

就草圖作出申述

Representation Relating to Draft Plan

TPB/R/S/FLN/3-
1

參考編號

Reference Number:

221221-231936-88209

提交限期

Deadline for submission:

21/12/2022

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Date and time of submission:

21/12/2022 23:19:36

「申述人」全名

Full Name of "Representer":

先生 Mr. K H Hon

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的草圖

Draft plan to which the representation relates:

S/FLN/3

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
Amendment Item A of OZP No. S/FLN/3	支持 Support	The Explanatory Statement (ES) of OZP No. S/FLN/3 has not reflected the planning intention of the "OU(Logistics Facility)" zone as a whole. It is mentioned in para. 4.2 of RNTPC Paper No. 5/22 that the "OU(Logistics Facility)" site is proposed for development of multi-storey buildings for logistics facility with a view to housing brownfield operations in the territories, but this has not been specified in the ES. It is very difficult to identify suitable site for displaced brownfield operations. Given that the "OU(Logistics Facility)" site is to cater for the displaced brownfield operations affected by government projects, it should be clearly stated in the ES of the OZP where appropriate.

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

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FW: Fanling North OZP / Plan S/FLN/2 (December 2022)

15/12/2022 17:36

From:

To:

File Ref:

<tpbpd@pland.gov.hk>

1 attachment



SCMP --Is Land Estimate of 1,200 Hectares Enough to Solve Hong Kongs Future Needs (April 16, 2018).pdf

Please find the first 4 digits of my HKID for reference: [REDACTED]

From:

Sent: Tuesday, December 13, 2022 4:39 PM

To: 'tpbpd@pland.gov.hk' <tpbpd@pland.gov.hk>

Subject: Fanling North OZP / Plan S/FLN/2 (December 2022)

Dear Town Planning Board,

I oppose the following items for the reasons set forth below.

Item A: Oppose rezoning GIC to Logistics Facility--deficit of G/IC in OZP.

Item B: Oppose rezoning GIC—deficit of G/IC in OZP.

Item E1: Oppose rezoning GIC to OU—deficit of G/IC in OZP.

I note that "[o]n 20 December 2013, the draft Fanling North OZP No. S/FLN/1 was exhibited for public inspection under section 5 of the Ordinance. A total of 21,117 valid representations and a total of 6,007 valid comments were received. After giving consideration to the representations and comments on 28 and 29 April 2015, the Board decided not to propose any amendment to the draft OZP to meet the representations."

In general, members of the public do not often comment on planning matters. The fact that over 27,000 representations and comments were received is important and noteworthy. Members of the public who are familiar with the area spent time and effort to provide valuable feedback on the future plans for this area. This information should have been more carefully considered. The content of the information provided by the public should have been incorporated into the draft OZP, rather than completely disregarded.

I further note that in 2018, the government increased the per capita provision of G/IC to 3.5 square meters per person for the provision of hospitals, educational facilities, community halls, etc. This OZP is sorely deficit in the provision of G/IC space, providing only 1.29 square meters of G/IC space for the planned population of 95,300. While the provision of schools is commendable, there is no mention of elder care and health care facilities to accommodate Hong Kong's elderly population,

which is set to rise from 15% in 2014 to 33% in 2064. The G/IC allocation in this OZP should be materially increased to plan for the elderly population in this area. In addition, the outdoor space, building designs, pedestrian walkways and other facilities should also be tailored appropriately to accommodate the elderly population.

Sincerely,
Melanie Moore

A black rectangular box used to redact the signature of Melanie Moore.

Hong Kong

Hong Kong/ Hong Kong economy

Is land estimate of 1,200 hectares enough to solve Hong Kong's future needs? No, experts say

Task force members warn factors not considered include the need for health care facilities for the ageing population and flats to attract foreign talent



Olga Wong

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Published: 9:03am, 16 Apr, 2018 ▾

Why you can trust SCMP



Members from a task force on land supply say government bureaus did not consider many other needs when coming up with the land projection. Photo: Roy Issa

Government projections of Hong Kong's future land needs are being severely underestimated, experts warn.

Members on the land supply task force have questioned if the 1,200-hectare (3,000 acres) estimation by the Planning Department was adequate.

They spoke ahead of a public consultation where Hongkongers will be asked to choose to identify at least 1,200 hectares of land – equivalent to 342 Taikoo Shing estates – to address the city's housing shortage and drive economic development in the next three decades.

The consultation, which will last five months, is expected to kick off on April 26 – but task force members said the projections have excluded a long list a key needs.

Four of 17 proposals to boost Hong Kong's land supply for new homes can yield results in 10 years, task force chief says

28 Mar 2018





Taikoo Shing residential blocks. Photo: Nora Tam

Other factors not taken into consideration included the need for affordable and quality flats to attract overseas talent and lure back second-generation Hongkongers who moved overseas decades ago. The government is targeting both groups as the city's workforce ages and shrinks.

According to authorities, a total of 4,800 hectares of land is the minimum requirement – with 3,600 hectares already identified – and so the city faces a shortage of 1,200 hectares.

Task force considers plan to build podium housing
over Hong Kong roads and railways

13 Feb 2018



But task force member Stephen Wong Yuen-shan said: "To start a public debate based on 1,200 hectares is a wrong approach. It's not even in the right ballpark. Without enough land, it's our next generation who will suffer."

Wong, who is also deputy executive director of think tank Our Hong Kong Foundation, added: "Hong Kong has developed seven to eight new towns in the past 30 years. But 4,800 hectares estimated for the next 30 years is equivalent to the size of 1½ of Sha Tin towns only."

and community facilities by 2040

Land Uses	Demand (hectares)
 Government uses*	>100
 Education facilities	>35
 Medical facilities**	<5
 Recreation & leisure facilities	>250
 Agricultural park	80
 Regional open space	>55
 Columbaria	>75
 Driving school	about 4
 Landfill extension	>310
 Sewage treatment works	>130

* Mainly includes correctional institutions, reservoirs, depots/storage areas of departments, police facilities, court facilities and vehicle examination and drive test centres

** A Chinese medicine hospital and a testing centre

Source: Planning Department data
consolidated from government agencies

SCMP

While the department report and the bureau both mentioned previously that the estimate of 4,800 hectares was a ballpark figure and not exhaustive, Wong said the city would need 60 per cent more space just to catch up with the per capita living space of Singapore at 270 sq ft per person, compared with 160 sq ft per person for Hong Kong.

Another task force member, who declined to be named, said: "It's ridiculous that the demand for land does not take into account the rising demand for extra hospital beds when our society is having more elderly people ... It ignores people's wish to live in bigger homes too.

"To say the city will need at least 1,200 hectares of land is misleading. We need a clearer direction."



It's ridiculous that the demand for land does not take into account the rising demand for extra hospital beds

services, hotels, tertiary institutions, and long-term developments of the convention and exhibition sector.

The report forms a key part of the city's "2030 Plus" study which sets out the government's territorial development strategy for the next 30 years.

Official statistics show the burden on the city is set to increase as the proportion of elderly people is expected to rise from 15 per cent in 2014 to 33 per cent in 2064.

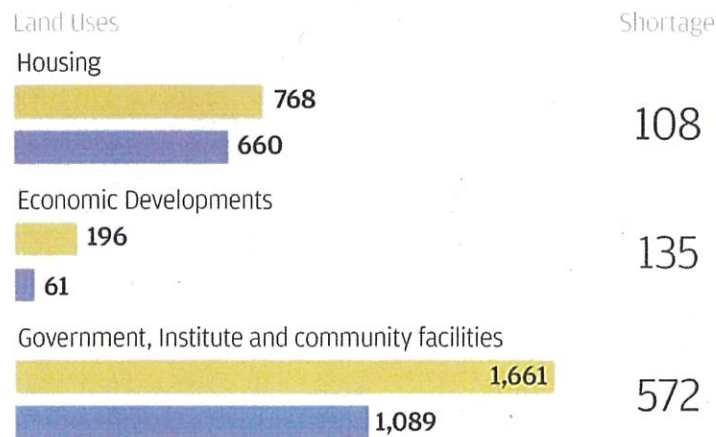
The number of days elderly patients aged over 65 spend in hospitals is also six times more than younger people on average.

Apart from making projections for various land uses, the Planning Department also reserves land for public facilities when requested by the Development Bureau.

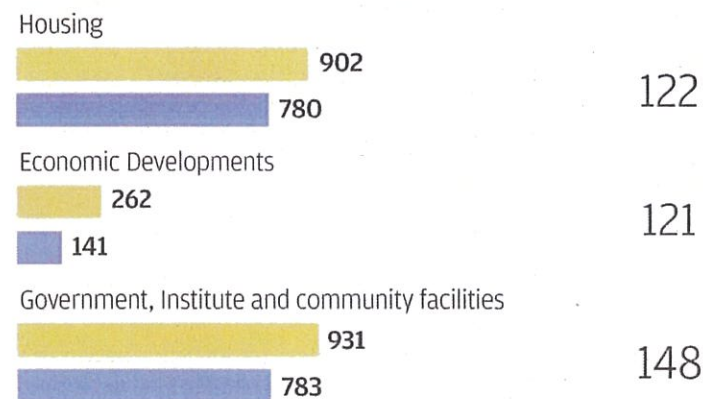
The task force member said they were surprised that less than five hectares were reserved for medical facilities in the next three decades – a stark contrast to more than 75 hectares reserved for columbaria and more than 35 hectares for education facilities.

The department said the land reserved for medical facilities would be used for a Chinese medicine hospital and a testing centre.

Land shortage to be met by 2026



Land shortage to be met from 2026-2046



Total shortage: 1,206

Source: Planning Department

SCMP

Task force chairman Stanley Wong Yuen-fai confirmed that many members had said the land projection was too conservative, but added: "I hope the public debate on 1,200 hectares can be a start, at least to address short-term needs."



To start a public debate based on 1,200 hectares is a wrong approach. It's not even in the right ballpark
Stephen Wong, task force member

"It's impossible for the task force to review each of the land use projections within a short period of time. Some green groups also complained the government has reserved too much land for sewage treatment ... If the public agrees that we should identify even more land, we can look for more options later," Wong added.

In a reply to the *Post*, the department's spokeswoman said the overall figure of 4,800 hectares was also an estimate based on the best available information.



Stanley Wong, chairman of the Task Force on Land Supply.
Photo: Edward Wong

The department would increase the per capita provision of GIC space, referring to the amount of land designated for government, institute and community uses, from 2.2 square metres per person to 3.5 square metres per person. Such land use covers facilities such as hospitals, education buildings, community halls, post offices and public mortuaries.

Asked whether land reserved for more health care facilities stemmed from pressures of an ageing population, the department said some new policy initiatives related to the growing number of elderly people were proposed after the land projection.

The government would keep monitoring estimates of required land and make adjustments where necessary to meet social needs and aspirations, the spokeswoman said.

就有關修訂粉嶺北分區計劃大綱核准圖編號 S/FLN/2 的修訂

向委員會作出申述

針對 A 項至 C5 項的特定事項提出申述

我是虎地坳村村民，一直關心村內事務及環境生態。

申述理由：

1. 沒有公開諮詢及聽取村民意見

本人最近發現城市規劃網頁內資料，才得知虎地坳村（本村）內約 5 公頃範圍將修訂興建物流設施。雖然文件中寫當局「建議」將用地由政府、機構或社區地帶改劃為其他指定用途（物流設施）」地帶，可是這「建議」並沒有通知我們村民，亦沒有讓我們村民有「反映建議」的程序。我們要求政府讓受影響居民直接即時知道。

建議：

- 1) 有關當局或署方向我們解釋清楚相關工程設計情況，讓我們有溝通渠道，探討如何達到雙贏安排。
- 2) 有關當局在本村範圍內，進行任何工程設計及安排，亦應將有關「建議」，以公開形式（如在村內當眼位置張貼通告、通知本村相關組織，如虎地坳村居民福利會及虎地坳村發展區關注組）通知村民，有責任向村民解釋清楚，以及聆聽村民意見。

2. 歷史及文化

經了解，為在本村興建物流設施，範圍內具歷史價值的寮屋及古井亦將被拆掉。特別是範圍內有寮屋相當具歷史價值，中文大學建築系鍾宏亮教授亦曾連續幾年帶領學生到本村就寮屋歷史作研究，部份寮屋是在 20 至 30 年代（資料來自時任發展局局長陳茂波先生探訪虎地坳由村民親述），用竹蓆及瀝青紙所搭建；加上根據村民記載，物流設施範圍內有日軍侵華入侵香港時所造成的痕跡，甚具歷史。我們愛國，要求保存當時日軍侵華的歷史痕跡。有關當局或署方如拆掉有關歷史痕跡，是幫侵略者抹去侵華史跡，是傷害同胞感情之行為，予中國歷史史實之不顧！保留歷史史跡，是讓人們警惕。戰爭是帶給人類無限悲哀和苦痛。

建議：

取消 A 項及 B 項於第三區的物流設施之規劃用途，以保留以上有關歷史的寮屋及設施。物流設施之安排另覓途徑。



3. 對生態環境影響

這是最後，亦是最重要的一點。

經本村村民多年來的努力，讓有關當局明白到本村生態環境的重要性，亦因此，政府早前取消了警察駕駛訓練設施在本村建設，但現卻換來興建物流設施。試問政府這做法叫人情何以堪？難道進進出出的大型貨車又不會影響環境生態麼？

現政府選址本村興建物流設施，正正鄰近自然保護區，與自然保護背道而馳，影響物種生存，帶來毀滅性影響。現時城市發展好像砌積木般，越砌越大，失去平衡。就在我們北區，由新界東北，現時整個馬屎埔村已夷為平地，至皇后山一帶發展一期緊接一期地起樓，眾多的發展一浪接一浪，除拆掉村民家園之外，物種的多樣性同被摧毀，更沒有平衡生態環境恢復。

粵港澳大灣區建設總面積 5 萬 6 千平方公里，它所帶來的影響已十分嚴重，失去物種的多樣性情況下，它同時帶來對候鳥的影響。以往不少途經米埔、塱原的候鳥，亦曾經虎地坳村覓食，砌積木式的發展在沒有好好規劃下摧毀了物種多樣性，如一把刀斬斷候鳥的食物鏈。城市越砌越大，令物種難以到達保護區。再加上物流設施的大型貨車噪音，又能如何真正做到保護效果？令現時本村的自然保護區成為假存在，與真保育行為越走越遠，結果是偽保育。

建議：

- 1) 有關當局應宏觀地研究城市環境生態，考慮村與村之間、鄉與鄉之間的發展，同時應注重山脊與水道保育，讓生態保育得以連貫實行，而不是在發展下成為陪襯。因此，取消 A 項至 C5 項的修訂，改為生態保育。而生態保育需於發展區內有完整規劃，以避免砌積木式發展，最終令到整個保育區大部份的物種難以生存。亦因此，本人反對北環線橫跨生態保育區，展開相關工程會為保育區帶來負面影響。
- 2) 北都公路橫跨生態保育區，早年興建高鐵時已經出現生態負面影響。現今又再興建三路三鐵橫跨生態保育區，比興建高鐵時更長更廣。這正是對自然生態逐次擊破情況，最終免除對生態保育的考慮。若香港單方面擴充與內地接軌，由於羅湖、文錦渡位於深圳市中心，香港擴充，恐怕羅湖、文錦渡難以容納吞吐量，深圳能在市中心擴容嗎？現在我們已見到深圳各個客運站已近飽和，是否能接受香港宏觀擴容，我個人很懷疑。香港如要發展工程，應該不影響生態保育區，只需在羅湖、文錦渡直線工程就可避免

觸碰生態保育區。鐵路提升旅運效率，可改在現有的輔助公路興建。當然，最實際要看政府規劃意向及長遠發展。生態保育區應該盡量避免觸碰。

- 3) 新界北區內擁有很多自然資源，區內有很多山丘、魚塘、溪流及耕地。北區東面有鹿頸自然生態資源，西面有伶仃灣與後海灣咸淡水交匯處。如能使以上規劃有完整的規劃連結，有助促成生態旅遊發展區，活化本港經濟。往昔的本土物種現已出現失蹤情況，有品種鳥類下降等情況，是否與新界東北發展工地施工有關。雖然沒有實據，但可能性甚大。
- 4) 廣東的主要河流有東江及北江，河水交匯處在珠江口及伶仃灣，因大灣區發展，相信生態破壞嚴重，緊接於香港後海灣的保護區，相信亦受到影響。如香港改善生態環境發展生態旅遊，配合科技發展，與元宇宙的發展，相信可帶出不同行業的發展機遇。
- 5) 另外，從經濟角度，發展生態旅遊業更是可持續發展最有效的方向。雖然生態旅遊業帶來的經濟效益不是即時的，但發展生態旅遊，除可助保育地方的物種多樣性，吸引候鳥到來覓食，亦可帶來長遠的經濟收益，而香港附近城市無法取代，因為大灣區發展五萬六千平方公里建設破壞生態嚴重，因此造就香港自然生態旅遊優勢。
- 6) 增加房屋供應應該改於大嶼山，以便緊靠內地使用港珠澳大橋。所興建的公屋可增大實用空間，改善居民居住尺數，同時可讓三代同住，讓彼此得以支援，老幼同住共融，減少家庭問題及獨居長者的悲哀。另外，造就價格較低的地產市場，讓現時居住於尺數較細的公屋居民可考慮遷往尺數較大的大嶼山公屋，改善居住質素。增加大嶼山的土地供應後，政府應著力降低大嶼山樓價市場起步點，有助與附近城市競爭，吸引外來的人才及資金，增加政府稅收。
- 7) 保護環境議題已登上世界級首領會議，香港發展旅遊生態，保護環境，除了得到世界認同，更為國家爭光，造福後代。開創香港生態與科技發展亦有可能踏上國際新舞台。為了下一代人的福祉，生態保育必需要正視，加上現時極端氣候變化，我們更應思考工程發展下的平衡，現代城市規劃，必需要將自然與城市互生共存，才能對得起我們的下一代。為此，感謝特區政府設立鄉郊保育基金，為偏遠鄉郊進行保育及活化，教育下一代明白地球生境之重要。我們知道工業與科技發展不到二百年，已影響氣候，為人類帶來危機。若現今發展不再平衡及自我約束，再過二百年，我們會留下什麼給下一代？我們這一代有責任嗎？

8) 本村虎地坳面向社會工作，過去十多年，我們以四大範疇：古蹟、歷史、宗教及生態進行整體教育工作，推廣成效顯著，我們接待了不少社會各階層，例如各大專院校、中學，以至小學師生、亦有不同的福利機構帶同傷健人士、盲人會員、新聞媒體、退休團體到本村參與及了解。我們與大專院校同學討論都用上實境和真實教材，探討生態與城市共融的正負問題。我們的特點是視乎天氣、季節、環境和當時現象隨機起問題，順著他們興趣引道，令到參與者印象深刻。我們的工作受到社會各界認同。而我們十多年來付出的努力，除沒有收取任何費用之外，我們更希望透過分享，培養新一代專業保護環境的人材，並希望他們願意加入保育，正所謂十年樹木，百年樹人。興建物流設施目的是提高運輸流量及帶來預期有封頂可計的回報，虎地坳村向社會輸出生態保育及生態教育、宗教教育、文化教育，團結社會各階層，取諸社會，用諸社會，價值有形而無量，投資回報期無限量。而最大的價值是令公眾獲得善智慧。如項目 A 及 B 於第三區作物流設施規劃用途，我們所付出的努力，將付之流水，而更大的損失是社會的整體。藉此，感謝香港商報連續 8 年報導虎地坳四大範疇，感謝香港電台靈通天地線使用虎地坳生態內容，感謝香港大紀元、透視報等媒體關注及報導虎地坳生態情況。

9) 本村於生態保育過程中，我們發現新昆蟲物種，例如螢火蟲類中的弦月窗螢蟲及莫氏雌光螢蟲，及發現甚少見到細如指甲的姬尺蛾，還有非常有特色，完全看不到器官的渡邊長吻白腊蟬。以上本港少見的昆蟲物種，能夠在本村與大眾分享，實應好好保護。引述香港螢火蟲協會職員表示，莫氏雌光螢蟲屬香港新發現品種，更是在全港發現數量最多的村落，其特點，蟲體內有多於 30 點螢光。香港北區自然生態資源非常豐富，若宏觀規劃，傳統模式與科技結合，發展生態旅遊，潛力非常大。任何行業，要走在別人前面，必須具有獨特性。生態與科技結合並不是兄弟城市容易模仿。人世間已習慣使用的事物，若要創新超前成功，必須具有顛覆性的創新概念。然而科技與生態結合，要必須具備自然生態條件。香港具備金融、科技、生態三個條件結合，旅遊業就可以復興，從而帶動其他行業。因此房屋供應應在大嶼山，香港不要浪費自然生態資源。大嶼山表面問題：

1. 港珠澳大橋使用不足
2. 與內地西面經貿不足
3. 人口不足
4. 交通不便，時間長，選擇小，距離遠。

以上問題都可以改善，好處是對岸物價較低，土地廣闊，有具大發展市場。香港需要自身穩定，若大嶼山再發展兩個東涌，人口估計將會是香港的百

份之十左右。降低大嶼山生活成本，有利市民接受新環境和開發新機遇，培養及增長西面交通運輸，從內定做基礎，穩定信心，到時向西向北，任君選擇，參考香港與澳門往來歷史便知。然而，我們要明白道理，接觸過密則鬧，接觸過疏則離，沒有感情，過強則剛，過柔則軟，中華文化精髓在於中庸之道，取之平衡。因此，香港的去向，重點全力在北，抑或亦北亦西，還是先自穩，再作選擇。飛高飛低，飛近飛遠，則看領頭雁。

- 10) 生態旅遊不是新鮮事，特點是自身具備條件。北區自然生態有可能發展，重點在東與西互通，未到徹底堵死，仍可補救。一個行業要創新發展成功，除具備自身條件，亦要有多種因素。北區生態旅遊發展，在景觀與物種，消費與配套，科技與金融同時合併發展，我相信生態保育除培養人的善根，更可以改善生活。因此，我在虎地坳規劃，更改為物流設施作比較。我選擇原村保留，社會得益更多，故反對現時虎地坳項目 A 及 B 土地更改為物流設施用地。

本人姓名：列安邦

身份證的首四個字號碼：

聯絡電話：

通訊地址：

簽署： 列安邦

日期： 2022.12.19

就草圖作出申述

Representation Relating to Draft Plan

TPB/R/S/FLN/3-
4

參考編號

Reference Number:

221221-175424-93838

提交限期

Deadline for submission:

21/12/2022

提交日期及時間

Date and time of submission:

21/12/2022 17:54:24

「申述人」全名

Full Name of "Representer":

先生 Mr. 毛善良 Mo Sin Leung

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的草圖

Draft plan to which the representation relates:

S/FLN/3

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
S / FLN / 3 修訂項目 A 項	反對 Oppose	<p>1. 因為虎地坳村已保留作農業用途，而農業對陽光的需求比較大，在該處設置物流設施與當地的規劃用途已不太相符，而建議的設施高度限制為100米，更為其西方的農業運作構成不良影響。</p> <p>2. 物流設施引來的繁忙貨車出入定會造成廢氣與噪音污染。對已被各種嚴重污染設施團團包裹的虎地坳村更是雪上加霜（東北有瀝青廠，東南有拉膠粒廠，正南方有污水廠，西北有濾水廠）。以後無論吹東南西北風虎地坳村都難逃劫數。</p> <p>3. 在景觀方面過高的構築物亦與該區山巒與自然環境不相匹配，破壞了優美的梧桐河畔景緻。</p> <p>綜上所述，希望該幅位於虎地坳村東部的土地能作出比物流設施更適合的規劃。</p>

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

TPB/R/S/FLN/3-
5

就草圖作出申述

Representation Relating to Draft Plan

參考編號

Reference Number:

221220-220926-54580

提交限期

Deadline for submission:

21/12/2022

提交日期及時間

Date and time of submission:

20/12/2022 22:09:26

「申述人」全名

Full Name of "Representer":

先生 Mr. Leung Tat Tung

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的草圖

Draft plan to which the representation relates: S/FLN/3

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
接收訊息到完結只有2天，沒有足夠時間考慮	反對 Oppose	我們想延長諮詢期，因接收訊息到完結只有2天，沒有足夠時間考慮

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

我們想延長諮詢期，因接收訊息到完結只有2天，沒有足夠時間考慮

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AMENDMENTS TO THE FANLING NORTH OZP NO. S/FLN/2
21/12/2022 02:06

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

AMENDMENTS TO THE FANLING NORTH OZP NO. S/FLN/2

Item A – 5.22ha Rezoning of a site in Area 3 to the west of Man Kam To Road from “G/IC” and an area shown as ‘Road’ to “Other Specified Uses” annotated “Logistics Facility” with stipulation of BHR 100Mpd / PR 7 / Development of multi-storey buildings for logistics facility with a view to housing brownfield operations in the territories.

NO LAYOUT PLAN PROVIDED. THE VISUAL IMPACT HOWEVER INDICATES A MONSTROUS WALL EFFECT. THE SITE IS CURRENTLY PARTIALLY WOODED BUT NO INDICATION OF WHERE TREES WILL BE RETAINED, IF ANY.

Item B – 3.27ha Rezoning of a site in Area 3 to the east of Man Kam To Road from “G/IC” and an area shown as ‘Road’ to “OU(Bus Depot)” and heavy goods vehicle parking with stipulation of BHR 60mPD / ?? PR.

AGAIN THE PLAN WOULD APPEAR TO BE FOR A NUMBER OF BUILDINGS BUT NO INDICATION AS TO LAYOUT, WHICH, IF ANY, TREES WILL BE RETAINED, ETC THE IMAGES INDICATE THAT IT WILL BE HIGHER THAN THE LOGISTICS FACILITY?

Item C1 – 2.15ha Rezoning of a site in Area 5 to the south of Ng Tung River from “OU (Parking and Operation Facilities for Environmentally Friendly Transport System)”, “G/IC” and an area shown as ‘Road’ to “Res (Group A) 5 / 2,400 Units / with stipulation of BHR 110mPD / PR 4.55

NO LAYOUT PLAN, NO INDICATION AS TO WHAT RECREATIONAL FACILITIES WILL BE PROVIDED, TREES, IF ANY, TO BE RETAINED, DISPOSITION OF OPEN SPACE

Item C2 – 0.14ha Rezoning of a site at the southwest corner of Area 5 from “OU (POFEFTS)” to “OU(Sewage Pumping Station)” with stipulation of BHR 15mPD.

NO IMAGES OF SHAPE, GREENING MEASURES, WILL ROOF TOP BE USED FOR RECREATIONAL SPACE?

Item C3 – 0.76ha Rezoning of a site in the southern portion of Area 5 from “OU (POFEFTS)” to “G/IC” with stipulation of BHR 8 stories. Sports/Leisure Centre and RCP

NO IMAGES OF SHAPE, GREENING MEASURES, WILL ROOF TOP BE USED FOR RECREATIONAL SPACE?

Item C4 – 0.03ha Rezoning of the residual land of planned Road L7 in Area 5 from an area shown as 'Road' to **"Open Space"**

PRESUMABLY THE COMMUNITY IS SUPPOSED TO BE GRATEFUL FOR THIS TINY CONCESSION?

Item C5 – 1.15ha Rezoning of a site at the southwest corner of Area 6 from "R(A)2" and an area shown as 'Road' to "R(A)6" with stipulation of 145mPD BHR / 1,900 Units / PR 6.5 (+30%).

A planned public housing site located at the southwest corner of Area 6 will be combined with the adjoining area, which was originally planned for Road L7 and is no longer required, to form a larger site for housing development'. Furthermore, to allow more design flexibility and to include a planned Public Transport Interchange (PTI) with other GIC uses in a "G/IC" site in Area 11, **the building height restriction (BHR) of this site is to be relaxed.**

BUT THE GIC SITE (ITEM D) IS SEPARATE SO IRRELEVANT TO C5 AND CANNOT BE QUOTED AS JUSTIFICATION FOR THE INCREASE IN HEIGHT. THE NUMBER OF UNITS IS VERY HIGH FOR THE SIZE OF THE SITE. NO MLP PROVIDED TO SHOW HOW IT CAN ACCOMMODATE RECREATIONAL FACILITIES AND OS.

FROM THE IMAGES THERE WILL BE NO AT GRADE OS. THE EXTENDED PODIUM OF THIS DEVELOPMENT PLUS ITEMS A, B AND C1 INDICATE A NEIGHBOURHOOD WITH NO SOCIAL INTERACTION AT STREET LEVEL.

THIS IS NOT A NEW COMMUNITY BUT A SERIES OF WALLED COMPOUNDS

Item D – 1.21ha Revision of BHR of a "G/IC" site in Area 11 from 5 to 8 stories. Community facilities plus PTI

AGAIN NO DETAILS, RCHE ON TOP OF PTI?

Road Alignment

Item E1 – 0.08ha Rezoning of a piece of land in Area 18 from **"G/IC"** and an area shown as 'Road' to "OU (Amenity Area)".

Item E2 – 0.11ha Rezoning of a piece of land in Area 18 from **"O"** and an area shown as 'Road' to **"G/IC"**.

SO MORE LAND GIVEN OVER TO ROADS

Item E3 – 0.64ha Rezoning of a piece of land in Area 19 from an area shown as 'Road' to **"G/IC"**. Reprovisioning of the North District Temporary Wholesale Market

for Agricultural Products and On Lok Mun Street Playground

HOW CAN TWO SUCH DIVERSE USES BE ACCOMMODATED? A WHOLESALE MARKET OPERATION INEVITABLY GENERATES LOTS OF TRAFFIC FLOW, IDLING ENGINES, POLLUTION AND ENVIRONMENTAL ISSUES, SMELLS, VERMIN, ETC. SERIOUS CONCERNS WITH REGARD TO IMPACT ON BOTH THE SAFETY AND HEALTH OF KIDS USING THE PLAYGROUND. AGAIN NO PLAN PROVIDED TO ASSESS THE LAYOUT.

and the adverse impact should be able to be mitigated by providing high quality open space in other nearby sites within the FLN development area

SO WHERE IS THIS OS TO BE PROVIDED, NO PROVISION IN THE ABOVE ITEMS.

IMPACT REPORT CONCLUSION

9.1.1 *The existing landscape features and general planning considerations have guided the location of FLN NDA. The development of FLN NDA will lead to a fundamental change in the character and extent of the existing views, and change in visual amenity. Medium and long distance views of a rural landscape characterized by low-lying traditional agricultural fields and village areas will be replaced by a large scale, urban area with a strong vertical habit and views of the uplands to the north of the Fanling / Sheung Shui urban area will also be interrupted by the proposed new structures. However, given all the planning considerations and careful implementation of the mitigation measures, most VPs affected by FLN NDA development will experience Slight residual visual impacts by year 10 of operation*

9.1.2 *Compared to the baseline, the newly proposed changes in FLN NDA involve the change of land use in Sites 4, 5 and 6 from GIC and Other Uses to Logistic Facilities, Bus Depot and Public Housing. To accommodate the expected population, there will be changes in building layouts and minor relaxation of maximum BH in various areas of the site.*

9.1.3 *Given the proposed development involves minor land use changes for FLN NDA in an existing rural area, it is inevitable that visual (and some landscape) impacts caused by such development cannot be fully reduced and remain at a certain level at some locations even after implementation of all possible mitigation measures. Nevertheless, most of the landscape impacts can be reduced to slight and insignificant after the implementation and full establishment of mitigation measures. Care has also been taken to conserve the existing agricultural land, ponds, marsh and wetlands by various mitigation measures and minimize adverse impacts on landscape resources and character areas, such as tree protection, preservation and transplantation as well as compensatory planting and screen planting to buffer structures from views etc.*

9.1.4 *As a result of the development visual changes, other than at A1, A2, A4 and F5, there are moderate to slight changes in magnitude of impact on all VPs.*

Despite the change, the Residual Impact Significance upon Mitigation at operation year 10 for A1, A3 and A4 is still expected to be Slight. The overall change in BH and building layouts in FLN NDA are considered slight and would result **in minor obstruction of the VPs**. The only relatively noticeable increases in BH are due to the land use changes for Sites 4 and 6. It is expected that soft landscaping measures such as screen planting, green roof, vertical greening and compensatory planting will all be fully effective by year 10 of operation providing visual relief. **Significance Residual Impact will be reduced to moderate or slight.** Moreover, some soft landscaping in the open spaces surrounding the residential blocks will be provided by planting significant trees and vegetation, as well as providing a water feature, will also be significant in mitigating the visual impact.

SERIOUSLY, THE IMAGES SHOW THAT THERE WILL BE PROFOUND CHANGE TO THE LANDSCAPE. MOST DISTRICT RIDGELINE VIEWS WILL BE ELIMINATED.

THE VENTILATION REPORT IS ALSO A CAUSE FOR ALARM, INDICATING THAT THERE WILL BE A STRONG RELIANCE ON AIRCON AND INCREASED ENERGY USE.

NOWHERE IN THE REPORT IS THERE ANY MENTION OF GLOBAL WARMING OR OF THE PLEDGES TO REDUCE OUR CARBON FOOTPRINT. INSTEAD THE WALL EFFECT IS TO BE INCREASED IMPACTING VENTILATION AND INCREASING DEPENDENCY ON ENERGY CONSUMPTION

TREES

Tree Protection & Preservation

*To limit visual impact on existing greenery, **existing trees to be retained within the Project Site should be carefully protected during construction** and shall make reference to the latest edition of Guidelines on Tree Risk Assessment and Management Arrangement by DevB. Detailed Tree Protection Specification shall be provided in the Contract Specification. Tree risk assessment shall be undertaken in accordance with "Guidelines on Tree Risk Assessment and Management Arrangement" by DevB.*

Compensatory Planting

Compensatory/new tree planting for all felled trees shall be provided to the satisfaction of relevant Government departments. Required numbers and locations of compensatory/new trees shall be determined and agreed separately with Government during the Tree Felling Removal Application process under DevB TCW 4/2020.

CANNOT FIND A COMPREHENSIVE OVERVIEW OF HOW MANY TREES IMPACTED AND HOW MANY WILL BE ELIMINATED. THE REPORT IS NOTHING BUT WAFFLE, NO CONCRETE PROPOSALS, NO DATA, JUST A LOT OF SHOULD BE'S AND SHALL BE'S.

VENTILATION

6.2.4. To further minimize ventilation impacts on the surrounding built environment and improve local wind performance of the NDA, it is recommended that the following design measures to be considered at later detailed design stages. The mitigation measures proposed / recommended would be further studied and refined based on the development schemes of development sites at the detailed design stage.

- **Avoid long continuous façades** and face shorter frontages of proposed buildings to the prevailing wind directions
- **Minimization/Break down of podium bulk** with small ground coverage or adoption of podium-free design Reduce ground coverage by break down of podium bulk or podium free design
- **Adopt empty bay design on the ground floor of podium** or podium gardens to enhance the wind permeability at pedestrian level
- Adopt terraced podium designs for podiums to enhance ventilation.
- Reference to the recommendations of design measures in the Sustainable Building
- Design Guideline (SBDG) and Hong Kong Planning Standards and Guidelines (HKPSG)
- Ensure building permeability equivalent to 20% to 33.3% of total frontal area, with reference to PNAP APP-152
- Design the urban grids within the FLN NDA containing the Project Sites in accordance with major prevailing wind directions
- Adopt full building/podium setbacks at feasible locations, with reference to PNAP APP-152.
- Incorporate greeneries (**preferably tree planting at grade**) covering **no less than 30%** within the Project Sites

AGAIN LOTS OF WAFFLE BUT NO CONCRETE PROPOSALS. NO PLANS SO NO WAY THAT MEMBERS OF THE PUBLIC CAN CHECK TO SEE IF SOME, OR ANY, OF THE PROPOSALS HAVE BEEN ADOPTED

AVA Study Key Findings

According to the above table, it is observed that the average VR is similar at sensitive receivers located in existing Fanling/ Sheung Shui new town area and nearby FLN NDA sites for both cases under annual and summer conditions. The proposed scheme **would not cause significant ventilation impact to the existing built environment**. Some of the sensitive receiver even show improvement in VR due to the wind enhancement phenomenon done by the development proposal in the study Sites.

SERIOUSLY, THE PROPOSED CHANGES ARE IN ADDITION TO THE ORIGINAL PLANS THAT WILL TRANSFORM A LOW RISE DISTRICT INTO ANOTHER MONGKOK, WITHOUT THE STREET LIFE, AND WE ARE TO BELIEVE THAT THIS WILL ACHIEVE A BETTER ENVIRONMENT?

Traffic

In conclusion, the transport and traffic assessment review has confirmed that the proposed traffic improvement schemes, the highway and transport systems could address the traffic demand from intensification of all housing sites under Remaining Phase development of FLN NDA. The proposed minor relaxation of planning parameters on the public and private housing sites in FLN NDA is technically feasible from the traffic and transport point of view.

HAS THERE EVER BEEN A TIA THAT ADMITTED THAT TRAFFIC CONDITIONS WOULD DETERIORATE? HOW COME ALL THAT ADDITIONAL INFRASTRUCTURE WAS REQUIRED AT TKO? CLEARLY THE TIA HAD NOT PROVIDED A GENUINE ASSESSMENT OF THE IMPACT OF THE MUCH INCREASED POPULATION ON THE TRANSPORT GRID.

IN ADDITION THE LOGISTICS PARK AND BUS DEPOSITS WILL GENERATE THOUSANDS OF ADDITIONAL TRIPS BY LARGE VEHICLES. THIS CLOSE TO RESIDENTIAL TOWERS.

NO MENTION OF SAFETY ISSUES AS PUBLIC TRANSPORT SHARES THE ROADS WITH VERY LARGE AND HEAVY COMMERCIAL VEHICLES

This OZP is not a public consultation but rather a 'here is what we intend to do broad outline and the community will have to suck it up if the implementation leaves much to be desired.

Mary Mulvihill



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粉嶺北分區計劃大綱核准圖編號 S / F L N / 3 修訂項目 A項意見書
21/12/2022 20:18

From: [REDACTED]
To: tpbpd@pland.gov.hk
File Ref:

香港北角渣華道333號
北角政府合署15樓
城市規劃委員會秘書:

本人現就《粉嶺北分區計劃大綱核准圖編號 S / F L N / 3 修訂項目A項》提出意見如下:

- A. 因虎地坳村已保留作農業用途，而農業對陽光的需求非常大，在該處設置物流設施，與當地的規劃用途不相符，而建議的設施高度限制達100米，更為位於西面的農業運作構成負面影響。
- B. 物流設施引來大量貨車出入，定會造成大量廢氣與噪音污染。對已被各種污染設施重重包圍的虎地坳村更是雪上加霜（東北方有瀝青廠，東南方有拉膠粒廠，正南方有污水廠，西北方有濾水廠）。將來，無論吹任何風向，虎地坳村都首當其衝。
- C. 在景觀方面，聳高的構築物與該區山巒與自然環境不相匹配，直接破壞了優美的梧桐河河畔景緻。

綜上所述，希望該幅位於虎地坳村東部的土地能作出比物流設施更適合的規劃。

虎地坳村村民:

毛紅蓮

香港身份證號碼: [REDACTED]

Dec 21, 2022