

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. Y/YL-NSW/4**

- Applicant** : Topwood Ltd and Success King Ltd represented by Llewelyn Davies Hong Kong Ltd.
- Plan** : Approved Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/8
- Application Site** : Lots 594, 595 (Part), 600 (Part), 1288 S.B RP (Part), 1289 S.B RP (Part) and 1292 S.B RP (Part) in D.D. 115, Nam Sang Wai, Yuen Long
- Site Area** : 30,160 m<sup>2</sup> (about)
- Lease** : Lots 594, 595 (Part), 600 (Part) in D.D. 115 held under Block Government Lease (demised for agricultural purpose)
- Lots 1288 S.B RP (Part), 1289 S.B RP (Part) and 1292 S.B RP (Part) in D.D. 115 are held under Tai Po New Grant Nos. 5383, 5479 and 5656
- Zoning** : “Residential (Group D)” (“R(D)”) zone  
[restricted to maximum plot ratio (PR) of 0.2 and a maximum building height (BH) of 2 storeys (6m)]  
  
[There is a sub-zone “R(D)1” where the maximum PR of 0.4 and a maximum BH of 3 storeys (9m)]
- Proposed Amendment** : To rezone the application site from “R(D)” to “R(D)2”  
[restricted to a maximum PR of 0.34 and a maximum BH of 3 storeys over 1 basement (11m above ground and 4.5m basement)]

**1. The Proposal**

- 1.1 The applicant seeks planning permission to rezone the application site (the Site) (**Plans Z-1 to Z-3**) from “R(D)” to a new sub-zone “R(D)2” which is subject to a proposed development restriction of maximum PR of 0.34 and maximum BH of 3 storeys (11m) over 1 storey (4.5m) basement floor, whilst ‘House’ remains a Column 2 use which requires planning permission from the Town Planning Board (the Board). The proposed amendments to the Notes of the OZP are at **Appendix II**. The Site forms part of a larger area zoned “R(D)” and falls within Wetland Buffer

Area (WBA) of the Deep Bay area. The Site is currently vacant and grassed over. There is no existing fish pond within the Site.

- 1.2 According to the applicant's indicative development scheme, the proposed residential development comprising 57 houses and a club house, has a domestic PR of 0.34. The 3-storey houses (11m above ground) are located above an 1-storey basement carpark/E&M floor of about 4.5m high. Apart from the private open space/communal garden of not less than 210 m<sup>2</sup>, a Landscaped Area with Natural Habitat and Water Feature (LANHWF) with an area of not less than 4,770 m<sup>2</sup> is proposed at the eastern portion of the Site. The vehicular ingress/egress is at the south-western corner of the Site connecting to an existing village road leading to Ho Chau Road in the south. The proposed development is tentatively scheduled for completion by 2022. The Master Layout Plan (MLP), Landscape Master Plan (LMP), section plan and floor plans of the proposed development are at **Drawings Z-1a, Z-1b to Z-6** respectively.
- 1.3 The proposed development parameters of the indicative development scheme are as follows:

Site Area	30,160 m <sup>2</sup> (about)
Total Domestic GFA	Not more than 10,150 m <sup>2</sup>
Domestic Plot Ratio (PR)	Not more than 0.34
Site Coverage (SC)	17.6%
No. of Houses	57
No. of Storeys <sup>(1)</sup>	3 storeys (over one storey basement)
BH (to the main roof)	Not more than 11m above ground and a basement car park/E&M floor of 4.5m below ground
Average Unit Size	178 m <sup>2</sup>
Persons Per Flat	3.68
Proposed Population	210
Club House	
Floor Area <sup>(2)</sup>	Not more than 5% of the total domestic GFA
No. of Storeys <sup>(1)</sup>	1 storey
BH (to the main roof)	Not more than 5m above ground
Private Open Space <sup>(3)</sup>	Not less than 210 m <sup>2</sup>
Landscaped Area with Natural Habitat and Water Feature	Not less than 4,770 m <sup>2</sup>
Total Parking Spaces <sup>(4)</sup>	116
Resident Car Parking Spaces	114
Visitor Car Parking Spaces	2
Motorcycle Parking Spaces	Nil
Loading/Unloading Bays	1

- (1) Excluding one storey basement car park/E&M floor of about 4.5m in height  
(2) About 508 m<sup>2</sup> (i.e. not more than 5% of the proposed domestic GFA).  
(3) Refers to communal open space within the proposed development and excludes private gardens of individual houses.  
(4) 2 accessible car parking spaces proposed to be reserved for persons with disabilities

- 1.4 In support of the rezoning application, the applicant has submitted supplementary planning statement and technical assessments including Landscape Design and Tree Preservation Proposals, Traffic Impact Assessment (TIA), Ecological Impact Assessment (EcoIA), Environmental Assessment (EA), Drainage Impact Assessment (DIA), Sewerage Impact Assessment (SIA) and Water Supply and Site

Formation Assessment.

*The Proposed Residential Development (Drawings Z-4 to Z-6)*

- 1.5 According to the applicant, there are no existing trees and ponds within the Site. The overall layout of the proposed development will respect the rural character of the surrounding areas. The submitted indicative scheme shows that the proposed 3-storey housing blocks are designed and positioned so that a local node including the clubhouse, communal open space and adjoining landscaped area would be created, providing opportunities for both active and passive recreational pursuits for future residents. The minimum 5m-wide landscape buffer of native species provided along the site boundary as well as in-between the residential houses and the LANHWF would minimize potential visual impact on the surrounding environment. A green coverage of about 30 % of the Site area is proposed.

*Potential Ecological Impacts and Proposed Mitigation Measures*

- 1.6 The Site falls within WBA of the Deep Bay area. To minimize any significant adverse ecological impacts from proposed development, a number of mitigation measures are proposed in the EcoIA, in addition to the minimum 5m-wide landscape buffer along the site boundary, the LANHWF which is a pond area/wetland of 4,770 m<sup>2</sup> together with two strips of buffer planting at the eastern portion of the Site, has provided a total of minimum 20m-wide buffer for fauna that utilize the fish ponds within the adjacent Wetland Conservation Area (WCA) to its further east (**Drawing Z-4 and Plans Z-1 to Z-2**). Trees and shrubs of native species that are indigenous to the nearby areas will be planted along the western side of the pond to screen out any potential light disturbance to the fish ponds located to the east.

*Transport Arrangement (Drawing Z-1a)*

- 1.7 The proposed development, with vehicular ingress/egress at the south-western corner is connected to an existing village road (currently a 3.5m-wide sub-standard single track access) leading to Ho Chau Road. The applicant proposes to widen and realign the village road to a standard 7.3m wide single 2-lane carriageway so as to connect to the future widened Ho Chau Road<sup>1</sup> and to take up the management and maintenance responsibility of this widened village road. Besides, the applicant also proposes to take up the road widening works of Ho Chau Road in case the concerned road widening works were not carried out by the neighbouring proposed development under approved application No. A/YL-NSW/233, and to manage and maintain the widened section of Ho Chau Road before relevant departments would take up such responsibility.
- 1.8 The applicant has proposed to take up the proposed enhancement works for the signalized road junction of Castle Peak Road - Tam Mi and San Tam Road under approved rezoning application No. Y/YL-NSW/3<sup>2</sup> (**Plan Z-1**) should the development under the approved scheme not materialize. The revised TIA has

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<sup>1</sup> Ho Chau Road, currently a 3.5m wide single track access road is proposed to be widened to a standard 7.3m wide single 2-lane carriageway under the neighboring residential development (Application No. A/YL-NSW/233) which was approved by the Committee on 22.1.2016.

<sup>2</sup> Enhancement works for the signalized road junction of Castle Peak Road - Tam Mi and San Tam Road were proposed under an approved s12A application (No. Y/YL-NSW/3) for rezoning of a site south of Wing Kei Tsuen from "Open Storage" ("OS") to "Commercial(1)" ("C(1)") to facilitate a proposed shopping mall cum 700-room hotel development. The application was approved by the Committee on 18.3.2016.

concluded that, with the widening of existing village road and Ho Chau Road, the proposed development would not bring about adverse traffic impact to the surrounding areas. The parking and loading/unloading facilities will be provided to meet the requirements of the Hong Kong Planning Standards and Guidelines (HKPSG).

Sewerage Treatment Arrangement (Drawing Z-12)

- 1.9 Sewage generated from the proposed development is proposed to be discharged to the Au Tau Sewage Pumping Station (ATSPS) and eventually to the San Wai Sewage Treatment Works (SWSTW) for treatment and discharge into the existing North West New Territories Effluent Tunnel and Urmston Road Outfall. An approximately 900m long gravity sewer is proposed to be constructed by the developer across Yuen Long Highway, along the access footpath aside of Yuen Long Bypass Floodway (YLBF) and across Castle Peak Road-Yuen Long to convey sewage from the proposed development to ATSPS.

Drainage Proposal (Drawings Z-10 and Z-11)

- 1.10 The proposed development will increase the runoff generated from the Site. To mitigate the potential drainage impacts, the runoff of the Site is proposed to be diverted via proposed peripheral drains to the YLBF and the landscaped area located in the eastern portion of the Site, will also serve as water retention facilities to temporarily store all runoff from the Site to prevent any adverse impact to YLBF. During construction stage, temporary drainage measures would be implemented to address the drainage discharge.

Water Supply

- 1.11 The Site falls within the supply zone of the Au Tau / Ngau Tam Mei water treatment works (WTW) and fresh water supply to the Site will be provided by the WTW via a network of service reservoirs and distribution mains. An existing WSD watermain is identified across the Site. The applicant would carry out necessary division works at his own cost.

Site Formation

- 1.12 The existing ground levels of the Site range from approximately +2.0mPD to +7.8mPD. The Site will be cut/filled up for formation of proposed ground level at about +5.5mPD and basement level at about +1.0mPD (**Drawings Z-1b and Z-3**).

Sensitivity Tests

- 1.13 The Site covers part of the subject “R(D)” zone. According to the applicant, the demarcation of the site boundary is based on the consideration of his landholding and disturbance to existing ponds in the surrounding areas (**Drawing Z-9 and Plans Z-2, Z-3**). Nonetheless, the sensitivity tests have been conducted to assess the impact on the infrastructural capacity for the whole “R(D)” zone. The sensitivity tests demonstrated that low-density development of 0.34 at the “R(D)” would be technically feasible and would not have adverse impact on the capacity of the existing and planned infrastructure (**Appendices Ij, Ik, Il and Im**).

- 1.14 In support of the application, the applicant has submitted the following documents:

(a) Application Form received on 16.12.2015

**(Appendix I)**

- (b) Supplementary Planning Statement (including indicative MLP, LMP, Section Plan, Basement Plan, Landscape Section Plan, Land Holding Plan, Landscape Design and Tree Preservation Proposals, VIA, TIA, EcoIA, EA, DIA, SIA, Water Supply and Site Formation Assessment) **(Appendix Ia)**
- (c) FI(1) received on 20.5.2016 providing revised indicative LMP section plan and revised technical assessments including EcoIA, TIA, Landscape Design Proposal, VIA, AVA, DIA, SIA, EA, WSIA, EcoIA and Water Supply and Site Formation Assessment (*accepted and published for public comments*) **(Appendix Ib)**
- (d) FI(2) received 2.9.2016 providing revised EcoIA, EA, DIA, SIA, landscape design proposal and Water Supply and Site Formation Assessment (*accepted and published for public comments*) **(Appendix Ic)**
- (e) FI(3) received 17.11.2016 with revised DIA (*accepted and exempted from publication and recounting requirements*) **(Appendix Id)**
- (f) FI(4) received 24.1.2017 with revised DIA and TIA (*accepted and published for public comments*) **(Appendix Ie)**
- (g) FI(5) received 31.3.2017 with revised TIA (*accepted and published for public comments*) **(Appendix If)**
- (h) FI(6) received 26.5.2017 with revised DIA (*accepted and published for public comments*) **(Appendix Ig)**
- (i) FI(7) received 8.8.2017 with revised DIA (*accepted and published for public comments*) **(Appendix Ih)**
- (j) FI(8) received 14.9.2017 with revised EA (*accepted and exempted from publication and recounting requirements*) **(Appendix Ii)**
- (k) FI(9) received on 19.10.2017 with sensitivity test on the infrastructural capacity for potential up-zoning of the remaining “R(D)” site (*accepted and published for public comments*) **(Appendix Ij)**
- (l) FI(10) received on 7.12.2017 with elaborations on ecological, environmental, landscape and visual aspects for potential up-zoning of the remaining “R(D)” site (*accepted and exempted from publication and recounting requirements*) **(Appendix Ik)**
- (m) FI(11) received on 29.12.2017 providing textual clarifications/figure rectification on updated DIA and SIA (*accepted and exempted from publication and recounting requirements*) **(Appendix Il)**
- (n) FI (12) received on 4.1.2018 with clarification on background information and on the revised DIA (*accepted and exempted from publication and recounting requirements*) **(Appendix Im)**

1.15 The application was received on 16.12.2015. On 4.3.2016, 12.8.2016, and 25.11.2016, the Rural and New Town Planning Committee (the Committee) decided for three times to defer decisions on the application as requested by the applicant pending further submission from the applicant to address departmental comments. On 20.5.2016, 2.9.2016, 17.11.2016, 24.1.2017, 31.3.2017, 26.5.2017 and 8.8.2017, 14.9.2017, 19.10.2017, 7.12.2017, 29.12.2017 and 4.1.2018, the applicant submitted further information (FI) and the application is scheduled for consideration by the Committee at this meeting.

## 2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the supplementary Planning Statement at **Appendix Ia** and the subsequent FIs at **Appendices Ib to Im**. They can be summarised as follows:

### Policy Initiatives to increase Housing Units Supply

- (a) The proposed up-zoning of the Site to a higher PR is in line with the strategic housing policy for better utilisation of valuable land resource, and as one of the means to increase housing unit supply. Yuen Long area has been identified in government studies and land use reviews as a potential area to accommodate population growth.

### Development Intensity and Building Height

- (b) The proposed zoning amendment with an increase of maximum PR from 0.2 to 0.34 and BH from 2 storeys to 3 storeys above one basement is compatible with the village settlements nearby e.g. Shan Pin Tsuen and Wong Uk Tsuen. The Site is located to the northeast of Yuen Long town centre and is about 1 km away from the West Rail Yuen Long Station. The Site therefore has great potential to be up-zoned to better utilize land resource, thus the proposed zoning amendment echoes with the changing local planning circumstances. The Board has approved similar residential developments in the vicinity with conditions including Application No. A/YL-KTN/118-2 within area zoned “Comprehensive Development Area” (“CDA”) in Kam Tin in 2012 with PR 0.9 and BH of 6 to 16 storeys and Application No. A/YL-NSW/233 within area zoned “Undetermined” (“U”) in Nam Sang Wai in 2016 with PR 0.74 and BH of 6 to 10 storeys. With these approved residential developments, the surrounding areas have been gradually transformed from a rural area to a sub-urban township.

### TPB Guidelines No.12 C

- (c) The Site is largely vacant with no existing trees and ponds within the Site. It falls within the WBA. Despite there is no existing ponds within the Site and no need for wetland compensation, the applicant proposes to provide a wetland landscaped area of not less than 4,770 m<sup>2</sup> at the eastern portion of the Site to serve as a wetland and visual buffer to separate the development from the adjacent WCA to minimize impact on the surrounding area and ensure the proposed development would integrate well with its surrounding.

### Sensitive Design Approach

- (d) The overall layout of the proposed development respects the surrounding area in that peripheral planting is proposed to create buffer and minimize any potential visual

impact on the surrounding environment. The proposed landscaped area with natural habitat and water feature provides a wetland and visual buffer to facilitate a naturalistic transition between the proposed development and the pond areas to the east. Basement carparks are proposed to segregate vehicular traffic from at-grade pedestrian environment; and greening opportunity is maximized by provision of green coverage of about 30% of the Site area.

*Technical Feasibility of the Proposed Development*

- (e) Technical assessments have concluded that the up-zoning of the Site with an increase of maximum PR from 0.2 to 0.34 would not result in any insurmountable problems in technical aspects, including traffic, drainage, sewerage and environment. To support the proposed development, the applicant will construct, manage and maintain the proposed infrastructural facilities (such as drainage, sewerage and water supply works) before the relevant departments take up such responsibilities.
- (f) The Site covers part of the subject “R(D)” zone. In demarcating the site boundary, the applicant has taken into consideration his landholding and disturbance to existing ponds in the surrounding areas. The vegetated knoll which is GL and existing pond located to the north and northwest are excluded (**Drawing Z-9** and **Plans Z-1 to Z-3**).

**3. Compliance with the “Owner’s Consent/Notification” Requirements**

The applicant is the sole “current land owner”. Detailed information would be deposited at the meeting for Members’ inspection.

**4. Town Planning Board Guidelines**

The revised Town Planning Board Guidelines for “Application for Developments within Deep Bay Area” (TPB PG-No. 12C) are relevant to the application. According to the said Guidelines, the Site falls within the Wetland Buffer Area (WBA). The relevant assessment criteria are summarised as follows:

- (a) the intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the WCA and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds;
- (b) an ecological impact assessment (EcoIA) would need to be submitted for application for planning permission within the WBA. However, some local and minor uses and temporary uses are exempted from the requirement of EcoIA; and
- (c) proposals for appropriate level of residential/recreation developments on degraded sites to remove/replace existing open storage or container back-up uses and/or to restore lost wetlands may be given sympathetic consideration by the Board subject to satisfactory ecological and other impact assessments.

**5. Background**

The Site, once occupied by poultry farm, a pig farm and on-farm domestic structures was first designated “Unspecified Use” on the Nam Sang Wai Interim Development Permission Area (IDPA) Plan No. IDPA/YL-NSW/1 exhibited for public inspection on 17.8.1990, and remained the same zoning on the Nam Sang Wai DPA Plan Nos. DPA/YL-NSW/1 and DPA/YL-NSW/2 which were exhibited for public inspection on 12.7.1991 and 6.5.1994 respectively. The Site has been zoned “R(D)” since the draft NSW OZP No. S/YL-NSW/1 which was gazetted on 3.6.1994.

**6. Previous Application**

The Site is not involved in any previous s.16 or s.12A applications.

**7. Similar Application**

There is no similar rezoning request/rezoning application for rezoning from “R(D)” to “R(D)2” zone on the Nam Sang Wai OZP.

**8. The Site and Its Surrounding Areas (Plans Z-1 to Z-3, Z-4a to Z-4b)**

8.1 The Site is:

- (a) largely vacant and grassed over;
- (b) within the WBA; and
- (c) connected to a sub-standard village road leading to Ho Chau Road (currently a 3.5m wide single track access road).

8.2 The Site, to the northeast of the Yuen Long town, is about 1 km from the West Rail Yuen Long Station. Located within a rural setting, the immediate surrounding areas are predominately pond areas and unused land. Except for scattered residential dwellings located to its immediate south and northwest, village settlements are located to the further west of the Site. Areas located to the east and south of the Site mainly fall within the WCA, whereas areas located to the north and west mainly fall within the WBA. These areas have the following characteristics:

- (a) to the immediate north is a grass knoll/unused land, and northwest is a pond;
- (b) to the immediate east and south east are pond areas and unused land and further east is the Kam Tin River;
- (c) to the immediate south is a pond area, a residential dwelling and unused land and further south is the YLBF and Yuen Long Highway. To the southwest is an area zoned “U” for which the Committee approved an application (No. A/YL-NSW/233) with conditions on 22.1.2016 for a proposed residential development with domestic PR of 0.74 and BH of 20.6m to 33.2m (6 to 10



storeys, excluding 1 storey basement carpark/E&M floor) (**Plan Z-1**); and

(d) to the west are village settlements of Shan Pin Tsuen and Wong Uk Tsuen.

## 9. **Planning Intention**

The planning intention of the “R(D)” zone is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board.

## 10. **Comments from Relevant Government Departments**

10.1 The following Government departments have been consulted and their views are summarized as follows:

### **Land Administration**

10.1.1 Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- (a) The Site consists of Lots 594, 595 (Part), 600 (Part), 1288 S.B RP (Part), 1289 S.B RP (Part) and 1292 S.B RP (Part) in D.D. 115. Whilst Lots 594, 595 (Part), 600 (Part) in D.D. 115 are old-scheduled agricultural lot held under Block Government Lease which contains a restriction that no structures are allowed to be erected without prior written approval of the Government, Lots 1288 S.B RP (Part), 1289 S.B RP (Part) and 1292 S.B RP (Part) in D.D. 115 are held under Tai Po New Grant Nos. 5383, 5479 and 5656 respectively. Numerous Modifications of Tenancies (“MoT”) and Letters of Approval (“LoA”) have been granted for Lots 594, 600 and 1288 s.B R.P. in D.D.115 to allow erection of temporary structures for agricultural and domestic purposes at the lots.
- (b) The Site area of 30,160 m<sup>2</sup> as claimed by the applicant shall be subject to verification and survey;
- (c) The proposed access road to the Site (on unleased and unallocated Government land (GL)) does not abut directly onto a public road, but connecting, via a piece of GL to the Green Area of the adjacent site (i.e. the proposed Lot 1646 in D.D.115 under the latest approved Planning Application No. A/YL-NSW/233). According to his record, the land exchange application is being processed. In the circumstances, the proposed access road connection will rely on another proposed land exchange which is still on-going and may not be successfully concluded. As such, the applicant should provide another option for road connection, should the said land exchange eventually fell through.
- (d) In this regard, he notes that the applicant proposes to take over the road widening works and also to manage and maintain the widened section of Ho Chau Road (proposed under Planning Application No.

A/YL-NSW/233) before relevant departments could take up such responsibility and in case the other neighboring proposed land exchange case, which is still ongoing, could not be successfully concluded. In the circumstances, comments from TD, DSD, HyD and HAD etc. should be sought on whether such arrangement is acceptable. Besides, there is no guarantee that the proposed access road would be approved/granted upon application for the proposed development.

- (e) A portion of the Site encroaches onto the Shek Kong Airfield Height Restriction Area.
- (f) Should the rezoning application be approved, the applicant is required to apply to LandsD to pursue the proposed development. However, there is no guarantee that such application (including granting of any additional GL and the proposed access road etc.) would be approved. Such application will be dealt with by this department acting in the capacity as the landlord at our discretion, and if it is approved under such discretion, the approval would be subject to such terms and conditions including amongst others, the payment of premium and administrative fee as may be imposed by this department.

## **Traffic**

### 10.1.2 Comments of the Commissioner for Transport (C for T):

- (a) He has no objection to the application and the revised TIA.
- (b) The Site is located to the north of Ho Chau Road and northeast of Pok Oi Interchange. He notes that the Site is connected to an existing sub-standard village road leading to Ho Chau Road which will be widened to a standard 7.3m wide single 2-lane carriageway under the adjacent approved residential development (Application No. A/YL-NSW/233). The applicant has under the current application proposed to widen and realign the existing village road to a standard 7.3m wide and 2-lane carriageway (with footpath on both sides of the access) that will be connected to the widened Ho Chau Road, and to take up the management and maintenance responsibility of this widened village road (**Drawing Z-1a**). He also notes that the applicant also proposes to take up the road widening works of Ho Chau Road in case the concerned road widening works were not yet carried out by the neighbouring proposed development under approved application No. A/YL-NSW/233, and to manage and maintain the widened section of Ho Chau Road before relevant departments would take up such responsibility. It should be noted that the access road connected to Ho Chau Road, serving only the proposed development would not be managed by TD.
- (c) He notes that the revised TIA has taken into account the proposed enhancement works for the signalized road junction of Castle Peak Road - Tam Mi and San Tam Road (under approved rezoning application No. Y/YL-NSW/3) (**Plan Z-1**), and the applicant has undertaken to carry out the enhancement works for the signalized road

junction of Castle Peak Road - Tam Mi and San Tam Road, should the development under approved application No. Y/YL-NSW/3 not materialize.

- (d) The applicant has proposed that the internal transport facilities including car parking and loading/unloading provisions for the development would meet the requirement of the HKPSG. The traffic data adopted in the NIA is acceptable.
- (e) The revised TIA has concluded that, with the widening of existing village road and Ho Chau Road, the proposed development would not bring about adverse traffic impact to the surrounding areas. In this regard, he has no further comment on the revised TIA (including the sensitivity test) (**Appendices Id, Ij and Ik**).

10.1.3 Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- (a) He shall not be responsible for the future maintenance of the proposed access road connecting the Site and Ho Chau Road as it solely serves the Site.
- (b) The widening of Ho Chau Road from the Site to the junction of Nam Sang Wai Road shall be designed and implemented either by the applicant of Planning Application No. A/YL-NSW/233 or of the current application as mentioned in the revised TIA (**Appendix If**), at their own cost to the satisfaction of TD and HyD.

**Environment**

10.1.4 Comments of the Director of Environmental Protection (DEP):

- (a) He has no objection to the application. He has no further comment on the revised SIA (**Appendix II**) which demonstrated that the development would not have adverse impact on the public sewage system. He considers the proposed arrangement of discharging the sewage of the proposed development to ATSPS and eventually to the SWSTW for treatment and disposal to Urmston Road feasible. The applicant is reminded to seek agreement from DSD about the proposed sewer works with respect to the actual alignment and connection point, and the maintenance of the new sewer to be built by the applicant.
- (b) He has no further comment on the noise assessment in the revised EA, subject to TD's endorsement of the traffic data adopted in the NIA (**Appendix Ii**).
- (c) According to revised EA, there will be no wastewater discharge to the environment in unmitigated manner. All wastewater will be collected and discharged to public sewer.

## **Drainage**

### 10.1.5 Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

He has no objection to the application from the drainage perspective, subject to the followings:

- (a) The water level along YLBF is subject to the tidal influence and the project interface at YLBF. The applicant should provide a review in revised DIA in the detailed design stage of project development to review the pump in and pump out level of the pumping system.
- (b) There are proposed drains, including u-channels, underground drains and water retention facilities, located outside the Site and they traverse across other land areas (**Drawings Z-10 and Z-11**). The applicant should confirm that they are also available for drainage connection from those land areas where the spare capacity of these drains allows for such connection, when requested. In this regard, LandsD's agreement and consent should be sought. The applicant should confirm that the aforesaid drains will be maintained by the developer or its successors.
- (c) He has no in-principal objection to the sensitivity test (**Appendix Im**), noting that future applicant(s) would be required to submit a detailed development scheme at the s.16 stage and to demonstrate that the proposed development would not have adverse impact on the surrounding areas as well as on infrastructural capacity.

## **Urban Design and Landscaping**

### 10.1.6 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

#### **Urban Design**

- (a) He has no objection to the application from the visual perspective.
- (b) The Site which is zoned "R(D)" on the approved Nam Sang Wai OZP No. S/YL-NSW/8, is subject to a maximum PR of 0.2 and BH restriction of 2 storeys (6m). The applicant proposed to rezone the Site from "R(D)" to "R(D)2" with an increase of PR to 0.34 and an increase of BH to 3 storeys over one basement car park (i.e. not more than 11m above ground to the main roof).
- (c) The Site is located at the fringe of Yuen Long town centre. The Site is bounded by a knoll to the north, some abandoned ponds and the Kam Tin River to the east, the YLBF and Yuen Long Highway to the south, and an existing tidal stream and some village settlements such as Shan Pin Tsuen and Wong Uk Tsuen to the west.
- (d) The proposed residential development and the remaining of the "R(D)" zone with PR of 0.34 and a BH of 3 storeys (11m) over one-

storey basement is of low density and low-rise in nature which is not incompatible with the surrounding visual context. As such, it is unlikely to have any significant adverse visual impact on the surrounding area.

#### Landscaping

- (e) He has no objection to the application from landscape planning perspective.
- (f) The Site falls within an area zoned “R(D)” on the OZP. An area zoned “CA” is found to the north of the Site. The Site is located within the WBA and WCA is located in the immediate vicinity to its north, east and south. According to the submitted information and aerial photo taken on 3.5.2014, the Site is vacant and covered by sporadic grass cover. Existing trees are not found within the Site.
- (g) He notes that the applicant proposes in general a 7m-wide landscape buffer with localized section restricted to a minimum of 5m-wide to suit site constraints along the site boundary as well as in-between the residential houses and the LANHWF (4,770 m<sup>2</sup>), together with two strips of buffer planting each at a minimum width of 5m at the eastern portion of the Site providing a minimum 20m wide buffer to mitigate the impact of the development on the surrounding areas (**Drawing Z-4**). Significant landscape impact due to the proposed 3-storey residential development is not anticipated.
- (h) As regards the sensitivity test for up-zoning the whole of the “R(D)” zone to PR of 0.34 and a BH of 3 storeys (11m) over one-storey basement, he notes that future applicant(s) would be required to submit a detailed development scheme at the s.16 stage and to demonstrate that the proposed development would not have adverse impact on the surrounding areas from landscape perspective. For future development at the remaining “R(D)”, it is recommended from the landscape planning perspective to continue a minimum of 5m wide landscape buffer area throughout the interface with the WCA and to fulfil the requirements on coverage of greenery as well as open space provision.
- (i) He has no further comment on the landscape design and tree preservation proposals (**Appendix Ia**) and the revised LMP (**Appendices Ib and Ij**).

#### Conservation

10.1.7 Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- (a) He notes that the Site is currently zoned “R(D)” and the applicant proposes to rezone the Site to “R(D)2” for low-rise, low-density residential development with maximum PR of 0.34 and maximum BH of 3 storeys not more than 11m above ground over a one-storey basement. According to the applicant’s submission and based on the

indicative MLP, he notes that there is no existing fishpond within the Site and at the eastern, a landscaped area is proposed to serve as a wetland and visual buffer to separate the development from the fishponds/wetlands in the WCA abutting the Site.

- (b) He has no further comment on the revised EcoIA (including the sensitivity test) (**Appendices Ic and Ij**) which has adequately identified and assessed impact of the relevant ecological impacts of the proposed development. To minimize any significant adverse impacts identified, a number of mitigation measures are proposed including the LANHWF which is a pond area/wetland of 4,770 m<sup>2</sup> together with two strips of buffer planting each at a total minimum width of 5m at the eastern portion of the Site providing a minimum 20m-wide buffer for fauna that utilize the fish ponds within the adjacent WCA to its further east (**Drawing Z-4**). Trees and shrubs of native species that are indigenous to the nearby areas will be planted along the western side of the pond to screen out any potential light disturbance to the fish ponds located to the east. Moreover, measures are proposed to mitigate hydrological and water quality impacts during construction phase.
- (c) He considers that the development proposal is in line with the TPB PG-No. 12C and he has no in-principle objection to the application from ecological perspective. DEP's advice should be sought on matter related to water pollution control under purview, in particular whether the applicant demonstrates that the proposed development will not cause net increase in pollution load to Deep Bay.
- (d) He notes that the public comments largely expressed concern on the potential ecological impacts on flight lines of breeding egrets and herons from the Tung Shing Lei Egrettry and off-site indirect impacts on the surrounding fishpond/wetland in WBA and WCA as well as the overall wetland ecosystem in Deep Bay area during construction and operational phases of the proposed development (**Drawing Z-13**). He considers that the revised EcoIA has adequately identified and assessed impact severity of the relevant ecological impacts and recommended a number of mitigation measures to avoid minimize any significant adverse impacts identified.

### **Water Supply**

#### 10.1.8 Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- (a) He has no objection to the application and no further comment on the revised Water Supply Assessment (**Appendices Ic and Ij**).
- (b) Existing water mains will be affected. The applicant shall bear the cost of any necessary diversion works affected by the proposed development.

- (c) In case it is not feasible to divert the affected water mains, Waterworks Reserve with 1.5m measuring from the centreline of the affected watermains shall be provided to WSD. No structure shall be erected over this Waterworks Reserve and such area shall not be used for storage purposes.
- (d) The Water Authority and his officers and contractors, his or their workmen shall have free access at all times to the said area with necessary plant and vehicles for the purpose of laying, repairing and maintenance of watermains and all other services across, through or under it which the Water Authority may require or authorize.
- (e) Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site.

### **Fire Safety**

#### 10.1.9 Comments of the Director of Fire Services (D of FS):

- (a) He has no objection in principle to the application subject to the water supplies for firefighting and fire service installations being provided to his satisfaction.
- (b) Detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans.
- (c) The emergency vehicle access (EVA) provision at the Site shall comply with the standard as stipulated in Section 6, Part D of Code of Practice for Fire Safety in Buildings 2011 under the Building (Planning) Regulation (B(P)R) 41D which is administered by the Buildings Department.

### **Building Matters**

#### 10.1.10 Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- (a) He has the following comments under the Buildings Ordinance (BO) to the proposed rezoning:
  - (i) the Site shall be provided with means of obtaining access from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulation (B(P)R) respectively;
  - (ii) it appears that the Site does not abut on a specified street with a minimum width of 4.5m. Thus, its permitted development intensity may be determined under Regulation 19(3) of the B(B)R at the building plan stage and he reserves his comment on the maximum PR of 0.34 in this scenario;

- (iii) any right of way / internal street should be deducted from the Site area for the purpose of site coverage and PR calculation under the BO; and
- (iv) any proposed exempted /non-accountable GFA calculation under the BO should be duly justified at building plan submission stage.

### **Other Aspects**

10.1.11 Comments of the Head (Geotechnical Engineering Office), Civil Engineering and Development Department (H(GEO), CEDD):

- (a) He has no in-principle geotechnical objection to the application.
- (b) The applicant is reminded that the Site is located within the Scheduled Area No. 2 and may be underlain by cavernous marble. For any new development at the proposed area, extensive geotechnical investigation will be required. Such investigation may reveal the need for a high level of involvement of an experienced geotechnical engineer both in the design and in the supervision of geotechnical aspects of the works required to be carried out on the Site. The applicant is also reminded to submit the works to Buildings Department for approval as required under the provision of the BO.

### **District Officer's Comments**

10.1.12 Comments of the District Officer (Yuen Long) (DO(YL)):

During the public inspection periods, his office has received a total of 9 representations from the village representatives of Shan Pui Tsuen and Wong Uk Tsuen and one villager (**Appendices IIIb-8, IIIb-9 and IIIb-17**).

10.2 The following Government departments have no objection to or comment on the application:

- (a) Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department (CE/RD1-1, RDO, HyD);
- (b) Director of Electrical and Mechanical Services (DEMS);
- (c) Project Manager/NT West, Civil Engineering and Development Department (PM/NTN&W, CEDD); and
- (d) Commissioner of Police (C of P).

## **11. Public Comments Received During the Statutory Publication Periods [to be updated]**

11.1 On 8.1.2016, 10.6.2016, 23.9.2016, 3.2.2017, 21.4.2017, 16.6.2017, 18.8.2017 and 17.11.2017, the application and its further information were published for public comments each for 3 weeks. During the statutory public inspection periods, a total of 1,132 public comments were received, with 126 supporting and 1,006 objecting to/raising concerns on the application. A full set of public comments received is deposited at the Board's Secretariat for Members' inspection and reference. Samples



of the supporting comments are at **Appendices IIIa-1 to IIIa-10** and objecting comments at **Appendices IIIb-1 to IIIb-27**. Their major views are summarized as follows:

	<b>Supporting</b>	<b>Objecting</b>	<b>Total</b>
8.1.2016 – 29.1.2016	0	54	54
10.6.2016 – 2.7.2016 (FI received on 20.5.2016)	97	10	107
23.9.2016 – 14.10.2016 (FI received on 2.9.2016)	1	30	31
3.2.2017 – 24.2.2017 (FI received on 24.1.2017)	0	7	7
21.4.2017 – 12.5.2017 (FI received on 31.3.2017)	1	8	9
16.6.2017 – 7.7.2017 (FI received on 26.5.2017)	0	8	8
18.8.2017 – 8.9.2017 (FI received on 8.8.2017)	27	668	695
17.11.2017 – 8.12.2017 FI received on 19.10.2017	0	221	221
<b>Total</b>	<b>126</b>	<b>1,006</b>	<b>1,132</b>

#### Supporting Comments

11.2 A total of 126 supporting comments were received from Village Representative (VR) of Sai Pin Wai (**Appendix IIIa-1**) and private individuals (samples at **Appendices IIIa-2 to IIIa-10**). The supporting reasons are summarized as follows:

- (a) the proposed development would increase housing supply in the market and is in line with the housing supply policies advocated by the government;
- (b) the proposed development would improve environmental qualities of the Site by removing existing mosquito infestation and undergrowth on the Site and include more greening features;
- (c) the proposed development is compatible with existing developments and surrounding environment;
- (d) the proposed development has no adverse impacts on the environment and the surrounding areas;
- (e) the proposed development would provide a better solution of utilization of vacant land; and
- (f) the proposed development would create more job opportunities.

#### Objecting Comments

11.3 There are 1,006 objecting comments received from five District Council members (**Appendices IIIb-1 to IIIb-5**), Village Representatives (VR) of Shan Pui Tsuen, Nam Pin Wai and Wong Uk Tsuen (**Appendices IIIb-6 to III-9**), Yuen Long Resident Service Association (**Appendix IIIb-10**), six green groups (viz. Kadoorie

Farm & Botanic Garden Corporation, World Wide Fund for Nature Hong Kong, Hong Kong Bird Watching Society, Designing Hong Kong Limited, the Conservancy Association and Green Sense) (**Appendices IIIb-11 to IIIb-16**), and private individuals (samples at **Appendices IIIb-17 to IIIb-27**). The objecting comments are mainly on the ecological and conservation grounds. Comments are summarized as follows:

*Adverse environmental/ecological impacts*

- (a) the proposed development would create pollution and damage the natural environment;
- (b) the proposed development would create disturbance to the nearby ecology and wildlife and threaten the habitat of different species;
- (c) the proposed development would affect ecological values of the nearby WCA;
- (d) the applicant fails to provide sufficient justifications in the EcoIA regarding the provision of mitigation measures;

*Violation of planning intention*

- (e) the proposed development is not in line with the planning intention of the “R(D)” zone and not in line with TPB PG-No. 12C;
- (f) the proposed increase of the PR is unacceptable;
- (g) the proposed development would set an undesirable precedent for other developments in Nam Sang Wai; and
- (h) the proposed development lacks overall study and review.

*Incompatible with surrounding area*

- (i) the proposed development would cause adverse visual impact;
- (j) the proposed development would create nuisance to the existing neighbourhood;
- (k) the infrastructure provision in the area is not adequate to support the proposed development; and
- (l) additional traffic brought by the proposed development would place burden on the road network.

*Inadequate justifications of the proposal*

- (m) inadequate demand for a new residential development in Nam Sang Wai;
- (n) the proposed development sacrifices benefits and collective memories of the public.

## 12. Planning Considerations and Assessments

### The Proposal

- 12.1 The application is for rezoning the Site from “R(D)” to “R(D)2” with a proposed domestic PR of 0.34 and maximum BH of 11m above ground and a 4.5m basement for a residential development with provision of a LANHWF. According to the indicative development scheme submitted by the applicant, the proposed development includes 57 nos. of 3-storey houses and one-storey club house over one basement car park/E&M level (**Drawings Z-1a, Z-1b, Z-2 to Z-6**). The Site falls within WBA of the Deep Bay area. There are no existing trees and ponds within the Site. A minimum 5m-wide landscape buffer of native species will be provided along the site boundary as well as in-between the residential houses and the LANHWF. Mitigation measures to minimize ecological, visual and landscape impacts on the surrounding areas include the provision of the LANHWF of 4,770 m<sup>2</sup>, together with two strips of buffer planting at the eastern portion of the Site, providing a minimum of 20m buffer from the adjacent WCA to its further east (**Drawings Z-4 and Plans Z-1 to Z-3**).
- 12.2 The Site falls within the “R(D)” zone with a maximum PR of 0.2 and BH restriction of 2 storeys (6m). To facilitate the proposed residential development, the applicant proposes to rezone the Site from “R(D)” to a new sub-zone “R(D)2”, with an increase of PR to 0.34 (+70%) and BH to 3 storeys over one basement (i.e. maximum BH of 15.5m (+155%) including 11m above ground (+83%) and a 4.5m basement) (**Drawing Z-2**), whilst ‘House’ remains a Column 2 use which requires planning permission from the Board. The applicant would be required to submit a detailed development scheme with relevant technical assessments at the s.16 planning application stage for the Board’s consideration.

### Land Use Compatibility

- 12.3 The Site falls within an area zoned “R(D)” on the OZP, which is intended for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board. The Site, once occupied by poultry farm, pig farm and on-farm domestic structures is now largely vacant, the proposed rezoning for residential use is considered generally in line with the current intended use from land use perspective.

### Development Intensity

- 12.4 The Site is located about 1 km to the east of the Yuen Long New Town which is a high-density residential node with a cluster of existing and planned high-density residential developments zoned “CDA”. In 2016 the Committee has approved a similar residential development at the Site’s immediate southwest (Application No. A/YL-NSW/233) with maximum PR 0.74 and BH ranging from 6 to 10 storeys/20.6m to 33.2m (**Plan Z-1**) taking into account the location of the site and consideration that a more intensified development was technically feasible.
- 12.5 The immediate surrounding areas of the Site are of rural character and are predominately occupied by ponds, scattered dwellings and unused land. Low-density and low-rise village settlements including Shan Pin Tsuen and Wong Uk Tsuen are located in the “V” zone to the further west of the Site. The proposed development at the Site is considered not incompatible with the adjacent residential neighbourhood

comprising low-density village houses. Rezoning of the Site to “R(D)2” with increase in PR from 0.2 to maximum of 0.34 and BH from 2 storeys (6m) to 3 storeys above one basement is generally compatible with the rural character of the surrounding areas.

- 12.6 While the proposal involves increase in maximum PR (about 70%) and BH (about 83% above ground), taking into account the urban type developments to the west and the surrounding rural characteristics, it is considered that the impact on the surroundings due to the proposed increase in PR and BH for the Site is not significant. CTP/UD&L, PlanD considers the proposed residential development with PR of 0.34 and BH of 11m above ground is of low density and low-rise in nature which is compatible with the surrounding visual context and adverse visual impacts generated by the proposed development would be unlikely.

Ecological Impact and TPB-PG No. 12C

- 12.7 According to the TPB PG-No. 12C, the Site falls within the WBA which is intended to protect the ecological integrity of the fish ponds and wetland within the WCA and prevent development that would have off-site disturbance impact on the ecological value of fish ponds. Proposals for appropriate level of residential/recreation developments on degraded sites to remove/replace existing open storage or container back-up uses and/or to restore lost wetlands may be given sympathetic consideration by the Board subject to satisfactory ecological and other impact assessments.
- 12.8 DAFC considers that the development proposal is in line with the TPB PG-No. 12C and has no in-principle objection to the application from ecological perspective. There are no existing fish ponds within the Site. The LANHWF of 4,770 m<sup>2</sup> together with two strips of buffer planting each at a minimum width of 5m at the eastern portion of the Site providing a total minimum 20m wide buffer is proposed to serve as a wetland and visual buffer to separate the development from the fishponds/wetlands in the WCA abutting the Site in the east. DAFC considers that the revised EcoIA has adequately identified and assessed impact severity of the relevant ecological impacts and recommended a number of mitigation measures to avoid or minimize any significant adverse impacts identified, including the provision of a pond area/wetland of 0.47 ha (approx.) and two strips of buffer planting at the eastern portion of the Site; trees and shrubs of native species that are indigenous to the nearby areas will be planted along the western side of the pond to screen out any potential light disturbance to the fish ponds located to the east; and measures are proposed to mitigate hydrological and water quality impacts during construction phase.
- 12.9 DEP has no objection to the application from environmental perspective. He considers that there would be no insurmountable environmental issues associated with the proposed development. DEP also considers the proposed arrangement of discharging the sewage of the proposed development to AT SPS and eventually to the SWSTW for treatment and disposal feasible.

Proposed Transport Arrangement

- 12.10 The Site is connected to an existing sub-standard village road leading to Ho Chau Road which will be widened to a standard 7.3m wide single 2-lane carriageway (proposed under approved application No. A/YL-NSW/233) (**Plan Z-1**). The applicant has proposed to widen and realign the existing village road to a standard 7.3m wide and 2-lane carriageway to connect with the future widened Ho Chau Road

and to take up the management and maintenance responsibility of this widened village road (**Drawing Z-1a**). Besides, the applicant also proposes to take up the road widening works of Ho Chau Road in case the concerned works were not carried out by the neighbouring development (under application No. A/YL-NSW/233), and to manage and maintain the widened section of Ho Chau Road before relevant departments would take up such responsibility. The applicant also undertakes the enhancement works for the signalized road junction of Castle Peak Road - Tam Mi and San Tam Road, should the development under approved application No. Y/YL-NSW/3 (**Plan Z-1**) not materialize. The revised TIA has concluded that, with the widening of existing village road and Ho Chau Road, the proposed development would not bring about adverse traffic impact on the surrounding areas, in this regard, C for T has no objection to the proposed development and no further comment on the revised TIA.

#### Other Technical Assessments

- 12.11 The applicant has submitted revised technical assessments including TIA, DIA, EA, SIA, EcoIA, VIA, Landscape Design and Tree Preservation Proposals, Water Supply and Site Formation Assessment. Relevant Government departments including C for T, CHE/NTW of HyD, CE/MN of DSD, DEP, DAFC, CTP/UD&L of PlanD, CE/C of WSD have no objection to or adverse comment on the application from traffic, drainage, environmental, sewerage, conservation, visual, landscape, water supply and geotechnical aspects. To support the proposed development, the applicant will construct, manage and maintain the proposed infrastructural facilities, such as drainage, sewerage and water supply works, before the relevant departments take up such responsibilities. The current application covers only part of the subject “R(D)” zone. Nonetheless, sensitivity tests have been conducted to assess the impact on the infrastructural capacity for the whole “R(D)” zone. The sensitivity tests demonstrated preliminarily that low-density development of 0.34 at the “R(D)” would be technically feasible and would not have adverse impact on the capacity of the existing and planned infrastructure. Besides, the applicant would be required to submit a detailed development scheme with required technical assessments for the Committee’s consideration at the s.16 planning application stage.

#### Public Comments

- 12.12 A total of 1,132 public comments were received including 1,006 objecting comments raising concerns on the possible adverse ecological and environmental impacts associated with the proposed development, as detailed in paras. 11.2 and 11.3 above. In this regard, concerned government departments including C for T, CHE/NTW of HyD, CE/MN of DSD, DEP, DAFC, CTP/UD&L of PlanD, CE/C of WSD have no objection to or no adverse comment on the application. The assessments and considerations set out in the above paragraphs are relevant. There are 126 public comments expressing support of the application.

### **13. Planning Department’s Views**

- 13.1 Based on the assessment made in paragraph 12 and having taken into account the public comments mentioned in paragraph 11, the Planning Department has no objection to the proposed rezoning of the Site from “R(D)” to “R(D)2” to facilitate the proposed residential development.

- 13.2 Should the Committee decide to agree to the subject application for rezoning the Site to “R(D)2” for the proposed residential development, PlanD would work out the zoning boundaries, as well as the development parameters and restrictions to be set out in the Notes for the Committees’ agreement prior to gazetting under section 5 of the Town Planning Ordinance upon reference back of the OZP for amendment by the Chief Executive in Council.
- 13.3 Alternatively, should the Committee decide not to agree to the subject application, the following reasons are suggested for Members’ reference:

approval of the rezoning application would set an undesirable precedent for similar rezoning applications within the WBA, the cumulative effect of which would have adverse impacts on the buffer function of WBA for protecting the ecological integrity of fishponds/wetlands in WCA.

#### 14. **Decision Sought**

- 14.1 The Committee is invited to consider the application and decide whether to agree, partially agree, or not to agree to the application.
- 14.2 Should the Committee decide not to agree to the application, Members are invited to advise what reason(s) for the decision should be given to the applicant.

#### 15. **Attachments**

<b>Appendix I</b>	Application Form received on 16.12.2015
<b>Appendix Ia</b>	Supplementary Planning Statement (including indicative MLP, LMP, Section Plan, Basement Plan, Landscape Section Plan, Land Holding Plan, Landscape Design and Tree Preservation Proposals, VIA, TIA, EcoIA, EA, DIA, SIA, Water Supply and Site Formation Assessment)
<b>Appendix Ib</b>	FI(1) received on 20.5.2016 providing revised indicative LMP section plan and revised technical assessments including EcoIA, TIA, Landscape Design Proposal and tree assessment schedule, VIA, AVA, DIA, SIA, EA, WSIA, EcoIA and Water Supply and Site Formation Assessment
<b>Appendix Ic</b>	FI(2) received 2.9.2016 providing revised EcoIA, EA, DIA, SIA, Landscape Design Proposal and Water Supply and Site Formation Assessment
<b>Appendix Id</b>	FI(3) received 17.11.2016 with revised DIA
<b>Appendix Ie</b>	FI(4) received 24.1.2017 with revised DIA and TIA
<b>Appendix If</b>	FI(5) received 31.3.2017 with revised TIA
<b>Appendix Ig</b>	FI(6) received 26.5.2017 with revised DIA
<b>Appendix Ih</b>	FI(7) received 8.8.2017 with revised DIA
<b>Appendix Ii</b>	FI(8) received 14.9.2017 with revised EA
<b>Appendix Ij</b>	FI(9) received on 19.10.2017 with sensitivity test on infrastructural capacity for potential upzoning of the remaining “R(D)” site
<b>Appendix Ik</b>	FI(10) received on 7.12.2017 with elaborations on ecological, environmental, landscape and visual aspects for potential up-

<b>Appendix II</b>	zoning of the remaining “R(D)” site
<b>Appendix Im</b>	FI(11) received on 29.12.2017 with revised DIA and SIA
	FI(12) received on 4.1.2018 with revised DIA and clarification on background information
<b>Appendix II</b>	Proposed Amendments to the Notes of the OZP
<b>Appendices IIIa-1 to IIIa-10</b>	Public comments received (supporting)
<b>Appendices IIIb-1 to IIIb-27</b>	Public comments received (objecting)
<b>Drawings Z-1a to Z-1b</b>	Indicative Master Layout Plan
<b>Drawing Z-2</b>	Indicative Section Plan
<b>Drawing Z-3</b>	Indication Basement Plan
<b>Drawing Z-4</b>	Indicative Landscape Master Plan
<b>Drawing Z-5</b>	Indicative Section Plan
<b>Drawing Z-6</b>	Proposed Greenery Provision
<b>Drawing Z-7</b>	Baseline Visual Envelope, VSRs and Viewpoints
<b>Drawings Z-8a to Z-8b</b>	Photomontage
<b>Drawings Z-9</b>	Land Holding Plan
<b>Drawing Z-10</b>	Location Plan
<b>Drawing Z-11</b>	Drainage Proposal Plan
<b>Drawing Z-12</b>	Sewage Disposal Scheme Plan
<b>Drawing Z-13</b>	Findings of Egretty Flightline Survey
<b>Plan Z-1</b>	Location Plan
<b>Plan Z-2</b>	Site Plan
<b>Plan Z-3</b>	Aerial Photo
<b>Plans Z-4a and Z-4b</b>	Site Photos

**PLANNING DEPARTMENT  
JANUARY 2018**