



BY EMAIL ONLY

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

6 September, 2019

Dear Chairperson and Members,

Comments on Application for Rezoning

**Lot 183 S.A ss.1 (Part), Various Lots in D.D. 11 and Adjoining Government Land, Fung Yuen, Tai Po
from "Comprehensive Development Area(1)" to "Residential (Group B)11 (Y/TP/30)**

1. Green Power would like to draw your kind attention to our concerns about the ecological and environmental impacts of above-captioned planning application. Agricultural Use (Crop Cultivation Only) is landuse under Column 2 that may be permitted on application to the Town Planning Board under CDA(1) zone in Fung Yuen in Tai Po Outline Zoning Plan(OZP) No. S/TP/28.
2. Agriculture can retain the rural characters of the villages in Fung Yuen. In addition to produce crops, farmlands, especially those with organic practices, can provide habitats for wildlife. The vegetated surface can buffer between the buildup areas and natural habitats such as woodlands to lower any adverse human impacts and disturbance. Farmlands can also moderate the microclimate and infiltration of stormwater to relieve urban heat island effect and flood risk respectively. Thus, agriculture is beneficial landuse and should be provided in OZP in Fung Yuen.
3. However, agriculture is not landuse under Column 1 or 2 in R(B) in Tai Po QZP. While Fung Yuen's rural setting has already undergone major change in the past decade, impacts of captioned rezoning on Fung Yuen Site of Special Scientific Site Interest have to be assessed cautionary. Other associated impacts of eliminating agricultural landuse and construction of more high-rise buildings in Fung Yuen area should be seriously considered and monitored.

Thank you very much for your kind attention. We look forward to your favourable decisions.

Yours faithfully,

Cheng Luk Ki
Director