



May Fung

2010/01/11 下午 10:24

To srpd@pland.gov.hk

cc

bcc

Subject CDNCRA IS STRONGLY OPPOSED

Urgent

Return receipt

Sign

Encrypt

History:

✉ This message has been replied to and forwarded.

Long Valley should be TOTALLY protected. It is very important to us and our next generations.

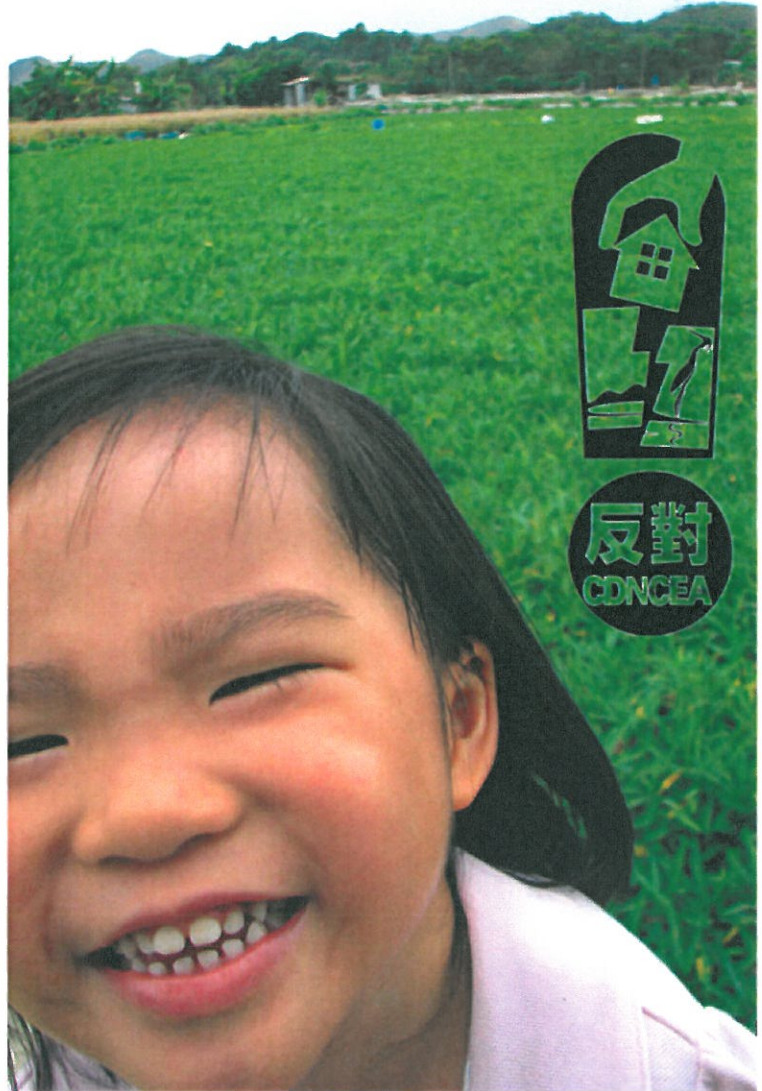
Fung Yee Mei



IMG_6646拷貝.jpg



IMG_6644拷貝.jpg





"Christian Wong "

2010/01/11 下午 10:31

To <srpd@pland.gov.hk>

cc

bcc

Subject 關於 - 壟原在新界東北新發展區規劃及工程研究第二階段諮詢

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History: This message has been replied to and forwarded.

我強烈反對壟原濕地被劃為綜合發展及自然保育改善區，要求列為自然保護區。我們需要的是去保護自然生態，而不是去人為地開發這遍土地！

Christian Wong.



clive yip

2010/01/11 下午 10:39

To <srpd@pland.gov.hk>

cc

bcc

Subject 反對塋原濕地被劃為綜合發展及自然保育改善區

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History:

This message has been replied to and forwarded.

Dear Sir / Madam,

本人強烈反對塋原濕地被劃為綜合發展及自然保育改善區, 希望塋原發展為生態保護區, 保存這片珍貴的生態資源!!

現附上本人攝於塋原之生態照片為證這地之保存價值!!

yours sincerely,
Clive Yip



765F7510.jpg

希望塱原發展為生態保護區

保存這片珍貴的生態資源!!



黑尾塍鶉 (Black-tailed Godwit)
攝於塱原2009年by Clive Yip

反對
CDNCEA



新界東北新發展區規劃及工程研究 - 第二階段公眾參與
 意見收集表格
 North East New Territories New Development Areas
 Planning and Engineering Study - Stage Two Public Engagement
 Comments Collection Form

你的意見 Your Views

我們歡迎公眾發表意見及提出建議。 We welcome your views and suggestions.

機構名稱 Name of Organization (如適用 if applicable): _____

姓名 Name: 鄧先生

電話 Telephone: _____

電郵地址 E-mail: _____

傳真 Fax: _____

意見內容 Comment:

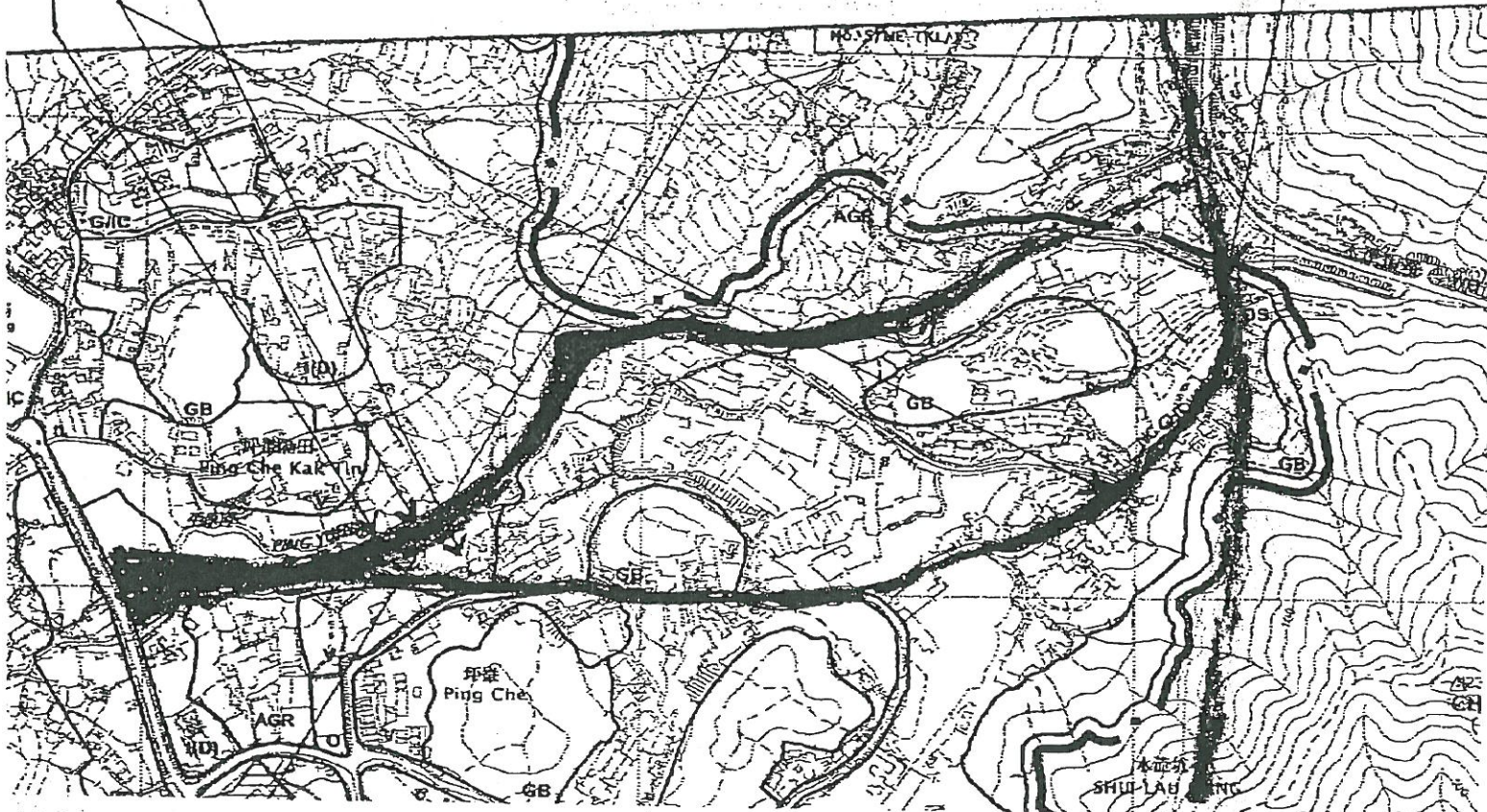
1. 政府發展區坪輦將現有土地填高勢將附近低窪地區水浸，發展區以東（附圖）地區坪輦路向東至水流坑地區經常水浸，發展大綱圖內並無將雨水渠拓展至水流坑上游。

(平原河)

2. 發展區近坪輦新村（附圖）之河流兩岸應設汽車及行人道路以協助區內土地發展，更可通往連接香園蓮塘口岸，協助坪輦及水流之工業發展區。

3. 發展區附近土地（附圖）土質及環境已不能務農，政府應將土地規劃作（OS）或 V-ZONE, 使村民可作其他途徑發展。

口岸通道





Mike Fat

2010/01/11 下午 11:01

To srpd@pland.gov.hk

cc

bcc

Subject Help to Save Long Valley with Words & Photo

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History: This message has been replied to and forwarded.

Hello, dear government,

I am one who love birds and the nature.

As I heard about the project of "Long Valley in the NEast NT New Development Areas", please allow me to show you some pictures.

Those attactments, are birds I took recently, and I 've been taking photos there for almost a yr.

I 've been to the wetland park before, I could hardly agree that it's kind of nature, and we all knows, the real nature in HK is just getting less and less, and here I beg you, just don't ruin it, again.

Thanks for your attention.

Mike Koo



photo by m.l.c



棕背
伯勞

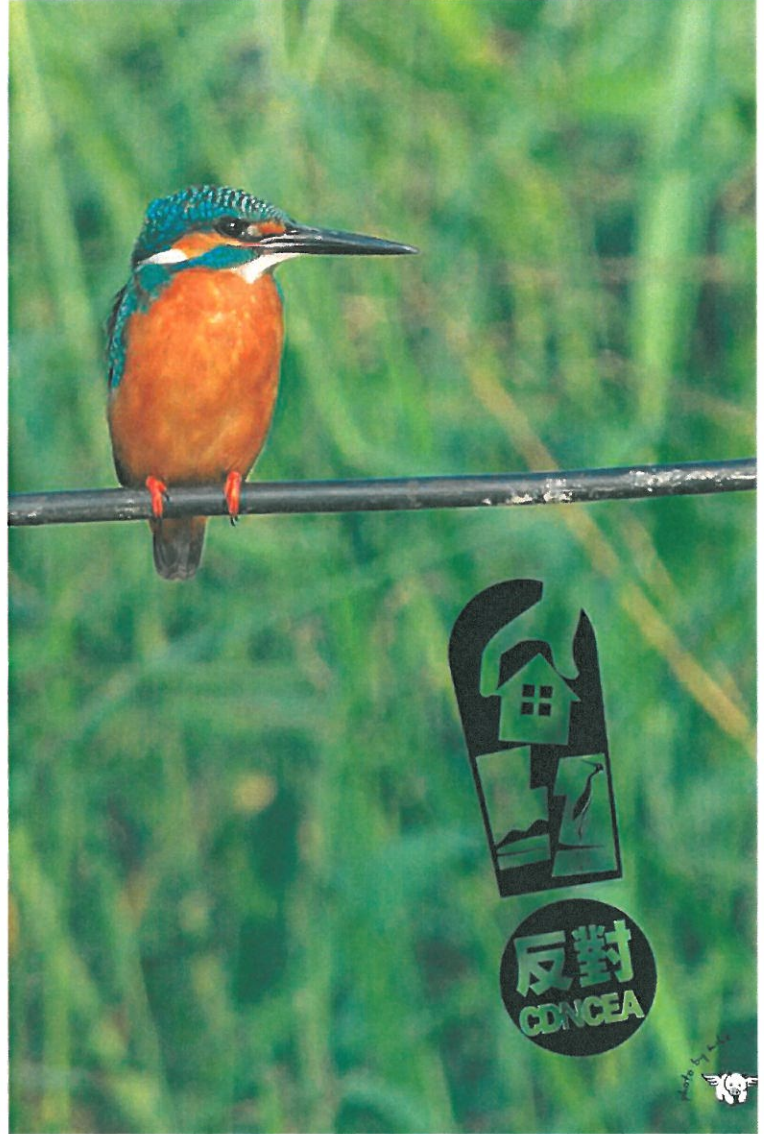
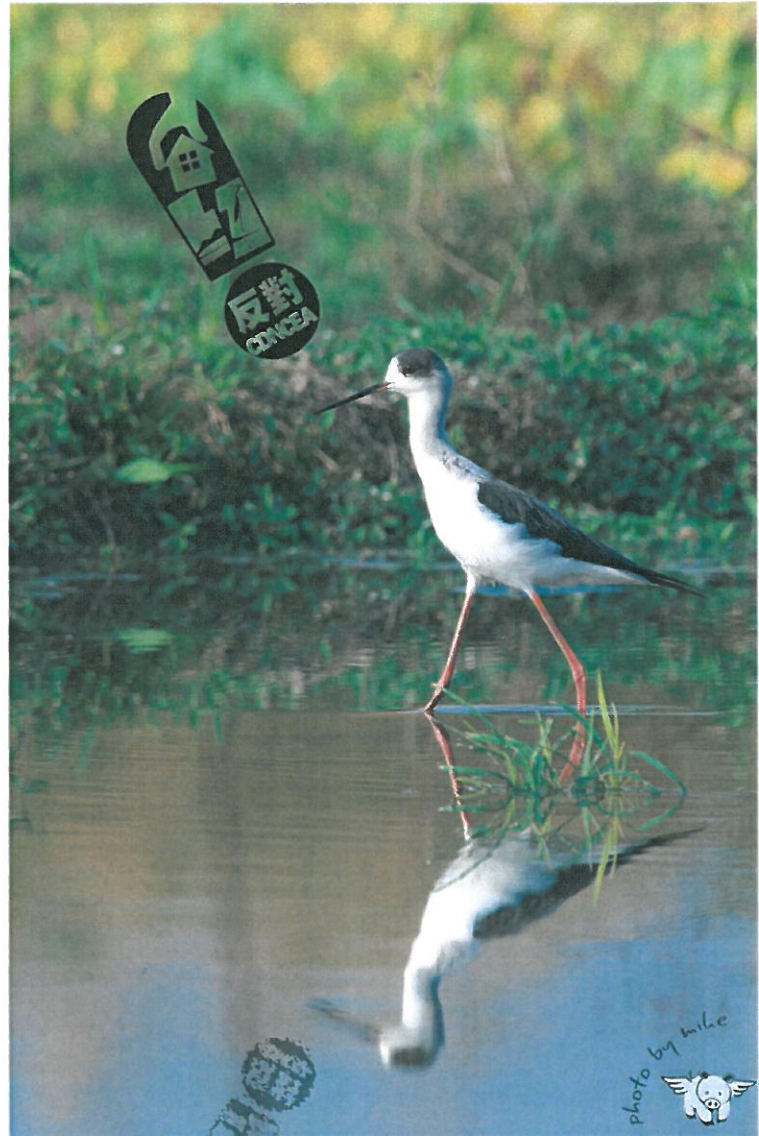


photo by m.l.c





Aidan Mak

2010/01/11 下午 11:20

To srpd@pland.gov.hk

cc

bcc

Subject 塱原在新界東北新發展區規劃及工程研究第二階段諮詢

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History: This message has been replied to and forwarded.

致規劃署署長：

本人在第一階段的查詢已就保育塱原提出強烈的意見，表明塱原濕地和其相關的濕地生境是不能容許有新的高樓大廈建築等。規劃署現階段的建議發展模式亦主要集中在古洞北的西面，這是值得欣賞和肯定的。同時，對塱原濕地是重要的鳥類和棲息之所，給與肯定，即現時把塱原濕地的部分列為塱原核心地帶。但我想請問，這個所謂的塱原核心地帶是如何劃定的呢？在這地帶以北（即雙魚河以北）和以南的濕地農田，與規劃署所劃定的地方如出一徹，你們又如何否定這些濕地不是鳥類賴以為生的地方呢？

規劃署是否沒有參考漁護署於2004年推出的新自然保育政策中，對塱原濕地這個極具重要生態價值地點的圖則，漁護署指出的重要濕地範圍遠較現時的塱原“綜合發展及自然保育改善區”更大，這是否表明規劃署對自然生態保育更具專業資格！

塱原的生態價值得到認同，規劃署卻把這重要的濕地列為“綜合發展及自然保育改善區”，按照現有的資料，現時獲環保署批准通過的環評只有屈指可數的項目如豐樂園濕地發展，當中建議興建十多層樓高的住宅，而濕地保育項目現在都只是紙上談兵，成效如何則無先例可援，現在把塱原濕地規則成“綜合發展及自然保育改善區”，政府再次將保育的工作交到發展商的手上，這是一個不能令人接受的做法，將全港市民擁有的公共資產，放手不顧，實在是極不負責任的做法。新發展區的規劃，不斷重申發展與保育之間的平衡，規劃署在製定地區用途方面，實在有著一個前瞻性和指導性的作用，因此，本人強烈要求，規劃署要把塱原濕地的“綜合發展及自然保育改善區”改為“特別地區SA”或“具特殊科學價值地點SSSI”，這是最基本要做的事情。

有鑑於 塱原濕地近年被非法傾倒的事件不斷發生，眾多的政府部門亦束手無策，在未有法例修定之前，塱原私人農地的堆填問題亦無望解決。新發展區帶來一個塱原保育的新希望，政府應利用現有的自然保育基金，將塱原濕地的私人農地購入，再轉租給現時符合保育塱原濕地的使用者，讓他們繼續在這個地方的工作。而更積極的做法，政府可透過基金，鼓勵和推動塱原的可持續發展，即與環保團體和當地的村民合作，推動塱原的有機耕種，出產有質素和具塱原品牌的有機菜。同時，塱原濕地是有條件成為香港第二個米埔自然保護區，有機耕種、自然導賞、文化古蹟遊等，都可以為這片土地帶來一個可持續的未來。

強烈反對發展



Alan

2010/01/11 下午 11:39

To srpd@pland.gov.hk

cc

bcc

Subject 新界東北新發展區規劃及工程研究第二階段諮詢2

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History: This message has been replied to and forwarded.

thx



新界東北新發展區規劃及工程研究第二階段諮詢2.doc

塱原是為香港現存唯一大型而完整人工農耕淡水濕地，而且經落馬洲支線一事而聞名於國際。塱原提供棲息地給予：13 種哺乳類、214 種鳥類、9 種兩棲類、71 種蝴蝶及 26 種蜻蜓，而當中包括許多國際上受保護動物如被列為「瀕危」物種的黑臉琵鷺 *Platalea minor* 等，因此本人反對將其改為「CDNCEA」，因其並不能給予足夠的保育力度。

本人要求把整個塱原(根據漁農自然護理署於 2004 年公佈的「新自然保育政策」中的範圍)列入「CA」或「NR」，以保存其特殊的生態價值，並以保育為首要考慮。

另由於古洞北及粉嶺北過於接近附近不應批作興建大型屋苑，或興建大廈，因為這樣除了阻礙景觀、通風、阻礙雀鳥飛行外，亦會造成社區矛盾，在元朗的鄉郊附近的樓宇發展已引起附近居民的不滿，而另一個例子是大埔鳳園的新發展。

市民

林傲麟





反対
CDNCEA

稻田@壱原



匯賢智庫政策研究中心有限公司

Savantas Policy Institute Limited

本處檔號: NFA/T&I/2009

貴處檔號:

香港渣華道 333 號
北角政府合署 16 樓
規劃署規劃研究組

執事先生：

新界東北新發展區規劃及工程研究

本人謹代表匯賢智庫政策研究中心，就「新界東北新發展區規劃及工程研究第二階段公眾參與」提交意見書。

匯賢智庫曾就落馬洲河套區及邊境禁區的規劃，向 貴署呈交《深港跨境科技發展區建議書》，倡議善用邊境土地開發的機遇，和深圳合作，發展高新科技產業群，促進香港經濟轉型。

我們非常支持在新發展區劃出土地發展高新科技產業。不過，目前的規劃仍略欠連貫，我們建議新界東北新發展區的規劃應與上述兩個項目配合，以發展具規模效益的高科技產業群。香港在高科技產業的潛力不止於研發，有關地段可發展多元化的科技業務，創造不同技術水平要求的職位，使三個新發展區發展成融匯不同階層的均衡社區。

隨函謹附 匯賢智庫的意見書，懇請 貴署爲了整個香港社會的長遠發展，認真考慮。歡迎 貴署和我們作更深入的討論。如有垂詢，歡迎致電 2115 9712 與劉潔文小姐聯絡。

理事會主席 葉劉淑儀

二零一零年一月十一日

新界東北新發展區規劃及工程研究

第二階段公眾參與意見書

目前香港的經濟發展已走到瓶頸位置。自內地改革開放，香港製造業逐步北移，至今經濟主要依賴金融和地產，但廣泛市民未能受惠。近年我國繼續對外開放，並不斷致力提升產業結構，香港如不及時結合粵港優勢，力求轉型升級，前景不容樂觀。早於 2008 年 7 月，匯賢智庫撰寫《深港跨境科技發展區建議書》，指出政府應抓住邊境土地開發的機遇，利用地理優勢，發展高新科技產業。當局計劃在新界東北新發展區預留土地發展創新科技產業，我們十分贊同這個方向，謹此提出一些意見，以期令新發展區充分發揮提升經濟的作用。

新發展區規劃須考慮的因素

為免重蹈天水圍的覆轍，新界東北新發展區的規劃必須確保社區均衡發展，務求區內提供不同工種，匯聚不同階級。按現時初步發展大綱圖，三區人口共合 131,000 人，就業機會共合 45,200 個，假設勞動人口約為 68,120 人ⁱ，則區內人均職位僅為 0.66 個，而且北區的區內人均職位數目一直偏低(0.44 個)，當局有必要設法創造更多職位。

此外，三個新發展區的發展應和周邊地區互相配合。落馬洲河套區及邊境禁區均在規劃過程中，雖然政府指出會於河套區、古洞北和坪輦/打鼓嶺發展優勢產業，但佈局零落，未能有效促進港深融合及建立具規模效益之產業群。我們已經就「邊境禁區規劃研究」提出意見，建議把落馬洲發展走廊、蓮塘/香園圍新口岸以南地區及文錦渡發展走廊發展成連接邊境口岸、河套區及新發展區的高科技發展走廊。

具體建議

當局宜在土地用途、交通等方面著手，令各規劃項目更連貫。目前古洞北大綱圖中，僅留南部一小撮地方作商業和研發用途，對此我們有兩項建議：

第一，現時古洞北的西北部劃為「土地預留區」，以「配合落馬洲河套區以

高等教育為主的相關發展」，我們希望這片土地的作用不只是為境外學生提供宿舍，而是發展和河套區一脈相承的創意科技產業，一方面擴大規模效益，另一方面為以住宅區為主的古洞北北部注入經濟活力。

第二，香港和深圳合作發展科技產業，可以做的不單是研發。如果單單著眼於研發，只會局限了發展經濟和創造職位的可能性。下一部分將簡介在邊境及附近地區可發展的業務。

另外，坪輦/打鼓嶺區北部將列作特殊工業區，發展高增值、低污染的產業，以下所述業務同樣適合。唯該區的對外交通必須改善，以便與河套區、古洞北和科學園等產業群聯繫，及吸納周邊地區的勞動人口。

可發展的業務

在邊境一帶發展高科技產業，能夠為企業跨境合作、人才往來帶來最大的方便，更有效地利用兩地互補的優勢，而且能夠為附近新發展區以至全港市民創造高增值的就業機會。

有關地段可發展的業務，包括資訊科技服務、生物科技、藥物研發、檢測認證等。據悉已有多家公司表示希望邊境地段發展各類資訊科技業務。例如：中華網投資集團有限公司希望善用香港對國際市場的知識及較豐富的專業管理經驗，輔以內地充沛的中低層技術人員，發展各種系統管理軟件及遊戲開發，若落實計劃，將在香港聘請三百名管理及高級研發人員。

此外亦有資訊科技界企業表示希望在邊境地區建立數據庫、數據中心，憑著在資訊管理及保安方面較佳的信譽，服務香港以至內地的市場。例如在邊境建立電子認證數據庫，能配合香港商務及經濟發展局、國家工業和信息化部信息安全協調司及廣東省信息產業廳於今年6月簽署的《粵港兩地電子簽名證書互認的框架性意見》，促進兩地電子商貿往來。

我們建議高新科技產業區吸引本地中小企及國內外大型企業進駐，並引入其他配套，包括知識產權交易平台、風險投資公司及其他配專業服務，如此則可望形成具規模效益的產業群。

這類高新科技產業，特別是資訊科技服務，是低污染產業，不但能創造高增

值的職位，同時能帶動區內的零售服務業，為不同階層人士提供不同技術層面的就業機會，有助發展均衡社區。長遠而言，可望推動香港經濟轉型。敬希 貴署認真考慮為盼。

匯賢智庫政策研究中心

二零零九年一月七日

ⁱ 2009年10月勞動人口約為3,678,700，佔總人口(7,008,300)約52%。按此推算，新發展區勞動人口約為68,120人，人均職位約為0.66，仍低於全港數字0.8。

TEMPLE CHAMBERS

16TH FLOOR, ONE PACIFIC PLACE
88 QUEENSWAY, HONG KONG
TEL : 2523 2003
FAX : 2810 0302

The Planning Department
16/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

11th January 2010

Attn: Studies and Research Section

Re: Northeast New Territories, New Development Areas,
Planning and Engineering Study Stage 2, Public Engagement November 2009


1. The Study process is defective in that it does not refer to the available evidence on Long Valley. It fails to consider other Studies for the conservation principles therein contained. It omits the main studies done on Long Valley which are the reports and evidence for its conservation which were produced for and accepted by the Appeal Board in the KCR Spur Line case which saved Long Valley from development. This Study ignores the mass of informed opinion and expert evidence and existing Government Policy which has already decided that Long Valley, as one of the bird hot spots of Hong Kong, must be conserved.
2. The Guiding Principles are inadequate, outdated, fail to reflect current realities of sustainable living and represent a failure to adequately conserve countryside. There is no reference to policies, accepted planning standards or international principles for conservation. It is wrong to consider that conservation in an area of complex water flows and rich bird life can exist side by side with private sector developments.
3. The balance is made completely out of balance. Not only is an area which is predominantly countryside and agricultural use now being made 80% urban, even the 20% or less which has conservation and ecological value is being degraded by nearby incompatible comprehensive development.
4. To reduce the imbalance the whole of Long Valley should be conserved as an SSSI or Conservation Area and certainly not as Other Uses involving a comprehensive development area. The front page of the Study simply describes Kwu Tung as a Development Node, showing that conservation is relegated to the lowest priority when it should be the highest. This contradicts the Guiding Principles.
5. This zoning will act as a positive encouragement for uses with severe impacts and will introduce conflicts and make for difficult management. For the last few years the front pages of the newspapers have revealed a new failure of enforcement in land matters nearly every month. This shows the DLO and other Departments lack the resources or will or laws to enforce against improper uses in the face of

development led threats and damage. One can assume there will be patchy or non enforcement leading to development led degradation in Long Valley if this zoning is made.

6. Residences near areas full of birds are bound to lead to conflicts and the birds will be the first targets and victims in the event of bird flu. Effluent and polluted run off from developments are bound to result in habitat change and deaths of birds given the complex drainage. Based on current performance, breaches of conditions leading to pollution in the countryside are seldom enforced. The reality will be gradual degradation.
7. The so-called wish to conserve Long Valley with due consideration of land owner's property right is a total perversion of proper planning methods and principles. Everyone knows that the proper approach to planning is to consider the best uses in the public interest and certainly not what is best for the vested interests only. There is certainly no right or expectation that your land will be increased in value by expanding the uses to development. It is wrong in principle and contrary to Government Policy to acknowledge that Agricultural Land has a right to being converted to development land. Such will only profit speculators at the expense of the public interest in genuine town planning.
8. Long Valley should be left as it should be, for genuine appropriate agriculture which is compatible with bird conservation, and habitat and bird conservation. The evidence in the Long Valley EIA case has shown the area to be of exceptional value for many birds.
9. In all three of these NDAs, KwuTung is the only one which has any conservation element zoning. This is deficient planning. The Fanling and Ping Che areas only have green buffers to absorb noise and dust and other pollution impacts from the residential and GIC uses. Basically, these are urban parks hemmed in by developments and roads.
10. The only acceptable balance is to conserve all of Long Valley as a Conservation Area with specified agricultural uses compatible with conservation.
11. The proposals to retain all trees, *jung shui* woods, heritage buildings and their surrounding areas should be emphasised. There needs to be wide areas of set back from riversides, *fung shui* woods and heritage areas so they are not hemmed in and degraded by being too close to roads and buildings and impacts from other utilities.
12. Long Valley is a conservation area with education and research potential. It is not a Recreation area. It is therefore wrong in principle to encourage a barrier-free walking environment for residents to reach the Long Valley ecological area from the urban areas. For general recreation, the residents should have adequately provided parks and heritage areas. As noted above, they are not adequate.

13. The heights and the densities contemplated are far too high. The cross-sections show how inappropriate the heights are compared to the topography. 4 to 7 storey is the maximum so as not to obstruct flight paths for migrations.
14. General principles for protection biodiversity. At this stage with so little specific information it is difficult to assess the adequacy of the allegedly Green Environment alleged to be provided. It is an important principle that the existing vegetation, trees and stream courses should be preserved in their original or cleaner state with their original ecology. However, amenity areas cannot be close to such areas otherwise they will lose their wildlife and ecological value. Again, this emphasises the need for ecologically appropriate setbacks and protection for the wildlife from disturbance from residence and other matters.
15. The Lok Ma Chau loop appears to be extraordinarily set aside for high density development but which is vaguely said to be linked to higher educational facilities and nearby Ma Tso Lung area is said to be a Land Reserve Zone. Since there is no need for development in these areas they should be zoned CA with appropriate agriculture in view of its location, habitats and wildlife value. GB is inadequate zoning. Only if and when a pressing need for other institutional uses, should re zoning be considered. In the mean time, as much as possible needs to be protected to preserve the status quo from speculative degradation.
16. In order to facilitate greater acquisition of land for conservation purposes, the various modes such as non in situ land exchange for another site, compensation and other mechanisms should be implemented so that conservation of Long Valley as a whole can take place. The HK Bird Watching Society has demonstrated the merits of conservation in Long Valley in the current situation.
17. The planning should be compatible with the real value of the place for the public interest and should not introduce the risk of polluting conflicting uses. Long Valley needs to be a comprehensive Conservation Area to have the best chance for survival against the cumulative impact from the huge expansion of development all around.
18. Please could you keep me informed as to the progress of this. Please could you supply me with the results of the consultation exercise and the papers for the next stage of consultation.

Yours sincerely,



Ruy Barretto S.C.

[7789.rb]



ricky chan

2010/01/12 上午 12:10

To srpd@pland.gov.hk

cc

bcc

Subject 反對發展壆原

Urgent

Return receipt

Sign

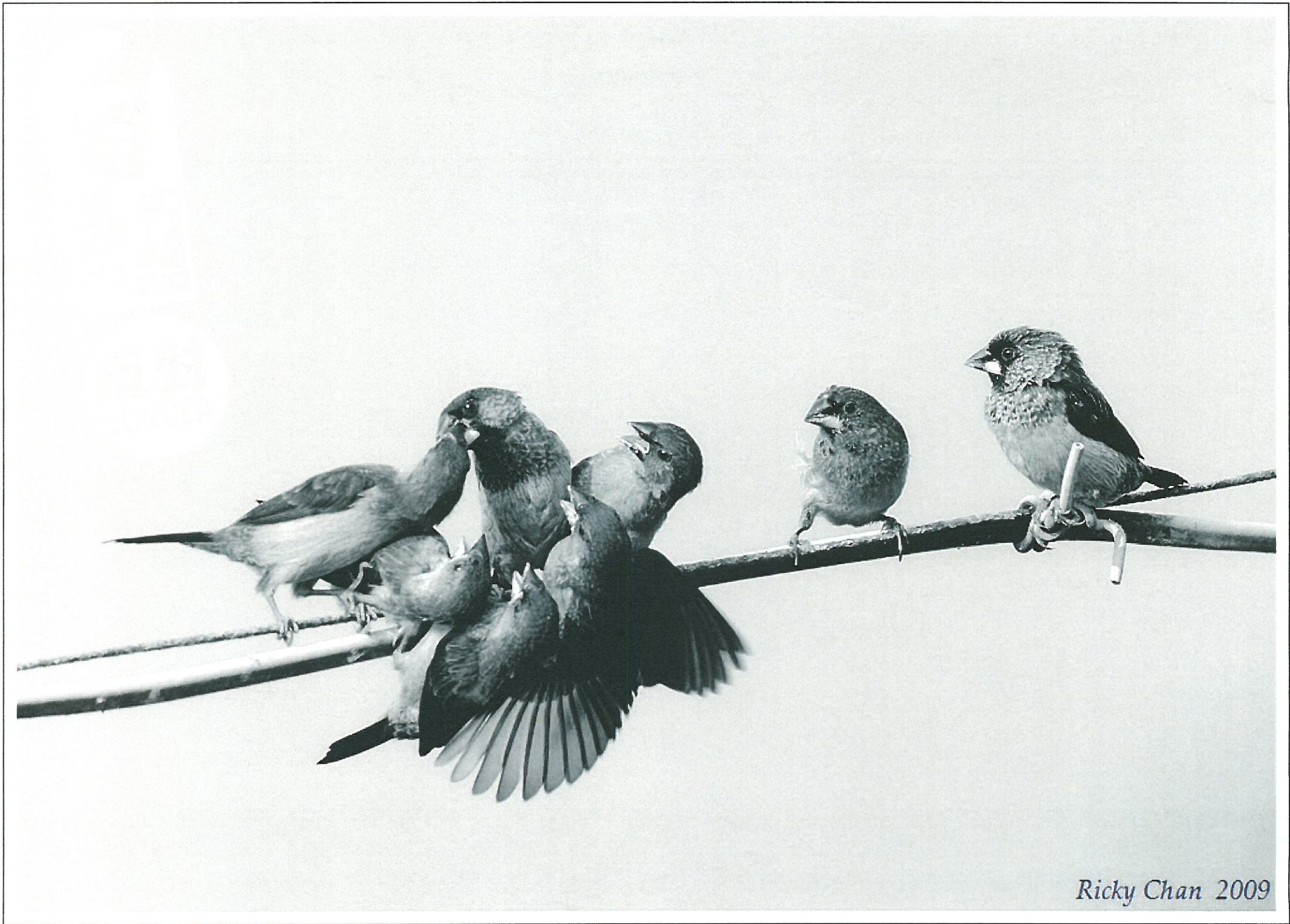
Encrypt

History: This message has been replied to and forwarded.

發展壆原只會破壞現在之生態,並不可恢復原貌
本人強烈反對



Ricky Chan DSC_8595_74061a.jpg



Ricky Chan 2009



Tony Hung

2010/01/12 上午 12:10

To srpd@pland.gov.hk

cc

bcc

Subject Objection to the proposed zoning for development in Long Valley

Urgent Return receipt Sign Encrypt

History:

This message has been replied to and forwarded.

Dear Sir/ Madam,

I object the zoning of Long Valley for development in the North East New Territories Development Study. Long Valley is definitely an ecological important area in Hong Kong.

It has already caught much public attention on conservation in Hong Kong. Various cases have proofed Long Valley deserved more conservation efforts rather than development. The disapproval of KARC EIA report ten years ago from the EPD.

Various funds granted for the study of conservation and management of wildlife and heritage in Long Valley. Studies have proofed Long Valley important to birds utlization in Hong Kong, esp. adding new records of bird species each year. In particular, **Black-faced Spoonbill**, an international important bird species, firstly visited Long Valley last year under fishpond management funded by Environmental & Conservation Fund (ECF). This year, **6 Black-faced Spoonbill** visited the fishpond again, with one tagged individual of **K81** and a few immature individuals. Moreover, locally important bird species, **Greater Painted-snipe**, successfully breed in Long Valley and it is the remaining place that houses the highest population of the species in Hong Kong. These proofed that Long Valley is a vey important habitat for birds in Hong Kong.

Despite birds, Long Valley is also home to many lowland dependent amphibian species such as *Microhyla ornata*, *Microhyla pulchra*, *Hoplobatrachus chinensis*, *Kalophrynus interlineatus* .

One should understand that human can not control everything, e.g. destrust the species/habitat and recreate/relocate the species/habitat again. If the government neglect our voice in conserving this remaining piece of land, our next generation may not enjoy going to this piece of land. At the same time the head of nations are discussing about climate change (which is caused by rapid development) in Copenhagen, Hong Kong Government continues to go for development instead of conservation.

I really hope that the government can seriously consider my opinions.

Yours Faithfully,

Tony Hung
MPhil Student

HKU



GPS.jpg



fishpond.jpg



Collared Crow.jpg



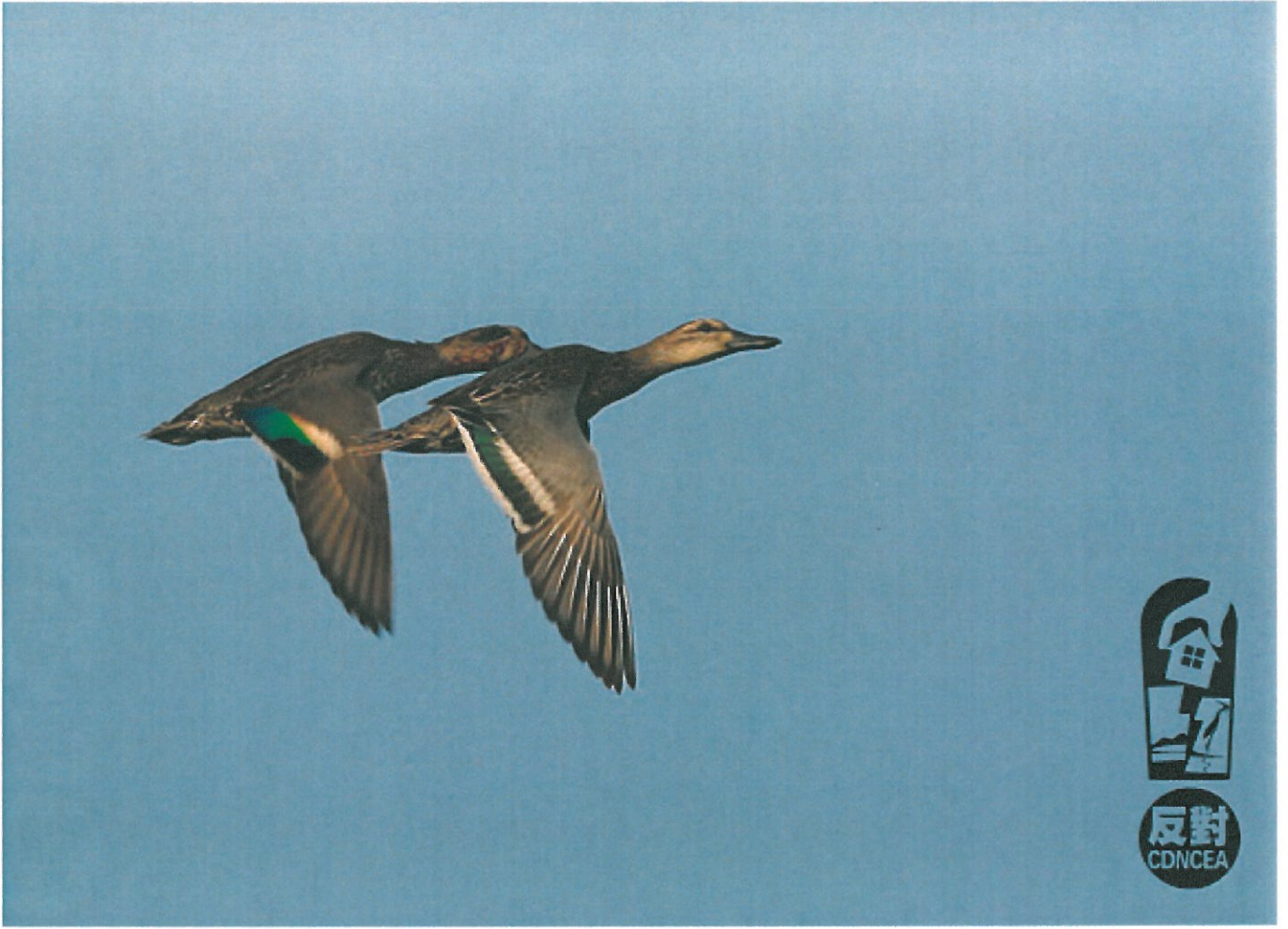
Teal and Gargeny.jpg



反對
CDNCEA



反對
CDNCEA







Henry Lui

2010/01/12 上午 12:48

To srpd@pland.gov.hk
paulng@cedd.gov.hk

cc

bcc

Subject Comments - New Development Areas

Urgent Return receipt Sign Encrypt

History: This message has been replied to and forwarded.

Dear Sir,

Enclosed please find my comments (in Chinese) on the zoning of Long Valley in NENT NDAs Study.

Regards,
Henry Lui



Comments_HLui.pdf

(電郵：)

規劃署／土木工程拓展署：

《新界東北規劃及發展研究》古洞北新發展區有關塋原規劃意見

本人現就《新界東北規劃及發展研究》中，古洞北新發展區內有關塋原的規劃提出意見，我本身在香港大學生態及分類學系哲學碩士畢業，亦是香港觀鳥會資深會員，對生境保育十分關注，現就有關塋原的規劃建議提案作出反對。

塋原的高生態價值已是眾所周知，政府的《新自然保育政策》亦將塋原列入須優先加強保育地點清單之中，現在塋原列入古洞北新發展區的範圍之中，在新發展區內眾多如各類住宅、政府、商業等等發展之餘，卻仍將塋原範圍列入「其他指定用途（綜合發展及自然保育改善區）」，本人對此感到十分之失望。

《新自然保育政策》中漁農自然護理署所劃出具生態價值的塋原及河上鄉範圍，遠較「其他指定用途（綜合發展及自然保育改善區）」範圍大，是項《新界東北規劃及發展研究》將具生態價值的範圍縮小不特止，還容許範圍內有一定發展，簡直是罔顧自然保育的工作。

新發展區會引來人流，已加重塋原的負荷，塋原及河上鄉範圍應列入「自然保育區」(CA)或「自然保護區」(Nature Reserve)之類的規劃，「部分發展、部分保育」的概念應從整個古洞北新發展區來看，而不應只放在塋原及河上鄉範圍內看。

以下是本人多年來在塋原拍攝的雀鳥照片，本人著作的《田野觀鳥》圖鑑的封面和內容很多照片均攝於塋原，可見塋原是一片珍貴的雀鳥生境。



彩鸛 攝於2004年8月



烏鶇 攝於2004年11月



棕扇尾鶯 攝於2005年12月





普通燕鴿 攝於2008年4月



黑翅長腳鸛 攝於2008年12月

香港市民
呂德恒 謹啓

二零一零年一月十二日



Raymond Liu

To srpd@pland.gov.hk

cc

2010/01/12 上午 12:35

bcc

Subject 關於：「塱原在新界東北新發展區規劃及工程研究第二階段諮詢」

Urgent Return receipt Sign Encrypt

History:

✉ This message has been replied to and forwarded.

致: 規劃署署長及規劃研究組

本人為北區居民，希望就「塱原在新界東北新發展區規劃及工程」提出意見。我強烈反對塱原濕地被劃為「綜合發展及自然保育改善區」，要求列為具特殊科學價值地點，並立法保護。

所持理由如下：

1) 反對塱原濕地被劃為綜合發展地區

-塱原生態系統具多一樣性及獨特性，是香港少數有多樣雀鳥覓食和棲息地的地區，留鳥及候鳥記錄超過210種，包括世界瀕危的黑臉琵鷺及易危的黃胸-

-因為此獨特性，無先例可循可以保證「綜合發展區」不會對現有生態系統產生負面影響，更難以保證受損的生態系統可以復原。

-本人觀察所得，塱原生態系統中的鳥類極怕人類，「綜合發展區」建築期間及期後增加的人流，不利鳥類居住。

2) 強烈要求以法例保護「塱原核心地帶」，並列為具特殊科學價值地點：

-塱原生態系統極具科學價值，作為國際重點鳥區（IBA），對瀕危的候鳥有無比貢獻。

-受城市發展及人為負面影響，該地區正受威脅。

-作為負責的國際成員，香港有義務保護該地區。

建議：

1) 擴大「塱原核心地帶」的範圍：

為保持濕地的完整性及其持續生態平衡，有必要將整片原建議「綜合發展及自然保育改善區」改為「塱原核心地帶」。

2) 限制「塱原生態區」的土地使用：禁止在「塱原生態區」進行非農耕活動及其他非法行為。

3) 限制「塱原生態區」內的建築物設計：明確訂明建築物的高度限制不可高越現時的3層式村屋。

4) 長遠制定「塱原核心地帶」完整保育政策，包括收購荒廢農地作為保育用途。

附件; 塱原居住的「北紅尾鵪」照片。

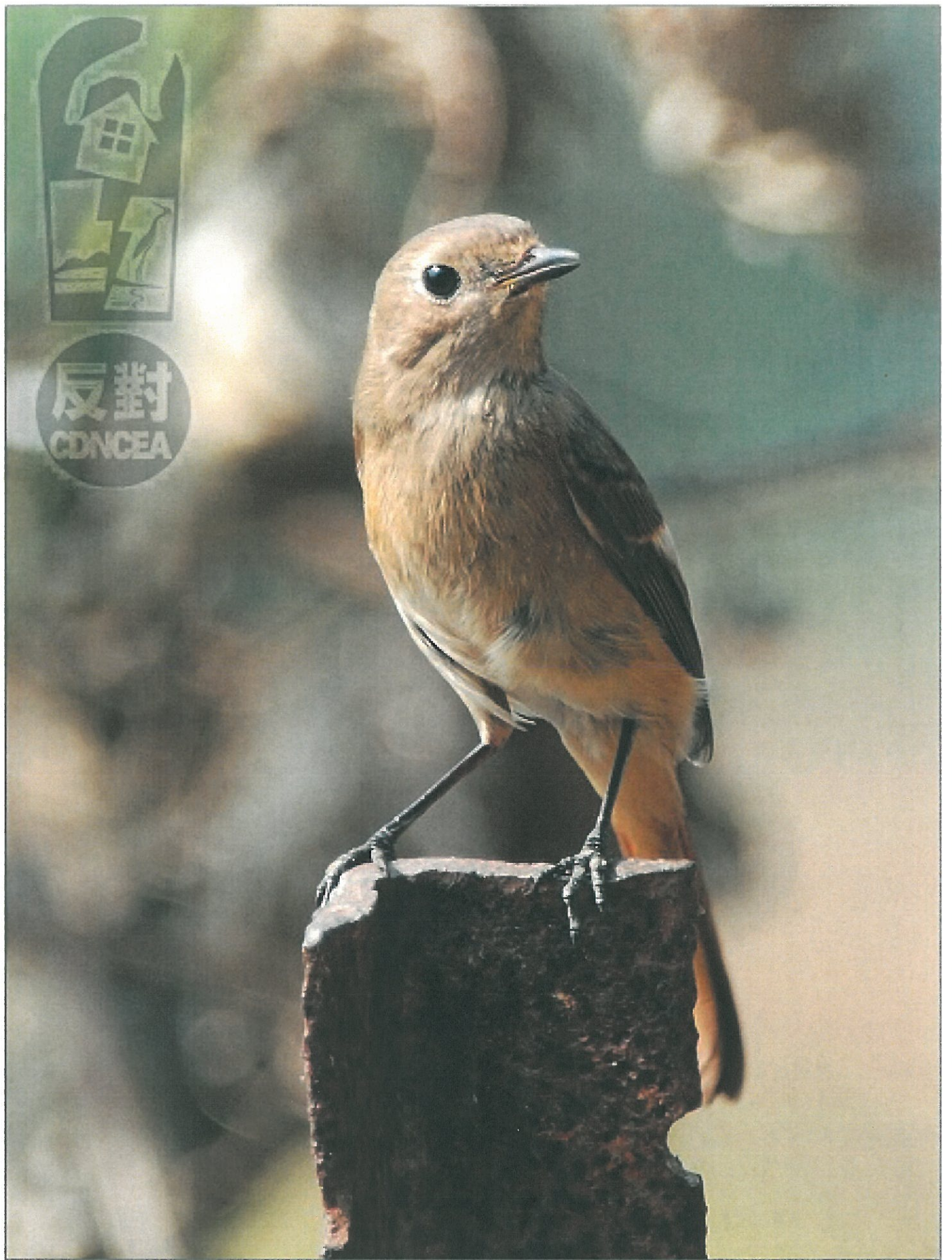
敬祝

政恭康泰

廖曉暉



DSC_9559.jpg





Ms teresa ma

To srpd@pland.gov.hk

cc

2010/01/12 上午 01:48

bcc

Subject Opinion to North East New Territories Development Study

Urgent Return receipt Sign Encrypt

History: This message has been replied to and forwarded.

To whom it may concern,

---I am writing to express my objection to the new zoning plan of making Long Valley to be a Comprehensive Development and Nature Conservation Enhancement Area (CDNCE).

---CDNCE allows both conservation and development take place, which sounds like a win-win situation. However, I do not agree with an area with high ecological importance where development is permitted. Development of houses and even hostels increases a burden to the area, because it requires infrastructure to support the new villages. This implies more area will be developed for roads, tunnels, carparks etc.

---In particular, the core area of Long Valley is far too small to support the wintering birds and lowland amphibian species (there are 10 species of frogs recorded last year, almost one-third of Hong Kong amphibian species). The number of freshwater wetland in Hong Kong is scarce now, if we do not protect it, it will degrade very fast and Hong Kong people will lose a leisure place to go. Fragmentation of habitats in ecology does not support the population of animals for long term. The core conservation area should be expanded (to Ho Sheung Heung and Yin Kong) as well as to minimize the extent to develop the area into housing estates or densely populated villas.

---Besides, indigenous villagers do not unanimously agree with developing the farmland into a concrete jungle. We hope the new plan to be converted to an environmentally friendly issue such that the local residents can enjoy the natural scenic view, clean air as well as a quality of living environment.

---Last but not least, I appreciate the effort to compromise conservation and development. Yet conservation has priority, it is hard to reverse a developed area into a natural condition. I hope our government to treasure the assets of Hong Kong - the natural beauty, to be responsible as a global city to help conserve the habitats for the world-migrating as well as local surviving species.-

- Attached are the photos taken in Long Valley during night visits. The frog collection and the capture of dawn are unique to Long Valley.-

Yours faithfully,
Teresa Ma



dawn_reduced.jpg frogs LV.jpg



反對
CDNCEA



反對
CDNCEA





Winnie Wong

To <srpd@pland.gov.hk>

cc

Sent by: Winnie Wong

bcc

2010/01/12 上午 08:14

Subject DEVELOPMENT ZONING For LONG VALLEY, HOO HOK WAI and SAN

Urgent Return receipt Sign Encrypt

History: This message has been replied to and forwarded.

OBJECTION to DEVELOPMENT ZONING For LONG VALLEY, HOO HOK WAI and SAN

Dear Sir,

I would like to object to Planning Department’s proposal of zoning of areas of high conservation value in the NENT and FCA to facilitate private development. This will place private interests ahead of Public Interests in Conservation Zones threatens to undermine entire planning process in Hong Kong and also undermines the whole basis of town planning in Hong Kong.

These lands must be protected from adverse development impacts as they are land of high ecological value. They merit a zoning that recognizes this high ecological conservation value and that will protect it from adverse development. Despite this, the Planning Department (PlanD) has proposed a zoning that opens a back door to development: “Comprehensive Development Area -Wetland Enhancement Area”. While this sounds like a conservation zoning, it is not. In practice it leads to piecemeal degradation on a case-by-case basis. In particular, this zoning permits any landowner within a given site to identify the “less sensitive area” of their own plot and legitimately apply to develop it. Therefore this zoning fails to protect these sites from development. The precautionary principle requires higher, more appropriate zoning standards, not worse. It would be irrational and perverse for PlanD to propose development for land which is so widely recognized as having high ecological value.

Town Planning must by law be conducted in the public (not private) interest The Town Planning Ordinance (cap 131) requires planning to be conducted in the public interest – NOT the private interest. The proposal is surrendering the basic principles of town planning. It puts the illegitimate expectations of private interests ahead of the legitimate expectations of the wider community. PlanD has claimed it is not possible to zone private land for conservation. However, there are several hundred hectares of land that are zoned SSSI, Conservation Area, and Green Belt (zoning with a presumption against development), and some of these zonings have recently been proposed at another site – Sham Chung. This claim is nonsense.

The Government wants to gift landowners with development rights for land that carries no

such value it is totally unacceptable that they should do so to the detriment of a public asset – land of outstanding ecological value. The method for doing this is to allocate land of low or nil ecological value at another site in exchange. This is called non-in-situ land exchange. Non in-situ land exchange is successfully used in many countries to resolve such issues. There is no reason why it should not be used in Hong Kong. Indeed it has been used in Hong Kong for other purposes.

Another way to gift public resources to owners of land of high ecological value is to resume the land at the standard rates proposed by the Lands Department. The Hong Kong Government has sufficient resources to do this, especially within the scope of NDA planning for Long Valley. A considerable area of land is being resumed for parkland in the NDAs, so there is no reason in principle why this should not happen.

I hope the Government can consider ways similar to the country park by resuming the lands from the private owners for conservation purpose. Only by doing this, we can really protect the public interest.

Winnie Wong

新界東北新發展區規劃及工程研究 — 第二階段公眾參與
意見收集表格
North East New Territories New Development Areas
Planning and Engineering Study – Stage Two Public Engagement
Comments Collection Form

你的意見 Your Views

我們歡迎公眾發表意見及提出建議。 We welcome your views and suggestions.

機構名稱 Name of Organization (如適用 if applicable) : _____

姓名 Name : Geoffrey Leung

電話 Telephone : _____

電郵地址 E-mail : _____

傳真 Fax : _____

意見內容 Comment :

- A. The proposed alignment of Fanling Bypass (FLBP)
B. The proposed location of Fanling Bypass Southern Connection (FLBP-SC)

Both FLBP and FLBP-SC will require re-examination of alternatives in a coherent manner with the new cross boundary infrastructure bearing in mind of the environmental impact assessment mitigation principles respecting the footprint impact, interference impact, emission impact, timing impact and cumulative impacts. Moreover, there are other important environmental factors which need to be reassessed and readdressed including:

- Natural environment – wildlife, ecosystem, open space, river, water and air
- Social environment – communities connectivity (between town fringe and town proper), recreation opportunities, aesthetics etc.
- Economic environment – business decisions, premium revenues, property values, commercial and industrial development
- Cultural environment – a number of important cultural amenities and heritage sites which are socially/culturally connected/related with the Fanling old town proper.

請將填妥後的意見收集表格於 2010 年1月12日前交回規劃署或土木工程拓展署:

Please return the completed Comments Collection Form to the Planning Department or the Civil Engineering and Development Department by 12 January 2010:

郵寄 By post:	規劃署 Planning Department 規劃研究組 香港北角渣華道333號北角政府合署十六樓 Studies and Research Section 16/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong	土木工程拓展署 Civil Engineering and Development Department 新界西及北拓展處 香港新界沙田上禾輦路1號沙田政府合署九樓 New Territories North and West Development Office 9/F, Sha Tin Government Offices No. 1 Sheung Wo Che Road, Sha Tin, NT
傳真 By fax:	2522 8524	2693 2918
電郵 By email:	srpd@pland.gov.hk	paulng@cedd.gov.hk

填妥後的意見收集表格亦可按放於設於工作坊的收集箱。

Completed Comments Collection Form can also be deposited in the collection boxes at Community Workshop.

備註 Note:

凡個人或團體在「新界東北新發展區規劃及工程研究」過程中向土木工程拓展署或規劃署提供意見及建議，均會視作已同意土木工程拓展署及規劃署可使用或公開（包括上載於適當的網頁）該人士或團體的名稱及所提供的全部或部分意見及建議（個人資料除外）；否則請在提供意見及建議時說明。 The names and comments / proposals (except personal information) provided by any individuals or groups to Civil Engineering and Development Department or the Planning Department in the course of the Study will be disclosed, either entirely or partially to the public (including disclosure on relevant websites). If you do not wish such information to be disclosed, please advise at the time of submission.



Nora Hung

2010/01/12 上午 10:15

To srpd@pland.gov.hk

cc

bcc

Subject North East New Territories Development Study

Urgent

Return receipt

Sign

Encrypt

History:

This message has been replied to and forwarded.

Dear Sir/Madam,

-

I refer to the captioned subject.

-

The words I wish to say are very simple: you would not have realised what you have lost (or people in Hong Kong have lost) until-we have destroyed the last-remaining piece of land for farming and the wildlife associated with it, including small mammals, insects and birds-that rely so much on the habitat in Long Valley.

-

When you have time, go for a guided-trip-in Mai Po and take a look.- You would have marvelled how a tiny piece of conserved area-can be-so interesting and invaluable-when our neighbouring area has been developed and nature destroyed to an irreversible state.- Long Valley is no less important to us and I object to any form of development of this place.

-

Please do-find another piece of land for development.- Thank you.

-

Nora Hung



"Community Sports"

2010/01/12 上午 10:23

To <paulng@cedd.gov.hk>
<srpd@pland.gov.hk>

cc

bcc

Subject 展能運動村- 意見及建議

Urgent Return receipt Sign Encrypt

History: This message has been replied to and forwarded.

新界東北新發展區規劃及工程研究-第二階段公眾參與

機構名稱:展能運動村

姓名:葉-龍 Richard Ip / 劉詠甜 Candy Lau

電話:

電郵:

傳真:

意見內容:

敝機構現就有關研究提出的意見及要求, 請參閱附件comsports.pdf

本文件附帶, 屬於內部資料, 不宜公開. 本文件只給予有關政府部門及顧問公司使用.



comsports.pdf



"PK"

2010/01/12 上午 11:09

To <srpd@pland.gov.hk>
<paulng@cedd.gov.hk>

cc

bcc

Subject NENT NDAs Planning and Engineering Study Stage Two Public
Engagement Digest November 2009

Urgent Return receipt Sign Encrypt

History: This message has been replied to and forwarded.



Peng2Attachment.pdf



FLNNDAs_Peng2Comment.pdf

新界東北新發展區規劃及工程研究 – 第二階段公眾參與
意見收集表格
**North East New Territories New Development Areas
Planning and Engineering Study – Stage Two Public Engagement
Comments Collection Form**

你的意見 Your Views

我們歡迎公眾發表意見及提出建議。 We welcome your views and suggestions.

機構名稱 Name of Organization (如適用 if applicable) : _____ R & U Planning and Development Consultants Ltd.

姓名 Name : _____ CHUNG PUI KAI _____

電話 Telephone : _____

電郵地址 E-mail : _____

傳真 Fax : _____

意見內容 Comment :

Please see attachment.

請將填妥後的意見收集表格於 2010 年1月12日前交回規劃署或土木工程拓展署:

Please return the completed Comments Collection Form to the Planning Department or the Civil Engineering and Development Department by 12 January 2010:

郵寄 By post:	規劃署 Planning Department 規劃研究組 香港北角渣華道333號北角政府合署十六樓 Studies and Research Section 16/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong	土木工程拓展署 Civil Engineering and Development Department 新界西及北拓展處 香港新界沙田上禾輦路1號沙田政府合署九樓 New Territories North and West Development Office 9/F, Sha Tin Government Offices No. 1 Sheung Wo Che Road, Sha Tin, NT
傳真 By fax:	2522 8524	2693 2918
電郵 By email:	sprd@pland.gov.hk	paulng@cedd.gov.hk

填妥後的意見收集表格亦可投放於設於工作坊的收集箱。

Completed Comments Collection Form can also be deposited in the collection boxes at Community Workshop.

備註 Note:

凡個人或團體在「新界東北新發展區規劃及工程研究」過程中向土木工程拓展署或規劃署提供意見及建議，均會視作已同意土木工程拓展署及規劃署可使用或公開（包括上載於適當的網頁）該人士或團體的名稱及所提供的全部或部分意見及建議（個人資料除外）；否則請在提供意見及建議時說明。
The names and comments / proposals (except personal information) provided by any individuals or groups to Civil Engineering and Development Department or the Planning Department in the course of the Study will be disclosed, either entirely or partially to the public (including disclosure on relevant websites). If you do not wish such information to be disclosed, please advise at the time of submission.

**Comments on
North East New Territories New Development Areas
Planning and Engineering Study
Stage Two Public Engagement Digest November 2009**

With reference to the Fanling North New Development Area (FLN NDA) Preliminary Outline Development Plan (PODP) contained in the captioned digest, we have the following observations:

- The adoption of a development theme of a “Riverside Township” to accommodate mixed residential uses in a linear design layout fits with the general configuration of the FLN NDA. The proposed central park at Shek Wu San Tsuen and the riverside park should be able to harness the existing greenery backdrop of Wan Shan and Ng Tung River. It is also noted that there are planned provisions to enhance pedestrian connectivity between these two proposed parks and the existing built-up area with a view to bringing people to the “greenery” and the “greenery” to the people.
- We are now exploring design schemes of the various development zones with a view to identifying suitable development packages for early implementation. To this end, it is noted that a stepped building height design concept has been adopted for the FLN NDA with the building height and density gradually reduce from south to north towards the riverside as well as from the east node (i.e. “the Central Residential Area”) and west node (i.e. the ”Sheung Shui Wah Shan Area”) of the PODP. Given that the maximum building height proposed for the PODP would be not more than 35 storeys (at a PR of 5 for Public Rental Housing and Residential Zone 1 development), it is reckoned that the development intensity for the other development zones within these two nodes such as Residential Zone 2 and Residential Zone 3 should appropriately be in the region of a PR of 3 and 1 respectively.
- We shall take these broad planning development parameters of the various development zones and urban design concept for the FLN NDA into due account in proceeding with our work. While our work is still at very preliminary stage, we aim to provide further inputs to the Government once

we are in a position to do so with a view to contributing to further refining of the PODP to provide a comprehensive planning framework to guide the future cohesive development of the FLN NDA.

- As implementation mechanism is key to bringing development of the FLN NDA to fruition, we intend to make suggestions on identified early development packages for your consideration as well. Our initial view is that tailored-made implementation mechanism might need to be adopted with due regard to specific circumstances (such as land ownership status and rehousing requirements of different packages). Feasible options under the prevailing legislation shall generally be preferred.



"Raymond Ng"

To <srpd@pland.gov.hk>

cc

2010/01/12 上午 11:18

bcc

Subject 新界東北新發展區規劃及工程研究

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History: This message has been replied to and forwarded.

致規劃署長,

本人反對, 對塋原濕地被劃為, 所謂 - 綜合發展及自然保育改善區。

我所認知的所謂 - 私人提出並參與可融合大自然生態環境的低密度發展建議的綜合發展及自然保育改善區 (如低密度住宅、生態旅舍等)。只不過是不受控制的大型屋園。

至於我所認知的所謂 - 融合大自然生態環境。又只不過是有殺蟲劑的人工花園, 如同一般售樓書一樣。全無生態價值, 人類糖衣-生態毒藥!

本人希望, 列塋原濕地被劃為濕地保育區。
保留香港唯一的淡水濕地。

國際知名的香港, 需要有國際知名塋原淡水濕地。

Raymond Ng 吳偉文
電郵







FLING AU

2010/01/12 上午 11:43

To srpd@pland.gov.hk

cc

bcc

Subject Comments on North East New Territories Development Study & 壟原濕地

Urgent Return receipt Sign Encrypt

History: This message has been replied to and forwarded.

Dear Sir,

I write to let you know my comments on the 新界東北新發展區規劃工程研究二零零九年十一月. Please see the attached file.

Kitty Au Fung Kwan



本人強烈反對壟原濕地被劃為綜合發展及自然保育改善區.doc

本人強烈反對塋原濕地被劃為綜合發展及自然保育改善區，要求塋原濕地列為具特殊科學價值地點，以作為永久保育地帶。

本人十分支持觀鳥會的意見(請看第三至第八頁)。

請看看香港由一個漁村演變成現代城市，已經看到的是冰冷的大廈，以往的生物都已消失或已被困在新界未發展的區域。為何牠們最後生存之地都要讓給貪心/自私的人類呢？知否牠們消失時，就是人類步向滅亡的悲涼境地。

新界發展好像是改善居住環境，相信你都應該知道這卻是生活質數的倒退。現在所說的綠色生活，就只在節能上嗎？希望你們想想，要有好的居住環境必須保存現在新界的面貌，對你和你的後代都是綠色生活之源。

翻看新界東北新發展區規劃工程研究摘要，看到只是

一幢幢的大廈，雖然指出樓層不會超過 35 層，但 35 層樓跟市區樓有何分別，並且人口增加，必然影響生態，根本就是屬破壞性規劃。將新界變成城市，一次性賺錢有何用，換回來的卻是永久破壞。

本人認為香港跟內地深圳要有分別，不要像他們一樣，將農地變成大廈和道路等等。

請保留現在新界的環境，如你們能接納保育團體/人的意見，則未來的新界便能成爲人間樂土，耕種文化得保留，生物物種能存活，那麼世界各地的人都會到來看一看，經濟由此而帶動，這不是持續發展的最好例證嗎？

請政府要有責任：購買農地，保留塋原及其他濕地。

Kitty Au Fung Kwan

12.01.2010

Summary of HKBWS Submission

1. Long Valley is universally recognized for its high ecological value.

Long Valley has been recognized for its ecological value, not just by HKBWS, but by many other environmental groups, all the relevant government departments and bureaux, and even by those who have tried to damage its ecological value.

- Ten years ago KCRC recognized Long Valley's high ecological value but tried to trash it. Ten years later Planning Department have again recognized its high ecological value, and have proposed a zoning that could trash it.
- Back then AFCD and EPD fought in a tribunal to protect it, and in 2004 they identified Long Valley as one of 12 sites of outstanding ecological value under the nature conservation policy.
- Back then the Advisory Council on the

Environment refused to endorse KCRC's EIA for Long Valley, and in December ACE refused to endorse the proposal unless Long Valley was zoned as a Nature Park.

- The Environmental & Conservation Fund has given Conservancy Association and HKBWS substantial funding to enhance its biodiversity, to protect its agricultural heritage, and to share Long Valley with the wider public.
- The 5 Black-faced Spoonbills that have visited the drained fishpond in the last few days and the Yellow Breasted Buntings that came onto the rice fields – both are threatened species newly attracted by our successful management!

2. So what's the problem?

PlanD has been urged by landowners to zone the site for development. They claim that because they own the land they have the right to develop it. This is not true. Right now Long Valley is zoned for "Agriculture". This means

that landowners can only use the land for farming. To develop the land they must apply to change the zoning. If you have to apply, there is no right. End of story.

But PlanD has “respected” the views of villagers and tried to compromise, with a zoning that seems to allow for both, called Comprehensive Development Nature Conservation Enhancement Area (CDNCEA). The idea is that a developer will develop a part of the site, but must commit to protect and enhance the ecological value of the rest of the site.

Apart from creating a false expectation in landowners that they do have a right to develop, there are two problems with this zoning:

1. It creates an assumption that it is OK to develop Long Valley, and increases pressure for development. It is not OK. According to the basic principles of town

planning, sites of high ecological value should be zoned for conservation.

2. Long Valley can only be protected if part of the site is developed: so CDNCEA means: “No development, no conservation”. But remember, for private developers nature conservation is only ever a means to an end, never an end in itself.

3. What’s the alternative?

There are two parts to the HKBWS proposal:

- Long Valley should be given a purely conservation zoning

Plan D is supposed to establish zonings reflecting the current value of the land. Long Valley is an area of outstanding ecological value. Conservation zonings – Conservation Area, Nature Park, Nature Reserve, or Site of Special Scientific Interest all offer better protection of ecological value, with no need for compromise, and no

need to rely on the good will of developers.

- The Government should resume Long Valley. HKBWS fully supports the resumption of Long Valley up to the boundaries set out by AFCD and published on its website at: [http://www.afcd.gov.hk/english/c ... ho_sheung_heung.pdf](http://www.afcd.gov.hk/english/c...ho_sheung_heung.pdf) Once it is Government land no one else can develop it. If LV is zoned for conservation and owned by the Government, it should be safe forever.

4. Everyone wins

Even though some officials claim that land cannot be resumed for conservation, this is not true. In fact there is a very good precedent. The Government resumed the land for the Wetland Park because of the ecological value of the fishponds at Tin Shui Wai. What has been done before, can be done again!

However, if the Government resumes Long Valley as part

of the Kwu Tung North New Town, the landowners will be compensated at a fixed rate that is much more than their land is worth for agriculture. If the Government do this then everybody wins – the landowners, the wildlife, the environmental groups and birders, villagers who oppose development, and the future residents of Kwu Tung.

It is important to remember that Long Valley is too small and too sensitive to turn into another Wetland Park.

Fortunately there is relatively disturbance-free access along the drainage channel access road on the edge of the site. Careful planning will allow many people to enjoy Long Valley with minimal disturbance.

Suite 711, Concordia Plaza,
1 Science Museum Road,
Tsim Sha Tsui East,
Kowloon, Hong Kong.
Tel : (852) 2802-7203
Fax: (852) 2620-6022
E-mail: planarch@netvigator.com

PlanArch Consultants Ltd.
建港規劃顧問有限公司



By Email and Post

Our Ref.: s/nent/0812350

Planning Department
Studies and Research Section
16/F, North Point Government Offices
333 Java Road, North Point
Hong Kong

12 January 2010

Dear Sir,

**North East New Territories New Development Areas
Planning and Engineering Study – Stage Two Public Engagement**

We refer to the Kwu Tung North New Development Area PODP and have the following views relating to the sustainable wetland conservation of the Long Valley. Long Valley is the largest and contiguous wetland in Hong Kong, and intermingles with some plots of dry agriculture to achieve biodiversity. Being an important site for conservation, it is one of the 12 priority sites for PPP conservation under the New Conservation Strategy.

In order to achieve effective conservation, it is necessary to have government policy support as well as adequate funding. At present, part of the Long Valley is conserved through a Management Agreement with two green groups, namely the Conservancy Association and the HK Bird Watching Society. Funding is provided by Environmental Conservation Fund. While it is realized that the conservation of Long Valley wetland has an irreplaceable role in the overall sustainable development of Hong Kong, we understand that the Government is concerned about the long term financial sustainability of the conservation project. In this regard, it is considered that the experience from Mai Po conservation model would shed lights on the Long Valley conservation. A Conservation Fund for the sustainable management of the wetland is required.

As shown on the Kwu Tung North New Development Area PODP, the Long Valley area are mainly zoned as “OU(Comprehensive Development & Nature Conservation Enhancement Area)” with a part of this area marked with “core area of Long Valley”. This zoning implies that development is allowed if some conservation enhancement, especially for the core area, can be achieved under a private sector participation approach.



However, such development concept and zoning have a few fundamental flaws:

I. The Guiding Principle on Sustainable Living Environment for Conservation of Long Valley is Ineffective

As shown in the Public Engagement Digest, the Guiding Principle for Sustainable Living Environment is to “Conserve an area of Long Valley with high ecological value and consider development that can integrate with the natural ecological environment through private sector participation.”

First of all, it should be aware that the boundary of this “OU” zone is much smaller than the designated PPP area under the New Conservation Strategy announced in 2004. Actually the whole site under the currently proposed “OU” zone is very important in conservation terms and should be conserved in an integral and holistic manner. The small portion in the middle of the zoning annotated “core area of Long Valley” is actually misleading. The whole area is an important and inseparable part of the wetland. Development portion should be outside the current OU zone.

Secondly, it would not be pragmatic to have developments integrated with the natural ecological environment within the “OU” zone, without adversely affecting the ecological value of the site.

II. The Guiding Principle on Implementation Mechanism for Conservation of Long Valley is Ineffective

Given the unique character of Long Valley, we need the cooperation of the landowners to willing to put their land to wet agriculture, farmers who will follow the designated farming practices as directed by the conservation body, as well as financial incentives to sustain the economic income of the farmers and the owners.

While “Private sector Participation” sounds to be attractive, it is not feasible in the area, because:

- (1) Due to the disperse ownership of the land by huge number of landowners, it may render land assembly extremely difficult and impracticable. The landowners may be disappointed and start to abandon the land with a view to destroy the ecological value so that some beneficial form of development will be allowed in the long term. However, it is vital that these owners and farmers continue that farming practices in order to sustain the ecological value of the area.
- (2) While some landowners would like to have the land developed to gain financial benefits, but some other owners may wish to keep the land and the farmers may wish to stay on to continue farming. Social disturbance and upheaval may occur if the land will be bought up and developed, as shown in the recent case in Choi Yuen Tsuen.

- (3) Even if some developers are able to assemble the land, given the integrated ecological value of the whole area, any form of development in this site will not be acceptable. The development should be located outside the whole "OU" zone.

Therefore, the private sector participation model for the current "OU" zone is not effective or practicable. Either the OU zone should be enlarged to be similar to the original boundary as in the Nature Conservation Policy so as to allow for development in the periphery area; or the development should be located off site. For the latter scenario, a non-in-situ exchange of land could be a possible mean.

Recommendation for a Fair, Proactive and Holistic Approach for Conservation

In order to ensure a smooth and harmonious implementation of the planning intention to conserve the Long Valley, we propose that the Government should take the lead by providing an open and fair mechanism in land assembly. The landowners should be given a choice to retain their farmland, or they can be given a right to surrender to the government and in return for cash compensation or obtain a certificate of land exchange (similar to Letter A or Letter B) where they can *only* purchase land within the NDA area, with certain amount of land premium. The land premium obtained should be contributed to a Conservation Fund for the sustainable conservation of the Long Valley area under a conservation organization. This will allow fair and organic land acquisition, where landowners, farmers and residents can practise their own choice and facilitate holistic conservation of the area. This will become a genuine public private participation model for sustainable development.

Yours sincerely,
For and on behalf of
PlanArch Consultants Ltd.



Betty S. F. Ho

Attachment

A concept of "sustainability" into managing new urban development and sustainable carrying capacity is badly needed to retune, revisit and review the proposed land use functions in Ma Shi Po.

High living quality not necessary meant to remove or under-utilize the well-located, quality urban land within or adjacent to existing urban fabric from housing provision and land supply for urban services. Sustainability is not achieved if biased is focused on the mere scenic greening aspect of new urban growth. Sustainability is achieved through balancing the parallel concerns of the triple bottom line (financial, social and environmental). Ease of implementation to facilitate compact urban pattern and infrastructural capacity building need to take place on a sustained incremental basis, based on local and regional development needs.

Project locations close to existing urban amenities and regional/ district transport provisions can contribute significantly to satisfy the sustainability and reduce carbon emission objectives as well as contribute to the residents' satisfaction within their neighbourhoods through the high level shared use of urban amenities and integrated new/ old community building opportunities. Despite its designation as a central residential area adjacent to the established district centre core in Lucn Wo Hui, Ma Shi Po with a proposed density of PR 1&3 is negligently under-utilised and miserably demonstrated on the lacking of this global responsibility on climate change to guide, manage urban sustainability and with such low density is badly planned to satisfy the carbon emission, community building, carrying capacity objectives.



Kh Chan

2010/01/12 下午 12:37

To srpd@pland.gov.hk
paulng@cedd.gov.hk

cc

bcc

Subject 反對發展古洞北計劃

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反對發展古洞北計劃



反對發展古洞北計劃.doc

新界東北新發展區規劃及工程研究 - 第二階段公眾參與
意見收集表
North East New Territories New Development Areas
Planning and Engineering Study - Stage Two Public Engagement
Comments Collection Form

你的意見 Your Views

我們歡迎公眾發表意見及提出建議。 We welcome your views and suggestions.

機構名稱 Name of Organization (如適用 if applicable): _____

姓名 Name : K.H. CHAN

電話 Telephone : _____

電郵地址 E-mail : _____

傳真 Fax : _____

意見內容 Comment :

我家住古洞北，現強烈反對政府所謂發展古洞北計劃建議。

人數不多何不每戶探訪！

反對發展古洞北計劃

反對反對反對反對反對反對反對反對反對反對

請將填妥後的意見收集表格於 2010 年1月12日前交回規劃署或土木工程拓展署：

Please return the completed Comments Collection Form to the Planning Department or the Civil Engineering and Development Department by 12 January 2010:

郵寄 By post:	規劃署 Planning Department 規劃研究組 香港北角瀟華道333號北角政府合署十六樓 Studies and Research Section 16/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong	土木工程拓展署 Civil Engineering and Development Department 新界西及北拓展處 香港新界沙田上禾輦路1號沙田政府合署九樓 New Territories North and West Development Office 9/F, Sha Tin Government Offices No. 1 Sheung Wo Che Road, Sha Tin, NT
傳真 By fax:	2522 8524	2693 2918
電郵 By email:	srd@pland.gov.hk	paulng@cedd.gov.hk

填妥後的意見收集表格亦可投放於設於工作坊的收集箱。

Completed Comments Collection Form can also be deposited in the collection boxes at Community Workshop.

備註 Note:

凡個人或團體在「新界東北新發展區規劃及工程研究」過程中向土木工程拓展署或規劃署提供意見及建議，均會視作已同意土木工程拓展署及規劃署可使用或公開（包括上載於適當的網頁）該人士或團體的名稱及所提供的全部或部分意見及建議（個人資料除外）；否則請在提供意見及建議時說明。
The names and comments / proposals (except personal information) provided by any individuals or groups to Civil Engineering and Development Department or the Planning Department in the course of the Study will be disclosed, either entirely or partially to the public (including disclosure on relevant websites). If you do not wish such information to be disclosed, please advise at the time of submission.



"Roy Ng"
2010/01/12 下午 12:41

To <srpd@pland.gov.hk>
cc
bcc

Subject 長春社對新界東北新發展區規劃及工程研究的意見

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History: This message has been replied to and forwarded.

有關長春社對新界東北新發展區規劃及工程研究的意見，請參閱附件。謝謝。

長春社公共事務主任
吳希文謹啓

Ng Hei Man (Roy)
Campaign Officer
The Conservancy Association
T:
D:



F: 長春社對新界東北新發展區規劃及工程研究的意見.pdf LV NDA Proposal by CA.jpg



長春社 since 1968

The Conservancy Association

會址：香港九龍吳松街 191-197 號突破中心 9 樓

Add.: 9/F., Breakthrough Centre, Woosung Street, Kowloon, Hong Kong

電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538

規劃署

規劃署規劃研究組

傳真：2522 8524

長春社對新界東北新發展區規劃及工程研究的意見

就新界東北新發展區規劃及工程研究第二階段公眾參與，長春社的意見如下：

塋原是國際鳥盟界定的主要濕地，自 1999 年「新界東北規劃及發展研究」、2000 年「第二次鐵路發展研究」的策略性環境評估及落馬洲支線的環評報告，均充分肯定其生態重要性，前兩者研究更有提及將塋原劃為其他指定用途(自然公園)的建議¹。然而，塋原現時建議劃作「綜合發展及自然保育改善區」，容許發展入侵濕地範圍，無論任何形式或規模，無疑是塋原保育的一大倒退。

在 2004 年「新自然保育政策」下，已清晰劃定塋原及河上鄉作為「十二個須優先加強保育地點」的範圍，故此現時塋原劃作的「綜合發展及自然保育改善區」範圍，應該參照「新自然保育政策」。諮詢文件所提及的「塋原核心地帶」，必須涵蓋所有重要濕地而非指塋原濕地其中一部分，並劃作為「其他指定用途(自然公園)」，其目的除保育塋原的生態價值外，亦必須保存當地農耕活動的特色，延續長春社過往在塋原工作一直提倡的可持續發展理念。而整片塋原濕地必須禁絕批准任何發展，發展應在其他更適合的地方進行(見附件)。將來如在塋原附近一些對生態影響較低的土地發展，必須符合一系列的規劃限制，無論是將來保育核心或緩衝區內，都不應貿然批准高密度、填塘以及任何對雀鳥構成負面干擾的發展用途，亦不適宜引入大量的人流，以保護保育區的生態完整。

自然保育不會無中生有，政府不能一直以規劃手段，單單把塋原劃為自然保育區便了事，政府應積極制訂全面保育塋原濕地的計劃，如保育基金。我們明白塋原一帶土地業權複雜，要落實公私營合作伙伴模式亦有一定困難存在，有關安排必須再作詳細研究，政府亦應研究向地主徵回土地以進行保育。長春社再次強調必須盡快有一個完整清晰的實施安排機制，在不犧牲原有土地的發展權，同時又確保塋原的生態保育工作得以進行。

¹ 見「第二次鐵路發展研究」的策略性環境評估第 7.4.25 及 7.4.26

我們同樣關注塋原濕地的水源。雙魚河可謂塋原濕地其中一大命脈，然而現時河道兩旁建議作「商業，研究與發展」，工程或會引起截流及污染河道等問題，此部分應該劃入塋原保育區範圍。

鳳崗山及河上鄉附近山頭長年受山火摧殘，樹木所餘不多，把該帶劃作「綠化地帶」，純粹只不過是維持現狀，未能進一步改善當地景觀。長春社建議應劃作「休憩用地」，由有關部門投放資源管理，嘗試把一帶打造成有如森林公園的綠化空間，為古洞帶來較高質素的景觀。同樣問題亦出現於粉嶺北新發展區附近山頭，雖然這些地區並沒有納入粉嶺北新發展區的發展範圍，然而無論從景觀、生態或安全角度，政府亦應做好當地的綠化及防止山火的工作。

私人古蹟的保育亦同樣值得重視。古洞的文化遺產除了來自河上鄉或燕崗等鄉村的圍村文化之外，亦有如楊園、仁華廬等將獲評級的私人古蹟。它們有些現時坐落於不同規劃發展的區域，不過，從這些用途分區上並未能反映古蹟的實際保育情況，古蹟會否因發展而無聲無息中犧牲？政府應先主動接觸該地受影響的業主，為古蹟制訂適當措施及方案，不應輕言拆卸。

長春社留意到現時坪輦/打鼓嶺新發展區建議預留大量土地，發展優質產業區，而非作露天貯物之用。首先，此舉是否代表政府集中處理零散的露天貯物用途土地，改善鄉郊環境？還是只做好取締功夫，但沒有考慮露天貨櫃場問題轉移到其他鄉郊地方？政府應檢討現時預留作露天貯物及港口後勤用地是否足夠應付需求。而且，近年政府基建為人垢病，其一乃源於錯估需求量，如欠缺周詳研究考慮而動輒撥出大部分土地資源作特殊工業及優勢產業，當中所構成的環境傷害，隨時不遜於露天貯物用途，新發展區範圍外多條鄉村亦會成為受害者。政府應該就此上兩項提出充足理據以釋疑慮。

附件：建議的塋原生態區土地用途



圖例 Legend

- 其他指定用途 (自然公園) OU (Nature Park)
- 其他指定用途 (綜合發展及自然保育改善區) OU (CENCDA)

建議的塆原生態區土地用途
Proposed Land Use for Long Valley Ecological Area



"Alan Leung"

2010/01/12 下午 02:47

To <srpd@pland.gov.hk>

cc

bcc

Subject Re: North East New Territories New Development Areas Planning and Engineering Study - Stage 2 Public Engagement

Urgent Return receipt Sign Encrypt

History: This message has been replied to and forwarded.

Dear Sir/Madam,

Please find attached our submission on the captioned study.

Thanks a lot for your attention!

Best Regards,

Alan S.L. Leung, Ph.D.
Senior Conservation Officer
WWF Hong Kong
No. 1 Tramway Path, Central, Hong Kong
General Tel:
Direct Tel:
Fax:
Website: wwf.org.hk



WWF-SOLUTIONS FOR A LIVING PLANET NENT NDA stage 2_wwf.pdf



for a living planet

世界自然基金會
香港分會

WWF Hong Kong

香港中環纜車徑一號
No.1 Tramway Path,
Central, Hong Kong

電話 Tel: +852 2526 1011
傳真 Fax: +852 2845 2764
wwf@wwf.org.hk
wwf.org.hk

Our Ref.: SHK/LDD 7 /10

12 January 2010

Studies and Research Section

Planning Department

16/F North Point Government Offices,
333 Java Road, North Point,
Hong Kong
(E-mail: srpd@pland.gov.hk)

By E-mail ONLY

Dear Sir/Madam,

**Re: North East New Territories New Development Areas
Planning and Engineering Study - Stage 2 Public Engagement**

WWF would like to express our concern on the captioned engagement exercise.

The proposal of zoning Long Valley and Ho Sheung Heung

According to the New Nature Conservation Policy (NNCP) 2004 (Figure 1), Long Valley and Ho Sheung Heung were recognised as a priority site and its boundary was clearly delineated. Currently, the priority site is largely zoned for "Agriculture", with relatively small area of "Village Type Development" and "Comprehensive Development Area".

However, in the stage 2 public engagement digest of the subject planning and engineering study (page 6 to 7), a significant area of the priority site will be converted to development zonings including:

- "Other Specified Uses (Comprehensive Development and Nature Conservation Enhancement Area)" (OU(CDNCEA));
- "Other Specified Uses (Commercial and Research Development)";
- "Residential (Group 2);
- "Other Specified Uses (Railway Associated Facilities)";
- "Open Space";
- "Amenity";
- Government, Institution and Community and;
- Connecting road

WWF considers that the Government should zone the ecologically sensitive areas in Long Valley and Ho Sheung Heung within the boundary of the priority site as "Conservation Area" and take the opportunity of this planning study of New Development Areas (NDAs) to resume these areas to



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facilitate long-term conservation management. The ecologically sensitive areas include the wet agricultural land, fish ponds and meanders between Shek Tsai Leng/Ho Sheung Heung Road and Sheung Yue River.

We are of the strong view that widely recognised ecologically important areas should receive zoning protection. The government's current proposal undermines the recognised importance of the priority site and there will be substantial development encroachment onto existing ecologically sensitive areas from development zonings. In addition, without detailed feasibility studies and environmental impact assessment, it is premature for the Government to provide a land use zoning with the presumption to support PPP development. It should be the developer's role to demonstrate the feasibility, conservation enhancement, environmental acceptability and the long-term sustainability of a private development under the PPP, and there is a well established mechanism for developers to rezone their land from CA to other compatible zonings for PPP development.

However, fragmented land ownerships of Long Valley and Ho Sheung Heung may increase the difficulties for a PPP to become realized. Any long-term delay of conservation management in the ecologically sensitive HHW may threaten the wetland environment while the wetland will continue to face the risk of degradation. Thus WWF strongly encourages the Government to zone Long Valley and Ho Sheung Heung as "CA", undertake full land resumption and facilitate active conservation management.

Even if a PPP is demonstrated feasible, WWF is of the view that any such future rezoning proposal should meet the following requirements in principle:

- i. Other compatible zonings for PPP development should also cover some areas of low ecological value within the boundary defined under the NNCP, preferably formed areas, at the west of the River Beas;
- ii. All wetlands of Long Valley and Ho Sheung Heung should be conserved and managed, and have to be considered as part of the entire Deep Bay wetland ecosystem, while development should only be confined to areas of low ecological value elsewhere (see point (i) above);
- iii. Cumulative impacts to be imposed by other proposed developments, such as those proposed in the rest of the NDA, Lok Ma Chau Loop and FCA should be fully addressed;
- iv. The developer can demonstrate the feasibility, conservation enhancement, environmental impact acceptability and long-term sustainability of the PPP through a comprehensive assessment; and
- v. Multiple PPP projects on-site such as that at Yau Mei San Tsuen in Yuen Long¹ should be avoided in order to avoid habitat fragmentation of wetland area.

¹ Two adjoining PPP proposals within Yau Mei San Tsuen within Wetland Buffer Area and/or Wetland Conservation Area are proposed. They include a rezoning application no. Y/YL-MP/1 and a designated project under EIAO (ESB-182/2008)



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We also consider it important to impose land and pond filling restrictions onto future Ku Tung North Outline Zoning Plan to preserve its ecological value from deliberate degradation.

2) Proposed road between Kwu Tung North NDA and Lok Ma Chau Loop

The Planning Department has proposed a major connecting road to Lok Ma Chau Loop at the northwest of Kwu Tung North NDA study boundary as part of the Kwu Tung North Periphery Road².

WWF has a strong view that it should remove one of the possible links above ground that is proposed to run from Kwu Tung North NDA through the existing strip of wetland near Tai Law Hau and Ping Hang. The existing wetland corridor near Lok Ma Chau Loop is already narrow and susceptible to increased human disturbance after the opening of the Closed Area. Further loss of its contiguous nature will result in habitat fragmentation and reduce its habitat quality^{3,4}. The ecological corridor is an integral part of the Deep Bay wetland ecosystem. The proposed road link should not be acceptable considering its effect on habitat fragmentation, which has well been identified as a key concern in the Deep Bay area⁵.

3) Detailed interim results of environmental and ecological impact assessment totally absent

Public comments at stage 2 would be considered in setting the recommended outline development plans⁶. We understand that the environmental impact assessments committed for this planning study are still ongoing and the final results have yet to be made available. However, we believe that the Government ought to summarise and exhibit the interim impact assessment results for those who wish to comment to make reference to. This includes interim assessment results on air, noise, traffic, water quality, sewage drainage and ecology. But no such results are available. However, the recent Land Use Planning Exercise for the Closed Area did exhibit the results of these technical assessments at the stage 2 consultation.

WWF is concerned that insufficient information on the ecological impacts from development projects will mislead the public to select options of high environmental costs that are not visible under this consultation. Therefore, members of the public are bound to overlook the cost to the environment in the true cost and benefit analysis between economic development and nature preservation.

² See page 7 of the Stage 2 Public Engagement Digest of the North East New Territories New Development Areas – Planning and Engineering Study.

³ See Paragraphs 4.8.5 and 4.8.6 of Planning Department's 1997 Study on the Ecological Value of Fish Ponds in Deep Bay Area.

⁴ Reference is made to section 4.6.5 to 4.6.8 of the Sheung Shui to Lok Ma Chau Spur Line EIA (Register no. AEIAR-052/2002)

http://www.epd.gov.hk/eia/register/report/eiareport/eia_0712001/Volume1/kcrc-ss-lmc-eia-f-6980-4-d.htm

⁵ See Paragraphs 4.8.5 and 4.8.6 of Planning Department's 1997 Study on the Ecological Value of Fish Ponds in Deep Bay Area.



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. Some of these environmental costs include:

- **Human disturbance to wetland ecology**

The stage 2 consultation document stated that the future population of Kwu Tung North will reach 65,000 which is 14 times higher than the existing population⁷. However, the current stage 2 consultation digest also suggested to connect Long Valley Ecological Area to the residential areas to allow “convenient” access through an “attractive barrier-free walking environment”. It is widely understood that excessive and uncontrolled human visits can cause disturbance to wetland ecology.

- **Encroachment onto “Green Belt” and permanent and substantial loss of farmland habitat**

The proposed land uses at Fanling North will also cause substantial encroachment of “Green Belt” which includes active and abandoned farmland which may be of ecological value⁸. However, we cannot access the detailed (interim) results of any ecological assessment conducted for the planning exercise.

- **Stream/river pollution from change of land uses**

Pollutants such as grease and wastes generated from the proposed open storage and industrial land uses, including vehicle repair yards, metal scrap yards, uncontrolled dumping sites, would contaminate the land soil and cause potential water quality impacts to streams/ivers within the water catchment of Ta Kwu Ling/Ping Che. While the change of land use may affect the stream biotic communities⁹, the project proponent should therefore evaluate such impacts to be caused by the proposed projects.

- **Cumulative impacts from other planned development or land uses at the surrounding**

The following surrounding planned developments may result in cumulative impacts, particularly from the three proposed NDAs:

- the proposed development in LMCL and FCA;
- the proposed Liantang/Heung Yuen Wai Boundary Control Point (BCP) and its associated dual two-lane trunk road connecting the BCP with Tolo/Fanling Highway;
- the proposed Shenzhen River Regulation Stage IV ;

⁶ See page 3 of the Stage 2 Public Engagement Digest of the North East New Territories New Development Areas – Planning and Engineering Study.

⁷ Page 10 to 11 of the Stage 2 Public Engagement Digest of the North East New Territories New Development Areas – Planning and Engineering Study.

Page 2 of the Stage 1 Public Engagement Digest of the North East New Territories New Development Areas – Planning and Engineering Study.

⁸ Allcock, J.A. 2009. ‘Farmland Birds’ in L.C. Wong, V.W.Y. Lam, and G.W.J. Ades (Eds.) *Ecology of the Birds of Hong Kong*. Hong Kong: Kadoorie Farm and Botanic Garden.

⁹ Sponseller *et al.* 2001. Relationships between land use, spatial scale and stream macroinvertebrate communities. *Freshwater Biology* 46: 1409-1424



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- the proposed construction of a secondary boundary fences and new sections of primary boundary fence and boundary patrol road;
- the proposed Northern Link; and
- the proposed Guangzhou-Shenzhen-Hong Kong Express Rail Link;

- **Possible impact on grassland-dependent birds**

It is WWF's view that the grassland at Ping Che / Ta Kwu Ling and its surrounding area may serve as an important habitat for some grassland-dependent bird species including, but not limited to the two species mentioned above.

According to our communication with Hong Kong Bird Watching Society in December 2008:

- the rare grassland specialist Large Grass Warbler *Graminicola bengalensis* was recently recorded at Robin's Nest and found breeding in contiguous habitats at the immediate north of the Ping Che / Ta Kwu Ling study area; and
- the scarce winter grassland visitor Bright-capped Cisticola *Cisticola exilis* was recently recorded within the Ping Che / Ta Kwu Ling study area.

The consultation document failed to provide any results of detailed surveys within and adjacent to the Ping Che / Ta Kwu Ling study area to confirm their distribution within the survey area and their activities on-site (e.g. breeding, foraging, roosting and simply passing through).

In order for the public to assess the pros and cons of various land uses as proposed, they also need to know whether some of the environmental impacts can be avoided or mitigated. Mitigation measures that should be actively explored include:

- **Isolating industrial land uses to control surface run-off**

Should the government decides that Ping Che / Ta Kwu Ling is to be used for port back-up land uses, it should seriously examine developing the area in the form of an industrial estate in order to contain industrial activities in enclosed facilities. This will control the discharge of surface run-off generated from these industrial activities to Ping Yuen River and its tributaries which will be ultimately discharged to the Deep Bay Water Quality Control Zone. It must be ensured that the proposed NDAs do not result in an increase of pollution load into the Deep Bay waters - both point sources and non-point sources should be taken into consideration.

- **Rehabilitation of channelized rivers**

With regard to mitigating the impacts on streams/rivers due to the development of NDAs in FLN and TKL/PC, WWF recommends that the project proponent could incorporate possible rehabilitation or habitat enhancement of the channelized rivers, such as the Ng Tung River in FLN. Rehabilitation of



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rivers, such as the removal of concrete streambed or stream bank, as a mitigation measure has been adopted in previous EIA studies, i.e. the “*Drainage Improvement to Shatin and Tai Po*” (Register No.: AEIAR-110/2007) and “*Drainage Improvement in Northern New Territories – Package C*” (Register No.: AEIAR-108/2007).

We would be grateful if our comments above can be considered.

Yours faithfully,

Dr. Alan Leung

Senior Conservation Officer, Terrestrial

Figure 1. The boundary of the Long Valley and Ho Sheung Heung priority site for enhanced conservation under the 2004 New Nature Conservation Policy

(http://afcd.gov.hk/english/conservation/con_nncp/con_nncp_list/files/long_valley_ho_sheung_heung.pdf)





Hoooon Wai
2010/01/12 下午 02:54

To srpd@pland.gov.hk
cc
bcc
Subject 新界東北新發展區規劃及工程研究意見

Urgent Return receipt Sign Encrypt

History: This message has been replied to and forwarded.

規劃署規劃研究組：

本人反對將塱原核心地帶劃為“綜合發展及自然保育改善區”，原因如下：

1. 新建成的樓宇和發展，一定令到該地方生態受到影-；
2. 綜合發展如何在不令現有生態價值受損下，又保持原有高生態價值，又同時顧及發展呢？
3. 只保留塱原為核心地帶，周圍又興建新樓宇和設施，並將其包圍，這如何不影-鳥類生存和棲息，特別是候鳥會因此不再進入和停留在塱原，這必定令到生態價值被破壞？
4. 在香港其他地方，可以發展的地方也很多，例如洪水橋已是發展地區，更可加建更多樓宇，甚至高的樓宇，以應付地區發展，而無需為曾規劃的建議或特首已開之口，硬著頭皮，繼續去完成這個新規劃，這必會與民為敵，令到自己將來被人批評，成為破壞自然的一份子。雖然好像並非一人必定落實發展，但你們每人的意向，已影-了相關的決定。所以，當你們做任何決定和行動前，希望想想自己是否在公務員生涯中，會否因此令到自己將來也為此工戶有所內疚？

在此，我也想分享自己的感受。

多年前，曾去過錦田水尾村的水牛田，那時很多水牛，更有很多雀鳥。現在這地已了無生機，只是一片待興建住它的地盤。我約在七年前，開始觀鳥和鳥攝，眼看香港可以觀鳥和鳥攝地方一日比一日少，塱原這片被鳥攝者視為鳥攝天堂的地方，我在這三四年間，經歷過不少開心的日子，當你看到飛鳥飛過，更拍得令人感動的相片，真是留下了不少值得懷念的日子。我真是不想看到，在未來的日子，塱原會成為水牛田的翻版，變成為了無生氣的荒廢地，如此，我們如何向我們的子孫交代呢？現附上這數年間拍下的數張照片，希望你們可以與我們欣賞大自然之美。



洪國偉 1D2N2183 Bb.jpg IMG_4355 Aa.jpg 1D2N6014 Ab.jpg



反對
CDNCEA



Bonelli's eagle 白腹山鵟

Hooooon © 2008



反對
CDNCEA



Little Bunting 小鵪

Hooooon@2009



Plaintive Cuckoo 八聲杜鵑

Hooooon © 2007

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新界東北新發展區規劃及工程研究 - 第二階段公眾參與
意見收集表格
North East New Territories New Development Areas
Planning and Engineering Study - Stage Two Public Engagement
Comments Collection Form

你的意見 Your Views

我們歡迎公眾發表意見及提出建議。 We welcome your views and suggestions.

機構名稱 Name of Organization (如適用 if applicable): _____

姓名 Name: Cindy Leung

電話 Telephone: _____

電郵地址 E-mail: _____

傳真 Fax: _____

意見內容 Comment:

Ma Shi Po can be a high quality urban extension to Luen Wo Hui which has strong links or connectivity to Luen Wo Hui and which reinforces both the existing role and the emerging role of the Fanling township as a major town centre and economic focus of the cross border region. The Ma Shi Po as a sustainable urban extension to Luen Wo Hui should take the form of a series of inter-related urban parcels, strengthening and focusing on the well-established and mixed use Luen Wo Hui market centre as district anchor and energizing the centre to become a major development node for regional community and economic activities. The housing areas in Ma Shi Po should correspondingly be developed to respond to these site opportunities with sustainable densities, housing choice and vibrant character areas to reinforce the sense of place of Luen Wo Hui. The current proposed densities under PODP of PR1 and PR3 if unfortunately adopted will critically and seriously undermine the emerging regional importance of Luen Wo Hui and will irresponsibly sterilize an unique and rare sustainable urban extension and urban regeneration opportunity for major urban improvements and job creation.

郵寄 By post:	規劃署 Planning Department 規劃研究組 香港北角匯翠道333號北角政府合署十六樓 Studies and Research Section 16/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong	土木工程拓展署 Civil Engineering and Development Department 新界西北及北拓發展處 香港新界沙田上禾輦路1號沙田政府合署九樓 New Territories North and West Development Office 9/F, Sha Tin Government Offices No. 1 Sheung Wo Che Road, Sha Tin, NT
傳真 By fax:	2522 8524	2693 2918
電郵 By email:	srpd@pland.gov.hk	paulng@ccedd.gov.hk

填妥後的意見收集表格亦可投放在設於工作坊的收集箱。

Completed Comments Collection Form can also be deposited in the collection boxes at Community Workshop.

備註 Note:

凡個人或團體在「新界東北新發展區規劃及工程研究」過程中向土木工程拓展署或規劃署提供意見及建議，均會視作已向土木工程拓展署及規劃署可使用或公開（包括上載於適當的網頁）該人士或團體的名稱及所提供的全部或部分意見及建議（個人資料除外）；否則請在提供意見及建議時說明。 The names and comments / proposals (except personal information) provided by any individuals or groups to Civil Engineering and Development Department or the Planning Department in the course of the Study will be disclosed, either entirely or partially to the public (including disclosure on relevant websites). If you do not wish such information to be disclosed, please advise at the time of submission.



To <srpd@pland.gov.hk>

cc

bcc

Subject Stage Two Public Engagement of the North East New Territories
New Development Areas Planning & Engineering Study

Urgent Return receipt Sign Encrypt

2010/01/12 下午 05:18

History:

This message has been replied to and forwarded.

Dear Sir/ Madam,

As a student studying environment-related major, I concern about the impacts brought by such development on the ecology of the areas concerned, especially Long Valley. Beside Mai Po, Long Valley is one of the important wetlands left in Hong Kong. I do not think anything worths the price of destructing such a piece of precious breeding ground of diverse avifauna. The Environmental Impact Assessment (EIA) report should have pointed it out clearly. More emphasis should be put on the environmental impacts rather than the socio-economic impacts. This is very important in developing a sustainable Hong Kong in the future.

Thanks.

Regards,

Chan Sau Chu

The University of Hong Kong



Faith Chan

2010/01/12 下午 05:21

To <srpd@pland.gov.hk>
<paulng@cedd.gov.hk>
cc <sdev@devb.gov.hk>
<tpbpd@pland.gov.hk>
bcc

Subject Objection of the Long Valley Development

Urgent Return receipt Sign Encrypt

History: This message has been replied to and forwarded.

Dear Paul Ng and SRPD,

This is Ka Shun, Chan and I am an ecologist and bird watcher. I would like to write this email to send my personal objection to object the CDNECA strategy for the Long Valley development.

Long Valley is one of the twelve listed conservative protected land from the AFCD, owns a substantial ecological value to Hong Kong and owns at least 50 species of migratory bird species actively located there during the winter season from November to March. It is a treasurable land to conserve, providing a good resource for the education in the long valley area. Meanwhile, if the planning department is talking an alternative zoning plan (NRNPCC) that will be a win-win situation to the Hong Kong public and the wild life. As the CDNECA strategy will be largely affected the ecological and education value of the Long Valley and affected the wild life. That certainly is not the sustainable choice at all.

I would like to request the Hong Kong SAR Govt., PlanD and CEDD to resume the land according to the AFCD conservation strategy as you can easily find in the AFCD conservation map (http://www.afcd.gov.hk/english/conservation/con_nat/con_nat_eco/con_nat_eco_fssh.html).

Otherwise, it may creates a big conflicts itself on the environmental governance in Hong Kong and may be a joke in the world.

For my personal consideration, I strongly wish the PlanD can respect Long Valley as a conservative land and do your job to protect it and resume the land according to the AFCD conservation map (http://www.afcd.gov.hk/english/c...ho_sheung_heung.pdf).

Best Regards,

Ka Shun, Chan



Jimmy Ng

2010/01/12 下午 05:43

To srpd@pland.gov.hk

cc

bcc

Subject resend with attachment: from C.Ng / comments on Longvalley development

Urgent Return receipt Sign Encrypt

History: This message has been replied to and forwarded.

香港北角渣華道333號
北角政府合署16樓規劃署
規劃研究組

電郵:srpd@pland.gov.hk

January 12th, 2010

Dear Sir,

Re: 新界東北新發展區規劃及工程研究第二階段諮詢

Kindly please acknowledge your receipt of the following opinion regarding the subject.

- 1) I object to the idea of CDNCEA in the subject area. Long Valley should be given a purely conservation zoning.
- 2) The Government should resume Long Valley.
I supports the resumption of Long Valley up to the boundaries set out by AFCD and published on its website.
- 3) Me and my spouse have been paying regular visits for birdwatching at the Long Valley area since 2002. Though for a period of time during 2003 to 2008, we had moved to work and live in Shanghai, PRC, that we can only made occasional stops back Hong Kong usually once a month. But during most of this monthly trips back Hong Kong, we did scheduled to visit Long Valley. Besides myself, I also did make arrangement under the request of my birdwatching friends from China to make a special visit there with them. They told me afterwards that such a nicely preserved area like Long Valley, with the convenience of transport and diversity of bird species had been very impressive. I am now arranging a group of six senior members from the Japan Kansai Wild Birds Society to visit Long valley during the weekend of January 31st, 2010. These birdwatchers from overseas plan their trips to Hong Kong for the SOLE reason of birdwatching purposes. Please understand that Long Valley and Birdwatching are closely tied for a lot of nature lovers in Asia, if not internationally.
- 4) Lastly, I attached a couple of pictures showing my memorable happy times in the Long Valley area and a few bird pictures taken since 2002.

Regards,

Mr. Chim-kuen, NG

Correspondence address:
email@
Member of HKBWS

CC: HKBWS at



Longvalley_comments_fm_CNg.doc

香港北角渣華道 333 號
北角政府合署 16 樓規劃署
規劃研究組

電郵:srpd@pland.gov.hk

January 12th, 2010

Dear Sir,

Re: 新界東北新發展區規劃及工程研究第二階段諮詢

Kindly please acknowledge your receipt of the following opinion regarding the subject.

1) I object to the idea of CDNCEA in the subject area. Long Valley should be given a purely conservation zoning.

2) The Government should resume Long Valley.
I supports the resumption of Long Valley up to the boundaries set out by AFCD and published on its website.

3) Me and my spouse have been paying regular visits for birdwatching at the Long Valley area since 2002. Though for a period of time during 2003 to 2008, we had moved to work and live in Shanghai, PRC, that we can only made occasional stops back Hong Kong usually once a month. But during most of this monthly trips back Hong Kong, we did scheduled to visit Long Valley. Besides myself, I also did make arrangement under the request of my birdwatching friends from China to make a special visit there with them. They told me afterwards that such a nicely preserved area like Long Valley, with the convenience of transport and diversity of bird species had been very impressive. I am now arranging a group of six senior members from the Japan Kansai Wild Birds Society to visit Long valley during the weekend of January 31st, 2010. These birdwatchers from overseas plan their trips to Hong Kong for the SOLE reason of birdwatching purposes. Please understand that Long Valley and Birdwatching are closely tied for a lot of nature lovers in Asia, if not internationally.

4) Lastly, I attached a couple of pictures showing my memorable happy times in the Long Valley area and a few bird pictures taken since 2002.

Regards,

Mr. Chim-kuen, NG

Correspondence address:
email@
Member of HKBWS

CC: HKBWS at

1) LongValley 2002-feb-24



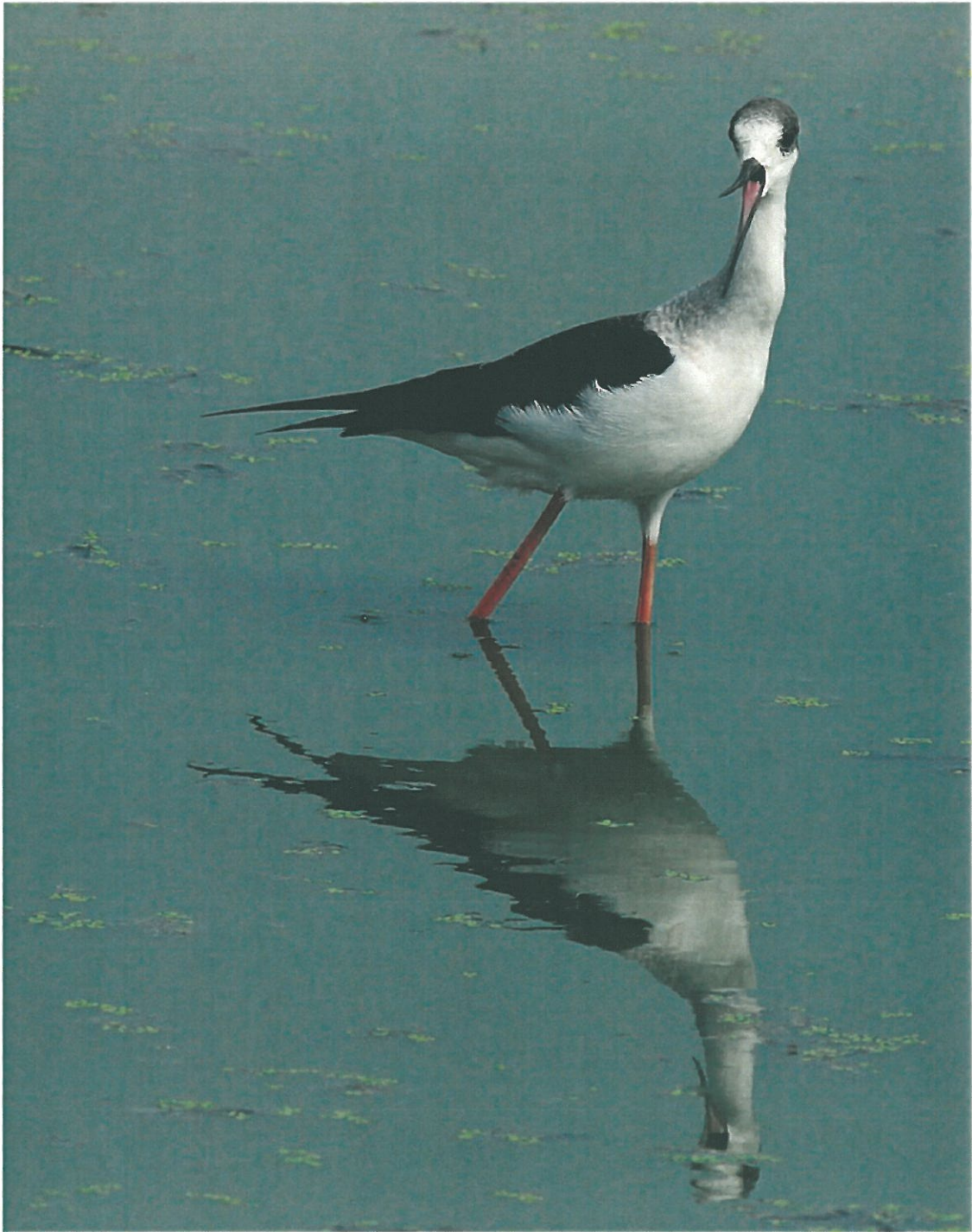
2) LongValley 2002-feb-24, my wife was enjoying herself birdwatching in the fields



3. My first bird JPG (a Shrike) taken 2002-Feb-24 (it is a remarkable FIRST for myself)



4) A Black Winged Stilt pictured 2007-oct-28 (5.5 years after my first bird JPG at LongValley)



5) A newly born Black Winged Stilt pictured 2007-oct-28



6) A group of Black Winged Stilt pictured 2010-jan-12



7) A Siberian stonechat pictured 2010-Jan-12



新界東北新發展區規劃及工程研究 — 第二階段公眾參與
意見收集表格
North East New Territories New Development Areas
Planning and Engineering Study – Stage Two Public Engagement
Comments Collection Form

你的意見 Your Views

我們歡迎公眾發表意見及提出建議。 We welcome your views and suggestions.

機構名稱 Name of Organization (如適用 if applicable): _____

姓名 Name: 廖榮輝

電話 Telephone: _____

電郵地址 E-mail: _____

傳真 Fax: _____

意見內容 Comment:

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傳真 By fax:	2522 8524	2693 2918
電郵 By email:	srpd@pland.gov.hk	paulng@cedd.gov.hk

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"W.C. SUN"

2010/01/12 下午 06:45

To srpd@pland.gov.hk
paulng@cedd.gov.hk
cc

Subject Re: NENT NDA Planning Engineering Study - Stage 2 Public Engagement -
Objections against Fanling N NDA

We have the following additional comments. Attached the plan shows our counterproposals.

8. In the Stage 1 Consultant Report, the government told lies that only the Woodland Crest and a few people object the the NDA proposal in Fanling N. This is not the fact and the government misled the public that only a few people object the planning proposal. In fact, many public members including some experts and professionals object or make queries to the extension of urbanization to the green rural areas of the already built Sheung Shui and Fanling Towns. Such ad hoc unbalanced planning for unreasonable insertion / intake of massive new populations is in fact an extremely poor planning to the new population and local community / villagers of the already built / established Sheung Shui areas. All the wrong doing in respect of the government's Fanling N planning proposal are reflected in the Stage 2 community workshop, in which almost all local community / villagers object against government planning for the Fanling N NDA. They further complained that the government has never or failed to consult the local community / villagers before / in formulating any planning proposals or preliminary outline development plans for Fanling N NDAs.

9. The already built Sheung Shui and Fanling Towns cannot further uptake of population increase. Any population increase (limited to less than 20,000) must be confined as far as possible to existing Sheung Shui and Fanling Towns near to railway stations, such as redevelopment of Shek Wu Hui and Luen Wo Hui. The existing policy, planning and OZPs are to preserve the village zones and green belts of Sheung

Shui (north of Tin Ping Shan Tsuen and Woodland Crest to preserve the rural living and environment there to prevent further urban extension. This must not be changed.

10. In addition, we have counterproposals to the Fanling N NDA initial layout, as shown in the attached plan.

Mr. Sun

"W.C. SUN"

2010/01/11 上午 12:48

To srpd@pland.gov.hk

cc

Subject NENT NDA Planning Engineering Study - Stage 2 Public Engagement -
Objections against Fanling N NDA

NENT NDA Planning Engineering Study - Stage 2 Public Engagement - Objections against Fanling N NDA

1. We object any urbanized developed in the village zones and green belts surrounding Woodland Crest. These areas are gazetted in the OZPs as village zones for the local villagers and green buffer zones to prevent further extension of urban areas to the peripheral of Sheung Shui town. Any change to the village zones and green belts will damage the rural living environment of existing residents and local villagers.

2. The village zones and green belts surrounding Woodland Crest shall be restricted for green conservation areas such as open space, parks, agriculture uses, lands for building villages houses reserved for local villagers, and very low density developments (height not exceeding 3-storeys).

3. We object any changes of the two roads beside Woodland Crest for use

as connection to the proposed NDA. Any changes of these roads will have adverse environment impact (air and noise pollution and adverse visual impact) to the local residents and villagers living in these areas. Also any change of these roads (which connect to existing narrow Tin Ping Road , etc.) will not help connection between NDA and Sheung Shui, but create local traffic jam and problem.

4. During the first and second stages of public consultation, we and many other local residents and some expert raised strong objections against further development in Sheung Shui and Fanling areas. However, the Government only simply print and put aside our and local residents' views, and never response to our views, and never address our concerns. It is shameful for the government just tell lies and never response to / address the views of the local residents in the "false" public consultation. In the 2nd public consultation, overall 99% of the local villagers/residents strongly object any proposed development in the Sheung Shui and Fanling NDAs and their views are very clear. It is lying for the government to mislead the public in the Stage 1 public consultation report that only a few citizens including Woodland Crest residents object the planning proposal in Fanling N NDA.

5. Your study recommends that the height of any developments in the Fanling N NDA must decrease from Sheung Shui Town to the River Indus to minimize the visual impact. Currently towards the riverside, Woodland Crest is only 9 storey high, and Tin Ping Shan Village and other village at the riverside is only 1 to 3 storey high. Therefore any proposed new developments in the areas surrounding Woodland Crest must be restricted to height of not greater than 3 storey high to avoid visual impact of local residents and villagers.

6. This study and the previous studies including HK2030 Study confirm that the development of FLN NDA will transform the rural landscape of Sheung Shui/Fanling into high-rise urban. These government documents also admitted that the associated landscape and visual impact/damage is irreversible, and can never be mitigated and compensated. Such damage and disaster is not acceptable, and is definitely objected by the local community.. According to the Government' s proposal, most of the population increase in the proposed FLN NDA would have to rely heavily on the East Rail for connecting to the urban areas. This means that this new population increase have to use the existing Fanling & Sheung Shui Rail Stations. The existing developed Fanling & Sheung Shui towns are never designed to have facilitates (like roads, pedestrians, bicycle tracks) to provide transportation for the proposed huge population increase. In fact, there is no room to improve the existing

transportation network and community settings in the Fanling & Sheung Shui towns as most of them are already very congested and overloaded, with small length of roads being divided into many segments by traffic lights and junctions. Even if the local residents have been urging for the improvement of the pedestrian links to rail stations for many years, there is no progress made. Obviously, the government officials are fully aware of all the unresolved problems and constraints of extending the existing Fanling & Sheung Shui towns for developing a NDA, however they still ignore all these issues, and hide all the anticipated social, planning and environmental problems, and propose to convert Fanling / Sheung Shui districts to a poorly and highly congested area (ie. another poorly congested and isolated Tin Shui Wai area!) at the boundary of NT.

7. Even offering the most frequent services, the East Rail which is now serving some 3,500,000 population, is already overloaded. The rail system is never able to cope with another 10% increase (160,000) in the 3-in-1 NDAs which would have to rely heavily on East Rail for transportation to urban areas. Such congested and high risk (only one rail system serving almost 4,000,000) East Rail system will turn the traveling between NT and urban areas into a nightmare, and the living quality (particularly in terms of daily traveling to urban areas) of millions of population would be substantially degraded, in addition to the irreversible damage to the living quality and green rural environment of the Sheung Shui / Fanling districts.

Mr. Sun



FanlingNDA_replan.JPG

Low density housing developments, height limit: 3 to 6 storey








Reserved for local villages for village developments, height limit: 3 storey

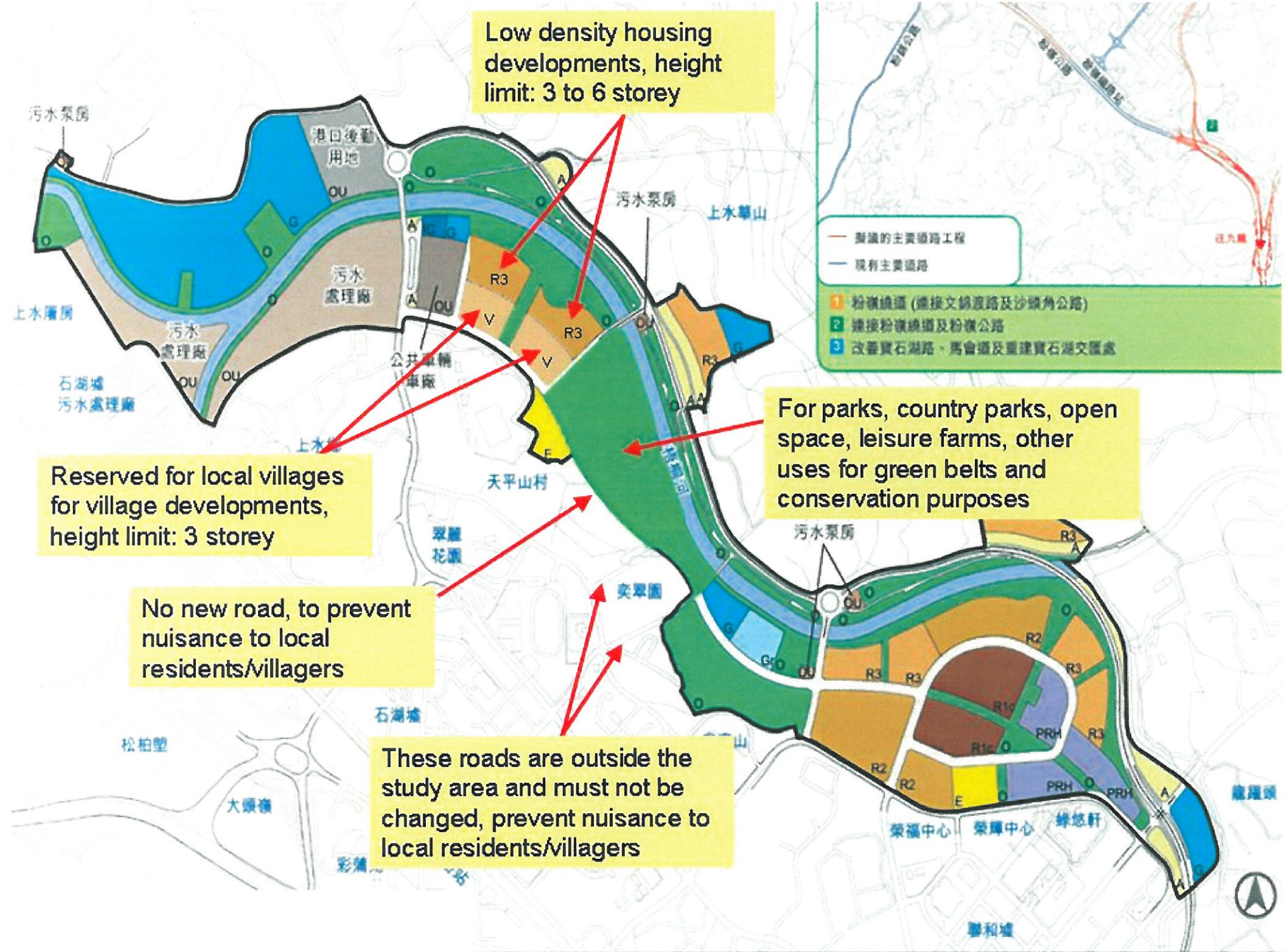
No new road, to prevent nuisance to local residents/villagers

These roads are outside the study area and must not be changed, prevent nuisance to local residents/villagers

For parks, country parks, open space, leisure farms, other uses for green belts and conservation purposes

 擬議的主要道路工程
 現有主要道路

 粉嶺繞道 (連接文錦渡路及沙頭角公路)
 連接粉嶺繞道及粉嶺公路
 改善寶石湖路、馬會道及重建寶石湖文匯處



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機構名稱 Name of Organization (如適用 if applicable): _____

姓名 Name: FLORA LIU

電話 Telephone: _____

電郵地址 E-mail: _____

傳真 Fax: _____

意見內容 Comment:

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姓名 Name: LIU WAI KIT

電話 Telephone: _____

電郵地址 E-mail: _____

傳真 Fax: _____

意見內容 Comment:

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姓名 Name: 廖榮安

電話 Telephone: _____

電郵地址 E-mail: _____

傳真 Fax: _____

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備註 Note:

凡個人或團體在「新界東北新發展區規劃及工程研究」過程中向土木工程拓展署或規劃署提供意見及建議，均會視作已同意土木工程拓展署及規劃署可使用或公開（包括上載於適當的網頁）該人士或團體的名稱及所提供的全部或部分意見及建議（個人資料除外）；否則請在提供意見及建議時說明。
The names and comments / proposals (except personal information) provided by any individuals or groups to Civil Engineering and Development Department or the Planning Department in the course of the Study will be disclosed, either entirely or partially to the public (including disclosure on relevant websites). If you do not wish such information to be disclosed, please advise at the time of submission.

新界東北新發展區規劃及工程研究 — 第二階段公眾參與
意見收集表格
North East New Territories New Development Areas
Planning and Engineering Study – Stage Two Public Engagement
Comments Collection Form

你的意見 Your Views

我們歡迎公眾發表意見及提出建議。 We welcome your views and suggestions.

機構名稱 Name of Organization (如適用 if applicable): _____

姓名 Name: 廖威龍

電話 Telephone: _____

電郵地址 E-mail: _____

傳真 Fax: _____

意見內容 Comment:

近日本上水鄉發起簽名大行動中，在短短數小時內，已獲得三千多名居民簽名支持反對在本鄉旁增設大型污水處理廠及在虎地坳預留作政府機構及港口後勤用地，一併建議預留給作本鄉擴展區用地，而在簽名大行動中所獲得的簽名，在今天已由鄉公所統籌連同反對信遞交給貴署考慮建議及重新規劃。

但貴署過往在全港其他所有大型規劃及發展的方案，均帶給全港市民的感覺是任由顧問公司規劃，導致民怨四起，才有激烈抗爭及遊行示威。現希望貴署不要重覆覆轍，慎重考慮建議及修改規劃諮詢大綱圖，不要將責任推卸給顧問公司，到時在下一輪的諮詢大會上又回答經已讓步及作出適當地修改大綱圖，已將污水處理廠搬遷到虎地坳。到時本人及鄉民等又再作出反對而貴署又再作出修改，此舉是浪費時間去諮詢，令本人及全體鄉民等又再感覺到貴署是在討價還價之中，腐敗無能，環評局亦不會同意污水處理廠設在民居旁，簡直是浪費公帑。到時官迫民反，政府聲望又大跌，激烈抗爭又引起社會不得安寧。

請三思考慮我們的建議！

請將填妥後的意見收集表格於 2010 年1月12日前交回規劃署或土木工程拓展署。

Please return the completed Comments Collection Form to the Planning Department or the Civil Engineering and Development Department by 12 January 2010:

郵寄 By post:	規劃署 Planning Department 規劃研究組 香港北角渣華道333號北角政府合署十六樓 Studies and Research Section 16/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong	土木工程拓展署 Civil Engineering and Development Department 新界西及北拓展處 香港新界沙田上禾輦路1號沙田政府合署九樓 New Territories North and West Development Office 9/F, Sha Tin Government Offices No. 1 Sheung Wo Che Road, Sha Tin, NT
傳真 By fax:	2522 8524	2693 2918
電郵 By email:	srpd@pland.gov.hk	paulng@cedd.gov.hk

填妥後的意見收集表格亦可按放於設於工作坊的收集箱。

Completed Comments Collection Form can also be deposited in the collection boxes at Community Workshop.

備註 Note:

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Karen Lam
2010/01/12 下午 07:02

To srpd@pland.gov.hk
paulng@cedd.gov.hk
cc
bcc

Subject 新界東北新發展區規劃研究 - Stage 2 Public Engagement -
objections and comments from local resident
 Urgent Return receipt Sign Encrypt

History: This message has been replied to and forwarded.

對於新界北新發展區第二階段公眾諮詢及就粉嶺北新發展區初步發展圖，我們強烈反對及有下列意見：

1. 強烈反對於奕翠園、天平山村、鳳溪中學校群對出於梧桐河之間的法定綠化帶作任何市鎮及都市化的伸延，及強烈反對任何破壞該處綠化帶作為上水市綠化緩衝區及防止都市化的伸延。
2. 強烈反對任何建築群包多層住宅以R3, R 2C . RC & PRH。如上述法定綠化帶有任何發展。該處必需保留原有面積的綠化帶用途的，包括：公園、公共綠化空間，休閒村莊、旅遊康樂設施、並願留有少量土地與原居民作低密度村屋發展(樓高不超過3倍，及學校(樓高限度不超過3倍)
3. 強烈反對任何更改奕翠園兩旁小路改作為新發展的路。這樣對現有居民造成嚴重噪音及空氣污染，而這些小路及附近可路 vs 天平。其容量根本就不能容納大量新增的人口及交。
4. 現時政府建議於奕翠園及天平山村對開法定綠化帶加住宅建築物群與政府的發展計劃及承諾互相違背。政府已訂立的發展模式為建築物高度必需從上水市中心向梧桐河邊遞減。而現時該處綠化帶最近的奕翠園(只有9層)，所以任何於綠化帶的新建築物必須低於現有建築物，以免阻礙現有居民的景觀、通風效果及居住綠化環境。所以任何新建築物的樓高限度於該法定綠化帶必須低於3層。這是政府必須按照建築物高度從現有市鎮向河邊遞減的規劃要求。
5. 我們已於第一階段公眾諮詢時，強烈反對於上述一小片法定綠化帶作為上水及粉嶺的伸延。綠化帶的訂立是要防止市鎮伸延。任何形式市鎮伸延作擺放大量人口。現在新發展區的人口必須依賴上水及粉嶺的社區設施、道路網絡及集體交通運輸系統。但政府的發展研究完全漠視上水及粉嶺市內的設施及道路根本就不能再擴建去容納發展區新人口的需要，而研究亦從未考慮及交代如何處理這個嚴重問題，亦隻字不提上水及粉嶺市任何改甘善配套去承受新發展區的需要。
6. 上次第一階段公眾諮詢會上的有關小組討論，已有多名人士提出有力的理據反對在現有上水及粉嶺新市鎮的邊緣法定綠化帶，再開發新發展區，尤其是現有上水及粉嶺市鎮的規劃建設已定，根本就不能再任何更改承受新發展區的需要，對於現有當地居民及未來遷入的人口都是禍害。造成區內嚴重社區、交通設施不足問題，而原有上水及粉嶺市鎮根本從未規劃及興建以容納這麼多人口增幅。新發展區模式或何在全新

發展的土調或坪輦/打鼓嶺的擬全新發展域在嘗試，但絕不適用於舊區如上水及粉嶺市鎮。

7. 現時3個擬新發展區最高的建議是粉嶺北。其建議只在原有法定不宜作為發展的市鎮邊緣化帶插滿各種高密度的土地用途，完全重覆以往於天水圍及將軍澳規劃的失敗及不負責任的惡果，粉嶺北的新發展區並未設有任何集體運輸交通去連接市區或甚至區內鐵路輪紐。可笑是政府找一片上水市邊緣僅存的綠化地帶，就胡亂盲目地擠滿各種高密度的住屋用途，以容納大量新增人口，而這個新發展區只用作堆放人口，從沒有規劃任何配套，去為這新發展區帶來足夠就業，這數萬的人口仍然需要往返市區工作，但又沒規劃新的環保集體運輸鐵路去服務粉嶺北的新發展區，使將來的鐵路系統不勝負荷，對於現有的居民及將來新增人口均是惡夢。但政府還欺騙市民話會有環保集體運輸系統去服務粉嶺北發展區，以卑劣的大話去誘騙市民支持粉嶺北新發展區的規劃建議。

8. 政府在第1次公眾諮詢報告欺騙說只有少數人士(包括：奕翠園委員會)反對粉嶺北新發展區建議，這是全錯的，在第1次諮詢會上有多名人士，包括專業人士，均反對在現已建成的上水市再加入新發展區，去容納大量新增人口，政府並未如實報告。於2009年12月12日第2次諮詢會上，99%居民及原村民均反對粉嶺北新發展區的建議，因會嚴重破壞粉嶺、上水市外圍的美好鄉郊生活環境，新發展區對未來新增人口及現有居民均嚴重影響生活質素，因新增人口仍要依賴現有粉嶺及上水市的設施及一條鐵路服務。而會上所有居民及村民均投訴：政府規劃新發展區初步大綱圖時，從未諮詢當地居民及村民的意見，罔顧居民的意願，事實差不多所有居民均反對於上水粉嶺外圍鄉郊設立新發展區。表示強烈不滿。

9. 上水粉嶺市只可容納少量新增人口，而應該於重建上水粉嶺近火車站的舊墟如石湖墟及聯和墟重建時，去容納新人口。而上水粉嶺外圍的鄉郊地帶本應(按原來制定)及將來必需要保留及保護，如現時發展大綱圖所訂去防止都市化發展伸延。

10. 在香港2030規劃遠景與策略時，已勾劃粉嶺北新發區將要容納的新人口。我們當時已提出將現有上水粉嶺邊緣的法定綠化帶改為新發展區以容納假設性的人口增長，將嚴重破壞該區的綠化環境及獨有的社區環境，現時法定綠化帶的制定原意是要防止北區的都市化向該區綠化及鄉郊邊緣擴展，作為郊外援充區限制該區的人口發展密度。這些都是在政府有關網頁和法定圖則訂明的，現在政府的規劃建議，竟與以往新市鎮及鄉郊融合的規劃及保護新市鎮外圍綠化及鄉郊地區的政策背道而馳，與北區居民為敵，破壞北區現有僅存的綠化環境生態，造成沒法彌補及還原的禍害。

11. 是次規劃研究的哄騙居民的口號，是「以人為本的社區」及「可持續的生活環境」。現在於法定綠化帶任由都市化擴展，根本就不是以人為本及可持續發展的規劃。原有的上水和粉嶺的規劃設計包括石湖墟和聯和墟等，其現有硬件和社區設施、區內通路、對外交通集體運輸網絡等，已達飽和，根本不能再改建或擴建，以負荷多數萬人口的增長。

12. 這樣的人口增長對現有北區的社區構成嚴重壓力及影響，對於外來數萬人口而言，若他們大部份是公屋戶人口更是惡夢，肯定新發展區內及整個北區不會有足夠就業機會。還要長途跋涉擠在火車個多小時才出到市區返工，這些遍遠新發展區的人口還要承受高昂的交道費及生活開支，變成另一群天水圍式的受害者，這都是以普羅大眾市民為惡的規劃，亦重覆以往天水圍式的嚴重社會問題，即使再浪費大量納稅人金錢也解決不了。

13. 政府當局是次假規劃諮詢，一開始便讓著要「以人為本的社區」，大會上要北區居民選擇在該區加入低密度、中密度或高密度的新發展區，從來沒有諮詢當地居民是否願意承受多數高人口的增長在北區內。全港人口的增長帶來的壓力、社會問題及惡果，不應及亦極不合理地再由北區居民及村民去承擔。我們堅決反對政府當局硬要在現有北區加入新發展區，令北區居民承受大幅人口增長的壓力和惡果。

14. 「以人為本的規劃」，並不是於新發展區內加設幾個社會設施(例如學校、公園等)去哄騙居民，這樣根本就解決不了偏遠人口增長帶來種種嚴重的社會、就業及交通問題，如天水圍及東涌等永遠無法解決的問題。現實是這些聚集的新發展區根本就不能與現時石湖墟和聯和墟共融。真正「以人為本的規劃」及可持續發展的原則，是不應在現時發展密度已經達飽和的北區再加入供數萬人口生活的新發展區。

15. 翻查歷史紀錄，香港政府的規劃從未有先做好完備社區配套、公共交通運輸系統網絡，便將大量人口(尤其是公屋戶)遷移到偏遠的鄉郊綠化地區，每每衍生多項社區、就業及交通問題後，才推卸去其他政府部門去補救這些無法解決的問題。事實上，這些失敗的規劃例子，往往製造很多無彌補的社會問題及破壞僅存珍貴的鄉郊綠化環境。

16. 就粉嶺北新發展區初步發展圖，我們至少有以下反建議(見於夾附2份圖則)，建議新增人口上限為不多於25,000.

(夾附2份圖則)

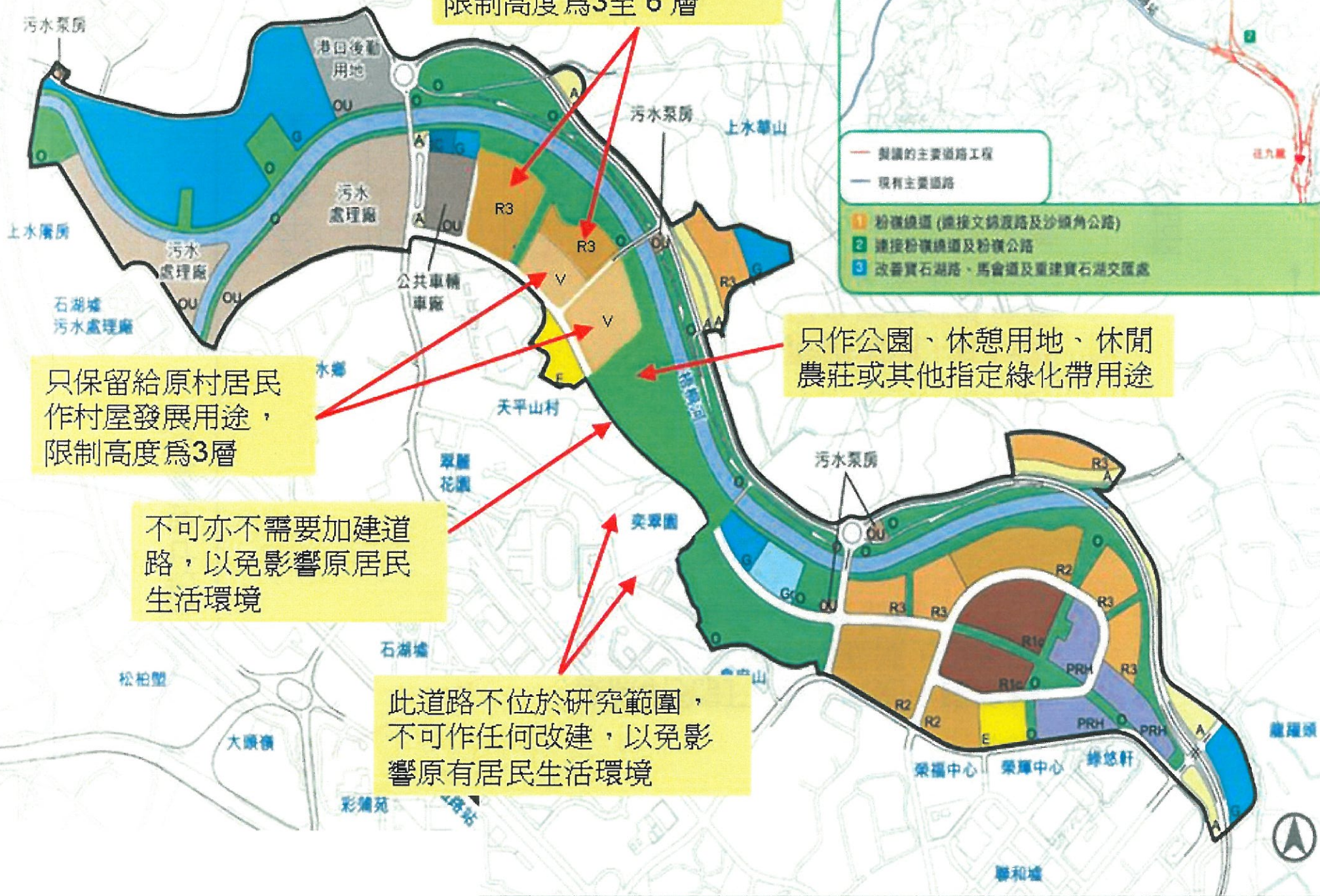


Revise plan.JPG



vertical plan.JPG

只作低密度住宅發展，
限制高度為3至6層



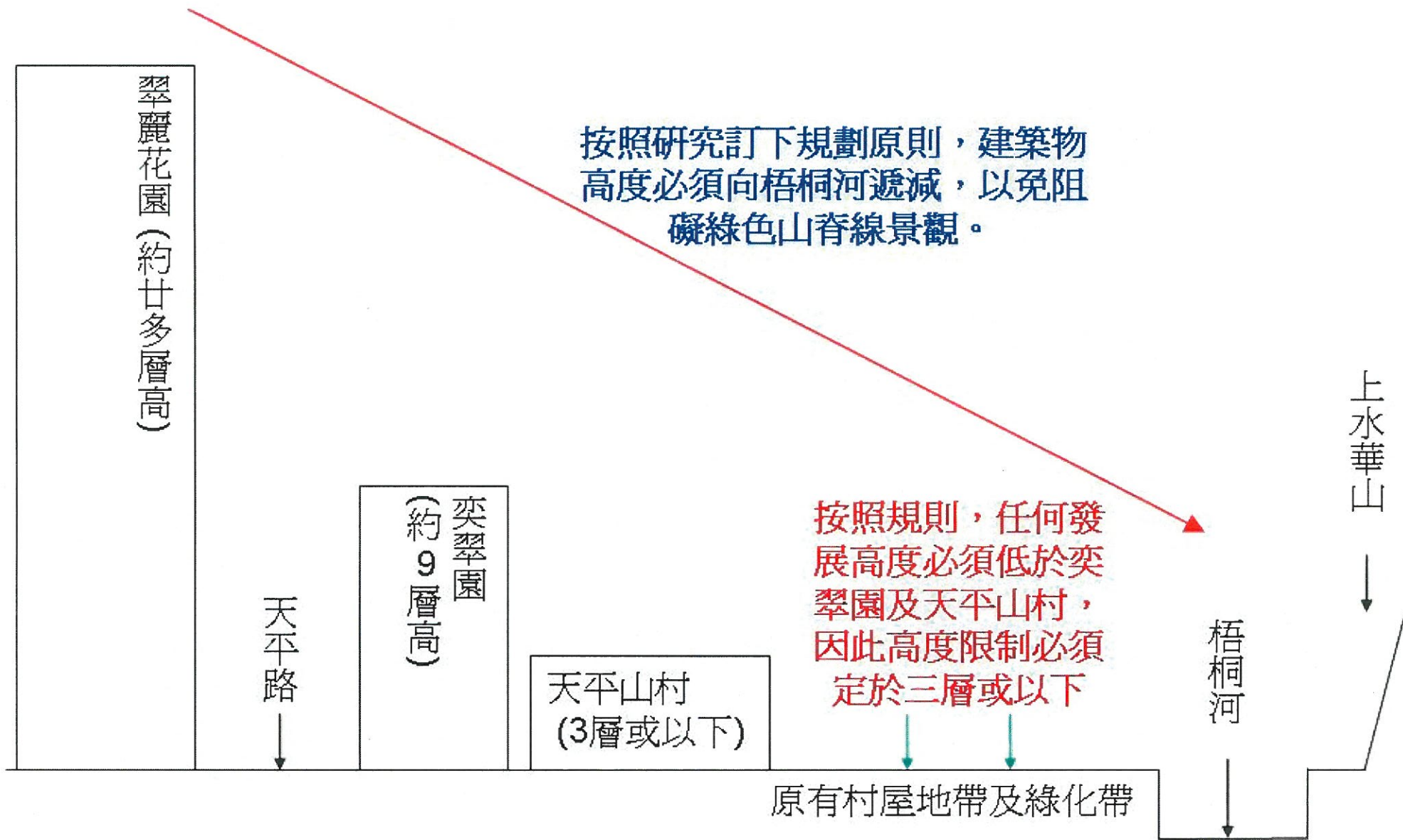
只保留給原村居民
作村屋發展用途，
限制高度為3層

不可亦不需要加建道路，
以免影響原居民
生活環境

此道路不位於研究範圍，
不可作任何改建，以免影
響原有居民生活環境

只作公園、休憩用地、休閒
農莊或其他指定綠化帶用途

- 擬議的主要道路工程
- 現有主要道路
- 1 粉嶺繞道 (連接文錦渡路及沙頭角公路)
- 2 連接粉嶺繞道及粉嶺公路
- 3 改善寶石湖路、馬會道及重建寶石湖交匯處





fafa fung

2010/01/12 下午 07:12

To srpd@pland.gov.hk

cc

bcc

Subject 新界東北新發展區規劃及工程研究第二階段諮詢-objection

Urgent Return receipt Sign Encrypt

History: This message has been replied to and forwarded.

香港北角渣華道333號
北角政府合署16樓規劃署
規劃研究組

電郵:srpd@pland.gov.hk

January 12th, 2010

Dear Sir,

Re: 新界東北新發展區規劃及工程研究第二階段諮詢

Kindly please acknowledge your receipt of the following opinion regarding the subject.

- 1) I object to the idea of CDNCEA in the subject area. Long Valley should be given a purely conservation zoning.
- 2) The Government should resume Long Valley. (LV)
I supports the resumption of Long Valley up to the boundaries set out by AFCD and published on its website.
- 3) LV has great diversity and with very easy means of transportation for green goers and bird watchers. we brought overseas friends to do birding there including friends from China, Singapore and Japan. It is a very eco-tourist site with its international recognition.
- 4) Lastly, I attached picture taken today where we enjoy the day out with friends

Regards,

Irene Fung
Tai Po
Member of HKBWS



P1250643.JPG





"H.T. Liu"

2010/01/12 下午 07:31

To srpd@pland.gov.hk
pauling@cedd.gov.hk

cc

bcc

Subject NENT planning - stage 2 public consultation - objections

Urgent

Return receipt

Sign

Encrypt

History:

✉ This message has been replied to and forwarded.

We insist strong objections against the Fanling North NDA proposal:

The project plans to accommodate a population of 48,000 in the proposed Fanling North (FLN) NDA which only contains 180 ha . This is equivalent to 267 person/ha density. Such extremely high density development on Fanling N will pose substantial pressure, and will destroy the original high quality green living environment of the existing Fanling / Sheung Shui areas. This also create enormous social problems, and absolute unfairness to the local community of Fanling / Sheung Shui which are forced to absorb most of the anticipated population increase (48,000) in a very limited precious green belt, such that its population density is unreasonably high and doubled of that of other NDAs. We cannot imagine how a 190 ha green belt to accommodate a population of 48,000 would provide a green or good quality living to both the existing local community or new population to be added.

There has never been any justification, nor any consultation with District Council, Rural Committees or local community why it is proposed to accommodate such an unreasonably high population increase (48,000) in Fanling/Shueng Shui areas, and why the density of the FLN NDA should be doubled than other NDAs. Obviously there exist hidden agenda / policy to discriminate the existing local community of Sheung Shui / Fanling by converting it into a poorly far end district of highly congested areas to absorb a large population increase in order to release the density of urban areas. As a matter of fact stated in the HK2030 Study, there are diverse views, and no consensus reached to conclude that decentralization development extending to rural areas is good for the future of HK, and any proposed densely development or urban extension to Fanling/Sheung Shui is not justified. Is the decision on decentralized development made by technical officials, without any consultation with the affected local community or indigenous villagers.

The study area is the same proposed development area indicated in the HK2030 study and the previous planning study of NENT. It covers fully the remaining 180 ha high value countryside protection area / green belt / rural villages at the boundary of Sheung Shui / Fanling towns. The proposed NDA development will convert almost all the countryside protection area / green belt into land uses for densely housing facilities, roads, and community facilities for population increase. This completely destroys the remaining countryside protection area / green belt as shown in the gazatted OZP for Sheung Shui / Fanling towns (which are used to

prevent extension of urbanized towns into these green rural areas, as specified in the gazetted Fanling / Sheung Shui OZP), cause irreversible damage to green rural living environment for local community and indigenous villagers, and is contradictory to policies of conservation and sustainable development..

There have been persistent and vigorous objections to any urbanized development/extension to countryside protection area / green belt of rural towns and areas like Sheung Shui / Fanling or other north districts raised by local community, indigenous villagers, experts, academics, green groups and other NGOs (documentary proof /records could be given latter). The statements in the NENT Planning Studies that the proposed development NENT and development densities were welcomed by the public were totally incorrect and misleading the public.

During the first and second stages of public consultation, we and many other local residents raised objections against further development in Sheung Shui and Fanling areas. However, the Government only simply print and put aside our and local residents' views, and never response to our views, and never address our concerns. It is shameful for the government just tell lies and never response to / address the views of the local residents in the .false. public consultation. In the 2nd public consultation, overall 99% of the local villagers/residents strongly object the development in the Sheung Shui and Fanling NDAs and their views are very clear. If most of the local residents / villagers object the proposed planning / development in Sheung Shui and Fanling NDAs, will the government still proceed with this extremely poor planning proposal and ignore the public views. The government never consult the local community residents and villagers whom the living is adversely affected, before designing the NDA layout plans

Regarding the landscape and visual impact, the project profile states that the FLN NDA has generally low to medium quality landscape character. This is totally incorrect and misleading as the project profile fail to define the criteria for grading the quality of landscape and visual characteristics.. What justifies / supports the above statements in the project profile regarding on the landscape quality of NDA? In fact, FLN NDA lies fully on the countryside protection area / green belt which comprise beautiful scenery and landscape of low-rise Tin Ping Shan, and the green riverside areas of River Indus with a lot of woodland, vegetation and trees planted. These are all of extremely high quality and invaluable social asset to the exiting local community and indigenous villagers of Sheung Shui / Fanling areas.

The existing developed Fanling & Sheung Shui towns are never designed to have facilitates (like roads, pedestrians, bicycle tracks) to provide transportation for the proposed huge population increase. In fact, there is no room to improve the existing transportation network and community settings in the Fanling & Sheung Shui towns as most of them are already very congested and overloaded, with small length of roads being divided into many segments by traffic lights and junctions. Even if the local residents have been urging for the improvement of the pedestrian links to rail stations for many years, there is no progress made. Obviously, the

government officials are fully aware of all the unresolved problems and constraints of extending the existing Fanling & Sheung Shui towns for developing a NDA, however they still ignore all these issues, and hide all the anticipated social, planning and environmental problems, and propose to convert Fanling / Sheung Shui districts to a poorly and highly congested area (ie. another poorly congested and isolated Tin Shui Wai area!) at the boundary of NT.

The FLN NDA covers most of the precious private land belonging to indigenous villagers of Sheung Shui / Fanling rural areas. The NDA planning proposal would seize and completely remove the fortune and right of the indigenous villagers to build their village houses (e.g. New Territories Exempted Houses) on their own pieces of land where are originally located in Sheung Shui / Fanling rural areas. There is no reason why the right of the indigenous villagers should be sacrificed, leading to a wrong decision to build a poorly and highly congested NDA of poor living quality.

For the better living of the local community and indigenous villagers of Fanling / Sheung Shui districts, would the Town Planning Board, North District Council and District Rural Committees please jointly help to stop the government' s wrong proposal to build the FLN NDA, and to protect the quality living and benefits of the local community and indigenous villagers of Fanling / Sheung Shui areas. Having experienced the bad planning policy/work and dishonesty of the government, we don' t want to see our home, the Fanling / Sheung Shui rural districts, to be transformed into and labelled as poorly isolated congested towns (悲情市鎮) in future.

What will the government do if the local villagers and residents insist not to give up their homes and villages? What the government use force to demolish the villages and their homes? Can the government advise the local community, villagers and residents what they can do to stop the government from adding NDA, new population to Sheung Shui and Fanling, and from destroying their home and original rural living?

Given the very narrow green belts available and infrastructure, we insist that any population increase at Sheung Shui and Fanling areas must be very limited (i.e. reduce by 70% of your last proposal. Also any population increase must be restricted at existing towns such as Luen Wo Hui and Shek Wu Hui close to railway stations, and to be taken place progressively when these towns are to be redeveloped in the coming future..

Attached 2 plans show our revised proposals.

Liu
North District Local Residents



fanling nda 1.JPG



fanling nda 2.JPG

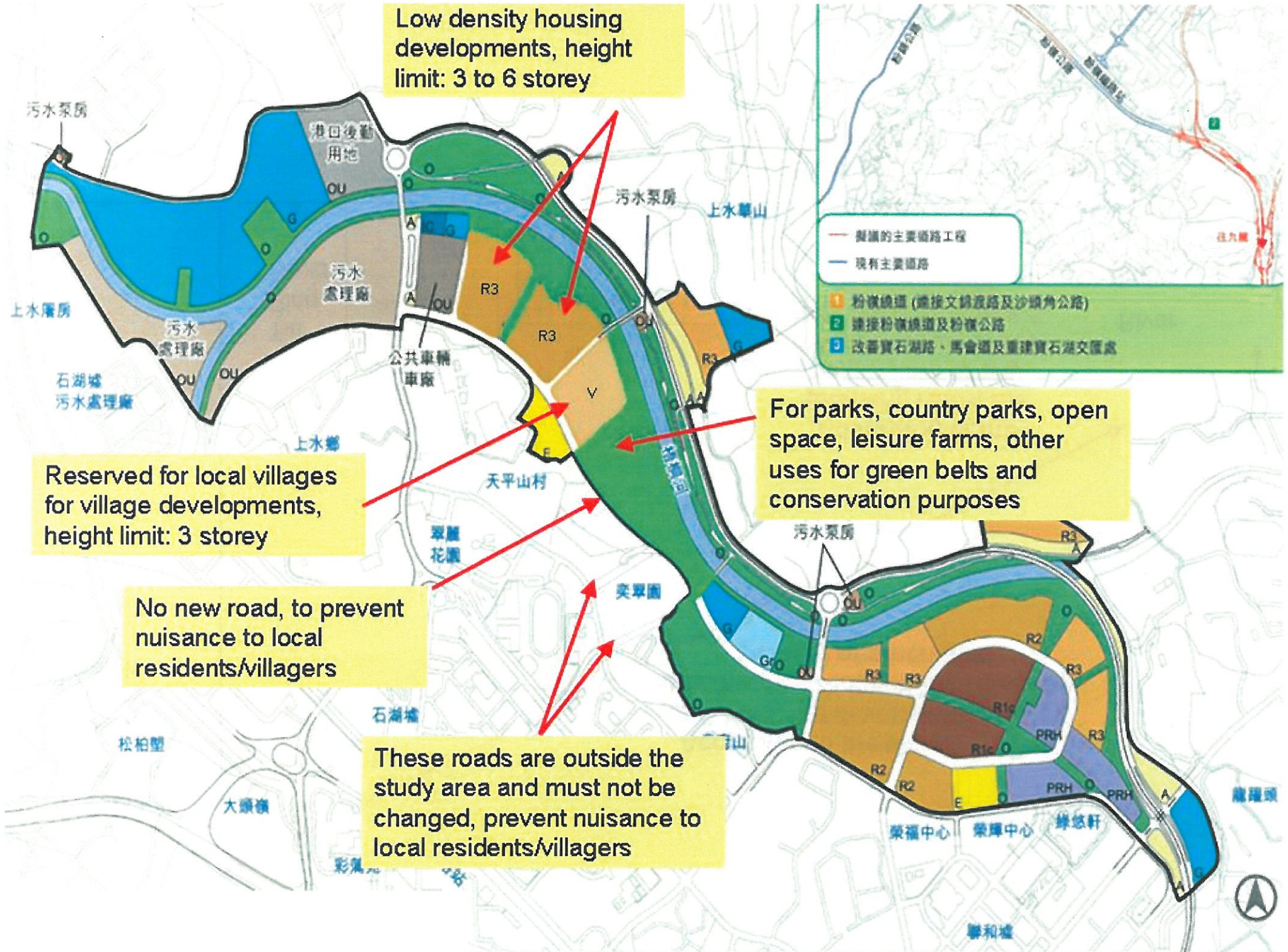
Low density housing developments, height limit: 3 to 6 storey

For parks, country parks, open space, leisure farms, other uses for green belts and conservation purposes

Reserved for local villages for village developments, height limit: 3 storey

No new road, to prevent nuisance to local residents/villagers

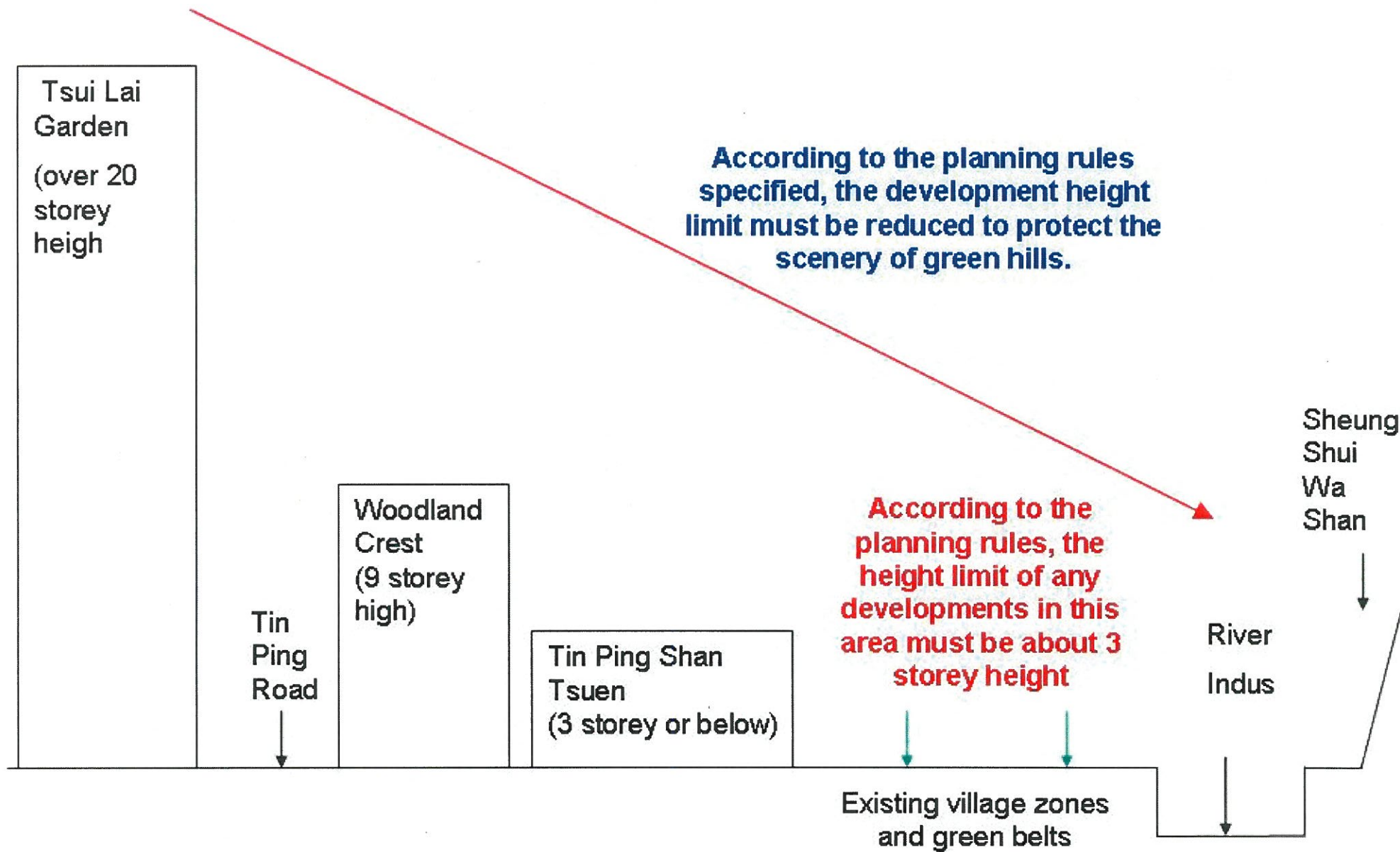
These roads are outside the study area and must not be changed, prevent nuisance to local residents/villagers



— 擬議的主要道路工程
 — 現有主要道路

- 1 粉嶺繞道 (連接文錦渡路及沙頭角公路)
- 2 連接粉嶺繞道及粉嶺公路
- 3 改善寶石湖路、馬會道及重建寶石湖文匯處





新界東北新發展區規劃及工程研究 – 第二階段公眾參與
 意見收集表格
 North East New Territories New Development Areas
 Planning and Engineering Study – Stage Two Public Engagement
 Comments Collection Form

你的意見 Your Views

我們歡迎公眾發表意見及提出建議。 We welcome your views and suggestions.

機構名稱 Name of Organization (如適用 if applicable): _____

姓名 Name: SIMMI LIU

電話 Telephone: _____

電郵地址 E-mail: _____

傳真 Fax: _____

意見內容 Comment:

近日本上水鄉發起簽名大行動中，在短短數小時內，已獲得三千多名居民簽名支持反對在本鄉旁增設大型污水處理廠及在虎地坳預留作政府機構及港口後勤用地，一併建議預留給作本鄉擴展區用地。而在簽名大行動中所獲得的簽名，在今天已由鄉公所統籌連同反對信遞交給貴署考慮建議及重新規劃。

但貴署過往在全港其他所有大型規劃及發展的方案，均帶給全港市民的感覺是任由顧問公司規劃，導致民怨四起，才有激烈抗爭及遊行示威。現希望貴署不要重輻覆轍，慎重考慮建議及修改規劃諮詢大綱圖，不要將責任推卸給顧問公司，到時在下一輪的諮詢大會上又回答經已讓步及作出適當地修改大綱圖，已將污水處理廠搬遷到虎地坳。到時本人及鄉民等又再作出反對而貴署又再作出修改，此舉是浪費時間去諮詢。令本人及全體鄉民等又再感覺到貴署是在討價還價之中，腐敗無能，環評局亦不會同意污水處理廠設在民居旁，簡直是浪費公帑。到時官迫民反，政府聲望又大跌，激烈抗爭又引起社會不得安寧。

請三思考慮我們的建議！

請將填妥後的意見收集表格於 2010 年1月12日前交回規劃署或土木工程拓展署:

Please return the completed Comments Collection Form to the Planning Department or the Civil Engineering and Development Department by 12 January 2010:

郵寄 By post:	規劃署 Planning Department 規劃研究組 香港北角渣華道333號北角政府合署十六樓 Studies and Research Section 16/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong	土木工程拓展署 Civil Engineering and Development Department 新界西及北拓展處 香港新界沙田上禾輦路1號沙田政府合署九樓 New Territories North and West Development Office 9/F, Sha Tin Government Offices No. 1 Sheung Wo Che Road, Sha Tin, NT
傳真 By fax:	2522 8524	2693 2918
電郵 By email:	sprd@pland.gov.hk	paulng@cedd.gov.hk

填妥後的意見收集表格亦可按放於設於工作坊的收集箱。

Completed Comments Collection Form can also be deposited in the collection boxes at Community Workshop.

備註 Note:

凡個人或團體在「新界東北新發展區規劃及工程研究」過程中向土木工程拓展署或規劃署提供意見及建議，均會視作已同意土木工程拓展署及規劃署可使用或公開（包括上載於適當的網頁）該人士或團體的名稱及所提供的全部或部分意見及建議（個人資料除外）；否則請在提供意見及建議時說明。 The names and comments / proposals (except personal information) provided by any individuals or groups to Civil Engineering and Development Department or the Planning Department in the course of the Study will be disclosed, either entirely or partially to the public (including disclosure on relevant websites). If you do not wish such information to be disclosed, please advise at the time of submission.



Lo WY

2010/01/12 下午 08:10

To srpd@pland.gov.hk
paulng@cedd.gov.hk

cc

bcc

Subject North East New Territories New Development Areas Planning
and Engineering Study Stage Two

Urgent Return receipt Sign Encrypt

History: This message has been replied to and forwarded.

Dear Sir / Madam,

Enclosed please my submission for the study "North East New Territories
New Development Areas Planning and Engineering Study Stage Two"

Regards

Lo Wai Yan



North East New Territories New Development Areas.doc

North East New Territories New Development Areas
Planning and Engineering Study
Stage Two

Submission by Lo Wai Yan

12 Jan 2010

1. In 2004, Long Valley is recognized as one of the 12 sites of high ecological value under the Government's nature conservation policy.
2. In 2006, the government supports the Conservancy Association (CA) and Hong Kong Bird Watching Society (HKBWS) to manage areas in Long Valley to enhance its biodiversity and to conserve its agriculture heritage, and to make these values accessible to the general public through the Environmental & Conservation Fund (ECF).
3. In 2009, one of the most famous endangered birds – the Black-faced Spoonbill was found in Long Valley.
4. Under these circumstances, it is time for the government, NGOs and the general public to construct a long-term plan to conserve the outstanding ecological value of Long Valley in future.
5. The proposed zoning in the captioned study – Comprehensive Development Nature Conservation Enhancement Area (CDNCEA) – in Long Valley is totally standing on the opposite side of conserving Long Valley. The zoning will only encourage developers (no matter big or small) to submit proposal to develop Long Valley instead of preserving it. The so-called “core area of Long Valley” only provides an excuse and reason for the developers to develop the non-core area of Long Valley instead of turning the whole Long Valley into a high ecological sensitive area, which is the main objective of the CA, HKBWS and the ECF.
6. Therefore, the proposed zoning is totally unacceptable to every aspect of the society.
7. Please be reminded that Long Valley is now zoned for “Agriculture”. This means that landowners can only use the land for farming. They do not have the “right” to develop the land other than farming. The proposed zoning will only create a false expectation in landowners that they do have a right to develop.
8. The long term plan to conserve Long Valley is to resume Long Valley by the government. And then turn this area into a Nature Park. If Long Valley is zoned for conservation and owned by the Government, it should be safe forever. Under this situation, everybody wins – the landowners, the wildlife, the environmental groups and birders, villagers who oppose development.

Lo Wai Yan

Contact: Email address:

Tel:





"Jimmy S.Y. LAW"

2010/01/12 下午 07:59

To srpd@pland.gov.hk

cc Jimmy
黃成智
潘忠賢

bcc

Subject 新界東北規劃研究第二諮詢階段建議

Urgent Return receipt Sign Encrypt

History: This message has been replied to and forwarded.

你好

這是民主黨北區議員工作隊就上述規劃諮詢給予 貴署的建議。

謝甚

區議員 羅世恩



北區_新發展的建議_r1.doc

政府在二零零八年六月展開「新界東北新發展區規劃及工程研究」，以制定新界東北新發展區的土地用途大綱及發展指引。

整體規劃：建設綠意盎然的河畔市鎮

現時粉嶺北的綠化地帶逾九成，故政府應降低整個新發展區內的發展參數如地積比率，盡量保存區內的綠化地帶，及在鄰近馬適道興建大型綠色河畔公園，以確保粉嶺北貫徹「河畔市鎮」及綠化的主題。

由於政府現時建議的樓宇高度最高達三十五層，且位置靠近現有的私人住宅，民主黨擔心新發展的住宅會增加市內密度過，使當區居民的居住質素惡化，因此，我們強烈建議鄰近榮福中心、榮輝中心、綠悠居的住宅規劃樓高應低於十八層，在馬適道預留綠化地帶作緩衝，以減低將來的居住密度及居民的影響。

政府建議在粉嶺北近綠悠軒對出興建公營房屋，因地點太近綠悠軒，該屋苑居民擔心會影響其景觀及生活質素，故我們建議政府應另尋新址，包括在近龍躉頭的地方興建公屋，或者考慮在北區臨時批發市場上興建，取以代之的是把批發市場搬移至文錦渡一帶地區，即可便利商販，同時亦可減低興建公營房屋後對綠悠軒居民的影響。至於綠悠軒對出的土地，我們建議把它變為開放空間或公園，因政府建議的粉嶺北新市鎮近聯和墟段綠色開放空間相對不足。

同時，政府應在區內設施如公營房屋土地範圍內增加綠化地帶，使粉嶺北內的綠

化能互相連接起來，尤其現時建議發展區的住宅用地約佔總面積的百分之二十五，住宅樓宇將相繼臨立，政府應利用這些設施加設置更多「綠化屋頂」，以及將建築物外牆及天台綠化覆蓋率定為三成等。

此外，根據政府提供的《新界東北新發展區規劃及工程研究—第二階段公眾參與摘要》文件指出政府打算在鄰近古洞北的地方興建污水處理廠，惟擬議的選址鄰近民居，民主黨擔心污水處理廠排出的廢氣及氣味會影響附近居民，政府應重新考慮污水處理廠的選址。

交通—完善的鐵路規劃

由於東鐵線把粉嶺市分為粉嶺南和粉嶺北，兩地僅以一條小巴線和巴士線連接，對經常來往粉嶺南北兩地的居民和學生實為不便，故此，民主黨建議政府興建一條鐵路，由粉嶺南連接古洞北、粉嶺北及坪輦/打鼓嶺的「三合一發展區」，以及預留土地，以便日後興建支線的單軌鐵路直通過境口岸。

為貫徹北區「環保城」的概念，政府應該推動環保的交通工具，例如單車，故須先完善現時的單車徑網絡，民主黨認為，單車徑網絡須覆蓋北區的核心地區如粉嶺和上水，方便當居民利用單車作區內的交通工具。

至於政府建議在古洞北進行一系列的道路改善工程，其中會在近燕崗附近加設一道路交匯處，然而，民主黨認為，現時近松柏塢的位置已有道路交匯處，若在此

位置再加設道路交匯處可能影響該公路上汽車的流量，以及行車安全，因此，我們建議將擬議的粉嶺公路迴旋處架空，以確保粉嶺公路的行車安全及交通暢順。

配套設施—改善區內民生

政府預計整個新界東北新發展區將會容納合共約十三萬人。隨北區人口增加，政府應擴充現有及增加社區設施，其中包括擴充北區醫院，以及增加長者院舍宿位。這是由於全港公營長者院舍宿位嚴重不足，如北區區內只有約一千二百個公營宿位，相對區內的長者及全港長者的輪候人數，是遠遠不足夠。因此，就改善區內設施及本港長遠的長者服務發展而言，政府必須預留土地，以便日後擴充及增建公營長者的院舍，及在各個大型屋苑內加設長者社區照顧及支援設施，以應付市民對長者服務的需求。

另外，由於粉嶺南並沒有公共圖書館，粉嶺南的居民如需要使用圖書館服務，便需到粉嶺聯和墟或上水市中心，對居民來說極為不便，故政府應該於粉嶺南社區會堂內加設圖書館，以滿足地區居民需要。

其他地區工務工程建議：

1. 目前馬適道、粉嶺樓路及沙頭角公路至粉嶺火車站段，平日已有大量重型車輛行經，居民擔心未來粉嶺北高密度人口將對上述路面及交通構成嚴重負荷。因此，政府在發展粉嶺北時必須考慮及照顧聯和墟居民交通需要。
2. 交通基建工程的進度。

3. 改善行人環境，如擴闊擠擁的地方的行人路及改善行人過路設施、在行人過路處加設斜台、在安全島加設凹凸磚、在交通交匯處至活動中心加設視障人士引路徑、在行人路適當位置加設欄杆等。
4. 在粉嶺火車站近粉嶺名都中心旁興建升降機。
5. 興建粉嶺南區足球場和網球場。
6. 在北區興建大型綜合單車公園。
7. 盡快興建北環線。
8. 在粉嶺政府合署側建文娛康樂中心。
9. 政府有意推動和合石火化爐更新及擴建，民主黨支持重建和合石火葬場及，更換新的火化爐，但反對擴建的規模，增加兩座火化爐。政府要加建不受歡迎的設施會受到阻力，如果有相應的補償，阻力將會較少。



Owen CHIANG

2010/01/12 下午 08:28

To srpd@pland.gov.hk

cc

bcc

Subject 反對在新界北建立 CDNCEA Zone

 Urgent Return receipt Sign Encrypt

History:

This message has been replied to and forwarded.

極力反對政府計劃於新界北古洞塱原一帶建立所謂的 "Comprehensive Development Nature Conservation Enhancement Area (CDNCEA)".

香港政府一向掛於口邊的所謂平衡發展與保育只是一個為發展而建立的借口。從來香港的自然界從未有要求發展去讓路，把已發展區域改變為自然保育地帶。只有發展商和政府不斷地對自然界虎視眈眈，以各式型式的方法去破壞香港碩果僅存的自然生態寶地，要知道香港的發展每多一寸土地，就等於香港的自然生態失去一寸土地。建築被破壞可以重建，生態給破壞卻可能需要數十年。數百年來還原。甚者更可能萬劫不復。

塱原河上鄉一帶就是一個很好的例子。地方人仕以非法手段堆填泥頭。先把該地生態價值降低，然後就可以名正言順地去發展。就算仍然未能正式改變土地用途，卻仍然冒著罰款的情況繼續經營。河上鄉的那個所謂濕地農莊就是一例，香港政府除了罰款之外，還可以做甚麼？就只是看著她繼續無牌經營下去。而罰款似乎已計算在她的經營成本內。非法經營繼續。關心大自然的人仕原等待政府可以撥亂反正，卻落空而回。空嘆奈何。

近年難得香港觀鳥會和長春社在該處的保育計劃開始初見成績，把塱原的生態進一步提升，連以前未出現見過的黑臉琵鷺都進註塱原，規劃處卻想把塱原和附近一帶建立為 CDNCEA，要知道這綠燈一開，亦即是在該區可以建立種種不同型式的低密度建築，這個對該地生態絕對只會是災難而不會是幫助。要知道一個生態圈是和附近的環境有密切關係而不可獨善其身，試問塱原週圍也有建築的話，黑臉琵鷺又怎樣夠膽飛進來？相信這個簡單的道理，不需要很高深的學問也會明白。

土地規劃處規劃土地的原則是為大眾意願和利益為依歸，而不是只為一小撮地主的利益為依歸，就以古洞村發展為例。究竟得益的是甚麼人？鄉民？還只是地主？

附圖的一隻貓頭鷹 (Asian Barred Owlet 斑頭鴛鴦) 身處地方就是河上鄉鳳溪小學旁的樹林。當年曾是密林滿佈，每年有一對貓頭鷹也回來繁殖。但近年該處已秘剷平為停車場。貓頭鷹們亦不復見。

Water Rail 普通秧雞所處地正是那過所謂濕地農莊旁的一個小水池，今天

水池不復見, 更遑論秧雞!!

這些也正是在於那個規劃處想定性為非壟原生態核心地帶. 借問究竟規劃處的理據何來?

蔣偉安 (Owen Chiang)



Jan 12, 2010. IMG_8939.jpg IMG_3404.jpg IMG_7117.jpg



Lesser Emperor 碧偉蜓
September 12, 2009. Long Valley





Jacky Leung

2010/01/12 下午 09:38

To <srpd@pland.gov.hk>

cc

bcc

Subject NENT NDAs Study

Urgent Return receipt Sign Encrypt

History: This message has been replied to and forwarded.

Future land use planning decisions by Government in the NDA areas will need to align with new regional change fueled by the growing cross-border human activities. Land use planning concepts which are largely steered by quality living aspirations as repeatedly referred in the PODP as a cure-all medicine for urban fears cannot immune from the cross-border development requirements arising from the NDA implementation, in particular, the corresponding new land needs in the established border settlements as in Fanling and Sheung Shui New Town. Livability does not equate a must for minimum density to qualify for its qualification or certification. Density tends to be a feared word, often mistaken in meaning for "crowding." Density, however, does not refer to over-crowded places. Density breeds diversity which supports tolerance, health, and sustainability of life. Density is a critical component to our happiness and sustainability in urban environments. Without a sufficient level of density, we cannot support the transportation, businesses, diversity, affordability, convenience, opportunity, urban renewal and potential beauty we treasure and need in cities. Density is a key component to successful, sustainable, and livable urban environments. The adoption of Plot Ratios of one and three within or in close proximity to the quality urban locations, mature communities, well-located human centres will only bring sprawl, land use inefficiency, high energy consumption, high carbon emission, environmental burdens, conflicts with ecologically sensitive areas, social isolation, jobs imbalance and is totally unsustainable and is irresponsible planning for the present and future generations.



Peter Chan (佳)

2010/01/12 下午 10:08

To srpd@pland.gov.hk

cc

bcc

Subject 反對壆原發展

Urgent Return receipt Sign Encrypt

History: This message has been replied to and forwarded.

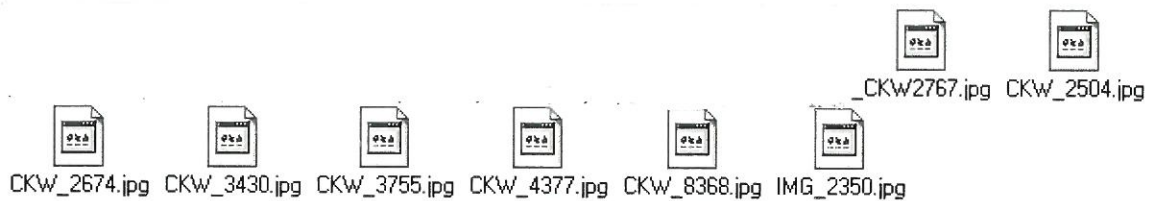
敬啓者:

我是陳佳瑋，是自然生態愛好者，相信閣下明白到除左米埔外，壆原孕育二百多種雀鳥，當中不乏瀕危品種，如果要發展它，等於把牠們殺掉！

在經濟和保育比較下，
，以得保留香港最後的淨土，
保護壆原濕地的雀鳥！

最後，附件中有幾張相片表達部分雀鳥既聲音及訴求，
希望閣下知道，
謝
謝！

Peter



Black Drongo 黑卷尾:

我雖然好惡，但我唔會破壞呢個地方！





Purple Heron 草鷺:

呢片(塋原)係我唯一既棲息地，我唔想失去將來!

Zitting Cisticola 棕扇尾鶯：

你點先肯聽我地既意見？

唔通破壞墾原就係唯一既發展方法？



反對
CDNCEA



Barn Swallow 家燕：

我的家已經一次又一次比你地破壞，
求下你比返呢個家我地丫！



Citrine Wagtail 黃頭鶺鴒:

塱原提供大量食物比我地，錦田已經無左啦，

我唔想再失去塱原！



Large Hawk Cuckoo 鷹鵲：

我唔想呢片農地變成石屎森林！





Grey Heron 蒼鷺：
墾原九鐵往下走，綜合發展不要來。

Yellow-bellied Prinia 褐頭鷓鴣：

塋原起樓啦，我都要搬走啦，再見！





Gary
2010/01/12 下午 10:15

To srpd@pland.gov.hk
paulng@cedd.gov.hk
cc sen@enb.gov.hk
sdev@devb.gov.hk
bcc

Subject Objection to Kwu Tung North New Development Area PODP

Urgent Return receipt Sign Encrypt

History: This message has been replied to and forwarded.

Dear Sir,

I am writing to query the rational of the recently proposed zoning plan for Long Valley in your Kwu Tung North New Development Area PODP and object to the unprecedented zoning of "Comprehensive Development & Nature Conservation Enhancement Area" (CDNCEA).

As a governmental department planning for the use of land, it should carefully identify the characteristic of the land and territory before zoning for different usage. However, as observed in your PODP, the high ecological value of Long Valley has not been figured out. Although Long Valley has been specified in the PODP as Ecological Area, the PODP has not identified the need for conserving the place, instead it has designated the place as "Other Specified Use". Such designated neglected the uniqueness and peculiarity of Long Valley as an internationally renowned wetland.

The ecological importance of Long Valley has been well recognized in the KCRC Lok Ma Chau Spur Line Environmental Impact Assessment process EIA No. 071-2001. The view of conserving the place has been further enhanced in 2004 when the Environmental Protection Department (EPD) promulgate a Nature Conservation Policy which include Long Valley as one of the twelve priority sites for conservation purpose. Therefore PlanD and CEDD should not be unheard of the ecological importance of Long Valley.

Accordingly, the PODP should zone the Land Valley from a conservation perspective but not, on the contrary, zone for special use or any use other from conservation. The idea or concept of CDNCEA is totally not suitable for a place with special value but is prone to disturbance from development. Since there is not Ordinance or Regulation to limit the future development type once it has been zoned CDNCEA, the "comprehensive development" will become uncontrollable from a view of conservation. If it is predicted that the development is prejudicial to the ecology of Long Valley, why it is allowed to zone it as CDNCEA instead of conservation area (CA) or even nature reserve?

As listed above, I urge the departments to withdraw the zoning of CDNCEA for Long Valley and replace with a considerable zoning such as CA. Hoping CEDD and PlanD are responsible government development caring our natural environmental when proposing development plan.

Thank you for your attention.

Regards,

Gary Chow



"chakwg"

2010/01/12 下午 10:47

To <srpd@pland.gov.hk>


cc

bcc

Subject Object the CDNECA project

Urgent Return receipt Sign Encrypt

History:

 This message has been replied to and forwarded.

I strongly object the CDNECA project due to the high ecological value of Long Valley for the wildlife.

CHAN Chak Wing



DSCN0820c copy2.jpg



© cwchan



反對
CDNCEA



kwankin tsui
2010/01/12 下午 10:54

To srpd@pland.gov.hk

cc

bcc

Subject Objection to CDNCEA in Long Valley

Urgent Return receipt Sign Encrypt

History: This message has been replied to and forwarded.

As a HK citizen, I strongly object the proposed CDNCEA in Long Valley. For the benefit of the public & in particular, our younger generations, I urge our govt. to resume the agricultural land within the boundary set out by AFCD in Long Valley/ Ho Sheung Heung & rezone it as a Nature Reserve.

2. Long Valley has been universally recognized for its high ecological value. HK govt. should not destroy this piece of land by some naming tricks (i.e. so-called CDNCEA) & then encourage property development on this agricultural land. Apparently HK govt. tries to put private interest ahead of public interest in this case which could cause significant reaction from the general public.

3. I am a resident of Fanling & I visit Long Valley regularly for bird-watching as it is closest to my home. Last year I am particularly happy to see that the species of birds in Long Valley are increasing under the efficient management of the land by HKBWS & Conservancy Association. I hope I can continue my visit to this birds' haven for the years to come & have a chance to get away from the nuisance of major construction works in my area (Fanling/ Sheung Shui) which will start very soon and which will last for years!

4. This year is the International Year of Biodiversity as launched by UN. If HK govt. pushes ahead of its 'development' proposal for Long Valley, it is against the idea of biodiversity! Or our govt. can make contribution to biodiversity by zoning Long Valley as a Nature Reserve!

Tsui Kwan-Kin



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**NO
CDNCEA**



**Purple Heron - Long Valley
3-1-2010**



**NO
CDNCEA**

**Common Snipe/ Wood Sandpiper
Long Valley, 10-11, 2009**



**NO
CDNCEA**

**Zitting Cisticola - Long Valley
3-12-2009**

200



Kerry Wong

2010/01/12 下午 11:04

To <srpd@pland.gov.hk>

cc

bcc

Subject 新界東北新發展區規劃及工程研究意見

Urgent Return receipt Sign Encrypt

History: This message has been replied to and forwarded.

Dear Sir / Madam

Attached please kindly find my comment for the North East New Territories New Development Areas Planning & Engineering Study.

Thanks for your attention.

Regards,
Wong Ka Wai



新界東北新發展區規劃及工程研究意見.doc

敬啓者：

關於新界東北新發展區規劃及工程研究意見

本人得知貴署正就新界東北新發展區規劃及工程研究進行第二階段公眾諮詢，本人已閱讀此計劃的諮詢文件，並有以下意見。

從諮詢文件中所見，「塱原核心地帶」的南部及西北部均各被「綜合發展及自然保育改善區」所包圍，而「綜合發展及自然保育改善區」會用作「實現保存及加強這區的生態價值和功能的意向、善用土地資源、平衡保育及發展需要，私人提出並參與可融合大自然生態環境的低密度發展建議（如低密度住宅，生態旅舍等），可獲考慮。」。這樣的規劃，會令塱原核心地帶因附近的城市建築而慘變成一個生態孤島，大大影響其原有的生態價值。現在的塱原，雀鳥記錄超過 210 種，每年冬天，無數的季候鳥會遠由西伯利亞、韓國等地憑著它們獨有的感認能力而飛越數千公里來到香港米埔及塱原休息和覓食，然後繼續它們南下的行程。試想想這些小小的雀鳥懂得飛往改變後四處為城市建築物所密封的塱原嗎？它們找不到的時候會怎樣？很可能就會餓死或者誤撞建築物以死去。既然「綜合發展及自然保育改善區」的意念是自然保育，那何不直接乾脆也規劃成「塱原核心地帶」的一部份？為何仍容許低密度住宅的出現呢？既然只是低密度發展，得益的也只是少數市民，那就值得用無數雀鳥和濕地生物的生命去換取少數人的快樂嗎？閣下和這少數得益者真的樂意成為「殺生者」嗎？其實要自然保育，根本無須作任何重大的發展，讓它“順其自然”就已是最基本的方法。大眾市民亦可很輕易的走進去這個地帶，無須任何人工的”綠化走廊”就已經可以感受大自然的美，就像相中的塱原一樣。

本人希望貴署能再三考慮有關計劃的設計，令塱原這塊僅有的濕地能得以妥善保留，令我們的下一代有機會印賞更多更美的雀鳥和濕地生物和真真正正的接觸大自然。

此致
規劃署署長

香港市民黃嘉慧謹啓
2010 年 1 月 12 日

副本抄送
環保局局長 sen@enb.gov.hk
發展局局長 sdev@devb.gov.hk

