluent polishing plant with tertiary treatment to the proposed development area.

An Environmental Monitoring and Audit (EM&A) Manual has been prepared under the approved EIA Report to regularly monitor the environmental impacts on the neighbouring sensitive receivers throughout the entire construction period. Some of the environmental aspects would also extend the EM&A programme to the operation period to ensure no adverse environmental impacts arising from the proposed development. Furthermore, the approval of the EIA Report is subject to conditions, including the requirement for submission of a HCMP, the establishment of an EC,

	<p>and regular reporting to the ACE on the implementation progress which would, amongst others, monitor the effectiveness of the proposed ecological mitigation/enhancement measures, including those relevant to biodiversity.</p>
(e)	<p>In response to (8) to (10) and (vi):</p> <p>Various technical assessments, including the statutory EIA, have been conducted under the Investigation Study to demonstrate that the proposed developments in the STLMC area would not impose significant impacts to the local neighbourhoods and surrounding areas, and are technically feasible without any insurmountable engineering and environmental impacts. The approved EIA Report, with proposed mitigation/enhancement measures, is also supported by comprehensive and holistic baseline study, EcoIA, and other environmental-related impact assessments required under the EIAO. Appropriate approval conditions on the implementation of the mitigation/enhancement measures are imposed as explained in the responses under paragraph 5.3.3.1(a) above.</p> <p>The EcoIA for the approved EIA Report was conducted in accordance with the EIA Study Brief, the TM and relevant EIAO Guidance Notes. Appropriate wetland creation and enhancement measures have been proposed to compensate for the loss of wetland habitats arising from the proposed developments in the STLMC area and to achieve no-net-loss in ecological function and capacity of the wetlands concerned.</p> <p>The justifications for the location, need and scale of the “OU(I&T)” zone under the STT OZP are elaborated in the responses under paragraph 5.3.2(a) above.</p> <p>In view of the above, the approved EIA Report has confirmed that the proposed developments in the STLMC area are technically feasible without any insurmountable engineering and environmental impacts. Hence, it is considered not necessary to require further submission of baseline study and/or EcoIA for future developments on the existing wetlands under the STT OZP.</p>
(f)	<p>In response to (11):</p> <p>With the objective of achieving a clustered I&T development in the Technopole to capitalise on the increasing opportunities to collaborate with the Shenzhen I&T Park, the Investigation Study formulated a RODP for the STLMC area which proposes to develop a total of about 300 ha I&T land for the Technopole including the Loop. According to CEDD’s implementation programme, the proposed developments in the STLMC area and its associated engineering infrastructures will be implemented in phases. Site formation and infrastructure works are planned to commence in end 2024. The first batch of land for I&T use in the STLMC area is</p>

	<p>targeted to be available in 2026/2027 the earliest, while the first population intake is expected in 2031. That said, the first batch of land for I&T sites in the STLMC area targeted to be available in 2026/2027 the earliest would not require any filling of pond. Developments for the whole area are targeted for completion by 2039.</p> <p>CEDD advised that the pond filling works in the STLMC area will not start until 2026/27 and the pace of pond filling will tie in with the development progress of SPS WCP. Such arrangements are in line with the relevant approval condition of the EIA Report that no pond filling works of the proposed developments in the STLMC area shall be allowed prior to the commencement of construction of the ecologically enhanced fish ponds at the proposed SPS WCP.</p> <p>As proposed in the EIA Report, prior to the commencement of pond filling works, interim wetland enhancement measures will be implemented. Suitable ponds in the Inner Deep Bay Area will be identified for implementing interim enhancement works, which may comprise restoration of abandoned ponds and arrangement of active management including fish stocking for suitable ponds. Also, a draft HCMP has been submitted upon request of the EIA Subcommittee of ACE, and an EC will be set up to advise on the preparation of various implementation plans, and monitor the effectiveness of implementation of the ecological mitigation/enhancement measures under the approved EIA Report, and trigger interventions, if necessary.</p>
(g)	<p>In response to (12):</p> <p>Fisheries Impact Assessment has been conducted in the approved EIA Report of the Investigation Study, which recommends a fisheries enhancement area of 40 ha in the proposed SPS WCP to compensate for the direct and indirect loss of fisheries resources. The 40-ha fisheries enhancement area shall utilise the existing fish ponds, abandoned fish ponds, and brownfield areas within the SPS WCP as far as possible, and would be actively managed for modernised and intensive aquaculture, comprising both indoor and outdoor facilities, where aquaculture activities and fisheries production are anticipated to be multiplied upon establishment. The Government will actively explore giving priority to existing fish farmers to continue operating fish pond farming in the SPS WCP.</p>
(h)	<p>In response to (i) to (iv):</p> <p>Responses under paragraph 5.3.3.1(a) above are relevant.</p> <p>The land use zonings and development restrictions under the STT OZP are formulated based on the Revised RODP for the STLMC area of the Investigation Study. Various technical assessments, including the statutory EIA, have been conducted under the</p>

	<p>Investigation Study to demonstrate that the proposed developments in the STLMC area would not impose significant impacts to the local neighbourhoods and surrounding areas. The approved EIA Report, with proposed mitigation/enhancement measures, is also supported by comprehensive and holistic baseline study, EcoIA, and other environmental-related impact assessments required under the EIAO. The current land use zonings and development restrictions under the STT OZP are therefore considered appropriate. Rezoning the proposed I&T sites to their previous zonings or other conservation-related zonings; reducing the scale of development of these sites; or incorporating wider NBAs therein would undermine the development potential and capacity of the STLMC area. On the other hand, the proposals suggested by the representers are not supported by any technical assessments. The justifications for the location, need and scale of the “OU(I&T)” zone are elaborated in the responses under paragraph 5.3.2(a) above.</p>
(i)	<p>In response to (v):</p> <p>The Investigation Study has explored an alternative option of locating the major cluster of 210 ha I&T land within the “GB” zone in Planning Area 30 at the north-eastern part of the STT OZP. This area is mostly mountainous area with natural hillsides of high and steep terrain intermixed with PBGs and GIC facilities. The foothills are covered with woodland. Besides, the area is close to the main flight paths of migratory birds at/near the Lok Ma Chau Meander, Sam Po Shue and the compensation wetlands at the ecological area at the southern part of the Loop. To create developable land for I&T uses with comparable size and scale (i.e. about 210 ha with total GFA of about 5.7 million m²) in this mountainous area, large-scale slope cutting, surface blasting, retaining wall construction, land formation and infrastructure works would be inevitably required. According to a preliminary assessment conducted under the Investigation Study, such works would not only require a long time, but also cause long-term nuisance to nearby residents in the local neighbourhoods and the surrounding environment, including the above-mentioned compensation wetlands at the southern part of the Loop and the main flight paths of migratory birds. Besides, the works may affect the Lok Ma Chau Police Station in the close proximity which is listed as a Grade II historic building. After taking into account all relevant considerations (including the said environmental impacts and nuisances, views of the green groups, estimated costs of the works required, the delayed development programme, etc.), the Investigation Study did not recommend to develop the “GB” zone in Planning Area 30 as an alternative location for the proposed I&T uses. Besides, the proposal suggested by the representers is not supported by any technical assessments.</p> <p>In addition, there is no need to revise the railway alignment connecting to the Loop as proposed by the representers as the “GB”</p>

	zone in Planning Area 30 is not considered as a feasible alternative location for the proposed I&T uses as mentioned above.
--	---

5.3.3.3 *Birds and Wildlife Species*

Major Grounds / Views	
(1)	The proposed developments in STLMC area would lead to permanent removal of trees as birds' breeding grounds, loss of ponds as foraging grounds, and disruption of birds' flight corridor/path between foraging grounds and egretries. The proposed BHRs and zonings on STT OZP have not taken into account birds' flight path. All the greenery and trees should be preserved.
(2)	All the egretries on the STT OZP should be preserved. The development restrictions under "O" zone are too loose, which could not conserve the existing MPLV Egretty and the birds' flight corridors/paths. There would also be disturbances to the egretries during the construction of future developments in the surrounding areas. Sufficient open areas should be carefully retained and designed to keep the flight corridor between the egretries and the new foraging grounds.
(3)	Animal passage across future roads should be properly designed to address habitat fragmentation. The design of wildlife corridor should be improved. For example, an eco-aqueduct should be constructed between Sam Po Shue and the old meander of the Loop, with the entire section constructed at-grade. Grade separation between the aqueduct and roads is suggested to be addressed by depressed road section (Plan H-4b and Drawing H-2).
(4)	Human activities along the STEMDC zoned "OU" annotated "Amenity Area" ("OU(A)") on the STT OZP might cause disturbance to the wildlife corridor and wildlife animals.
(5)	No wildlife corridor is proposed in the "GB" areas on the STT OZP connecting to the Ngau Tam Mei area to its south.
(6)	Future developments should value biodiversity and sustainability. Biodiversity in both qualitative and quantitative senses is lost rather than enhanced by the proposed blue-green network.
(7)	The proposed developments of the Technopole would impose irreversible damages to the natural environment. The valuable nature should be protected and the rural area should not be destroyed.
Proposals	
(i)	For the STT OZP, stringent BH control and land use zonings with restricted uses should be designated for the area near the Lok Ma

	<p>Chau MTR Station and the Lok Ma Chau Control Point, and the flight path between egretries and foraging ground. Major proposals of reduction in BHRs/rezoning include (Plan H-4a):</p> <ol style="list-style-type: none"> 1. BHRs of “OU(I&T)” zones in Planning Areas 19B and 19C should be restricted to 8 storeys, with the lowest BHR reduced from 15mPD to 8.23m (Plans H-4c and H-4d). NBAs are also proposed in Planning Area 19B along the existing watercourses or on existing fish ponds (Plan H-4c and Drawing H-2); 2. BHRs of the “OU(I&T)” zone in Planning Area 19C should be reduced to 15mPD to 75mPD to create a stepped BH profile (Plan H-4d and Drawing H-2); 3. The 70m-wide NBA in the “OU(I&T)” zone in Planning Area 19C should be widened for flight corridors for birds and/or BHR of 35m or below should be imposed along this 70m-wide flight corridor (Plan H-4d and Drawing H-2); 4. The 70m-wide NBA in the “OU(I&T)” zone in Planning Area 19C should be widened for the preservation of existing ponds (Plan H-4d and Figure 4 of Drawing H-1b); 5. BHRs of “OU(I&T)” zones in Planning Areas 16A and 19A should be reduced from 130mPD/105mPD to 75mPD (Plan H-4b and Drawing H-2); 6. Planning Areas 16A, 17, 18 and 19A at the northern part of STT OZP should be rezoned to “GB” or the BHRs should be reduced from 130mPD to 15 to 35mPD (Plans H-4b and Drawing H-4); 7. A 1,200m-wide corridor at the northern part of STT OZP (i.e. from ponds next to Shenzhen River at Ha Wan Tsuen, to the fish ponds near Ha Wan Fisherman San Tsuen and Poon Uk Tsuen) composes of NBA or open-air environment should be provided with proper zonings and restrictions, and buildings within 500m outside the corridor should be zoned with stringent height/density control (e.g. BHR of 3 storeys or restricted to low-density developments) (Plan H-4b); 8. Reduce the BHR of “OU(CCUSUF)” zone in Planning Area 7; and 9. Area within 300m to 500m of the ponds should remain intact with BHR not exceeding 3 storeys; whereas and the BH for the development within the further 300m to 500m should be limited to 5 storeys.
(ii)	<p>Egretries (e.g. MPLV Egretty) should be rezoned to conservation-related zoning or designated as NBA. Relevant planning intention should be revised to reflect the importance to protect egretries and birds’ flight paths.</p>

(iii)	The “OU(A)” zone along STEMDC on the STT OZP should be revised to conservation-related zoning to preserve the wildlife corridor for Eurasian Otters.
(iv)	To mitigate disturbance to habitats, ‘Tent Camping Ground’ should be reclassified under Column 2 of the “GB” zone, whereas ‘Firing Range’ and ‘Holiday Camp’ under Column 2 should be avoided in “GB” zone under the STT OZP.
Responses	
(a)	<p>In response to (1) and (2):</p> <p>The imposition of BHRs at some zones under the STT OZP have taken into account ecologically significant resources within and in the vicinity of the STLMC area that are identified in the approved EIA Report, including the birds’ flight corridors/paths and egretries. According to the approved EIA Report, MPLV Egretry which falls within the STT OZP and the currently active extent of the MPV Egretry outside the STT OZP (in the MP OZP) will be retained and not be affected.</p> <p>Planning Area 20 and part of the Planning Area 19C are zoned “O” under the STT OZP for preserving the MPLV Egretry and the associated birds’ flight paths. Development within the “O” zones in the above-mentioned two planning areas should also observe the potential interface with the adjacent egretry. A 70m-wide NBA is designated in the eastern side of the “OU(I&T)” zone in Planning Area 19C adjoining Planning Area 19B to protect birds’ flight paths and provide a flight corridor connecting to the foraging grounds in the wider pond area of the proposed SPS WCP to the north/northwest. Due care would be taken in the design, construction and implementation of these “O” and “OU(I&T)” zones as per the recommended ecological mitigation and enhancement measures in the approved EIA Report. For example, detailed design of these “O” zones shall incorporate enhancement features, including incorporation of water features within the area adjacent to the existing of MPLV Egretry, maintaining a buffer area between the water features and the established mature trees from the adjacent land uses, etc.</p> <p>For the MPV Egretry with the currently active extent within the MP OZP, a 35m-wide NBA along the western boundary of Planning Area 19C zoned “OU(I&T)” within the STT OZP is designated to also protect the birds’ flight path and flight corridor connecting to the wider pond area in the proposed SPS WCP to the north/northwest. On the other hand, the adjoining areas on the MP OZP are zoned “OU(WCP)” for the development of SPS WCP by the Government. It is anticipated that the impact to the birds’ flight paths leading to the MPV Egretry would be minimised.</p> <p>Apart from the above, the approved EIA Report proposes some</p>

	<p>further measures to protect and minimise construction disturbances to both MPV Egret and MPLV Egret, including conducting pre-construction surveys before commencement of construction works; establishing a buffer area of 100m from the footprint of both egrets to minimise the potential impact on the breeding ardeids within the buffer area during the ardeid breeding period (i.e. from March to early September); avoiding tree crown pruning within the egrets as far as possible; and conducting and completing the works outside the ardeid breeding season where necessary. Two egret-related conditions are also imposed for the approval of the EIA Report including requiring submission of a HCMP with provision of details for the protection of the existing egrets, and submission of a Bird-friendly Design Guideline for buildings within the STLMC area which includes measures to minimise the risk of bird collisions and the impacts on birds.</p> <p>The approved EIA Report also includes a LVIA covering the rough amount of existing trees within the STLMC area needed to be retained, felled and transplanted, as well as the estimated amounts of compensation and new tree planting. There is an approval condition of the EIA Report requiring CEDD to prepare a TCPP before commencement of construction of relevant parts of the proposed developments involving tree felling works. CEDD will further conduct a comprehensive tree survey before the commencement of the construction works. Based on the findings collected, more detailed tree preservation, transplant, removal, compensation and replanting proposals, including the proposed compensation measures for the provision of screen planting, roadside amenity planting, roof greening, etc., would be formulated and submitted to the relevant authorities according to the prevailing mechanism.</p>
(b)	<p>In response to (3) to (6):</p> <p>Design harmony will be achieved through sensible built form, reduced density and ecologically-sensitive landscape treatment along the edge between the proposed developments within the STLMC area and the wetlands of SPS WCP.</p> <p>Appropriate ecological mitigation measures, including wildlife corridors, are also proposed in the approved EIA Report. The incorporation of wildlife corridors in the STLMC area would not only provide benefits to the non-flying mammals, such as Eurasian Otters, but also protect and enhance the ecological connectivity within the area. As one of the conditions of the approved EIA Report, a DDP for Establishment of Wildlife Corridors for non-flying mammals and related measures will be prepared before commencement of construction of relevant parts of the proposed development. The approval condition further specified that the aboveground wildlife corridors with water features and dimension of no less than 10m wide and underpass wildlife corridors with</p>

	<p>cross-sectional area of no less than 6m² (2m high and 3m wide, subject to detailed design) with water features and natural lighting should be provided. To facilitate the movement of Eurasian Otters across Lok Ma Chau, Sam Po Shue and the Inner Deep Bay Area, the DDP shall devise measures such as widening of the gaps in the grille of the water channel connecting the Shenzhen River, and modifying the inflatable dam at STEMDC and the flap valve at Lok Ma Chau Meander with provision of passages (e.g. ladder) across the flap valve and the inflatable dam. Detailed design of the wildlife corridors will be subject to further study.</p> <p>As for the wildlife corridor in the “GB” areas between Ngau Tam Mei and the STLMC area, the approved EIA Report concludes that the “GB” zones under both STT OZP and NTM OZP would retain the original vegetated habitats including mixed woodland, woodland, plantation, grassland and shrub land and hence no further construction of wildlife corridor is considered required. Since no fragmentation to the “GB” zones crossing between Ngau Tam Mei and STLMC area is anticipated, there is no ecological impact identified according to the approved EIA Report.</p> <p>Under the STT OZP, the river/drainage channels, retention ponds, wetland, open space and knolls will be knitted closely together to create a blue-green network, which creates ecological linkages to also enhance biodiversity. To maximise biodiversity potential for this blue-green network, the landscape design would ensure that the existing ecological capital is optimised wherever possible.</p>
(c)	<p>In response to (7):</p> <p>Responses under paragraph 5.3.3.1(a) are relevant.</p>
(d)	<p>In response to (i):</p> <p>Responses under paragraph 5.3.3.2(h) are relevant.</p> <p>BHRs and/or NBAs are stipulated/designated on the STT OZP taking into account the ecological concerns identified and the ecological mitigation/enhancement measures proposed in the approved EIA Report, including those related to birds’ flight corridors/paths and egrettries. In this connection, the HCMP as required under the approval conditions of the EIA Report includes provision of details of the birds’ flight paths and the protection of existing egrettries. Also, to minimise the disturbance to birds, the submission of a Bird-friendly Design Guideline for buildings within the STLMC area which should provide measures to minimise the risk of bird collisions and the impacts on birds is required as another condition imposed for the approval of the EIA Report. Specific measures, including minimising potential glare impact to the wildlife, such as birds, are also recommended upon the approval of EIA Report.</p>

	<p>Regarding proposals 1, 2 and 9, stepped BHRs (height bands of 15mPD, 35mPD, 75mPD, 105mPD and 125mPD) are imposed in Planning Areas 19B and 19C descending towards the 35m-wide NBA adjoining SPS WCP to address the interface with and minimise the disturbance to the WCP.</p> <p>Regarding proposals 3 and 4, the 70m-wide NBA in the eastern part of Planning Area 19C is designated to preserve the birds' flight path of the MPLV Egret. Cited as an example, the Tuen Mun River currently passing through the Tuen Mun Park (one of the top ten roosting sites in Hong Kong), which serves as a flight path frequently used by egrets, has a width of 75m, and therefore the said 70m-wide NBA is considered sufficient to serve as a birds' flight path, especially for egrets.</p> <p>Regarding proposals 5 to 7, the 300m-wide birds' flight corridor between the old Shenzhen River meander and Sam Po Shue in east-west direction is preserved by designation of NBA in the northern part of the Planning Area 19A and stringent BHR of 15mPD for some low-rise GIC facilities in Planning Areas 17 and 18 on the STT OZP. Development in the "OU(I&T)" zone adjoining the 300m-wide birds' flight corridor to the north and south is restricted to a BHR of 35mPD to further minimise disturbance to birds. Such NBA and BHRs are considered sufficient to protect birds' flight corridors/paths identified in the approved EIA Report, in which most of the west-east flight paths revealed in ecological survey and literature review under the EIA Report have been preserved.</p> <p>Regarding proposal 8, the "OU(CCUSUF)" zone in Planning Area 7 on the STT OZP is intended for the provision of a cultural and community complex serving the needs of the local residents and/or a wider district, region or the territory. Although no BHR is imposed for the zone, it is expected that the cultural and community complex to be provided would be in a compatible scale (e.g. lower BH) subject to detailed design, which would integrate with the planned open spaces lying between the eastern and western portions of the site.</p> <p>The above proposals suggested by the representers are not supported by any technical assessments. Imposing more stringent BHRs, widening of NBAs and/or rezoning these proposed I&T sites to other conservation-related zonings would undermine the development potential and capacity of the STLMC area. The justifications for the location, need and scale of the "OU(I&T)" zone are elaborated in the responses under paragraph 5.3.2(a) above.</p>
(e)	<p>In response to (ii):</p> <p>The MPLV Egret was previously zoned "Residential (Group D)"</p>

	<p>(“R(D)”) on the then San Tin OZP for low-rise, low-density residential developments. This egretty is currently located in close proximity to an existing road junction and some brownfield operations (Plan H-3f). According to the approved EIA Report, the new “O” zone for the site is considered appropriate to minimise direct impact on the ardeid breeding ground. Due care would be taken in the design and implementation of the site as per the recommended ecological mitigation/enhancement measures in the approved EIA Report.</p> <p>The planning intention of the “O” zone under the STT OZP 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. With reference to the Notes of the STT OZP, large-scale building structures within the zone which may adversely affect the flight corridor are not anticipated. According to the approved EIA Report, certain enhancement features will be incorporated during the detailed design of the “O” zone for the MPLV Egretty including (i) preservation of trees currently within the MPLV Egretty; (ii) incorporation of water features within the “O” area adjacent to the existing of MPLV Egretty; (iii) planting of mature trees adjacent to the water features, with native species that are currently used as egretty substratum; and (iv) maintaining a buffer area between the water features and the established mature trees from the adjacent proposed land uses (e.g. logistics storage and workshop, district cooling system, and traffic roads). Relevant departments would be also required to observe the above requirements in designing this “O” zone.</p> <p>The 35m-wide NBA along the western boundary of Planning Area 19C and the 70m-wide NBA in the eastern side of Planning Area 19C could provide relatively open flight corridors with minimal aboveground structure connecting the egrettries to the foraging grounds at the proposed SPS WCP. The approved EIA Report considers that these NBAs could mitigate the impacts to the egrettries to an acceptable level. A Bird-friendly Design Guideline for buildings within the STLMC area will also be formulated, which should provide measures to minimise the risk of bird collisions and the impacts on birds, in accordance with one of the conditions for the approval of the EIA Report. Specific measures to minimise potential light impact on wildlife, including birds, are also recommended upon approval of the EIA Report.</p>
(f)	<p>In response to (iii):</p> <p>The amenity strips along STEMDC zoned “OU(A)” on the STT OZP are intended to reflect the existing and the future compensatory wetland habitats in the STLMC area and to reserve space for the revitalisation of the existing STEMDC, including provision of a wildlife corridor for non-flying mammal species to preserve the habitat continuity along the northern section of Road D6 in Planning</p>

	<p>Area 19A.</p> <p>Based on the above and the responses under paragraph 5.3.3.3(b), the current zoning for the STEMDC is considered appropriate.</p>
(g)	<p>In response to (iv):</p> <p>The Notes of the STT OZP for “GB” zone are in line with the MSN promulgated by the Board where ‘Tent Camping Ground’ is a Column 1 use and ‘Firing Range’ and ‘Holiday Camp’ are Column 2 uses. Since the MSN serves to provide a general framework for preparing and revising the Notes of OZPs, most of the OZPs in the territory have similar arrangements for ‘Tent Camping Ground’, ‘Firing Range’ and ‘Holiday Camp’ in “GB” zone.</p> <p>As the “GB” zone is intended primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets, ‘Tent Camping Ground’ use, which excludes those privately owned and/or commercially operated according to the revised Definitions of Terms/Broad Use Terms used in Statutory Plans promulgated by the Board, is in line with the planning intention of the “GB” zone.</p> <p>Planning permission from the Board for ‘Firing Range’ and ‘Holiday Camp’ use in “GB” zone is required. The Board would assess each development proposal on its individual merits in accordance with the relevant guidelines of the Board under the planning application mechanism.</p>

5.3.3.4 *Sam Po Shue Wetland Conservation Park*

Major Grounds / Views	
(1)	Detailed information about the SPS WCP should be provided. The AFCD’s WCPs Study should be completed with finalisation of the development details of SPS WCP before the Board’s consideration for rezoning the area to “OU(WCP)” zone on the MP OZP.
(2)	SPS WCP should be developed in parallel with the STLMC area of Technopole.
(3)	The primary focus of the SPS WCP should be conservation. Facilities that cause disturbance to the natural environment (e.g. visitor centre, tourist facilities and parking spaces) should be minimised. Human activities which pose risk to animal welfare should not be encouraged or permitted, and should be closely monitored with strict regulations and control.
(4)	There is a need for monitoring of the SPS WCP to avoid ecological disturbance, especially during the interim period before the SPS

	WCP is implemented. Adverse ecological impacts arising from activities and construction process of SPS WCP would lead to habitat loss, fragmentation of habitats and direct disruption of corridor for non-flying animals, thus resulting in significant reduction in carrying capacity of SPS WCP.
(5)	There is a lack of scientifically sound ecological study in support of the establishment of SPS WCP. An Environmental Impact Study Report detailing the ecological impacts and a Wetland Management Plan outlining the proposed wetland conservation and enhancement schemes, in line with the “Site of Special Scientific Interest (1)” (“SSSI(1)”) requirement on the MP OZP, should be required to be submitted under the Remarks of the Notes for the “OU(WCP)” zone of MP OZP.
(6)	Mai Po has high conservation value and the wetland thereat should be protected. Future land uses in the SPS WCP must retain the existing continuous and contiguous wetland landscape in the area and be ecologically-connected with other wetlands in the Deep Bay Area so as to protect the integrity of Deep Bay Area wetland ecosystem. Wetland habitats in the Deep Bay Area should be holistically assessed and planned alongside with other WCPs system under the NM.
(7)	The development of Technopole was expanded and encroached into the previously proposed sphere of SPS WCP under the NMDS. The area of proposed SPS WCP has been reduced from 520 ha in NMDS to about 328 ha under current proposal.
(8)	Standards and requirements under international conventions, e.g. the Ramsar Convention, should be observed and followed.
(9)	The fish ponds within SPS WCP should be maintained by pond culture embedded with conventional management and operation practices.
<i>For representations submitted specifically for Amendment Items A1 and B of MP OZP</i>	
(10)	The principle of ‘no-net-loss in wetland’/‘precautionary approach’ and requirement of Ecological Impact Study Report and Wetland Management Plan for development or redevelopment are not mentioned in the “OU(WCP)” zone.
(11)	Wetlands rezoned from “CA” to “OU(WCP)” are at risk of being downgraded in protection.
(12)	The planning control over the SPS WCP is insufficient to regulate the land uses and to minimise human disturbance when compared with the original zonings, e.g. “CA” and “OU(CDWEA)” zones.

(13)	The “OU(WCP)” zone as a whole may not be able to adequately demarcate various areas of different functions within SPS WCP.
(14)	The Government should consider establishing a buffer belt surrounding the MPNR, only allowing low-impact and low traffic eco-tourism and eco-education activities with limited visitor facilities. Additional infrastructure should be located as far as possible from the MPNR.
Proposals	
(i)	Revise Amendment Items A1 and B of the MP OZP to conservation-related zoning(s), or include principles of ‘protecting the ecological integrity of the wetland ecosystem’, ‘precautionary approach’ and ‘no-net-loss in wetland’ in the Notes of the MP OZP or in the planning intention for “OU(WCP)” zone.
(ii)	‘On-Farm Domestic Structure’ should be moved to Column 2 use under the “OU(WCP)” zone of MP OZP to ensure the developments and infrastructure which may have adverse impacts on wetlands are subject to strict scrutiny by the Board.
(iii)	The size and scale of SPS WCP should be increased to align with or exceed the original proposal in 2021 by extending Amendment Item A1 of MP OZP to the ponds in San Tin.
Responses	
(a)	<p>In response to (1) to (6), (10) to (12), (i) and (ii):</p> <p><i>WCP Study</i></p> <p>The NMDS released in 2021 proposes to establish a WCPs System, with a view to conserving the wetlands with ecological values in the Deep Bay Area, increasing environmental capacity for the NM, and achieving co-existence of conservation and development. The NMDS proposed that the WCPs System would be composed of existing conservation areas and parks proposed to be established, including the SPS WCP, Nam Sang Wai WCP, Hoo Hok Wai WCP, Hong Kong Wetland Park Expansion Area and the Sha Ling/Nam Hang Nature Park, spanning a total area of about 2,000 ha. Through suitable planning and design, the establishment of the WCPs System could achieve multiple functions including ecological conservation, sustainable development aquaculture, as well as eco-education and eco-recreation, while at the same time creating environmental capacity for the development of the NM, providing a unique scenic wetland landscape with the co-existence of conservation and development.</p> <p>AFCD has commissioned the WCP Study, with a view to providing recommendations on the development and implementation of the WCPs System, including recommendations for the positioning, function, layout plan, conceptual plan and technical assessment of the SPS WCP.</p>

The WCP Study, in which the findings have already been disclosed during its Part 2 of the PE conducted between November 2023 and January 2024, revealed that the study area of the WCPs System, including the SPS WCP area, has a very high ecological value and connectivity. Habitats across the study area of the WCP Study are predominately fish ponds, marshes/reedbeds, mangroves and seasonally wet grasslands. In particular, the SPS WCP has large areas of productive fish pond, and is situated along the core section of the flight path for migratory birds, connecting the Deep Bay Area wetlands to the Hoo Hok Wai area. Establishing the SPS WCP would enable the protection of the flight path for migratory birds as a matter of priority, while creating synergy with the existing conservation areas, thereby conserving the wetland ecosystem in the Deep Bay Area more effectively. The WCP Study has also recommended a layout plan and zoning plan for the SPS WCP which is detailed in paragraph 5.3.3.4(e) below.

The Government will make reference to the recommendations under the WCP Study to take forward the Investigation Study of the SPS WCP to commence in the second half of 2024, which would recommend development and infrastructure proposals, formulate a preliminary layout plan, prepare preliminary design of the recommended engineering infrastructure works, etc., for establishing the SPS WCP. In particular, should any of the components of the development of the SPS WCP be found to be designated project(s), the established mechanism under EIAO shall be followed to obtain statutory approval for the concerned designated project element(s) accordingly.

Compensating the impacts arising from the development of the STLMC area

In order to compensate for the ecological impact caused by the development of STLMC area, the approved EIA Report proposes mitigation measures to be implemented through the proposed SPS WCP to ensure that proactive conservation be conducted to achieve no-net-loss in ecological functions and capacity of the wetlands concerned.

The WCP Study proposed the area of the SPS WCP to be about 338 ha¹¹. Amongst which, 328 ha would be used for implementation of ecological and fisheries enhancement measures for the proposed developments at STLMC area, including 288 ha for enhancement of ecological function and capacity of the wetlands concerned, and 40 ha for enhancement of fisheries resources of the fish ponds. The remaining 10 ha is reserved for eco-education and eco-recreation facilities (accounting for about 2.96% of the total area of SPS WCP). Examples of relevant facilities may include visitor centre, outdoor classrooms, eco-lodge, bird hides, visitor trails, restaurants, and open public spaces (e.g. picnic areas), etc. The ecological enhancement measures proposed to be implemented

under the approved EIA Report include:

- (1) increase in pond area and enhance connectivity;
- (2) physical modification of pond habitats to increase environmental carrying capacity;
- (3) managing and sequencing pond drain down across multiple ponds in the dry season to maximise feeding opportunities for avifauna and other wildlife;
- (4) providing fencing/controlling access to reduce disturbance from human activities and also prevent disturbance and predation of wildlife by feral dogs;
- (5) removal of existing bird scaring devices at actively managed ponds, where appropriate; and
- (6) stocking ponds with suitable prey items (i.e. trash-fish) for target wildlife species.

All the ecological and fisheries mitigation/enhancement measures were documented in the approved EIA Report. Responses under paragraphs 5.3.3.1(a) above are relevant.

“OU(WCP)” zone

Under the MP OZP, the proposed SPS WCP is zoned “OU(WCP)” with planning intention to develop a WCP by the Government to conserve the wetlands with ecological/conservation values and safeguard the integrity of the wetland system; compensate for the impact on ecological and fisheries resources arising from the development of the STLMC area, thereby achieving ‘co-existence of development and conservation’; provide eco-education and eco-recreation facilities for the public; and promote scientific research on aquaculture and develop modernised aquaculture industry. The rezoning under Amendment Items A1 and B of MP OZP clearly reflects the Government’s commitments on the establishment of SPS WCP, with a view to enhancing wetland conservation, creating environmental capacity for the development in NM in particular the STLMC area, and the timely implementing of the proposed ecological and fisheries enhancement measures as identified in the approved EIA Report before the commencement of pond filling works required in the STLMC area.

According to the Notes of the MP OZP for the “OU(WCP)” zone, only six uses, namely the ‘Wetland Conservation Park’, ‘Nature Reserve’, ‘Wetland Habitat’, ‘Wild Animals Protection Area’, ‘Agricultural Use (for Fish Pond Culture only)’ and ‘On-Farm Domestic Structure’, are always permitted with a view to retaining a proper planning control over the area. Besides, any filling of land/pond or excavation of land (except all works as required/co-ordinated/implemented by the Government) also requires planning permission from the Board. Furthermore, ‘On-Farm Domestic Structure’, being a Column 1 use of the “OU(WCP)” zone, could provide appropriate support to the farmers who work on the existing or future fish ponds, and is considered appropriate. In view of the

	<p>above, the zoning and associated development restrictions of the “OU(WCP)” zone designated for the development of SPS WCP by the Government are considered appropriate.</p> <p><i>Implementation and Monitoring of SPS WCP</i></p> <p>As the primary objective of the SPS WCP is ecological conservation, the Government would strive to minimise ecological impact during the development of the SPS WCP, and ensure that the relevant facilities would be planned, designed, constructed and operated in an environmentally-friendly way. For instance, the Government will consider using areas already subject to disturbance (e.g. brownfield site/filled land) in the SPS WCP to develop eco-recreation and eco-education facilities so as to minimise disturbance to wetlands.</p> <p>In the interim period before completion of the SPS WCP, any unauthorised developments will be closely monitored and appropriate enforcement actions taken by relevant B/Ds according to the established mechanism.</p> <p>For the implementation of the SPS WCP, responses under paragraph 5.2.3.2(b) are relevant. The Government aims to commence the development of SPS WCP in around 2026/2027 for full completion by 2039 or earlier to tie in with the full operation of the Technopole. For the first batch of site formation works at the STLMC area targeted for commencement in late 2024, no pond filling will be involved. Under the current implementation programme, pond filling works for the STLMC area will not start until 2026/2027, and the pace of pond filling will tie in with the development progress of the SPS WCP.</p> <p>The above work programme requirements have also been detailed as one of the conditions of the approved EIA Report in that CEDD shall set up a working group with AFCD no less than three months before commencement of construction of the STLMC area to coordinate the programme and progress of pond filling and the implementation of the SPS WCP to ensure that potential adverse impacts to the wetlands due to construction activities can be minimised. Besides, no pond filling works of the STLMC area shall be allowed prior to commencement of construction of the ecologically enhanced fish ponds at the proposed SPS WCP.</p>
(b)	<p>In response to (7):</p> <p>The extent of SPS WCP outlined in the NMDS published in 2021 is conceptual only for illustration purpose, and is subject to review under AFCD’s WCP Study commenced in August 2022. The current extent of the proposed SPS WCP with an area of about 338 ha¹¹, which is five times the size of the existing Hong Kong Wetland Park, is the recommendation of the WCP Study after conducting relevant technical assessments and two stages of PE, taking into</p>

	<p>account a set of criteria for the delineation of park boundaries adopted by the WCP Study, including the area of wetland habitats, ecological value, level of aquaculture activities, committed, planned and proposed development projects, current land uses, land status and lot boundaries, etc.</p>
(c)	<p>In response to (8):</p> <p>The planning, design and implementation of the SPS WCP will observe relevant guidelines under Ramsar Convention, such as the relevant guidelines for the implementation of the wise use concept, to maintain and enhance the ecological character of the wetlands within SPS WCP, e.g. the development of eco-friendly aquaculture in SPS WCP.</p> <p>To achieve the above, the EcoIA for the approved EIA was conducted in accordance with the EIA Study Brief, the TM and relevant EIAO Guidance Notes. Appropriate wetland creation and enhancement measures have been proposed to compensate for the loss of wetland habitats arising from the proposed developments and to achieve no-net-loss in ecological function and capacity of the wetlands concerned. Overall, the planning principle of ‘Co-existence of Development and Conservation’ appreciated during the formulation of the Revised RODP for the STLMC area under the Investigation Study and the proactive conservation and management approach proposed for the SPS WCP as highlighted in the approved EIA Report and adopted in the WCP Study will lead to enhancement of the overall ecological value, biodiversity and connectivity in the Deep Bay Area.</p>
(d)	<p>In response to (9):</p> <p>Responses under paragraph 5.2.3.2(b) are relevant. Promoting scientific research on aquaculture and developing modernised aquaculture industry are two of the planning objectives of the proposed SPS WCP as well as the related “OU(WCP)” zone under the MP OZP. In the process of planning modernised aquaculture activities, the Government will take into account the objective of conservation and ecological functions of the SPS WCP.</p>
(e)	<p>In response to (13) and (14):</p> <p>The “OU(WCP)” zone under the MP OZP has been demarcated taking into account recommendations for the SPS WCP formulated under the WCP Study commissioned by AFCD, including those on the boundary, positioning and functions of the SPS WCP. The technical feasibility of developing the SPS WCP has also been assessed. The “OU(WCP)” zone has already adequately catered for the ecological enhancement function and other functions of the SPS WCP.</p>

In formulating the broad zoning delineations for SPS WCP under the WCP Study, the characteristics, existing ecological and socio-economic conditions of the SPS WCP area, future planning of the surrounding areas, as well as suggestions received from the PE had been thoroughly considered. The principle of minimising ecological impact was also duly reflected in the proposed broad zoning as follows:

- (1) Biodiversity Zone – areas adjacent to sites of conservation importance with high ecological value or with potential for ecological enhancement would be of restricted access to minimise human disturbance. The management strategies for the zone aim to protect and enhance the wetland habitats. Only ecological enhancement works with minimal earth works should be carried out;
- (2) Eco-friendly Aquaculture Zone – this zone mainly covers existing active fish pond, which will be mainly managed with eco-friendly and modernised aquaculture technologies to maintain habitats and provide food source for wildlife for biodiversity enhancement, where aquaculture production will also be maintained through operating the fish ponds in a way that is friendly to wildlife;
- (3) Fisheries Enhancement Zone – this zone aims to adopt modernised aquaculture technologies allowing high density production as well as research purposes for aquaculture industry. Subject to further detailed studies, the zone is proposed to be established at areas close to the STLMC area with limited ecological potential; and
- (4) Visitor Zone – this zone aims to provide eco-education and eco-recreation facilities for the general public, including visitor centre, outdoor classrooms, bird hides, eco-lodge, visitor trails, restaurants and open space (e.g. picnic areas), etc. Areas already subject to disturbance (e.g. brownfield site/filled land) (i.e. south of Lin Barn Tsuen and some areas with ponds which are drying out and are of lower ecological value) could be considered to minimise disturbance impacts to existing wetland habitats. Such area is also located away from the MPNR.

More specifically, according to AFCD's preliminary plan, the major areas reserved for eco-education and eco-recreation facilities would be located at the eastern boundary of the SPS WCP, close to existing developments/built-up areas. Pond filling works for construction of these facilities would not be required. Relevant details of these facilities would be planned and designed during the next stages of studies of the SPS WCP.

Furthermore, the ecological mitigation measures to be implemented

	<p>in the SPS WCP have been studied and formulated under the approved EIA Report for the Investigation Study. Management and monitoring for the enhanced wetland habitats within the SPS WCP have been provided in the HCMP which is one of the conditions for the approved EIA Report.</p> <p>The Government will make reference to the recommendations under the WCP Study to take forward the Investigation Study of the SPS WCP to commence in the second half of 2024, under which more detailed development and infrastructure proposals and layout plan, etc., will be formulated with the principle of minimizing any ecological impact as far as possible, given that the primary objective of the SPS WCP is for ecological conservation.</p>
(f)	<p>In response to (iii):</p> <p>The responses under paragraph 5.3.2(a) and 5.3.3.4(a) above are relevant.</p> <p>The proposal to extend the “OU(WCP)” zone of the MP OZP to the ponds in San Tin currently located within the STT OZP would reduce the land available for proposed I&T development in STLMC area. The justification for the location, need and scale of the “OU(I&T)” zone under the STT OZP are elaborated in the responses under paragraph 5.2.2(a) above. It is considered that the current scale of SPS WCP could achieve a balance between nature conservation and development.</p>

5.3.4 *Planning*

5.3.4.1 *Urban-rural Integration*

Major Grounds / Views	
<i>General</i>	
(1)	Provision of open space, GIC facilities and infrastructures within/near the villages covered in the STT OZP are inadequate and should be increased/improved.
(2)	The proposed BHRs under the STT OZP would constitute to high-rise buildings, and do not respect the existing low-rise and low-density village environment in the area. To minimise potential air ventilation and visual impacts, there should be buffer between village developments and I&T developments, or buildings of the I&T development should be located further away from villages, or BHR should be imposed around cultural sensitive historic villages/buildings.
(3)	The tangible and intangible cultural heritage of the villages could not be preserved.

<i>Shek Wu Wai (Planning Area 6C at the Central Part of the STT OZP)</i>	
(4)	Land resumption related to the proposed developments should be compensated. For example, shrines, temples, historic and well-known Feng Shui graves or burial grounds in Shek Wu Wai would be affected by the proposed road alignments L6 and/or L7 located to the north of the “V” zone of Shek Wu Wai. Road alignments L6 and/or L7 should be revised to avoid encroachment into “V” zone of Shek Wu Wai Village (Plan H-4f and Drawing H-5), and affecting trees, shrines, area covered by Forestry Licence, etc. Noise barriers should be erected and retaining walls should be constructed along these proposed roads and a buffer distance of more than 90m from the village is recommended.
<i>Chau Tau (Planning Area 29 at the Eastern Part of the STT OZP)</i>	
(5)	In-situ widening of Chau Tau South Road should be considered. Footpath/emergency vehicle access (EVA) around the “V” zone of Chau Tau in the eastern part of the STT OZP should be provided. Fire safety should be improved with the provision of EVA, and guided by layout plans in “V” zone (Plan H-4g).
(6)	The existing Lychee Orchard zoned “OU(I&T)” in Planning Area 16B to the east of Chau Tau should be converted into a natural park (Plan H-4g).
(7)	The proposed Government data centre complex in Planning Area 16B of the STT OZP should not be built next to Chau Tau as will lead to environmental and health issues.
(8)	Villagers should be allowed to run small shops/kiosks and smart car park with solar energy source to generate income. Several areas around Chau Tau zoned “OU(I&T)” on the STT OZP are suggested for the construction of Chau Tau Complex (i.e. museum with shops), solar e-charging car/cycle parks, etc. (Plan H-4g and Drawings H-6a to H-6c). More parking spaces and energy-refilling facilities for new energy-based vehicles should be provided.
(9)	The proposed developments in close vicinity to Chau Tau would affect the rights of villagers who are entitled to build Small House and/or implement commercial uses/activities in their lands, or lose income for maintenance, improvements and organising events.
(10)	Multi-storey Small Houses should be allowed to be built in an area to the north of Chau Tau zoned “V” and “GB” on STT OZP (Plan H-4g).
(11)	Land resumption for the proposed development of STLMC area is close to Chau Tau Village.

Proposals	
(i)	More flexibility should be provided in “V” zone or relaxation of restriction for “V” zone should be allowed, e.g. ‘Exhibition or Convention Hall’ and ‘Place of Recreation, Sports and Culture’ should be added to Column 1, and amend the ‘Hotel (Holiday House only)’ use in Column 2 to ‘Hotel’ use.
(ii)	Ha Wan Tsuen at the northern part of the STT OZP will be subject to demolition for I&T development. It is proposed to extend the NBA at the northern part of Planning Area 18 to preserve Ha Wan Tsuen and its associated intangible cultural heritage or rezone Ha Wan Tsuen to conservation-oriented zoning (Plan H-4e).
(iii)	There should be a 30m wide transitional area bordering “V” zone with another BHR to control buildings to less than 15m high.
Responses	
(a)	<p>In response to (1):</p> <p>The planned provision of open space and GIC facilities under the STT OZP is generally adequate to meet the demand in accordance with the requirements of the HKPSG and relevant B/Ds (Annex IXa). The traditional rural townships in the “V” zones will benefit from the comprehensively planned GIC facilities and open space network, as well as improved connectivity and infrastructure services. The Government will continue to consider how to improve the village environment and facilities, and to communicate with the local villagers as appropriate.</p>
(b)	<p>In response to (2) and (iii):</p> <p>Technical assessments, including AVA and LVIA, have already been conducted under the Investigation Study to demonstrate that the proposed developments at STLMC area, with appropriate mitigation measures, would not cause adverse air ventilation and visual impacts to the local neighbourhoods and surrounding areas. A stepped BH concept is recommended under the STT OZP with due regard given to the settings of the existing villages and physical landform. From the high-rise clusters around the two proposed railway stations in San Tin and near Chau Tau, the BHs gradually descend towards the wetland and fish ponds (in the north and north-west), village clusters (north of San Tin Highway and in the north-east), the proposed cultural and community complex in the central part, and then gradually climb up to the I&T developments near the mountain slopes in the south-east.</p> <p>Besides, in order to achieve design harmony between the villages and their neighbouring developments, suitable open space or amenities have been proposed in the peripheral of the “V” zone through designation of “O” or “OU(A)” zones where appropriate, such as the “O” and “OU(A)” zone boarding the “V” zone of Shek</p>

	<p>Wu Wai, and the “O” zone to the west of the “V” zone covering the seven recognised villages on the STT OZP. Breezeway and view corridors, in the form of designation of NBA(s) and/or road/open space networks, are also proposed to facilitate wind penetration and preserve vista between the villages and the surrounding wetlands and mountain backdrop, such as:</p> <ul style="list-style-type: none"> (a) a 15m-wide NBA is designated in Planning Area 16B to facilitate air flow from Ki Lun Shan to the existing village of Chau Tau to the north; (b) Road L13 (with a width of about 40m) would serve as a buffer between the “V” zone in Planning Area 22 from the I&T development in the north; and (c) Roads L19 and L20 and the adjoining amenity areas zoned “OU(A)” (total width of about 40m to 50m) would serve as a buffer between the southern boundary of the “V” zone of Chau Tau and Poon Uk Tsuen and the proposed I&T development in the south. <p>A PDB will be prepared to provide guidance for preparation of Master Plans covering all concerned “OU(I&T)” sites under the STT OZP (see responses under paragraph 5.3.2(b)). The PDB will also cover the interface between villages and the surrounding developments as appropriate. In fact, it is stated in the ES of the OZP that suitable building setback from the “V” zone of Chau Tau should be considered by the project proponent of the adjoining future I&T development. Such requirements will also be taken into consideration in the preparation of the PDB.</p>
(c)	<p>In response to (3), (4) and (11):</p> <p>The proposed developments of the STLMC area will not intrude on the “V” zones within the then San Tin OZP and Ngau Tam Mei OZP, and hence the “V” zones under the STT OZP have similar areas as before. Regarding land resumption issues related to Shek Wu Wai and Chau Tau, the concerns of the affected stakeholders would be dealt with separately by the Government in accordance with the prevailing policies and established mechanism.</p> <p>Existing historic monuments in the villages within the STT OZP would be preserved while the traditional characteristics of the villages would be promoted. The shrines/temples which will be affected by the proposed developments had been assessed in the Built Heritage Impact Assessment under the approved EIA Report. Mitigation measures to those affected identified items include a comprehensive record through 3D scanning, video recording and cartographic and photographic recording would be conducted prior to any construction works. A copy of these records should be provided to the Antiquities and Monuments Office for record</p>

	<p>purpose and future use, such as research, exhibition and educational programmes. It is confirmed that the proposed developments would not bring significant adverse impact on the known or potential cultural heritage resources in the area.</p> <p>The road scheme is designed with a view to connecting the newly planned neighbourhoods with the existing communities as a whole taking balanced consideration of various factors, for example, the existing terrains, developable area of the land parcels to be formed and the possible impacts to the nearby stakeholders. The proposed alignment of Road L6 from the representer would be about 90m from Shek Wu Wai and cut across the “GB” and “G/IC” zones and a knoll of PBG in the area (Plan H-4f), which would reduce the developable area of the “G/IC” zone and affect the existing “GB” zone with a PBG. In addition, noise barriers are recommended for the concerned road sections near Shek Wu Wai in the approved EIA Report to maintain the noise within acceptable level. Low noise generation paving materials which is commonly used in HK and well assured on its effectiveness, would be adopted in the proposed developments in STLMC area of the Technopole. The interface with the village will be subject to detailed design. Road junction is also reserved on Road L6 for connecting to the village as shown in the proposed road works.</p> <p>To further minimise the potential impacts to the existing villages due to the proposed road network, amenity areas are introduced to serve as a buffer between the existing village and the new development. This would not only provide a better environment for the villagers, but also effectively reduce the noise and air pollution generated from the roads to the sensitive receivers.</p> <p>A detailed tree survey would be conducted before the commencement of construction works. Tree preservation, transplant, removal, compensation and replanting proposals would be submitted to relevant authorities according to the prevailing mechanism.</p>
(d)	<p>In response to (5):</p> <p>In planning the road networks and traffic arrangements, a number of factors such as vehicular dimensions and turning radius, road safety requirements, existing terrains, the usage and usable area of land parcels, the anticipated traffic flow volume, and the impacts to the pedestrians/cyclists/road users have been taken into consideration.</p> <p>A new L19 Road with similar alignment of existing Chau Tau South Road is proposed under the STT OZP. This road scheme (i.e. new Chau Tau South Road) is up to the prevailing design standard and is considered technically preferable. The proposed road alignment for Road L19 has taken into consideration the “V” zone and</p>

	<p>proposed land use in the vicinity. It will neither encroach into the “V” zone nor bisect the area zoned “OU(I&T)” in order to maximise the development potential of the land parcels.</p> <p>Regarding fire safety concern, the design and provision of EVA shall comply with the requirements as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the Building Authority.</p>
(e)	<p>In response to (6) and (7):</p> <p>The concerned sites in Planning Area 16B are reserved for development of a Government Data Centre Complex and I&T development which forms part of the 210-ha I&T land within the STLMC area. Data centre is one of the essential uses and facilities to enable the development of the area into a hub of clustered I&T development that could create synergy with Shenzhen’s I&T Zone. Data centres are typically designed as secure and controlled environments with minimal emission of environmental pollutants, hence there would be no significant impact associated with proximity to the data centres. In addition, Planning Area 16B is considered suitable for I&T use as the location could capitalise on the enhanced accessibility in close proximity to the proposed station of NOL Spur Line near Chau Tau and the HSITP at the Loop.</p> <p>Representers’ suggestion of a natural park would defeat the original planning intention of this area for I&T use. In addition to the establishment of SPS WCP, the STT OZP area will have around 59 ha of planned open space which could be enjoyed by the villagers in Chau Tau. There is no strong justification in concerned representations to support the proposed alternative zoning.</p>
(f)	<p>In response to (8) and (9):</p> <p>All “V” zones within the then San Tin OZP and Ngau Tam Mei OZP are retained within the STT OZP. According to the Notes of the STT OZP, ‘House (New Territories Exempted House (NTEH) only)’ is always permitted in “V” zone. Selected commercial and community uses serving the needs of the villagers and in support of the village development are also always permitted on the ground floor of a NTEH. Other commercial, community and recreational uses may be permitted on application to the Board. According to the Notes of the STT OZP for the “V” zone, ‘Shop and Services’ and ‘Eating Place’ are always permitted on the ground floor of a NTEH; whereas ‘Public Vehicle Park (excluding container vehicle)’ and ‘Hotel (Holiday House only)’ are Column 2 uses which require planning permission from the Board. All these would provide opportunities for villagers to carry out commercial activities/uses in the “V” zone, with or without planning application.</p> <p>Provided that planning permission from the Board is obtained for</p>

	<p>public vehicle park (excluding container vehicle), charging facilities for electric vehicles installed within the said public vehicle parks (excluding container vehicle) would be regarded as a kind of ancillary facilities requiring no separate planning permission from the Board.</p> <p>Apart from the above, due considerations had been further given to facilitating the improvement of the living environment of the villagers, such as upgrading of the drainage infrastructure in the area as a whole which would also significantly alleviate the existing risk of flooding to the villages.</p>
(g)	<p>In response to (10):</p> <p>All “V” zones within the then San Tin OZP and Ngau Tam Mei OZP are retained, and hence the “V” zone under the STT OZP have similar areas as before. Sufficient land is available within the “V” zone of Chau Tau to cater for outstanding Small House applications. The issues of Small House policy for multi-storey Small House and resumption of land/compensation are outside the purview of the Board and would be dealt with separately by the Government in accordance with the established mechanism.</p>
(h)	<p>In response to (i):</p> <p>The “V” zone is intended to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within the “V” zone is primarily intended for development of Small Houses by indigenous villagers. 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 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 Board.</p> <p>The Notes of the STT OZP for “V” zone are in line with the MSN promulgated by the Board where ‘Hotel (Holiday House only)’ and ‘Place of Recreation, Sports or Culture’ are Column 2 uses. Besides, there is no provision for ‘Exhibition or Convention Hall’ in the “V” zone as the use is not compatible with the surrounding village environment.</p> <p>Only low-impact leisure and recreational uses, such as ‘Field Study/Education/Visitor Centre’ and ‘Hotel (Holiday House)’ and ‘Place of Recreation, Sports and Culture’ are incorporated as Column 2 uses in the “V” zone so as to preserve and enhance the traditional rural townships which possess rich historical and cultural resources. In view of the possible impacts these uses may bring to the surrounding village environment, the Board would have</p>

	opportunities to scrutinise these development proposals on their individual merits in accordance with relevant guidelines of the Board, if any.
(i)	<p>In response to (ii):</p> <p>The STLMC area, including the area covering the Ha Wan Tsuen, under the STT OZP would provide a total area of about 210 ha I&T land. Together with the HSITP at the Loop, the Technopole would create a critical mass to foster I&T advancement, drive the development of an international I&T centre and deepen the I&T collaboration with Shenzhen and the world. The planned I&T land, in particular those at the northern part of the STT OZP, could create synergy effects with the HSITP in the Loop and the Shenzhen I&T Park. Besides, the proposal to extend the NBA is not supported by any technical assessments to ascertain its feasibility and possible impacts.</p> <p>The concerns of the affected stakeholders regarding the land resumption and compensation issues would be dealt with separately by the Government in accordance with the prevailing policies and established mechanism.</p>

5.3.4.2 Land Resources and Housing Development

Major Grounds / Views	
(1)	Excessive housing development in the Technopole is not supported.
(2)	There is a mismatch of the public and private housing ratio (70:30) in the Technopole as most of the talents working in the Technopole (including those in the I&T industry) would be expected to live in private housing units rather than public housing. The proposed public and private housing ratio should be reviewed by increasing the number of private housing units.
(3)	The land use planning of the OZP has not taken into account the readily available land resources.
Proposal	
(i)	The high-density residential development zoned “R(A)1” in Planning Area 1B on the STT OZP, which is proposed to be located near the existing low-density developments near Hung Fa Hom Road zoned “R(C)” on the NTM OZP, should be of medium-to-low density; or rezoned to “O” or “GB” or provided with buffer; or swapped with Planning Area 6C zoned “V” (Plan H-4h).
Responses	
(a)	<p>In response to (1) to (3):</p> <p>The land use planning has taken into account the site constraints,</p>

	<p>development potential, ecological/environmental concerns identified in the approved EIA Report, etc. The I&T lands planned in the northern part of the STT OZP (to the north of San Tin Highway) could create synergy effects with the HSITP at the Loop given its close proximity with the Shenzhen I&T Park.</p> <p>It has been recognised in the Hong Kong 2030+ that the NTN (including the ST/LMC DN) would be one of the two SGA for meeting the long-term outstanding land requirement in the territory. The STLMC area of the Technopole is also targeted to be developed into a new community with a planned population of 165,500 with about 50,000 to 54,000 flats to support the planned I&T and other developments.</p> <p>As stated in the ES of the STT OZP, an assumed public-to-private housing ratio of 70:30 is adopted with a view to providing a balanced population profile for the area. Nevertheless, to cater for possible changing circumstances, social aspiration and development needs, such housing mix will be reviewed, as appropriate. While the actual split will be decided upon implementation, sensitivity tests had been conducted under the Investigation Study which revealed that the existing and planned strategic road network and other infrastructures can cope with possible adjustment of the ratio, if necessary.</p>
(b)	<p>In response to (i):</p> <p>According to the final recommendations of the Hong Kong 2030+ promulgated in October 2021, STLMC area of the Technopole is a major solution space to address the need for housing land and economic land. Apart from providing I&T land, the Technopole strives to provide about 50,000 to 54,000 new flats of different housing types. The development parameters for the “R(A)1” zone in Planning Area 1B is considered appropriate having regard to the overall setting. Rezoning of the area to other uses would reduce the total flat production of the STLMC area and undermine the planning theme of providing a balanced, vibrant and liveable community for the area.</p> <p>Capitalising on the enhanced accessibility in the southern part of STLMC area with the planned San Tin Station of NOL Main Line, it is considered appropriate for zoning the site in Planning Area 1B adjacent to Hung Fa Hom Road to “R(A)1” for high-density residential development with maximum plot ratio of 6.8 and BHR of 170mPD. In addition, a “G/IC” site to the south of the “R(A)1” site could be considered as a buffer, while setbacks along the south-western boundary of the “R(A)1” site could be considered during the detailed design stage.</p> <p>It is considered not feasible to swap the said “R(A)1” site with the “V” zone in Planning Area 6C as the “V” zone currently covers</p>

	Shek Wu Wai which is a recognised village.
--	--

5.3.4.3 Provision of GIC Facilities

Major Ground	
(1)	In view of the deficits in some GIC facilities in the STT OZP, sufficient GIC facilities should be properly planned at this stage.
Response	
(a)	<p>Relevant B/Ds have been consulted on the proposed GIC facilities and open space during the Investigation Study. The planned provision of open space and GIC facilities under the STT OZP are generally adequate to meet the demand in accordance with the requirements of the HKPSG and relevant B/Ds.</p> <p>Besides, about 5% of the domestic GFA of the future public housing developments in the STT OZP will be set aside for the provision of social welfare facilities in accordance with prevailing policy and practice. In the course of detailed planning of the public housing development and in consultation with the Social Welfare Department, the current shortfalls in the provision of child care centre, community care services facilities, RCHEs, pre-school rehabilitation services, day rehabilitation services and residential care services could be redressed. On the other hand, the provision of kindergarten/nursery is premises-based. There is scope to provide additional kindergartens/nurseries as part of the residential or GIC developments in the detailed planning process. Besides, there is also surplus provision in Yuen Long District. As for hospital beds, the Health Bureau adopts a wider spatial context/cluster in the assessment of provision for such facilities. In addition, eight government reserve sites are designated within the STT OZP, which could be used for meeting the shortfalls when necessary.</p>

5.3.5 Transport and Other Infrastructure

Major Grounds / Views	
(1)	There would be inadequate public transportation and infrastructure to support the proposed development. Road and pedestrian network, including the tunnels and footbridges, and public transportation should be improved due to the increased population in the area.
(2)	Proposed pedestrian walkway and cycle track network should not encourage access to ecologically-sensitive areas in STT OZP.
(3)	Direct road should be proposed connecting with the Rolling Hills to major proposed roads and pedestrian walkways should be constructed to connect the proposed NOL Main Line San Tin station to the Rolling Hills.

(4)	The alignment of NM Highway and NOL Spur Line should be indicated on the STT OZP. The alignment of the proposed NOL Spur Line shown in the ES of the STT OZP is incorrect. The future proposed railway station of NOL Spur Line near Chau Tau should be located at the underground stratum of Road L14 in Planning Area 23.
(5)	Infrastructure should be developed first to avoid land being vacant or unoccupied for a long period of time during phased development.
(6)	The alignments and extents of the STEMDC and STWMDC should be less restrictive and allow flexibility for interesting urban design with recreational uses alongside.
(7)	STWMDC should be further channelised and straightened to reduce flooding risk. Besides, nature-based solution should be adopted in existing river channels in the STT OZP to increase flood resilience by retaining and ecologically restoring the existing semi-natural watercourses.
(8)	There are no new alignments of watercourse and drainage network proposed to maintain the hydrological and hydraulic characteristics of wetlands.
(9)	A comprehensive drainage plan should be formulated and approved by relevant department before development works commenced.
(10)	There is no sewerage system/sewage treatment plant in the area to treat sewage, which could pollute the MPNR with the increased population.
Proposals	
(i)	STEMDC and STWMDC are recommended to be rezoned from “OU(A)” and “O” to “Other Specified Uses” annotated “River Park” (“OU(River Park)”); or from “OU(A)” to “O” on the STT OZP (Plan H-4e and Drawing H-2).
Responses	
(a)	<p>In response to (1) and (2):</p> <p>To realise the 15-minute neighbourhood concept, a comprehensive pedestrian and cycling network is planned and will be implemented within STLMC area to allow the villagers and future residents to reach various facilities for their daily necessities and major transport facilities within 15 minutes by walking or cycling. Together with a comprehensive road network, the connectivity of the area to the external road network would be improved. Furthermore, to enhance the north-south connectivity internally, a total of seven pedestrian/cycle crossings would be provided across the San Tin Highway/Fanling Highway, of which three, including the landscaped deck, would be newly constructed.</p>

	<p>Apart from new roads to be constructed in the STLMC area, existing roads would be improved or realigned to enhance the traffic conditions, as recommended under the Investigation Study or other on-going engineering studies in the surrounding areas, e.g. improvement of the San Tin Interchange and the Castle Peak Road.</p> <p>The detailed design of the pedestrian and cycling network will take into account the interface with and minimise the potential disturbance to the ecologically-sensitive areas (such as the “CA” zones or the MPLV Egretty within an “O” zone) within the STT OZP as well as the existing MPV Egretty and the proposed SPS WCP within the MP OZP, where appropriate.</p> <p>A comprehensive public transport network would be devised with a view to reducing the private vehicle trips to be generated by the future developments in the area, thus helping alleviate the traffic pressure on adjacent strategic roads. In particular, the proposed railways (i.e. those for the NOL Main Line and NOL Spur Line) would serve as the backbone of the public transport network enabling the area to connect with other parts of the New Territories and the urban areas. Multi-tier public transport systems would also be provided to meet both external and internal public transport demands. An intra-district Smart Green Feeder System (e.g. new energy bus) is proposed to serve the population and employment clusters located away from the railway catchment areas as well as to cater for the internal transport/circulation needs of the Technopole.</p> <p>Based on the TTIA conducted under the Investigation Study, it is considered that with the above proposed road, pedestrian and cycling networks and public transport facilities, no insurmountable impacts will arise from the future developments in the STLMC area of the Technopole affecting the existing/future performance of concerned road links and junctions. Adequate parking facilities will also be provided to cater for the demand arising from the developments in the STLMC area.</p>
(b)	<p>In response to (3):</p> <p>The Rolling Hills is currently connected to the San Tin Highway and Castle Peak Road through Hung Fa Hom Road and San Tam Road. The proposed developments in the STLMC area would not affect the existing traffic arrangement to and from the Rolling Hills.</p> <p>The long-term traffic demands generated to and from the STLMC area have been considered in the formulation of the road networks. Detailed design and implementation programme would be coordinated amongst the concerned government B/Ds and the public transport service operators to ensure timely provision of transport infrastructures to tie in with designed population/business intake. Sufficient road-based public transport would be provided to serve the travel demand and business operation needs before the</p>

	commissioning of the NOL Main Line and NOL Spur Line.
(c)	<p>In response to (4):</p> <p>The alignment of the NOL Spur Line shown on Plan 7 of the ES of the STT OZP is indicative only.</p> <p>Since both the NOL Spur Line and the possible connection to the NM Highway are still subject to further studies, there is no sufficient information to indicate their alignments on the STT OZP at this stage. The detailed planning and design of NOL Spur Line is expected to commence in 2024.</p> <p>The NOL Main Line is expected to be completed by 2034, which would serve the major population intake planned to commence in 2034. Upon finalisation, the railway scheme will be gazetted in accordance with the Railways Ordinance (Cap. 519).</p>
(d)	<p>In response to (5):</p> <p>Phase 1 of the STLMC area mainly covers the I&T land parcels to the north of San Tin Highway/Fanling Highway, some residential land to the south and the key infrastructure areas with road connections. Proposed road works and sewerage works for the Phase 1 developments were gazetted on 8.3.2024, i.e. on the same day of the gazette of the draft STT OZP. Site formation and infrastructure works are planned to commence in end 2024, such that infrastructure such as drainage, water supply and utility services would be in place for the phased population intake starting from 2031.</p>
(e)	<p>In response to (6) and (i):</p> <p>The two major drainage channels, i.e. STEMDC and STWMDC, are proposed to be revitalised and incorporated with floodable landscape with flood attenuation facilities and to improve the environment. Along the STWMDC are areas mainly zoned “O” on the STT OZP, which is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public. Subject to detailed design, the floodable landscape treatments and flood attenuation facilities would integrate with the open space facilities alongside these revitalised drainage channels. Besides, the amenity strips along STEMDC zoned “OU(A)” are intended to reflect the existing and the future compensatory wetland habitats in the area and to reserve space for the revitalisation of the existing drainage channel, including provision of a wildlife corridor for non-flying mammal species to preserve the habitat continuity along the northern section of Road D6 in Planning Area 19A.</p> <p>In view of the above and in order to strike a proper balance between conservation and development achieving ‘Co-existence of</p>

	<p>Development and Conservation’, a specific zoning of “OU(River Park)” for both STEMDC and STWMDC is considered neither appropriate nor necessary.</p> <p>The alignments of STEMDC and STWMDC are subject to detailed design and study. The current zonings alongside the two channels could allow appropriate design to support ecological functions, incite interaction with nature, and at the same time provide appropriate and suitable recreational uses. In view of the above, the current zonings for the two drainage channels are considered appropriate.</p>
(f)	<p>In response to (7) to (9):</p> <p>The ‘sponge city’ concept has been adopted with initiatives to incorporate blue-green infrastructure features, such as revitalising the existing drainage channel systems to include floodable landscape and flood attenuation facilities so that flood protection and climate resilience in the STLMC area could be enhanced. Sustainable drainage systems will also be implemented through the provision of permeable pavement, bioswale, flood retention tanks, etc., to further enhance climate resilience in the STLMC area.</p> <p>The alignment of the STWMDC mainly follows the original river alignment for maintaining its features. Its detailed configuration, including the sinuosity and landscape features, would be formulated in the detailed design, following the latest requirements promulgated in the Stormwater Drainage Manual of the DSD to cater for the flooding risk.</p> <p>Various technical assessments, including the statutory EIA, have been conducted under the Investigation Study to demonstrate that the proposed developments in the STLMC area would not impose significant impacts to the local neighbourhoods and surrounding areas. CEDD has prepared a drainage plan, covering also the revitalised STEMDC and STWMDC and the flood retention facilities, under the Investigation Study, with support of a Drainage Impact Assessment. The proposed drainage systems will provide necessary flood protection and increase climate resilience for the area and its downstream area. The drainage plan will be further developed in detailed design stage.</p> <p>A new stormwater drainage system for source control and conveyance of storm runoff from the proposed developments is recommended. Alongside, stormwater storage facilities and two stormwater pumping stations will be provided to mitigate the potential flood risk. The design of this new system shall be in accordance with the latest design procedure and guidelines issued by the DSD in March 2024, which will cater for the extreme weather and climate change. In view of the above, it is concluded that the developments with the implementation of above mitigation measures would not generate insurmountable problems in drainage aspects.</p>

(g)	<p>In response to (10):</p> <p>Due to the increased population and employment in the STLMC area, it is proposed to construct trunk sewers, a tertiary Effluent Polishing Plant (EPP) with 125,000 m³/d handling capacity and three sewerage pumping stations in the area to cope with the sewage to be generated. Based on the Sewerage Impact Assessment, the proposed developments in the area are sustainable from sewerage collection, treatment and disposal perspective. There are no identified sewerage and sewage treatment implications arising from the proposed developments.</p>
-----	--

5.3.6 *Other Technical Aspects*

Major Grounds / Views	
(1)	The development would impose potential impacts to the nearby residents in both construction and operation periods, including adverse air impacts, affecting the air quality and human health.
(2)	To incorporate sustainable policies in the STT OZP, e.g. the use of sustainable energy, composting facilities. A carbon audit should be done to demonstrate the carbon balance of foreseen 'carbon neutral community'.
(3)	There should be a buffer distance and/or partition walls between the new developments within the STT OZP and the existing residential developments near Hung Fa Hom Road (within the NTM OZP). The visual impact arising from the increased density of developments in the area should be assessed.
Responses	
(a)	<p>In response to (1):</p> <p>The proposed developments of STLMC area are designated project under EIAO. The EIA Report under the Investigation Study was conducted in accordance with the requirements of the EIA Study Brief and the latest recommended development boundary and land uses.</p> <p>The approved EIA Report has assessed the impacts of proposed developments on the aspects of air quality, noise, water quality, sewerage, waste management, land contamination, landfill gas hazard, ecology, fisheries, cultural heritage, hazard to life, landscape and visual, and electric and magnetic fields taking into account both the construction and operation phases. According to the assessments, after the implementation of the identified mitigation measures, such as installation of odour removal system at refuse collection points, refuse transfer station and sewage pumping stations, the use of covered treatment units/facilities for the proposed effluent polishing plant and the erection noise barriers, etc., there is</p>

	<p>no identified insurmountable implications to the area arising from the proposed developments.</p> <p>Relevant contract specifications on a series of dust control measures during construction such as spraying water and covering up stockpiles etc. to control the dust impact would be stipulated to ensure the safety to nearby residents during the construction period. Besides, mitigation measures, good site practices and appropriate control measures would be adopted during the construction period to minimise any potential pollutions. Contractors will be reported to ensure compliance with relevant regulations, best practices and guidelines in relation to the environmental aspect.</p>
(b)	<p>In response to (2):</p> <p>To align with the call for green planning and developing carbon neutral community under the Hong Kong's Climate Action Plan 2050 and to address climate change, various smart, green, resilient and sustainability initiatives are proposed under the Investigation Study and appropriately included/reflected in the STT OZP.</p> <p>Based on the carbon appraisal undertaken in the Investigation Study, zero net carbon emissions for the proposed developments should be able to achieve by 2050 echoing Hong Kong's Climate Action Plan 2050 to achieve carbon neutrality before 2050.</p>
(c)	<p>In response to (3):</p> <p>Responses under paragraph 5.3.6(a) above are relevant. For the LVIA conducted under the approved EIA Report, it is considered that while the character of STLMC area will be changed, the residual visual impact of the development with full implementation of the proposed mitigation measures is perceived to be acceptable.</p> <p>Apart from the approved EIA Report, it is concluded in other technical assessments (including those on air ventilation, traffic and transport, drainage and water supply) that the proposed developments in the STLMC area with the implementation of suitable mitigation/improvement measures are technically feasible and would not generate unacceptable impact or insurmountable problems.</p>

5.3.7 *Other Site-Specific Comments and Proposals*

5.3.7.1 *STT OZP*

Proposals	
(i)	<u>Various Lots in D.D.104 zoned "G/IC" (eastern portion) in Planning Area 1A at the western end of the planning scheme area (Plan H-4i and Drawings H-7a to H-7b)</u>

	<p>The land availability of the site hinges on the committed and implemented transitional housing development which will operate until 2029. Also, the FSD workshop could be co-located with the reserved divisional fire station in Planning Area 12A. There is also surplus for the provision of indoor sports centre in the STT OZP. Hence, the need for the reserved Fire Services Department (FSD) workshop and indoor sports centre at the “G/IC” site in Planning Area 1A is in doubt.</p> <p>Being the registered owner of the site, the representer suggested an alternative proposal by adopting the ‘Single Site, Multiple Use’ model to co-locate the FSD workshop and indoor sports centre with residential development by rezoning the site from “G/IC” to “R(A)” or “Other Specified Uses” annotated “Residential with Government and Community Facilities” or “CDA”, providing 1,928 units with a domestic PR of 5, GFA of 96,399m² and BHs of 135mPD and 155mPD.</p>
(ii)	<p><u>Lots 27 to 28, 35 to 37, 40 to 41, 45 to 47 in D.D.105 and the adjoining land zoned “OU(I&T)”, “OU(LSW(2))”, “O”, “OU(A)”, “G/IC”, “G/IC(1)” and area shown as ‘Road’ in Planning Areas 19C, 20 and 21 to the north of San Tin Highway (Plan H-4j and Drawings H-8a to H-8d)</u></p> <p>The representer, who is the registered owner of Lots 27 to 28, 35 to 37, 40 to 41, 45 to 47 in D.D.105, considered that current OZP zonings and/or road alignment of the concerned lots and the adjoining land fail to optimise the use of land resources.</p> <p>To enhance the effectiveness on the use of land resources, land parcels zoned “OU(I&T)”, “OU(LSW(2))”, “O”, “OU(A)”, “G/IC” and “G/IC(1)” and area shown as ‘Road’ are proposed to be consolidated and re-arranged, whereas the road alignments are proposed to be re-designed.</p>
Responses	
(a)	<p>In response to (i):</p> <p>Part of the site is currently allocated for proposed temporary transitional housing development under approved planning application No. A/YL-NTM/471, and the applicant intends to operate the transitional housing development until 2029. The applicant will closely liaise with relevant parties, including the Housing Bureau and CEDD, for any project interface issues. Besides, the applicant of the transitional housing development has been advised in the advisory clause of the planning application that the site may be resumed by the Government and that the proposed operation at the site may be terminated at any time during the planning approval period for implementation of government projects.</p> <p>After consultation with FSD and the Leisure and Cultural Services</p>

	<p>Department (LCSD), the co-location opportunity of the residential development with FSD vehicle workshop and indoor sports centre is limited for the considerations below.</p> <p>FSD advised that a standalone site for accommodating its additional vehicle workshop in the New Territories is required and the workshop cannot be co-located with other uses/facilities or other auxiliary facilities. The daily operation of workshop would involve various industrial activities with different types of dangerous goods and chemicals, which are subject to different safety requirements. Apart from this, traffic, noise and sewage nuisances would be generated from the operation of the workshop. Thus, the standalone site is required for central management and reducing disturbance to the surrounding neighbourhood.</p> <p>For the site in Planning Area 12A, it is reserved for the divisional fire station and ambulance depot cum staff quarters and an operational base for tactical support unit and community emergency preparedness experiential learning. FSD considered that the site is not large enough to allow co-location of the above-mentioned vehicle workshop. As such, the reservation of the site in the northern portion of Planning Area 1A for a standalone vehicle workshop in the New Territories is considered appropriate.</p> <p>LCSD considered that the provision of the reserved sports centre in Planning Area 1A is necessary to meet the requirement of HKPSG serving the population of Yuen Long District holistically.</p> <p>The co-location proposal suggested by the representer is not supported by any technical assessments to ascertain its feasibility and possible impacts. While the representer claimed that the proposal has a similar building form/layout with same PR of 5 under the proposed residential development under application No. Y/YL-NTM/5 which has been proven technically feasible, the application is still under processing with the traffic impact assessment yet to be accepted by the Transport Department.</p>
(b)	<p>In response to (ii):</p> <p>The proposal submitted by the representer is not supported by any technical assessments to ascertain feasibility and possible impacts.</p> <p>The proposal involves the existing MPLV Egretty which falls within the “O” zone in Planning Area 20. According to the approved EIA Report, the loss of the MPLV Egretty could result in high ecological impact such as potential direct injury/mortality of breeding pairs, juveniles and eggs, as well as permanent loss of the ardeid breeding ground. As such, the concerned area is proposed to be zoned “O” to minimise direct impact on the breeding ground and the adjoining wooded areas, such that the current nesting substratum would be largely preserved as far as practicable. Responses under paragraph</p>

	<p>5.3.3.3(e) are also relevant. The alternative proposal suggested by the representer (i.e. rezoning the proposed “O” zone to “OU(I&T)” and area shown as ‘Road’) may fail to protect the existing MPLV Egrettry.</p> <p>The representer’s proposal would lead to loss of the proposed “OU(LSW(2))” zone in Planning Area 21, which is intended primarily for logistics, storage and workshop uses. The zone can provide a considerable amount of floor spaces for the consolidation of brownfield operations.</p>
--	---

5.3.7.2 MP OZP

Major Ground / View	
(1)	Encroachment into the MPV Egrettry zoned “SSSI” as mentioned in the EIA Report was not mentioned in OZP amendment.
Proposal	
<i>Amendment Item B</i>	
(i)	<p><u>Various Lots in D.D.104 zoned “OU(WCP)” to the west of Yau Mei San Tsuen (Plan H-5c, and Drawings H-9a to H-9c)</u></p> <p>The site in various Lots in D.D. 104 was previously partly zoned “REC” and partly zoned “CA” on the then MP OZP. Currently, the site is zoned “OU(WCP)” and does not contain fish ponds and wetland. There is no strong justification for rezoning the site to “OU(WCP)” for wetland conservation. The surrounding areas of the site are also predominantly existing and planned residential developments. Rezoning the site to “OU(WCP)” is inconceivable which would create disparity with the overall zoning of the neighbouring sites. Besides, an enquiry was made to PlanD in 2019 regarding an development proposal at the site.</p> <p>The site is proposed to be rezoned to “R(C)” with PR of 0.8, with inclusion of area zoned “CA” for wetland restoration area (WRA), adopting “biodiversity-net-gain” approach. The WRA would be made available to public for eco-education and eco-recreational purposes.</p>
<i>Others</i>	
(ii)	<p><u>A site zoned “OU(CDWRA)” to the north of Wo Shang Wai and Royal Palms (Plan H-5c, and Drawings H-10a and H-10b)</u></p> <p>There is a lack of consideration on the effects that the WCP may have on the adjacent and surrounding developments. There is an opportunity for suitable and developable land adjacent to the WCP for increasing development potential, taking advantage of the major infrastructure upgrades and the future development context.</p>

The “OU(CDWRA)” site is located at the periphery of the Technopole and accessible to San Tin Highway and the planned San Tin Station of NOL Main Line. Opposite to the site would be an area planned for high-density residential developments zoned “R(A)1” on the STT OZP with existing low-density housing developments. It is proposed to increase the PR of “OU(CDWRA)” zone from 0.4 to 1.5 and BH from 6 storeys to 22 storeys, achieving a total GFA of 311,436m² providing 5,134 residential flats.

In view of the aforementioned proposal, it is proposed to revise paragraphs 7.1.7, 7.2.1 and 8.5 of the ES of the MP OZP as follow-

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

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

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

Responses	
(a)	<p>In response to (1):</p> <p>While the proposed development of STLMC area assessed under the approved EIA Report covered a small portion of the “SSSI” zone for MPV Egrettry under the MP OZP, it was decided not to include that portion as part of the development for the STLMC area under the STT OZP so as to keep the “SSSI” zone intact. As such, no such amendment was made to the MP OZP regarding this small portion of “SSSI” zone.</p>
(b)	<p>In response to (i):</p> <p>There is a lack of technical assessment to justify the technical feasibility of the proposed rezoning of the site to “R(C)”.</p> <p>While the representer claimed that an enquiry was submitted to the PlanD in 2019, no planning application was received by the Board for the subject site afterwards. According to the preliminary findings of the WCP Study, considering the ecological value and connectivity of the site and there are no existing/committed/planned developments at the site, the concerned area is considered appropriate to be rezoned to “OU(WCP)” for the development of SPS WCP.</p>
(c)	<p>In response to (ii):</p> <p>The proposal on “OU(CDWRA)” zone is not related to any amendment item.</p> <p>There is a lack of technical assessment to justify the technical feasibility of the proposed increase in development density of the site.</p> <p>The “OU(CDWRA)” zone on the MP OZP is intended to provide incentive for the restoration of degraded wetlands adjoining existing fish ponds through comprehensive residential and/or recreational development to include wetland restoration area. Such planning intention, with maximum PR and BH restrictions of 0.4 and 6 storeys, is compatible to the adjacent “OU(WCP)” zone which is designated for the development of SPS WCP by the Government.</p> <p>Considering that the “OU(CDWRA)” zone is not part of the developments under the Technopole and that the site is not adjoining the boundary of the STLMC area but surrounded by low rise village/residential developments to its east, south and west (including Mai Po Tsuen, Wo Shang Wai, Palm Springs and Royal Palms), there is no planning justification to increase the PR and BH restrictions of the “OU(CDWRA)” zone to 1.5 and 22 storeys respectively and to revise the ES of the MP OZP.</p>

5.3.8 *Other Non-site-specific Concerns/ Proposals*

5.3.8.1 *Both STT OZP and MP OZP*

Proposals	
(i)	Public works coordinated or implemented by the Government should not be exempted for filling of land/pond or excavation of land as stipulated in the Notes for “CA” zone of STT OZP and “CA” / “OU(CDWRA)” / “OU(CDWPA)” zone of MP OZP. Such exemption would lead to loosening control on filling of wetlands and may encourage more illegal filling of ponds.
(ii)	Uses resulting in poor animal welfare by confining wild animals should be removed from the OZP and MSN, including: <ol style="list-style-type: none"> 1. ‘Zoo’ and ‘Aviary’ under Column 1 of “O” zone and ‘Zoo’ under Column 2 of “G/IC”, “OU(CCUSUF)” and “GB” zones of STT OZP; and 2. ‘Zoo’ and ‘Aviary’ under Column 1 in “O” zone; and ‘Zoo’ under Column 2 in “G/IC”, “REC” and “OU(CDWRA)” zones of MP OZP.
Responses	
(a)	<p>In responses to (i):</p> <p>The incorporation of the exemption clause for government works on filling of land/pond or excavation of land pertaining to public works co-ordinated or implemented by the Government from the requirement for planning application in the conservation-related zones under the subject OZPs is in line with the latest revision of MSN which was promulgated by the Board in August 2021. The objective is to streamline the planning application process/mechanism.</p> <p>The exemption clause is only applicable to public works and minor works in which no major adverse impacts are anticipated. Public works co-ordinated or implemented by the Government are under an established monitoring mechanism where such works have to be agreed by B/Ds concerned and in compliance with the relevant government requirements, prevailing ordinances and regulations.</p> <p>Besides, the exemption clause only applies to the filling of land/pond or excavation of land. If a use requires planning permission from the Board in terms of the Notes of the OZP (i.e. a Column 2 use), the use itself still requires planning permission and the associated filling of land/pond or excavation of land would also form part of the proposal. In addition, planning permission for filling of land/pond or excavation of land is still required for a permitted use/development (i.e. a Column 1 use or a use specified in the covering Notes), if the works are not exempted under the Remarks of the Notes of the OZP for the zone. In this regard, statutory control over the developments in the conservation-related zones would not be undermined.</p>

(b)	<p>In response to (ii):</p> <p>The Schedules of Uses under the Notes of STT OZP and MP OZP for “O”, “G/IC”, “REC”, “OU(CDWRA)” and “GB” zones are in line with the MSN promulgated by the Board where ‘Zoo’ and ‘Aviary’ are Column 1 uses in the “O” zone, while ‘Zoo’ is a Column 2 use in the “G/IC” and “GB” zones. Since the MSN serves to provide a general framework for preparing and revising the Notes of OZPs, most of the OZPs in the territory have similar arrangements for ‘Zoo’ and/or ‘Aviary’ in the “O”, “G/IC” and “GB” zones. As for the “OU(CCUSUF)” zone of STT OZP, it is intended primarily for the provision of a cultural and community complex accommodating a major performance arts venue, a major library, a swimming pool complex and flexible public/even spaces serving the needs of the local residents and/or a wider district, region or the territory. Hence, the “OU(CCUSUF)” zone shares similar nature with the “G/IC” zone, under which ‘Zoo’ is also included as a Column 2 use in the zone.</p> <p>The ‘Zoo’ under Column 2 of the “G/IC”, “GB”, “REC”, “OU(CDWRA)” and “OU(CCUSUF)” zones means that planning permission from the Board for the use is required. The Board would assess each development proposal on its individual merits in accordance with the relevant guidelines of the Board under the planning application mechanism.</p> <p>While zoo development is not prohibited in Hong Kong, any zoo proposal is regulated through the need to obtain planning permission (for “G/IC”, “GB”, “REC” and “OU(CDWRA)” zones) and/or relevant licence(s) prior to its implementation. On the other hand, cruelty to animals is prohibited under the Prevention of Cruelty to Animals Ordinance (Cap. 169).</p> <p>It should be noted that the representer’s proposal is not related to any amendment item under the MP OZP.</p>
-----	---

5.3.8.2 STT OZP Only

Major Grounds / Views	
(1)	Farmland, including some established farms in the area, should be preserved for agricultural development.
(2)	There would be expansion of brownfield operations outside the OZP due to unfavourable relocation arrangements. In order to prevent brownfield proliferation, a concrete and effective brownfield relocation plan with consensus of operators should be formulated at the early stage of development.
(3)	In paragraph 12.7.3 of the ES of the OZP, clean-up reedbed is designated for wastewater polishing purpose and is not part of the mitigation wetland of Sheung Shui to Lok Ma Chau Spur Line.

(4)	Use of geographic information system (GIS) to organise data is recommended to increase transparency in planning and development.
Proposals	
(i)	<p>Agricultural activities should be preserved/promoted by:</p> <ol style="list-style-type: none"> 1. rezoning part of Planning Area 7 currently zoned “O” and/or “OU(CCUSUF)” bounded by proposed Roads L7, L8 and D1 to “Agriculture” zone (Plan H-4e, Figure 1 of Drawing H-1a and Drawing H-2); or 2. permitting community farming/agricultural uses within area zoned “O”.
Responses	
(a)	<p>In response to (1):</p> <p>In view of the extensive area of the Technopole, it is inevitable that some existing rural settlements, agricultural/livestock farms scattered across the STLMC area would be affected. Mitigation measures have been proposed to address the potential negative impacts, including stepping up the Government’s assistance to operators of the affected agricultural farms and livestock farms to relocate their operations and support the sustainable development of the related industries.</p> <p>The Government has released the Blueprint for the Sustainable Development of Agriculture and Fisheries in December 2023, proposing to designate Agricultural Priority Areas, implement Agricultural Park Phase 2 and put forward measures for urban farming and leisure farming, which are beneficial to the promotion of local agricultural development.</p>
(b)	<p>In response to (2):</p> <p>Three sites with a total area of about 17 ha in Planning Areas 13B, 14A and 21 are zoned “OU(LSW)” intended primarily for logistics, storage and workshop uses. The site could be used for development of multi-storey buildings for modern industries, which may also accommodate brownfield operations affected by government projects. Open-air operations are also allowed to suit the operation needs of various kinds of logistics, storage and workshop uses.</p> <p>The Government’s long-term objective is to develop multi-storey buildings for modern industries (MSBs) for promoting the development of industries, as well as consolidating some brownfield operations displaced by government projects and assisting them in upgrading their operations. Since the planning and construction of MSBs take time, and not all brownfield operations can be relocated to MSBs, the Government would continue to provide assistance to affected business operators through a number of measures, including reaching out to them at the soonest possible juncture, providing</p>

	<p>monetary compensation to allow them to plan ahead for departure and meet the necessary costs, providing advice on the suitability of possible sites for accommodating brownfield operations, providing one-stop facilitation services from the planning, lands and buildings perspectives to help affected operators to relocate their brownfield business and putting government land to restricted tender for short-term tenancy.</p>
(c)	<p>In response to (3):</p> <p>Paragraph 12.7.3 of the ES of the STT OZP aims to describe the Lok Ma Chau Ecological Enhancement Area and the Clean-up Reedbed in Planning Area 32 which is zoned “CA”.</p>
(d)	<p>In response to (4):</p> <p>The suggestion is noted and will be duly considered in the future planning, design and development/construction works.</p>
(e)	<p>In response to (i):</p> <p>The site in Planning Area 7 is zoned “OU(CCUSUF)” for provision of a cultural and community complex serving the needs of the local residents and/or a wider district, region or the territory. It will serve as a landmark planned for accommodating a major performing arts venue, a major museum, a major library, a swimming pool complex and flexible public/event spaces, serving the needs of the local residents and/or wider district, region or the territory. This cultural and community complex, together with the adjoining proposed River Valley Park zoned “O”, will be a cluster drawing people together and fostering district identity. As such, the current “OU(CCUSUF)” and “O” zones are considered appropriate.</p> <p>The Board has revised the Definition of Terms for ‘Open Space’ (i.e. a use always permitted in all zones under the OZP, except “CA”) in April 2024 to include urban farm, which adopts commercial technology-based crop production with intention of providing the community with leisure farming, education activities and fresh agricultural products for use of the general public, co-ordinated or implemented by Government.</p>

5.3.8.3 MP OZP Only

Major Ground / View	
(1)	<p>On-site baseline research on dog populations should be conducted to assess their behaviour in order to develop a comprehensive plan for population control. Besides, all construction sites are recommended to follow AFCD’s guidelines for keeping dogs on construction sites and that compliance should be monitored by the overseeing department and AFCD and should be referenced in the works-related</p>

	contracts.
Proposal	
(i)	<p>Paragraphs (8), (9) and 11(a) of the covering Notes of the draft OZP should be revised to restrict certain uses, which are always permitted in other less sensitive zonings, in area zoned “OU(WCP)”. Suggested amendments are shown below: -</p> <p>(8) The following uses or developments are always permitted on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (9) in relation to areas zoned “Site of Special Scientific Interest” or “Site of Special Scientific Interest (1)” or “Conservation Area” or “Other Specified Uses” annotated “Comprehensive Development and Wetland Protection Area” <i>or</i> “Other Specified Uses” annotated “Wetland Conservation Park”:</p> <p>(9) In areas zoned “Site of Special Scientific Interest” or “Site of Special Scientific Interest (1)” or “Conservation Area” or “Other Specified Uses” annotated “Comprehensive Development and Wetland Protection Area” <i>or</i> “Other Specified Uses” annotated “Wetland Conservation Park”,</p> <p>(11) (a) Except in areas zoned “Site of Special Scientific Interest” or “Site of Special Scientific Interest (1)” or “Conservation Area” or “Other Specified Uses” annotated “Comprehensive Development and Wetland Protection Area”, <i>or</i> “Other Specified Uses” annotated “Wetland Conservation Park”, temporary use or development of any land or building not exceeding a period of two months is always permitted provided that no site formation (filling or excavation) is carried out and that the use or development is a use or development specified below:</p>
Responses	
(a)	<p>In response to (1):</p> <p>The dogs within the area and to be kept at construction sites in the area are beyond the scope of OZP. Government works will strictly follow relevant prevailing ordinances and regulations.</p>
(b)	<p>In response to (i)</p> <p>The “OU(WCP)” zone is primarily intended for the development of a WCP by the Government to conserve the wetlands with ecological / conservation values and safeguard the integrity of the wetland system; compensate for the impact on ecological and fisheries resources arising from the development of STLMC area of the Technopole, thereby achieving ‘co-existence of development and conservation’; provide eco-education and eco-recreation facilities for</p>

	<p>the public; and promote scientific research on aquaculture and develop modernised aquaculture industry.</p> <p>In order to achieve the compensatory function required under the approved EIA Report, there is a need for the SPS WCP to be established on Government-controlled land. Where private land is involved, the Government may exercise its statutory power to resume the land. Since a relatively large area of private land within the SPS WCP would have to revert to the Government for conservation purpose, to help manage the Government’s expenditure attributable to compensation for resumption, the Government will, before invoking the resumption power, also explore possible schemes to incentivise private land owners to voluntarily surrender their land in the SPS WCP area to the Government, such as allowing the land value of the surrendered land to be deducted from land premium in land exchange/lease modifications being/to be pursued by the same land owners elsewhere.</p> <p>In view of the above in particular that provision of eco-education and eco-recreation facilities is one of the planning intentions for the “OU(WCP)” zone, it is considered not appropriate to restrict the uses under paragraphs (8), (9) and (11) of the covering Notes in the zone. Besides, since the SPS WCP will be proposed to be established on Government-controlled land, the existing OZP restrictions for the zone are not expected to result in uncontrolled and/or unmanaged uses adversely affecting the existing wetlands.</p>
--	---

For NTM OZP

5.4 Subject of Representations

5.4.1 There are three valid representations. **R1** is submitted by SPCA supporting Amendment Item C while opposing Amendment Items A and the proposed amendments to the Notes. **R2** is submitted by an individual opposing the proposed amendments to the Notes. **R3** is submitted by an individual supporting Amendment Item C while opposing Amendment Items A, B and the proposed amendments to the Notes.

5.4.2 The major grounds of the representations, as well as their major suggestions/proposals, and PlanD’s responses, in consultation with the relevant government B/Ds, are summarised in paragraphs 5.5 and 5.6 below.

5.5 Major Supportive Grounds, Views and Response to Supportive Representations

5.5.1 *Amendment Item C (Plans H-8, H-9b and H-10c)*

Major Ground / View	
(1)	The proposed rezoning for Amendment Item C would provide protection to the environment and enhance the connectivity of the habitat in a certain extent. However, it would result in a complete

	isolation of the “GB” zone where Amendment Item C site is situated. Besides, Amendment Item C site and its adjacent “GB” zone would be surrounded by high-rise buildings up to 200mPD.
Response	
(a)	<p>The supportive view is noted.</p> <p>The subject “GB” zone is mainly covered by vegetation and part of a PBG. The proposed amendment is to reflect the existing condition of the site, which shares similar condition to the rest of the adjoining “GB” zone to the southwest. The subject “GB” zone could therefore form part of this larger “GB” zone. As such, the “GB” zone under Amendment Item C would not be isolated. The planning intention of this “GB” zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.</p> <p>BHRs are imposed to protect areas with ecological concerns, enhance air ventilation, provide visual and spatial relief, and preserve the overall townscape of the STLMC area. Technical assessments, including AVA and LVIA, have been conducted under the Investigation Study to demonstrate that the BHRs would not impose significant impact to the surrounding areas.</p>

5.6 Major Grounds, Views, Proposals of and Responses to Opposing Representations and Representations Providing Views

Amendment Item A (Plans H-8 and H-10a)

5.6.1 *Environment*

Major Grounds / Views	
(1)	The proposed rezoning would lead to devastation of the area.
(2)	All six “GB” sites within Amendment Item A have either been greatly reduced or been completely eroded.
Responses	
(a)	<p>In response to (1) and (2):</p> <p>The amendment is to excise the northern part of the then NTM OZP for incorporation into STT OZP to facilitate the development at STLMC area of the Technopole, which is a project for taking forward the national strategy of the National 14th Five-Year Plan to support Hong Kong to enhance, establish and develop into, amongst others, an international I&T centre. At strategic planning level, the proposal of the Technopole had been comprehensively reviewed</p>

	<p>under the Hong Kong 2030+ and NMDS before promulgation in October 2021. At district planning level, the development for STLMC area under the Technopole has been further evaluated and assessed thoroughly under the Investigation Study with a PE undertaken from June to August 2023 and the EIA Report approved by DEP under EIAO in May 2024.</p> <p>According to the approved EIA Report for the Investigation Study, areas zoned “GB” on the then NTM OZP were mainly developed areas with brownfields, villages/rural settlements and plantations areas, with scattered woodland and grassland. Those portions which are mainly woodland and grassland or located within PBGs are retained as “GB” zone on the STT OZP.</p> <p>Overall, it was concluded in all technical assessments, including the statutory EIA, that the development of STLMC area, with the proposed mitigation/enhancement measures (including the SPS WCP to compensate for the impact on ecological and fisheries resources arising from the development), could strike a proper balance between conservation and development and achieve ‘Co-existence of Development and Conservation’</p>
--	--

Amendment Item B (Plans H-8, H-9a and H-10b)

5.6.2 *Proposed RCHE Development*

Major Grounds / Views	
(1)	The proposed development under the approved rezoning application No. Y/YL-NTM/9 would be subject to various impact, including environmental, noise, visual and fire safety impacts.
(2)	The development should comply with relevant guidelines regarding the natural lighting and ventilation provision. Besides, the proposed development exceeds the stipulated height for RCHE.
Responses	
(a)	<p>In response to (1):</p> <p>Various technical assessments were submitted by the applicant of the related section 12A rezoning application No. Y/YL-NTM/9 to demonstrate the technical feasibility of the proposed RCHE. The Environmental Assessment demonstrated that the proposed RCHE would have no adverse impacts on air quality, noise, water quality, waste management and land contamination aspects. Appropriate mitigation measures, including buffer/setback from San Tam Road and San Tin Highway, noise sensitive rooms facing away from roads, installation of architectural fins and acoustic windows, and low noise type cooling towers with intake silencers, had been incorporated in the indicative layout to mitigate any possible traffic/traffic noise and air quality nuisances. To ensure compliance with the noise criteria</p>

	<p>under HKPSG, the applicant would be required to submit a detailed Noise Impact Assessment report for the latest MLPs and ensure the implementation of mitigation measures identified therein under land lease mechanism.</p> <p>A Visual Impact Assessment (VIA) was also conducted under the section 12A application to assess the visual impact of the proposed development against the baseline scenario (with an existing house at the site). According to the VIA, the proposed development would have negligible to slightly adverse visual impact. With the building setback of about 12.6m from San Tam Road as well as the proposed mitigation measures (e.g. vertical greening on lower floors facing San Tam Road and planters on R/F, etc.), it was anticipated that the proposed RCHE would not create adverse visual impact to the surrounding areas. The Chief Town Planner/Urban Design and Landscape, PlanD (CTP/UD&L, PlanD) had no objection to the application from urban design and visual aspects.</p> <p>Besides, D of FS had no objection to the section 12A rezoning application provided that the fire service installations and water supplies for firefighting would be provided in the future development and that the height restriction as stipulated in section 20 of the Residential Care Homes (Elderly Persons) Regulation, Cap. 459A would be observed. Furthermore, the proposed RCHE should conform to the relevant fire safety ordinances and regulations. Detailed fire services requirements would be formulated upon receipt of formal submission of general building plans and formal application of RCHE licence. Emergency vehicular access should also be provided in accordance with relevant sections of the Building (Planning) Regulations. Additional fire safety requirements might be imposed upon vetting of the building details, if any.</p>
(b)	<p>In response to (2):</p> <p>The Director of Social Welfare (DSW) had no objection on the section 12A rezoning application from both RCHE service and licencing point of views. According to the indicative scheme submitted by the applicant, the RCHE would be situated on various floors not exceeding 24m while some ancillary facilities (such as administration office and staff quarters) would be situated at a height over 24m of the future development. The applicant would seek the approval from DSW on the part of the RCHE which would exceed a height of 24m from ground floor during the RCHE licensing application. Besides, the design and construction of the RCHE should be in full compliance with the statutory and licensing requirements, including but not limited to, Residential Care Home (Elderly Persons) Ordinance Cap. 459 and its subsidiary legislation, as well as the latest version of the Code of Practice for Residential Care Homes (Elderly Persons). Detailed comment will be formulated during the stage of formal application of licence.</p>

	Besides, provision of prescribed windows for habitable areas and kitchen need to comply with relevant sections of the B(P)R. Detailed checking will be carried out by the Building Authority during building plan submission stage.
--	---

Amendments to the Notes of the OZP

5.6.3 *Exempted Government Works in “Conservation Area”*

Major Ground / View	
(1)	The exemption clause for government works on filling of land and excavation of land stipulated in the Notes for “CA” zone should be deleted as public consultation/inspection process would be eliminated.
Responses	
(a)	The incorporation of the exemption clause for government works on filling of land/pond or excavation of land pertaining to public works co-ordinated or implemented by the Government from the requirement for planning application in the conservation-related zones under the subject OZP is in line with the latest revision of MSN which was promulgated by the Board on 24.8.2021. The objective of including this exemption clause is to streamline the planning application process/mechanism. Whilst such works are exempted from planning permission, they still have to conform to any other relevant legislations, the conditions of the government lease concerned (if any), and other government requirements, as may be applicable.

5.6.4 *Minor Relaxation of Building Height Restrictions*

Major Ground / View	
(1)	The proposed amendment on the minor relaxation clause for BHR to the Notes for “R(C)”, “R(D)”, “Industrial (Group D)” (“I(D)”) and “REC” zones would loosen the protection of aerial space required by avifauna.
Response	
(a)	The subject amendment is a technical one by adding ‘/or’ after the word ‘and’ under the minor relaxation clause (i.e. and/ <i>or</i>) for plot ratio and/or BHR for the Notes of the “R(C)”, “R(D)”, “I(D)” and “REC” zones. Most of the OZPs in the territory have the same arrangement for similar minor relaxation clauses, and there will be no change to the details of BHR for concerned zones after the amendment. A section 16 application for minor relaxation of BHR of any development proposal within respective zones is still required. Such applications need to be supported by full justification and relevant technical assessments, as appropriate.

5.6.5 *Other Issues related to the Notes of the OZP*

Major Ground / View	
(1)	A standard for assessing the ecological and environmental impacts arising from the proposed minor relaxation of BHRs within the “R(C)”, “R(D)”, “I(D)” and “REC” zones should be established by the Board.
Proposals	
(i)	‘Zoo’ as permitted use under various zonings, such as “G/IC”, “REC” and “GB” zones, on both the OZP and MSN, are recommended to be removed as it may lead to poor animal welfare due to the confinement of wild animals.
(ii)	‘Barbecue Spot’, ‘Holiday Camp’ and ‘Tent Camping Ground’ listed as Column 2 uses in the “CA” zone are recommended to be removed as it may pose risk to the local ecosystem by increasing human presence and disturbance in the area.
(iii)	‘Flat’ as Column 2 use in the “GB” zone is recommended to be removed as it may disrupt the habitat consistently by waste, noise and light pollution, which could impact and disrupt the lives of nearby resident animals.
Response	
(a)	In response to (1) and (i) to (iii): The major ground/view and proposals are not related to any of the amendments to the Notes of the OZP.

6. Departmental Consultation

6.1 The following government B/Ds have been consulted and their comments have been incorporated in the above paragraphs or **Annexes VIIIa and VIIIb**, where appropriate.

- (a) Secretary for Development;
- (b) Secretary for Education;
- (c) Secretary for Environment and Ecology;
- (d) Secretary for Health;
- (e) Secretary for Housing;
- (f) Secretary for Innovation, Technology and Industry;
- (g) Secretary for Transport and Logistics;
- (h) Director of Agriculture, Fisheries and Conservation;
- (i) District Lands Officer/Yuen Long, Lands Department;
- (j) DEP;
- (k) D of FS;

- (l) Director of Leisure and Cultural Services;
- (m) Commissioner for Transport;
- (n) Project Manager (North), CEDD;
- (o) Office of the Government Chief Information Officer;
- (p) Chief Engineer/Railway Development 1-1, Railway Development Office, Highways Department (HyD);
- (q) CTP/UD&L, PlanD; and
- (r) Chief Town Planner/Studies and Research 1, PlanD.

6.2 The following B/Ds have no comment on the representations:

- (a) Executive Secretary (Antiquities & Monuments), Antiquities and Monuments Office, Development Bureau;
- (b) Director of Electrical and Mechanical Services;
- (c) Director of Food and Environmental Hygiene;
- (d) Director of Housing;
- (e) DSW;
- (f) Project Manager (West), CEDD;
- (g) Head of Geotechnical Engineering Office, CEDD;
- (h) Chief Engineer/Mainland North, DSD;
- (i) Chief Engineer/Consultants Management, Water Supplies Department;
- (j) Chief Highways Engineer/New Territories West, HyD; and
- (k) Commissioner of Police.

7. Planning Department's Views

STT and MP OZPs

7.1 The supportive views provided in **TPB/R/S/STT/1-R1 to R87, R88(part), R89, R90(part), R91(part), R92(part), R93(part), R94(part), R95(part), R96, R97, R98(part), R99(part), R100(part) and R101(part)** of *STT OZP* and in **TPB/R/YL-MP/7-R1(part), R2, R3(part) and R8(part)** of *MP OZP* are noted.

7.2 Based on the assessments in paragraphs 5.2 to 5.3 above, PlanD does not support **TPB/R/S/STT/1-R88(part), R90(part), R91(part), R92(part), R93(part), R94(part), R95(part), R98(part), R99(part), R100(part) and R101(part), R102, R104 to R1544 of STT OZP** and **TPB/R/S/YL-MP/7-R1(part), R3(part), R4, R6, R7, R8(part) and R9 to R1102 of MP OZP** and considers that the STT and MP OZPs should not be amended to meet the representations for the following reasons:

For STT OZP and MP OZP

I&T Development

- (1) To take forward the national strategy to develop Hong Kong as an international I&T centre, the "OU(I&T)" zones under the STT OZP seeks to create a critical mass to foster I&T advancement, meet the increasing demand of land for I&T development, drive the development of an international I&T centre and deepen the I&T collaboration with Shenzhen and the world. With its close proximity to the HSITP in the Loop and the Shenzhen's I&T Zone, the "OU(I&T)" zones

under the STT OZP could achieve a clustering effect of the I&T industry in the Technopole and Shenzhen promoting synergy;

- (2) To nurture a complete I&T ecosystem and build a dynamic and liveable community in the Technopole, sufficient flexibility has been provided for the “OU(I&T)” zones under the STT OZP to permit a wide range of uses and facilities. It is considered appropriate for “OU(I&T)” zones in different planning areas to have varying size so as to provide flexibility for I&T and its supporting uses. Alternative options of locating the major cluster of I&T land elsewhere have been explored, but not recommended due to various engineering, environmental and technical issues as well as reduction in development scale;
- (3) To take forward the I&T development in the STLMC area, a PDB will be prepared incorporating planning, design, engineering/ infrastructure and other relevant requirements to provide guidance for the future developments and facilitate project proponents to prepare Master Plans. With the provision of flexibility for future I&T development and the proposed mechanism of requiring submission of Master Plans, it is considered not necessary to stipulate additional development restrictions/statutory requirements for the “OU(I&T)” zones of the STT OZP;
- (4) Appropriate planning control on the provision of talent accommodation units has been incorporated in the STT OZP. The Notes of the STT OZP for the “OU(I&T)” zone allow the provision of talent accommodation units with ‘Flat (Staff Quarters only)’ included as a Column 1 use under the “OU(I&T)” zones. The ES of the STT OZP also provides guidance on the provision of talent accommodation units in terms of GFA and number of units;

Environment and Ecology

- (5) The EIA Report for STLMC area was endorsed with conditions and recommendations by ACE on 22.4.2024, and then approved with conditions by DEP on 17.5.2024. It is noted that the EIA process is open, transparent, scientific, professional and comprehensive. It is also noted that in assessing the EIA Report, EPD has thoroughly and carefully considered the statutory standards and requirements of the EIA Study Brief and TM; public comments raised during the public inspection period; suggestions and data from green groups; supplementary information submitted by CEDD upon request of EIA Subcommittee of the ACE; and endorsement conditions and recommendations raised by the ACE. Subject to the approval of the STT OZP and the MP OZP, CEDD will orderly and timely take forward various mitigation/enhancement measures proposed in the approved EIA Report and follow up of the approval conditions imposed by DEP as well as the recommendations from ACE;
- (6) The approved EIA Report and relevant technical assessments conducted under the Investigation Study demonstrated that the proposed developments in the STLMC area, with the recommended enhancement/mitigation measures, would be technically feasible and ecologically and environmentally acceptable, and would not impose insurmountable impacts to the local neighbourhoods and surrounding areas. Further requirements of submission of baseline study on

the existing wetlands and/or EcoIA for the future developments under the STT OZP is considered not necessary;

- (7) It is noted that the approved EIA Report has followed the principle in the order of 'avoidance', 'minimisation' and 'compensation' in accordance with the TM. The Ramsar Site will be left untouched in its totality under the proposed development for STLMC area, while the current ecological characters of the Ramsar Site will not be adversely affected by the proposed developments;
- (8) Although the TPB-PG No. 12C only applies to the planning application falling within the WCA and WBA, the approved EIA Report for STLMC area has adopted the same principle of 'no-net-loss in wetland' through achieving 'no-net-loss' in ecological function and capacity of the wetlands concerned in conducting the EcoIA under the EIA of the Investigation Study;
- (9) The planning of the STLMC area has taken into account ecologically significant resources, including the birds' flight corridors/paths and egretries. The current zonings and statutory development restrictions, including BHRs and NBAs, under the STT OZP, together with the conditions imposed to the approval of the EIA Report are considered sufficient and appropriate to preserve birds' flight corridors/paths and achieve design harmony with the wetland setting and adjacent villages. Preservation of the MPLV Egret by designation of "O" zone is considered appropriate. The MPV Egret will also be retained;
- (10) Ecological mitigation/enhancement measures are proposed in the approved EIA Report to minimise disturbance to wildlife species, such as Eurasian Otters and birds. Wildlife corridors would be established for non-flying mammals before commencement of relevant construction works, and a Bird-friendly Design Guidelines would be prepared to minimise the disturbance to birds according to the approval conditions of the EIA Report. The approval conditions also require the submission of a Woodland Compensation Plan and a TCPP before commencement of constructions work to minimise the potential landscape and ecological impact;
- (11) A draft HCMP has been submitted upon request of ACE, and an EC will be set up to advise on the preparation of various implementation plans, and monitor the effectiveness of implementation of the ecological mitigation/enhancement measures under the approved EIA Report, and trigger interventions if necessary. Besides, no pond filling works will commence prior to commencement of construction of the ecologically enhanced fish ponds. A working group would also be set up to coordinate the programme and progress of pond filling and the implementation of the SPS WCP. An Interim Wetland Enhancement Plan would also be prepared to provide implementation details of the interim wetland enhancement measures;

Sam Po Shue Wetland Conservation Park (in particular for Amendment Items A1 and B of MP OZP)

- (12) The Government will develop the SPS WCP (338 ha) to create environmental capacity for the development of STLMC area as part of the ecological mitigation/enhancement measures. The ecological function and capacity of the existing wetlands (288 ha) and the fisheries resources of the existing fish ponds (40 ha) will be enhanced with active conservation management and modernised aquaculture respectively, with a view to compensating for the loss in wetland habitats and fisheries resources arising from the development of STLMC area and achieving no-net-loss in ecological function and capacity of the wetlands concerned. The current extent of the 338 ha SPS WCP is recommended under the AFCD's WCP Study after conducting relevant technical assessments and two stages of PE, and can achieve a balance between nature conservation and development;
- (13) The Government aims to commence the development of SPS WCP in around 2026/2027 for full completion by 2039 or earlier to tie in with the full operation of the STLMC area of the Technopole. For the first batch of site formation works at the STLMC area targeted for commencement in late 2024, no pond filling will be involved. Under the current implementation programme, pond filling works for the STLMC area will not start until 2026/2027, and the pace of pond filling will tie in with the development progress of the SPS WCP;
- (14) The current "OU(WCP)" zone on the MP OZP, with 'Wetland Conservation Park' as a Column 1 use, is considered appropriate to reflect the Government's commitments on the establishment of SPS WCP to be fully controlled and managed by the Government, creation of environmental capacity for the development in NM including the STLMC area, and timely implementation of the proposed ecological and fisheries enhancement measures proposed under the approved EIA Report;
- (15) In order to achieve the compensatory function required under the approved EIA Report, there is a need for the SPS WCP to be established on Government-controlled land. Where private land is involved, the Government may exercise its statutory power to resume the land. Since a relatively large area of private land within the SPS WCP would have to revert to the Government for conservation purpose, to help manage Government's expenditure attributable to compensation for resumption, the Government will, before invoking the resumption power, also explore possible schemes to incentivise private land owners to voluntarily surrender their land in the SPS WCP area to the Government, such as allowing the land value of the surrendered land to be deducted from land premium in land exchange/lease modifications being/to be pursued by the same land owners elsewhere;

Urban-rural Integration

- (16) All "V" zones are retained under the STT OZP. The traditional rural townships in the "V" zones will be preserved and benefitted from the comprehensively planned GIC facilities and open space network, as well as improved connectivity and infrastructure services. Selected commercial and

community uses serving the needs of villagers and in support of the village development are always permitted on the ground floor of a NTEH, whereas some other commercial, community and recreational uses may be permitted on application to the Board;

- (17) Interface issues between the villages and the developments in the adjacent “OU(I&T)” zones under the STT OZP would be dealt with under a PDB to be prepared for providing guidance to the future I&T developments. Besides, amenity areas are introduced to serve as buffers between the existing villages and the new developments and to minimise impacts from the proposed road networks. This would also provide a better environment for the villagers, and effectively reduce the noise and air pollutions;
- (18) Existing historic monuments falling within the “V” zones on the STT OZP would be preserved while the traditional characteristics of the villages would be promoted. It is confirmed in the Built Heritage Impact Assessment under the approved EIA Report that the proposed developments would not bring significant adverse impact on the cultural heritage resources in the area;
- (19) The issues of Small House policy for multi-storey Small House and resumption of land/compensation are outside the purview of the Board and should be dealt with separately by the Government in accordance with the established mechanism;

Land Resources and Housing Development, Provision of GIC Facilities, Transport and Other Infrastructure and Other Technical Aspects

- (20) Various technical assessments, including the TTIA, AVA and the statutory EIA, have been conducted to demonstrate that the proposed developments would not impose significant impacts in terms of traffic, air ventilation, air quality, noise, drainage, sewerage, waste management, land contamination, landfill gas hazard, ecology, fisheries, cultural heritage, hazard to life, landscape and visual and electric and magnetic fields, etc., to the local neighbourhoods and surrounding areas with the implementation of appropriate mitigation measures during both construction and operation phases;
- (21) The proposed land uses for STLMC area have taken into account the site constraints, development potential, ecological/environmental concerns identified in the approved EIA Report, etc. To cater for possible changing circumstances, social aspirations and development needs, the public-to-private housing mix could be reviewed, when necessary;
- (22) Relevant B/Ds have been consulted on the proposed GIC facilities and open space during the Investigation Study. The planned provision of open space and GIC facilities under both STT OZP and MP OZP are generally adequate to meet the demand in accordance with the requirements of the HKPSG and relevant B/Ds;

Site-Specific and other Non-Site-Specific Concerns/Proposals

- (23) According to the latest Revised Definition of Terms promulgated by the Board

in April 2024, ‘Open Space’ (i.e. a use always permitted in all zones under the OZP, except “CA”) includes urban farm, which adopts commercial technology-based crop production with intention of providing the community with leisure farming, education activities and fresh agricultural products for use of the general public, co-ordinated or implemented by Government;

- (24) The Schedules of Uses under the Notes and the exemption clause for government works on filling of land/pond or excavation of land pertaining to public works co-ordinated or implemented by the Government from the requirement for planning application in the conservation-related zones is in line with the latest revision of MSN promulgated by the Board. Besides, such works will still need to conform to other relevant legislations, the conditions of the government lease concerned (if any), and other government requirements, as may be applicable;
- (25) The proposals submitted by the representers are considered inappropriate to be taken on board as insufficient details are available or the proposals are not supported by any technical assessments. The current land use zonings and the associated Notes and ES for the concerned sites under both STT OZP and MP OZP have already taken into account relevant planning and technical considerations and are considered appropriate;
- (26) Appropriate amendments to the TPB-PG No. 12C would be considered upon completion of the statutory planning procedures for relevant OZPs of the Technopole; and
- (27) Since both NOL Spur Line and NM Highway are still subject to studies, no sufficient information is available to indicate their draft alignments on the STT OZP at this stage.

NTM OZP

- 7.3 The supportive views provided in **TPB/R/S/YL-NTM/13-R1(Part) and R3(Part)** of ***NTM OZP*** are noted. Based on the assessments in paragraphs 5.5 and 5.6 above and the following reasons, PlanD does not support **TPB/R/S/YL-NTM/13-R1(Part), R2 and R3(Part)** of ***NTM OZP*** and considers that the NTM OZP should not be amended to meet the representations for the following reasons:

Amendment Item A

- (1) Amendment Item A is considered suitable for incorporation into the STT OZP to reflect the land uses proposal for the STLMC area of the Technopole which are considered technically feasible without any insurmountable engineering and environmental impacts based on various technical assessments undertaken;

Amendment Item B

- (2) Relevant technical assessments in the agreed section12A application has confirmed that the development proposal is feasible and sustainable in technical and infrastructural terms, including the aspects of fire safety and visual compatibility with the surrounding developments. It is considered

appropriate to rezone the site as “G/IC(1)” subject to a BHR of 10 storeys to facilitate redevelopment of the site to a RCHE; and

Amendments to the Notes of the Plan

- (3) The revision to the Notes of OZP with exemption clause for government works on filling of land/pond or excavation of land pertaining to public works co-ordinated or implemented by the Government from the requirement for planning application in the conservation-related zones is in line with the latest revision of MSN promulgated by the Board. Such works will still need to conform to other relevant legislations, the conditions of the government lease concerned (if any), and other government requirements, as may be applicable.

8. Decision Sought

- 8.1 The Board is invited to give consideration to the representations taking into consideration the points raised in the hearing session, and decide whether to propose/not to propose any amendment to the draft OZPs to meet/partially meet the representations.
- 8.2 Should the Board decide that no amendments should be made to the draft OZPs to meet the representations, Members are also invited to agree that the draft OZPs, together with their Notes and ES, are suitable for submission under section 8 of the Ordinance to the Chief Executive in Council for approval.

9. Attachments

Annexes Ia to Ic	Draft STT OZP No. S/STT/1, Draft MP OZP No. S/YL-MP/7 and Draft NTM OZP No. S/YL-NTM/13 (Reduced Size)
Annexes IIa and IIb	Schedule of Amendments of Draft MP OZP No. S/YL-MP/7 and draft NTM OZP No. S/YL-NTM/13
Annexes IIIa to IIIc	List of Representers of Draft STT OZP No. S/STT/1, Draft MP OZP No. S/YL-MP/7 and Draft NTM OZP No. S/YL-NTM/13
Annex IVa	Major Considerations made by DEP for Approving the EIA Report
Annex IVb	Extract of Decision Letter from DEP on EIA Report (English Version Only)
Annex V	Extract of the Minutes of TPB Meeting held on 23.2.2024
Annex VI	Extract of the Minutes of YLDC Town Planning and Development Committee Meeting held on 8.2.2024 (Chinese Version Only)
Annex VII	Planning Intentions for Various Land Use Zonings of the Draft STT OZP No. S/STT/1

Annexes VIIIa and VIIIb	Summary of Representations to STT OZP, MP OZP and NTM OZP and PlanD's Responses
Annexes IXa to IXc	Provision of Major GIC Facilities and Open Spaces in STT OZP, MP OZP and NTM OZP
Drawings H-1a to H-8d	Drawings provided by Representers of STT OZP
Drawings H-9a to H-10b	Drawings provided by Representers of MP OZP
Plans H-1a and H-1b	Location Plan and Planning Area of the Representation Sites of STT OZP
Plan H-2	Aerial Photo of STT OZP
Plans H-3a to H-3f	Location Plan and Site Photos of STT OZP
Plans H-4a to H-4j	Proposals of Representers of STT OZP
Plans H-5a to H-5c	Location Plan of the Representation Sites under Amendment Items A1, A2 and B of MP OZP
Plans H-6a and H-6b	Aerial Photos of MP OZP
Plans H-7a to H-7c	Location Plan and Site Photos of MP OZP
Plan H-8	Location Plan of the Representation Sites under Amendment Items A, B and C of NTM OZP
Plans H-9a and H-9b	Site Plans of NTM OZP
Plans H-10a to H-10c	Aerial Photos of NTM OZP