

**Section 16 Planning Application
Proposed Amendments to an Approved Scheme
(Application No. A/YL-MP/344) for Comprehensive Residential Development
to Include a Wetland Restoration Area at Lots 50 S.A and 77
in D.D. 101, Wo Shang Wai, Mai Po, Yuen Long**

**Supporting Planning Statement
July 2025**

**Applicant:
Profit Point Enterprises Limited**



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EXECUTIVE SUMMARY

- S1. The purpose of this s.16 planning application is to propose amendments to the approved scheme under application No. A/YL-MP/344 (“Approved Scheme”), which was approved in February 2024, for a comprehensive residential development, including a Wetland Restoration Area (WRA), with filling and excavation of land. The proposed amendment relates to the approved layout of the residential portion, and does not affect the WRA that is already completed.
- S2. The application site is located at Lots 50 S.A and 77 in D.D. 101 Wo Shang Wai, Yuen Long (“Application Site”). It is generally bounded by Castle Peak Road – Mai Po and San Tin Highway to the east, fishponds to the north, residential developments (such as Royal Palms and Palm Springs) and Wo Shang Wai Village to the south.
- S3. The Applicant, Profit Point Enterprises Limited, proposes to revise the layout of the housing developments at the Application Site. The main revision is to relocate majority of the basement car parking spaces to the ground level for cost-effectiveness and ease of implementation.
- S4. The overall layout of the revised Master Layout Plan is similar to the previously approved application. In the proposed scheme, all the houses are 2-storey and 3-storey detached and semi-detached houses, the ones facing the WRA have a bigger floor area. The development parameters are comparable with the Approved Scheme. Specifically, the plot ratio, site coverage and gross floor area remain unchanged. Extensive greenery and suitable landscaping are provided around the buildings and the courtyards, with a large communal open space at the centre of the Application Site. Future residents will be able to enjoy a healthy lifestyle and social opportunities at these communal gathering places.
- S5. The revised design will continue to be consistent with the planning intention of the zone, which is a comprehensive residential development that includes the restoration of wetland area. The majority of the houses are located away from the WRA, and an appropriate landscape buffer will be provided to minimize any disturbance to the wetland. The amendments do not change the WRA, and will not have any adverse impact on the WRA or the adjoining fishponds. Therefore, the revised design is compatible with the planning intention of the zone.
- S6. The landscape treatment within the Application Site will transform the existing vacant land into a high-quality residential neighbourhood. With the arrangement of boundary treatment and the proposed noise barrier, the proposal will not have any adverse impact on the visual amenity, noise and air quality when compared with the Approved Scheme. In addition, the accompanying technical assessments have confirmed that there will be adequate infrastructural capacity to serve the proposed scheme. This includes no

adverse impact on the ecological, transport, drainage and sewerage, environmental aspects, with mitigation measures where relevant.

Table S1: Indicative Development Parameters

Application Site Area (Approx.)	207, 408m ²
Areas of the Site (Approx.)	
Wetland	47,400m ²
Communal Open Space	13,938m ²
Communal Landscape and Communal Perimeter Landscape	16,465m ²
Communal Streetside Landscape	2,901m ²
Private Garden	50,209m ²
Domestic Buildings and Clubhouse	37,353m ²
Internal Road/Driveway	31,632m ²
Domestic Components	
Plot Ratio	0.4
Maximum Domestic GFA (Approx.)	82,963m ²
Site Coverage (not more than)	25%
Total Number of Units	649
2-storey houses	473
3-storey houses	176
Average Unit Size (Approx.)	127.8m ²
Ancillary Recreational Facilities (Approx.)	3,000m ²
Estimated Population	1,817*
Building Height	
2-storey houses	9m or 16.8mPD
3-storey houses	14.2m or 21.3mPD
Clubhouse (2-storey)	10m or 17mPD
Car Parking Provisions	
Residential	1,298
Visitors' (including 1 for disabled)	5
Motorcycle Parking Space	37
Loading / Unloading Bay	1
Trees	
Perimeter Trees	349
New Trees (excluding perimeter trees, but including trees on pavement)	851
Total No. of Trees	1,200

* Based on person-per-flat ratio of 2.8.

行政摘要

(聲明：此中文譯本僅供參考，如中文譯本和英文原文有差異時，應以英文原文為準。)

- S1 此第 16 條申請擬議修訂於申請編號 A/YL-MP/344 下已核准的綜合住宅發展 (包括濕地修復區，填土及挖土工程) 的發展計劃。擬議修訂是關乎已核准的綜合住宅發展部份的發展藍圖，並不影響已完成的濕地修復區。
- S2 申請地盤位於元朗米埔和生圍丈量約份第 101 約地段第 50 號 A 分段及第 77 號。它的東面是青山公路-米埔段和新田公路，北面是魚塘，南面是和生圍村及住宅發展 (例如加州豪園和加州花園)。
- S3 申請人盈邦企業有限公司擬議修改申請地盤的發展藍圖。修改主要涉及將大部分停車位由地庫遷至地面，以提升發展的成本效益及可行性。
- S4 經修訂的總綱發展藍圖與之前核准的發展藍圖相似。在擬議計劃中，大部份房屋是兩至三層的獨立和半獨立房屋，而鄰近濕地修復區的單位面積較大。經修訂的發展計劃中的發展參數與已核准的相約。地積比率、覆蓋面積和建築面積均維持不變。房屋和庭院的周圍有廣泛的綠化和相應的園景設計，申請地盤的中央則設有大規模的公用休憩用地。將來的居民可以於此享受健康的生活方式和進行社交互動。
- S5 經修訂的設計與現時用途地帶的規劃意向一致，是一個納入了濕地修復區的綜合住宅發展。設計中大部份房屋遠離濕地修復區，當中設有適當的園景緩衝區，以把對濕地修復區的滋擾減到最少。擬議修訂不會對濕地修復區作出任何改變，也不會對濕地修復區和毗鄰魚塘造成不良的影響。因此，經修訂的設計符合現時用途地帶的規劃意向。
- S6 在申請地盤內的園景設計能把現時空置土地變成優質住宅發展。有了緩衝區和擬議隔音屏障，此計劃不會對視覺、噪音及空氣質素造成不良的影響。此外，技術評估報告指出在採納紓緩措施後，基建容量足以應付擬議計劃，不會對生態、附近的道路網、渠務、污水、環境方面造成不良影響。

圖表 S1：參考發展參數

地盤面積 (大約)	207,408 平方米
地盤用地 (大約)	
濕地	47,400 平方米
公用休憩用地	13,938 平方米
公用園景和公用外圍綠化	16,465 平方米
公用路邊綠化	2,901 平方米
私人花園	50,209 平方米
住用建築物和會所	37,353 平方米
區內道路/行車通道	31,632 平方米
住用部份	
地積比率	0.4
住用建築面積上限(大約)	82,963 平方米
上蓋面積(不多於)	25%
住宅單位數量	649
兩層屋宇	473
三層屋宇	176
平均單位面積(大約)	127.8 平方米
附屬康樂設施(大約)	3,000 平方米
預計住戶人口	1,817*
建築物高度	
兩層屋宇	9 米 或 16.8 米(主水平基準上)
三層屋宇	14.2 米 或 21.3 米(主水平基準上)
會所(兩層)	10 米 或 17 米(主水平基準上)
車位數目	
住用私家車車位	1,298
訪客泊車位(包括 1 個 傷殘人士車位)	5
電單車車位	37
上落客貨車位	1
樹木	
周邊樹木	349

新種植樹木(不包括周邊樹木, 但包括行人路上的樹木)	851
樹木總數	1,200

*以每單位人口比率 2.8 計算。

1. Introduction

- 1.1 The purpose of this s.16 application is to propose amendments to the previously approved scheme under planning application No. A/YL-MP/344, which was approved by the Town Planning Board (TPB) on 16 February 2024, for a comprehensive residential development including a Wetland Restoration Area (WRA), with excavation and filling of land. The proposed amendment relates to the approved layout of the residential portion, and does not affect the WRA that is already completed.
- 1.2 The application site is located at Lots 50 S.A and 77 in D.D. 101, Wo Shang Wai, Mai Po, Yuen Long (the “Application Site”). The Applicant, Profit Point Enterprises Limited, proposes to revise the layout of the housing developments in the Application Site. The relevant revision involves relocating majority of the basement car parking space to ground level for cost effectiveness in implementation. Majority of the development parameters, including plot ratio (PR), site coverage and gross floor area (GFA) remain unchanged.

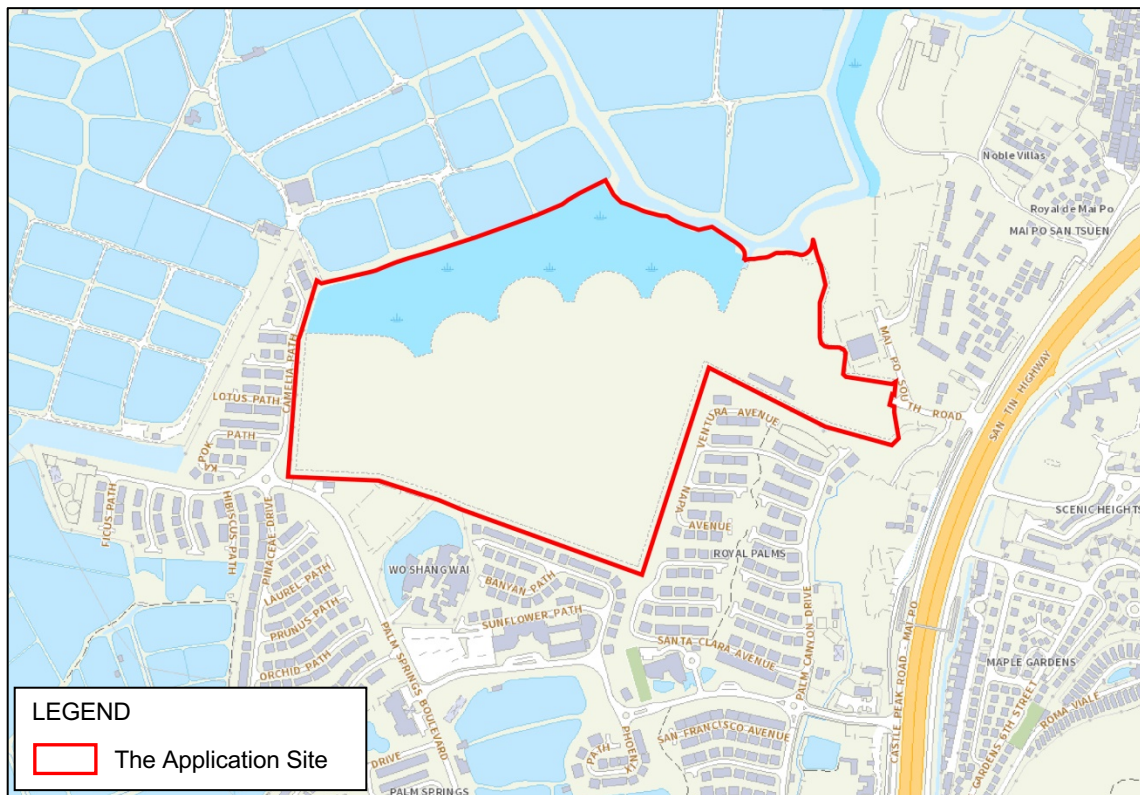


Figure 1: The Approximate Location of the Application Site

2. The Application Site and Its Surroundings

2.1 The Application Site

2.1.1 The Application Site is located at Wo Shang Wai, Mai Po, Yuen Long. A Location Plan is provided in **Figure 1**. It is accessible via Mai Po South Road off Castle Peak Road – Mai Po. It is largely vacant, partly covered by wild grass and partly paved. The completed WRA is in the northern part of the Application Site.

2.2 Surrounding Developments

2.2.1 The Application Site is surrounded predominately by various existing and planned residential developments and villages houses, as well as fishponds.

2.2.2 To the immediate east of the Application Site are the MTRC's Mai Po Ventilation Building for the Hong Kong Express Rail Link and a village cluster of Mai Po San Tsuen. Further to the east are those major roads / highway (e.g., Castle Peak Road – Mai Po Section and the San Tin Highway) and the San Tin area. There are some existing open storage uses and lorry parking spaces to the further northeast.

2.2.3 To the south of the Application Site are Wo Shang Wai Village and two low-rise suburban residential estates namely Royal Palms and Palm Springs, and some abandoned farmland and fishponds. To the further southwest is Fairview Park, a suburban residential estate in Hong Kong.

2.2.4 To the west of the Application Site are some low-rise houses of Palm Springs. To the further west and northwest are some fishponds extending to the Mai Po Nature Reserve.

2.2.5 To the north of the Application Site is the proposed Sam Po Shue Wetland Conservation Park, made up of mainly large areas of continuous fishponds and wetlands.

3. Planning Context

3.1 Statutory Planning Context

3.1.1 The Application Site falls under an area zoned "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" ("OU(CDWRA)") on the approved Mai Po & Fairview Park Outline Zoning Plan No. S/YL-MP/8 (the "OZP") (**Figure 2**). The current application is for amendments to the Master Layout Plan (MLP) based on the land uses of 'House', 'Wetland Habitat' and filling and excavation of land; therefore, this requires planning permission from the TPB.

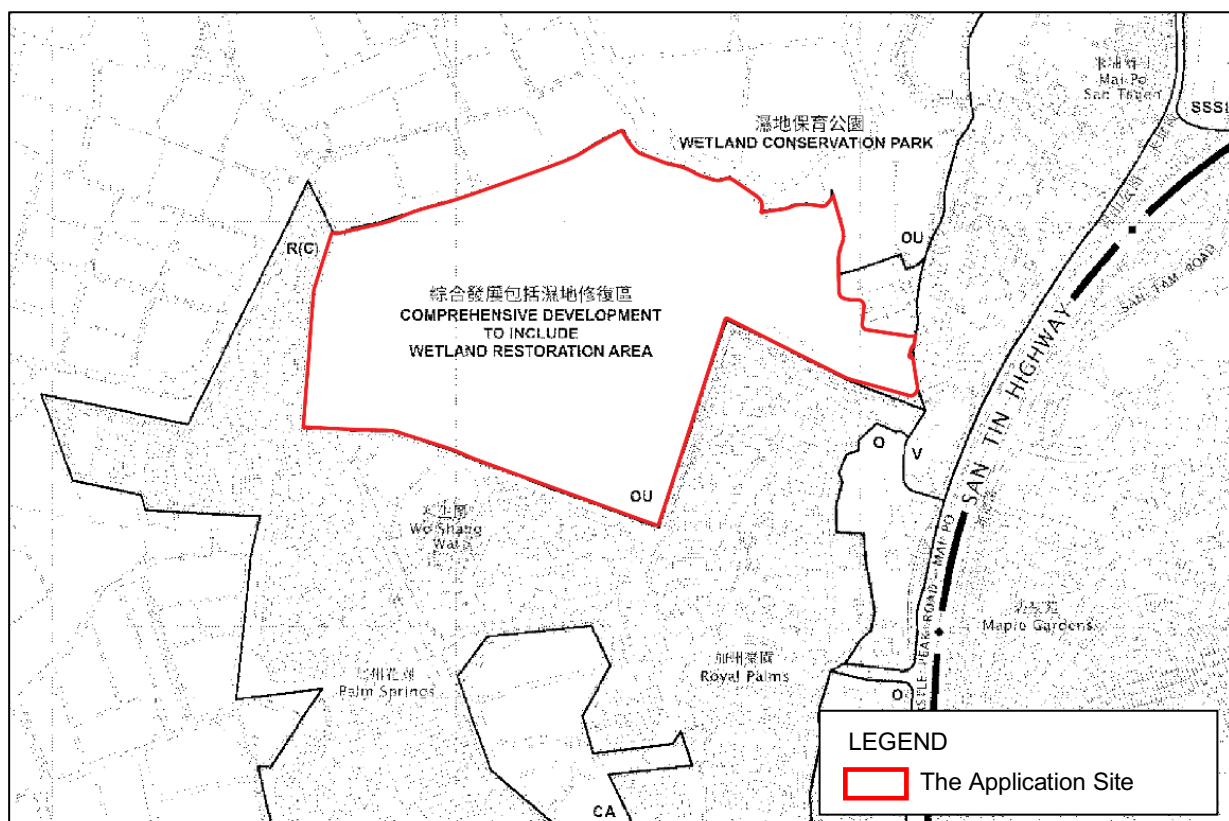


Figure 2: Approximate Location of Application Site on the OZP

3.1.2 The Planning Intention of the zone states that:

“This zone is intended to provide incentive for the restoration of degraded wetlands adjoining existing fish ponds through comprehensive residential and/or recreational development to include wetland restoration area. It is also intended to phase out existing sporadic open storage and port back-up uses on degraded wetlands. Any new building should be located farthest away from Deep Bay.”

3.2 Remarks to the Notes of the zone

3.2.1 The Remarks to the Notes states that:

- (a) *Application for permission of use or development...shall be in the form of a comprehensive development scheme to include wetland restoration proposal. An applicant shall prepare a layout plan and other documents showing the following information for consideration of the Town Planning Board:*
 - (i) *the proposed land uses, development parameters, the nature, position and heights of all buildings to be erected in the area;...*
 - (iii) *an environmental impact study report, including but not limiting to an ecological impact assessment and a visual impact assessment, to examine any possible environmental, ecological and visual problems that may be caused to or by the proposed development or redevelopment during*

construction and after completion and the proposed mitigation measures to tackle them;

- (iv) landscape proposals;*
 - (v) a traffic impact study report to examine any possible traffic problems that may be caused by the proposed development or redevelopment and the proposed measures to tackle them;*
 - (vi) a drainage and sewerage impact study report to examine any possible flooding, drainage, sewerage and associated problems that may be caused to or by the proposed development or redevelopment and the proposed mitigation measures to tackle them;*
 - (vii) programming, phasing and implementation schedule of each component of the proposed development or redevelopment...*
- (c) No new development, or addition, alteration and/or modification to or redevelopment of an existing building ... shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of 6 storeys including car park...*
- (e) In determining the maximum plot ratio...any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker's office and caretaker's quarters, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.*

3.3 Previously Approved Planning Applications

3.3.1 Previously approved planning applications at the site include:

- i. **Application No. A/YL-MP/166** for a comprehensive development and WRA, approved on 19 September 2008.
- ii. **Application No. A/YL-MP/185** for an alternative layout for the comprehensive development and WRA, approved on 21 October 2011.
- iii. **Application No. A/YL-MP/185-1** for minor amendment to the approved development scheme under Application No. A/YL-MP/185, approved on 18 July 2012.
- iv. **Application No. A/YL-MP/229** for an alternative comprehensive development scheme with a utility installation (sewerage treatment plant), approved on 27 February 2015. A copy of this approval letter and the approved Master Layout Plan are provided in **Appendix 1** and **Figure 3** respectively.

- v. **Application No. A/YL-MP/291** for an alternative layout and form of housing which entails a principal residence at the centre of the site, approved on 10 July 2020.
- vi. **Application No. A/YL-MP/344** for an alternative layout and form of housing which involved an increase in number of houses with a reduction in average house size, an increase in the building height and car parking spaces; and changes to the use of a permanent (instead of an interim) sewerage treatment plant (STP), approved on 16 February 2024.

3.3.2 The subject of the current application is for the amendment of the approved application No. A/YL-MP/344 (the “Approved Scheme”).

3.4 Similar Approved Planning Applications in the Vicinity

3.4.1 There are other similar approved planning applications in the vicinity of the Application Site for residential development. The proposed scheme with a PR maintained at 0.4 as that in the previous Approved Application would be compatible with the low-density developments in the vicinity.

Table 1: Similar Approved Comprehensive Developments in the District

Item No.	Application No.	Type	Zoning	Date Approved	Maximum PR and Building Height	
1	Y/YL-NSW/7	Private Housing	OU CD(WRA)	2023 November	PR 1.5	15-storeys
2	A/YL-KTN/663	Private Housing	CDA	2020	PR 1.67	17-storeys
3	A/YL-KTN/118	Park Yoho - Existing Private Housing	CDA	2012	PR 1.25	11 to 17-storeys (62.5 mPD)
4	A/YL-KTN/604	Private Housing	CDA(1)	2019	PR 1.254	12 to 18-storeys
5	A/YL-NSW/241	Private Housing	OU CD (WRA)	2017	PR 0.4	4-storeys
6	A/YL-MP/247	Private Housing	OU CD(WPA)	2016 2020 EOT	PR 0.2	3-storeys
7	A/YL-NTM/310	Private Housing	R(C)	2014	PR 0.48	3-storeys
8	Y/YL-NSW/8	Private Housing	OU CD (WRA)	2025	PR 2.3	29-storeys 115 mPD
9	A/YL-NSW/314	Private Housing	OU CD (WRA)	2025	PR 0.4	5-storeys 19.6mPD

3.5 Status of the wetland component and the residential component

3.5.1 The WRA has been completed under approved planning application No. A/YL-MP/166, and its conservation management have been put in place since 2010. The residential component of the proposed development is generally in accordance with the scheme in application No. A/YL-MP/344, in particular the PR, site coverage and GFA remain unchanged.

4. Land Matters

- 4.1 After the previous planning approvals, the Applicant applied to Lands Department for a land exchange and it was completed on 29 January 2021. Premium payment was settled on the same date.
- 4.2 Under the planning permission of the previous application no. A/YL-MP/229, one of the approval conditions was condition (g) on the submission and implementation of a funding arrangement proposal for ensuring the long-term maintenance and management of the WRA. On 25 January 2021, the Applicant made a one-off lump sum donation to the Environment and Conservation Fund (ECF). An agreement between the Applicant and the ECF was made on 26 January 2021. The conservation agent of the Applicant has been carrying out the maintenance and management plan, while the funding agreement is fully applicable to this application.

5. Environmental Impact Assessment Ordinance

- 5.1 The residential development in the Application Site is subject to the Environmental Impact Assessment Ordinance (EIAO). Approvals pertinent to EIAO include:
- i. **Environmental Impact Assessment** (Register No.: AEIA-120/2008) for the development at the site approved on 31 July 2008.
 - ii. **Environmental Permit** (No. EP-311/2008) for the construction and operation of the development issued on 9 September 2008.
 - iii. **Variations to the Environmental Permit** reflecting the approved development schemes have been approved, the latest one being 19 December 2017 (No. VEP-538/2017).

6. Proposed Scheme

- 6.1 Overall Design Concept of Master Layout Plan
- 6.1.1 The overall layout of the revised MLP of the proposed scheme is similar to the MLP in the Approved Scheme (**Figures 3 and 4**). In the revised MLP, most of the houses are 2-storey and 3-storey detached and semi-detached houses. The houses facing the WRA have a bigger floor area. The main revision is to relocate majority of the basement car parking spaces to the ground level for cost-effectiveness and ease of implementation.
- 6.1.2 To support the different phases of implementation; the housing locations and road layouts have been adjusted, and the clubhouse building has been allocated into two

different locations on the site. Extensive greenery and suitable landscaping are provided around the buildings and the courtyards, with a large communal open space at the centre of the site.

6.2 Indicative Development Parameters

6.2.1 The indicative development parameters are provided in **Table 2** below.

6.3 Proposed Amendments

6.3.1 The Applicant seeks to revise the layout and form of housing at the Application Site. The relevant revision mainly involves relocating majority of the basement car parking space to ground level for cost effectiveness and ease of implementation. The proposed development parameters for the Application Site in comparison with that in the Approved Scheme is provided in **Table 3** below.

6.3.2 The proposed revised MLP in the subject planning application is in **Figure 4** below.

Table 2: Indicative Development Parameters

Application Site Area (Approx.)	207, 408m ²
Areas of the Site (Approx.)	
Wetland	47,400m ²
Communal Open Space	13,938m ²
Communal Landscape and Communal Perimeter Landscape	16,465m ²
Communal Streetside Landscape	2,901m ²
Private Garden	50,209m ²
Domestic Buildings and Clubhouse	37,353m ²
Internal Road/Driveway	31,632m ²
Domestic Components	
Plot Ratio	0.4
Maximum Domestic GFA (Approx.)	82,963m ²
Site Coverage (not more than)	25%
Total Number of Units	649
2-storey houses	473
3-storey houses	176
Average Unit Size (Approx.)	127.8m ²
Ancillary Recreational Facilities (Approx.)	3,000m ²
Estimated Population	1,817*
Building Height	
2-storey houses	9m or 16.8mPD

3-storey houses	14.2m or 21.3mPD
Clubhouse (2-storey)	10m or 17mPD
Car Parking Provisions	
Residential	1,298
Visitors' (including 1 for disabled)	5
Motorcycle Parking Space	37
Loading / Unloading Bay	1
Trees	
Perimeter Trees	349
New Trees (excluding perimeter trees, but including trees on pavement)	851
Total No. of Trees	1,200

* Based on person-per-flat ratio of 2.8.

Table 3: Comparison of Approved and Proposed Scheme

	Approved Scheme (A/YL-MP/344)	Proposed Scheme	Difference
Application Site Area (Approx.)	207, 408m²	207, 408m²	Nil
Areas of the Site (Approx.)			
Wetland	47,400m ²	47,400m ²	Nil
Communal Open Space	12,221m ²	13,938m ²	+1,717m ²
Communal Landscape and Communal Perimeter Landscape	16,202m ²	16,465m ²	+263m ²
Communal Streetside Landscape	2,623m ²	2,901m ²	+278m ²
Communal Water Body	717m ²	0m ²	-717m ²
Private Garden	49,827m ²	50,209m ²	+382m ²
Domestic Buildings and Clubhouse	42,658m ²	37,353m ²	-5,305m ²
Internal Road/Driveway	35,760m ²	31,632m ²	-4,128m ²
Domestic Components			
Plot Ratio	0.4	0.4	Nil
Maximum Domestic GFA (Approx.)	82,963m ²	82,963m ²	Nil
Site Coverage (not more than)	25%	25%	Nil
Total Number of Units	789	649	-140
2-storey houses	749	473	-276
3-storey houses	40	176	+136
Average Unit Size (Approx.)	105.2m ²	127.8m ²	+22.6m ²
Ancillary Recreational Facilities (Approx.)	3,000m ²	3,000m ²	Nil
Estimated Population	2,210*	1,817*	-393
Building Height			
2-storey houses	9m or 16.8mPD	9m or 16.8mPD	Nil
3-storey houses	13.5m or 21.3mPD	14.2m or 21.3mPD	No change in mPD
Clubhouse (2-storey)	10m or 17mPD	10m or 17mPD	Nil
Car Parking Provisions			
Residential	1,578	1,298	-280
Visitors' (including 1 for disabled)	5	5	Nil
Motorcycle Parking Space	37	37	Nil
Loading / Unloading Bay	1	1	Nil

Trees			
Perimeter Trees	375	349	-26
New Trees (excluding perimeter trees, but including trees on pavement)	825	851	+26
Total No. Trees	1,200	1,200	Nil

* Based on person-per-flat ratio of 2.8.

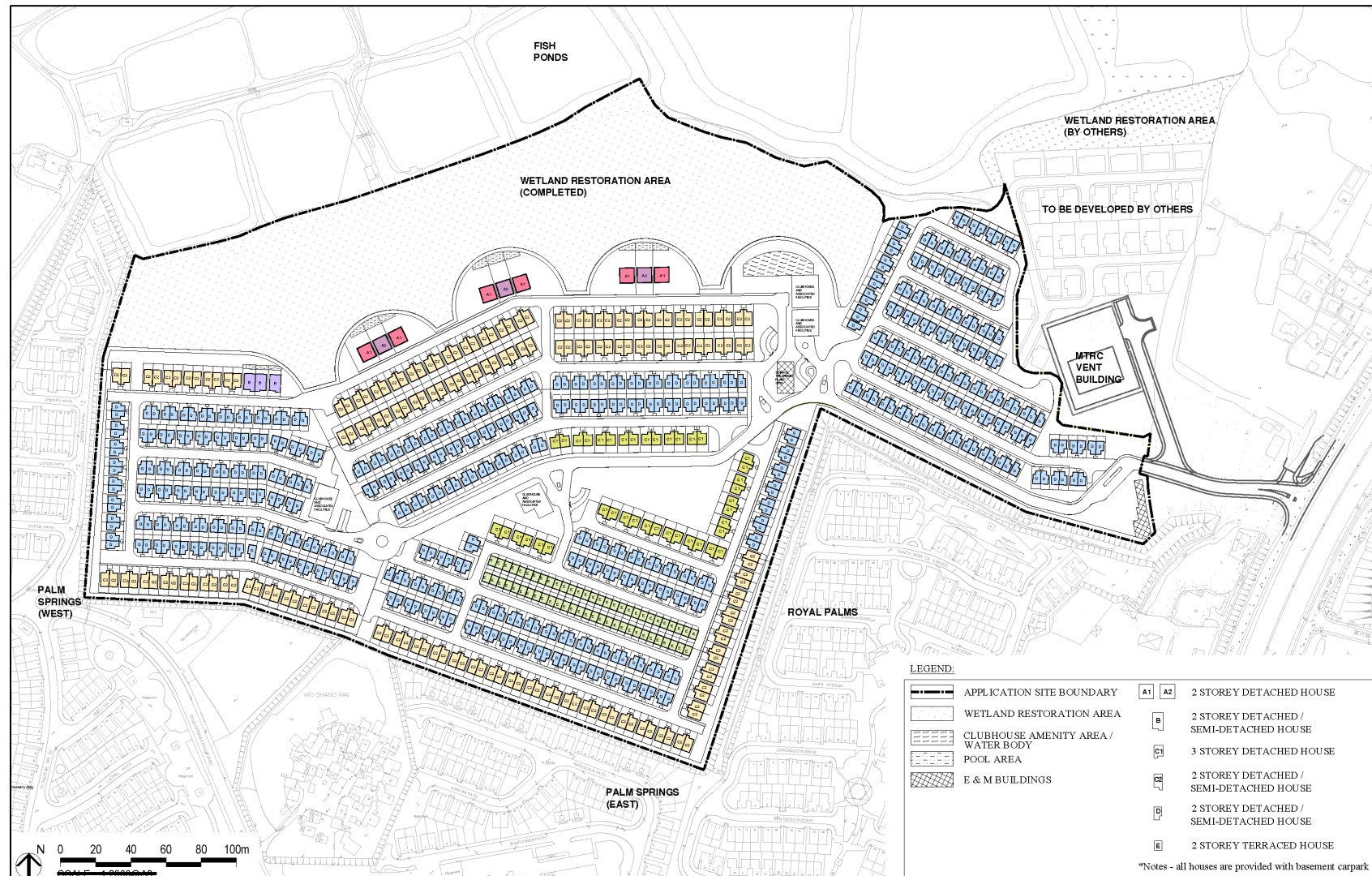


Figure 3: Master Layout Plan of the Approved Scheme

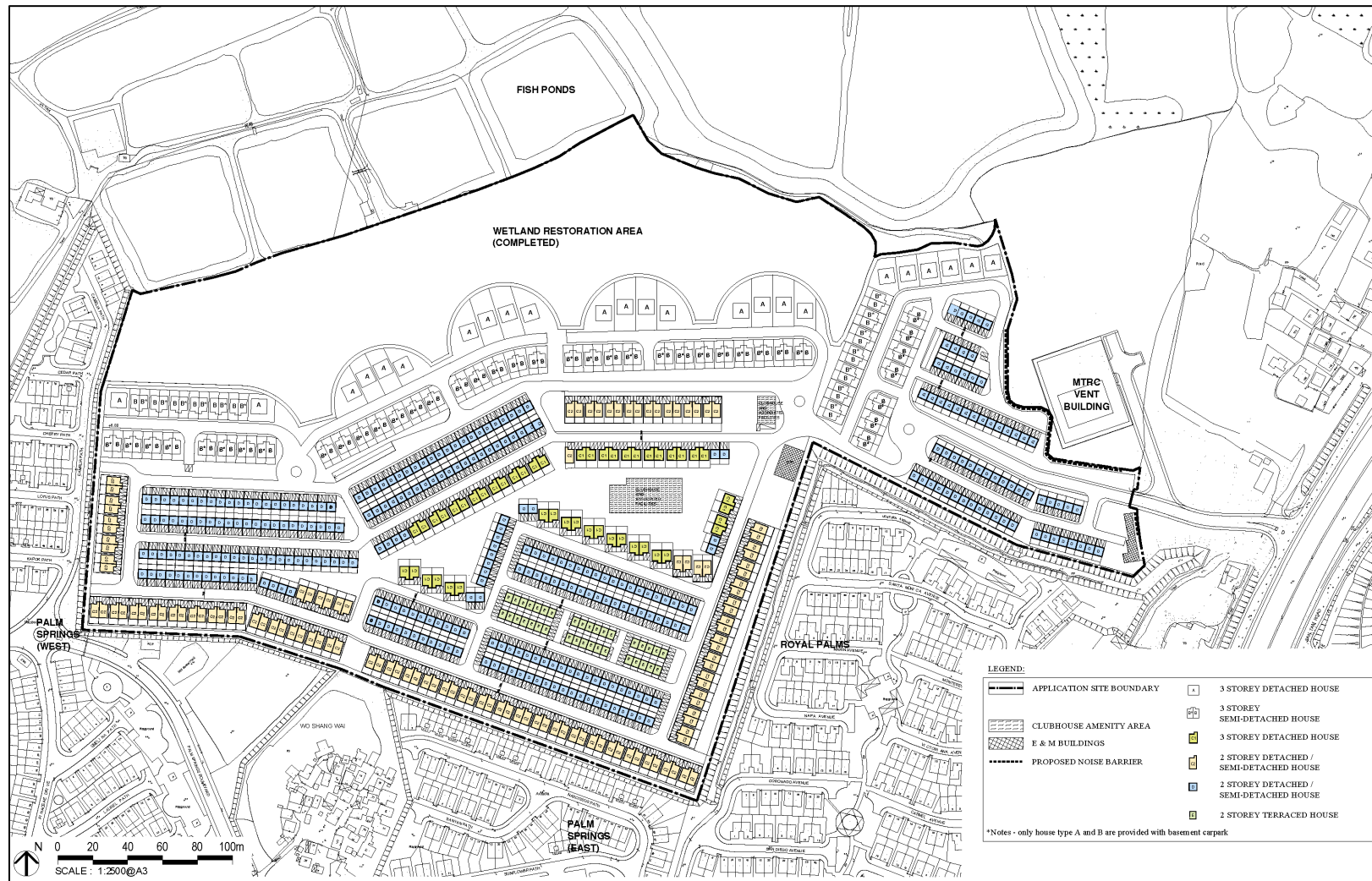


Figure 4: Revised Master Layout Plan of the Proposed Scheme

6.3.3 List of the amendments made to the Approved Scheme:

- (a) Decrease in Number of Houses and Unchanged Overall Building Height
 - i. There is a decrease in number of houses in the Application Site since there is a reconfiguration of the layout and less ground level space for allocation of houses, due to majority of the basement car parking space is relocated to ground level.
 - ii. The average unit sizes have been increased.
 - iii. The overall building height in mPD remains unchanged.
 - iv. The PR, domestic GFA and site coverage remain unchanged.
 - v. The section drawing of the revised housing designs are provided in **Appendix 2**.
- (b) Relocated Residential Clubhouse
 - i. The clubhouse buildings have been relocated to suit the revised housing locations and road layouts, and to make them more conveniently accessible to residents.
 - ii. The building height and total GFA of clubhouse remain the same as previously approved.
 - iii. The section drawing of the revised clubhouse design are provided in **Appendix 2**.
- (c) Open Space and Greenery Coverage
 - i. There is a reallocation of the landscaping at the site. Similar to the previous scheme, there is a large focal open space at the centre of the site, and pockets of landscaped open spaces scattered around the site.
 - ii. There will be communal landscaping along the internal roads, the perimeter of the site and the pedestrian pathways.
 - iii. There is an increase in communal open space of 1,717m² and increase in area for Private Garden of 382m². The previously approved Landscape Master Plan and the revised Landscape Master Plan are shown in **Figure 6** and **Figure 7**.
- (d) Visual Corridors
 - i. The visual corridors and inherent design merits in the Approved Scheme have been generally retained in the proposed scheme.
- (e) Internal Roads/Driveways
 - i. The internal driveways are realigned. The entrance of the Application Site on the access road connecting to Castle Peak Road – Mai Po will be an east-west 2 ways main driveway running through the site, which also serves as the Emergency Vehicular Access. It will lead to the access ramps to the basement carpark.
 - ii. The driveway will then branch to serve the frontages of the houses for drop off movements. These secondary driveways for infrequent and slow vehicular movements are envisaged as shared zones with pedestrians.
- (f) Carparking
 - i. Majority of the basement car parking space is relocated to ground level for cost effectiveness and ease of implementation.
 - ii. There are two access ramps connecting ground level with the basement carpark.

- iii. The number of carparking spaces has been decreased in accordance with the changes in house sizes and numbers.
 - iv. The Basement Carpark Plan is provided in **Appendix 2**.
- (g) Sewerage Treatment Plant and Effluent Reuse Facility
- i. Since no construction of the public sewage network is planned, an on-site permanent STP with Membrane Bioreactor Plant (MBR) and effluent reuse facility will be provided.
 - ii. The STP structures are mainly located underground.
 - iii. Details can be found in the Sewerage Impact Assessment in **Appendix 6**.
- (h) Preliminary Phasing Plan
- iv. The development will be constructed and occupied in two phases. This is indicated in **Figure 5**.
 - v. The anticipated completion year of the development is 2028.

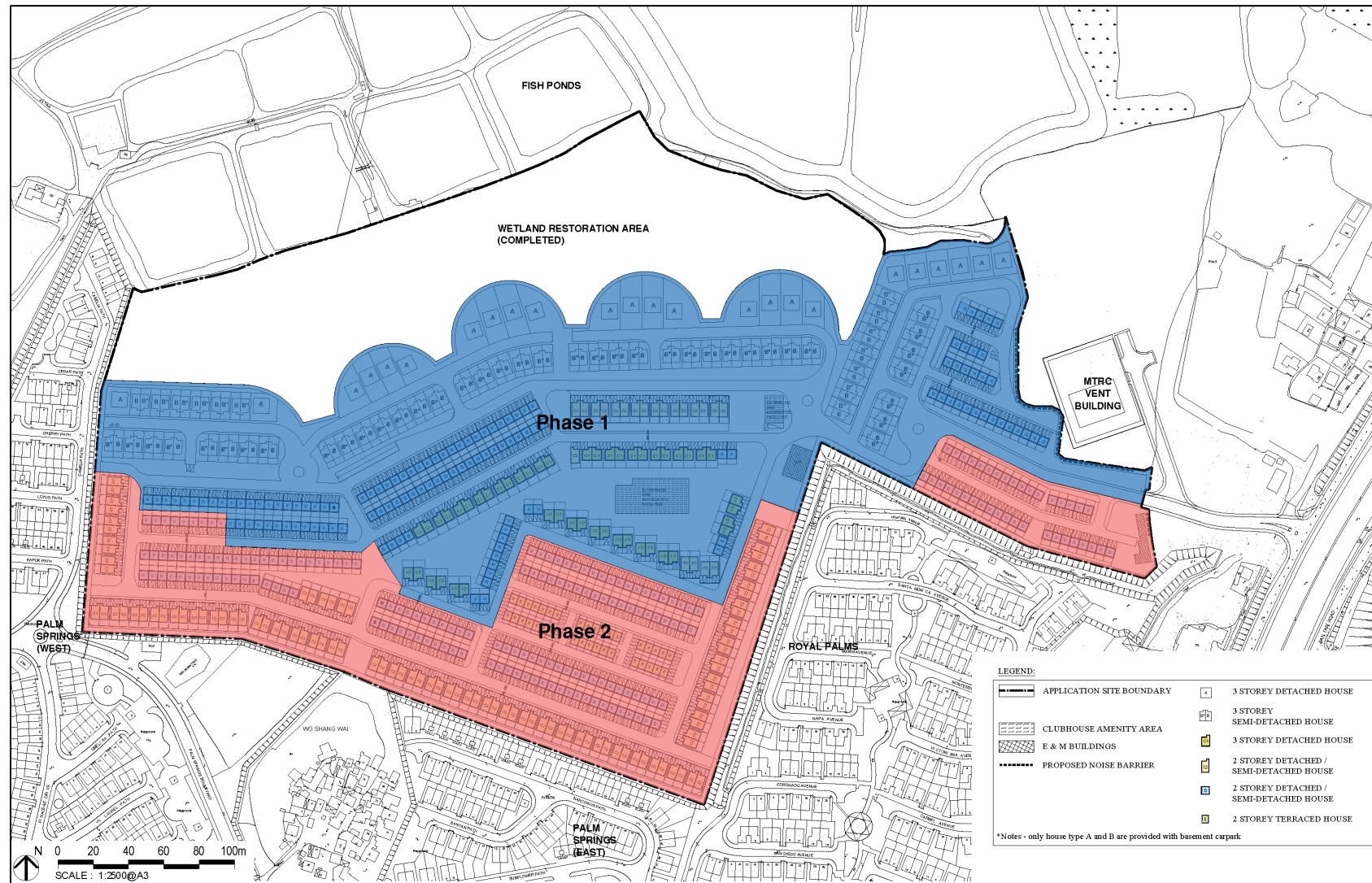


Figure 5: Preliminary Phasing of the Proposed Scheme

7. Town Planning Board Guideline No.12C

7.1 Town Planning Board Guideline No.12C for “Applications for developments within Deep Bay Area under Section 16 of the Town Planning Ordinance” is applicable to the Application Site. The proposed scheme is considered to be consistent with the Town Planning Board Guidelines, as supported by the technical assessments in the Appendices and discussed in this Planning Statement, as follows:-

- (a) The approved and completed WRA component will not be affected by this application and will continue to meet the requirements of this Guideline.
- (b) The proposed amendments largely follow the Approved Scheme, including the overall layout of houses, and the compatibility with the surrounding land uses in terms of the relationship with the rural and wetland setting, and the visual and landscape quality of the area.
- (c) The proposed scheme has given careful consideration to environmental impacts in terms of noise, air and water qualities, traffic, drainage and sewerage impacts, provision of infrastructure and visual impact.
- (d) The Sewerage Impact Assessment in **Appendix 6** concludes that the proposed scheme will not add to the pollution loading of the Deep Bay Area.

8. Environmental Considerations

8.1 Reference is made to the Environmental Assessment, Drainage Impact Assessment and Sewerage Impact Assessment in **Appendices 3, 5 and 6**, which provide environmental considerations to the proposed amendments in relation to the approved development scheme at the Application Site. Potential environmental impacts as a result of the operation of this amendment scheme are summarised below:

8.2 Air Quality

8.2.1 The Environmental Assessment in **Appendix 3** addresses the potential impact on air quality and the key pollutants of potential concern. Potential air quality impacts during the operational phase could be attributed to vehicular emissions from existing road traffic and project induced traffic emissions, as well as odour from the existing sewage treatment plants in the vicinity. Odour may also be generated from the planned on-site STP for the Development or the planned San Tin / Lok Ma Chau Effluent Polishing Plant and food waste pre-treatment facilities under the San Tin / Lok Ma Chau Development Node Project. A site survey was conducted on 13 June 2024, during which no active chimney was identified within 200m from the Project site boundary, which is the buffer distance recommendation in the HKPSG.

8.2.2 Through proper implementation of dust control measures, construction dust can be controlled at source to acceptable levels and hence no unacceptable impacts are anticipated. During the operational stage, no adverse impact is anticipated.

8.3 Noise

8.3.1 The Environmental Assessment in **Appendix 3** concludes that there is no adverse noise impact. Various fixed noise sources were identified, including Mai Po Substation and Mai Po Floodwater Pumping Station, STP in Palm Springs, STP in Royal Palms and Mai Po Ventilation Building. E&M buildings and one permanent on-site sewage treatment plant proposed in which the plants within the buildings will be entirely enclosed and confined. Hence, no adverse noise impact was concluded. According to the tentative layout, fully enclosed and confined E&M buildings and the one-site sewage treatment plant will still be provided on-site. Therefore, the conclusion from the previous report remains valid; no adverse fixed noise impact from the planned fixed noise sources is expected.

8.3.2 The assessment results indicate that construction noise at all identified noise sensitive receivers (NSRs) are expected to comply with the construction noise criteria for domestic premises and educational institution. With the uses of quiet Powered Mechanical Equipment (QPME) and noise barriers as recommended in the approved EIA, together with suitable on-site supervision, there will be no adverse noise impact.

8.3.3 For mitigating the potential traffic noise impact, acoustic windows at the affected façades of the noise sensitive receivers are recommended. Glass panes in all windows of all noise sensitive rooms within the development have a minimum thickness of 6mm. With recommended measure in place, no adverse road traffic noise impacts are anticipated.

8.3.4 In short, with the implementation of noise mitigation measures during both the construction and operation phases, there will be no adverse traffic noise impacts.

8.4 Water Quality

8.4.1 The Environmental Assessment in **Appendix 3** refers to the Drainage and Sewerage Impact Assessment in **Appendices 5 and 6** of this submission and concludes that there will be no adverse impact on water quality.

8.4.2 The previously approved Section 16 submission has been reviewed to identify any changes to the water quality impacts and consequently reconfirm the validity of the recommended mitigation measures. As the proposed change in layout of residential portion does not change the construction activities associated with the Project, no changes to the previously identified water quality impacts during the construction phase are required, and the findings of the previous construction phase water quality impact assessment remains valid. Thus, through proper implementation of water pollution mitigation measures, no adverse impact is anticipated.

8.4.3 During the operation phase, the proposed on-site STP with MBR technology followed by UV treatment will serve the full intake of 649 residential units. The sewage generated from residential units would be treated and fully reused on-site for toilet flushing and irrigation. Hence no off-site discharge of treated sewage effluent is required, and the requirement for 'no net increase in pollution load' will be met with no adverse impacts on water quality.

8.5 Ecology

8.5.1 The Ecological Impact Assessment in **Appendix 4** addresses the potential impact on the ecology of the WRA, by considering the following aspects of the proposed scheme:

- (a) No changes proposed to the WRA or at the boundary between the residential area and the WRA.
- (b) The slightly increase in building height may result in higher visibility of human activities at the boundary and within the WRA. However, with the implementation of proposed mitigation measures like buffer tree/shrub planting and a 3m site hoarding, no significant adverse ecological impacts are anticipated due to the proposed amendments.
- (c) No major flightlines in latest surveys is over the residential portion of the proposed development. Only one minor flightline is recorded over the residential portion. No impedance of flightline is expected. No additional flightline impact is predicted as the increase in building height is minimal.

8.5.2 With the implementation of all the mitigation measures, no additional adverse impact to the ecological function and area of the WRA is predicted. Findings of the approved Ecological Impact Assessment under planning application no. A/YL-MP/344 remains valid, and the WRA will continue to serve as a buffer between the residential development and the fishponds in Deep Bay.

8.6 Drainage Impact

8.6.1 The Drainage Impact Assessment (DIA) in **Appendix 5** assess the drainage impact of the proposed scheme as compared with that in the scheme in previously approved planning application No. A/YL-MP/344 in 2024.

8.6.2 The mitigation measures outlined the DIA are consistent with that stated in the planning application No. A/YL-MP/344. It is concluded that the proposed mitigation measures are sufficient to mitigate the potential drainage impacts of the change in master layout plan. It is concluded that the completion of the proposed development will not aggravate the flooding conditions around the Application Site.

- 8.6.3 The drainage system of the WRA will remain independent from that of the residential component, and the proposed development would not change the discharge pattern of Wo Shang Wai Village drainage system as approved. The discharge path of the vacant lots between Castle Peak Road and Royal Palms will also remain unchanged.

8.7 Sewerage Impact

- 8.7.1 The Sewerage Impact Assessment in **Appendix 6** concludes that the on-site sewage treatment facility has sufficient capacity to cater for the flow and load from the Application Site.
- 8.7.2 Since there is no proposed trunk sewer to direct the sewage from the Application Site to Yuen Long Sewage Treatment Work (YLSTW) for treatment, a long-term on-site sewage treatment facility will be constructed to treat the sewage from the Application Site and reuse the treated water for local flushing and irrigation for landscape areas within the Application Site. Since all sewage generated from this development will be fully reused on-site, the proposed development will not cause any net increase in pollution flow and load to the Deep Bay area. In this regard, compliance with Town Planning Board guideline will be fulfilled.
- 8.7.3 The location of the STP has been changed due to revision in the MLP. It entails both an above-ground and below-ground structure. The Applicant will be responsible for the maintenance of all sewers and the on-site sewage treatment facility within the Application Site.
- 8.7.4 In short, no adverse sewerage impact will be incurred as a result of occupation of the Application Site.

9. **Tree Preservation and Removal Proposal**

- 9.1 A Tree Preservation Proposal is included in the Landscape Master Plan in **Appendix 7**. 1,200 new trees as approved from the previous planning applications are proposed to be planted. Among these new trees, the quantity of perimeter planting has been adjusted to 349 to reflect actual planting space required for healthy growth of trees. To compensate for the fewer perimeter planting, 851 new trees will be planted within the site at suitable green spaces.

10. Open Spaces and Greenery

- 10.1 The open spaces and greenery of the proposed development are accompanied by an updated Landscape Master Plan (LMP) in **Appendix 7** and shown in **Figure 7**. The LMP specifies the following:
- i. A focal communal open space;
 - ii. Pockets of landscaped open space punctuated by tree clusters throughout the site;
 - iii. Communal landscaping along the perimeters of the site, the internal roads and the pedestrian pathways;
 - iv. Landscape within the clubhouse area; and
 - v. Landscaped private gardens at individual lots.
- 10.2 Each of these open spaces or landscaped area will continue to have their respective functions in serving the recreational needs of the future residents, alleviating the visual impact of the proposal, complementing the surrounding natural environment and creating a green sanctuary an ecologically sound environment.

11. Landscape and Visual Amenity

- 11.1 The proposed revision of the layout and form of the housing developments in the Application Site is comparable with that of the original approval. The development will continue to be set back from the roads for the provision of landscaping. The area of communal landscape, communal perimeter landscape and communal streetside landscape have been greatly increased in the proposed development.
- 11.2 Reference is made to the LMP in **Appendix 7** and shown in **Figure 7** below. The amendment proposal will substantially maintain the surrounding visual amenity as originally approved. The landscape design seeks to integrate the residential development with the WRA and takes into account the adjacent sites by creating a 3m wide greenbelt buffer zone along its perimeter. Apart from the aforementioned, it also includes various landscape elements such as footpaths and benches through communal greenery, feature paving, landscape garden, pocket open spaces punctuated by tree clusters throughout the Application Site.



Figure 6: Landscape Master Plan of the Approved Scheme



Figure 7: Revised Landscape Master Plan of the Proposed Scheme

12. Traffic and Parking Considerations

- 12.1 This amendment application is accompanied by an updated Traffic Impact Assessment (TIA) in **Appendix 8**. The TIA concludes that the proposed scheme is acceptable in terms of traffic and parking.
- 12.2 Compared with the Approved Scheme, it is anticipated that the trip generation of the proposed scheme would be smaller in AM peak period and slightly larger in PM peak period. With the proposed junction improvement works, the junction of Castle Peak Road – San Tin/Shek Wu Wai Road would be operated with ample capacity in the design year 2031. Therefore, it is anticipated that the proposed development would not cause any significant traffic impact to the road network.
- 12.3 In terms of parking, the Hong Kong Planning Standards and Guidelines parking provision do not specifically relate to the detached/semi-detached style dwelling house of the application. The parking provision of the proposed scheme is determined based on the previous approval and the approved Land Exchange Application of the same site where appropriate, as shown in **Table 4**.

Table 4. Proposed Provision of the Internal Transport Facilities

Internal Transport Facilities	No. of House		Proposed Requirement	Proposed Provision
Residential Carparking Space	House size $\leq 300\text{m}^2$	649 nos.	2 spaces per house ⁽¹⁾	1,298
Visitor Parking Space	-		5 spaces	5
Motorcycle Parking Space	-		1 parking space per 100-150 flats	37 ⁽²⁾
Loading/unloading Bay	-		1 bay per 800 units ⁽³⁾	1

⁽¹⁾ Assume 2 parking spaces per houses.

⁽²⁾ 37 spaces are required under approved land exchange application, which is larger than HKPSG requirements

⁽³⁾ As stated in TIA of previous approved s.16 planning application No. A/YL-MP/344, under land lease SC (22)a, the provision of loading/unloading bay is at the rate of one space for every 800 residential units.

13. Planning Assessment and Justifications

13.1 A Comparable Master Layout Plan to the Approved Scheme

13.1.1 The revised housing layout is similar to the approved planning application no. A/YL-MP/344. Majority of the basement car park are relocated to ground level for ease of implementation and cost effectiveness. The development parameters are generally comparable with the Approved Scheme. Specifically, the PR, site coverage and GFA remain unchanged.

13.2 Compatible with the Planning Intention of the Zone

13.2.1 The revised design will continue to be consistent with the planning intention of the zone, which is to provide a comprehensive residential development that includes the restoration of wetland area. Most of the houses are located away from the WRA, and appropriate landscape buffer will be provided to minimize any disturbance to the natural wetlands. The amendments do not affect the function of the WRA, and will not have any adverse impact on the WRA or the adjoining fishponds. Therefore, the revised design is considered to be compatible with the planning intention.

13.3 In Line with the Northern Metropolis Development Strategy

13.3.1 The strategic development of the Northern Metropolis is already planned, and higher density developments are emerging in the land-use character. The whole area would undergo major changes in development land-use, and infrastructure upgrades for it to become a unique metropolis featuring “co-existence of development and conservation”. With design measures mentioned in paragraph 13.2.1 above, the proposed development could balance residential development and conservation, echoing the planning principle of the Northern Metropolis.

13.4 The Proposed Scheme Contributes to Private Housing Supply

13.4.1 The Policy Address 2024 continued to emphasize land and housing as the top priority. The Long-Term Housing Strategy (LTHS) recommended a “supply-led” strategy. The latest LTHS 2024 projected the demand for private housing in the next 10 years will be 132,000 units and the basic target is to supply 108,000 units by 2028. The proposed development is consistent with the Government’s policies as it will unleash the potential for land development and increases the supply of private residential units.

13.5 Variety in Housing Mix

13.5.1 The proposed development will provide a mix of flat sizes to cater to diverse market demand. This would be in line with the Northern Metropolis Development Strategy to

encourage the population to establish families and businesses in the New Territories, where there will be a rising need for various types of housing choices in this region. A variation in housing choice would better meet the housing needs and affordability of a wider range of income class families. It would help attract Innovation & Technology talent professionals to live in this area, which is conveniently located next to the future San Tin Technopole.

13.6 Design Elements for Residents' Amenity

13.6.1 A main communal open space has been designed and integrated with the previously adopted tree lined pedestrian pathways networks. The communal clubhouse being at the centre of the development adjacent to open space allow resident's appreciation and educational opportunity with the natural environment. Future residents will be able to enjoy a healthy lifestyle and social opportunities at a gathering place.

13.7 Compatible with the Surroundings and the Natural Environment

13.7.1 While the surrounding development is predominantly large-scale low-rise residential developments, the proposed 2 to 3-storey houses will be compatible with the neighbouring properties in terms of scale, form and use. The enhanced landscape treatment within the site will transform the existing vacant land into a high-quality residential neighbourhood in the suburban area. With the arrangement of boundary treatment and the proposed noise barrier, the proposal will not have an adverse impact on the visual amenity, noise and air quality when compared with the Approved Scheme.

13.7.2 The residential houses along the interface between the WRA and residential portion, will not lead to any adverse ecological impact on the WRA and the Deep Bay Area. The row of residential houses will be designed with adequate setback and landscape buffers to prevent any disturbance to the WRA.

13.8 Adequate Infrastructural Capacity and Technically Feasible Proposal

13.8.1 The accompanying technical assessments have confirmed that there will be adequate infrastructural capacity to serve the proposed amendment scheme. This includes no adverse impact to the surrounding road networks, adequate transport facilities, drainage and sewerage, environmental aspects on noise, air and water quality, with mitigation measures where relevant, and ecological aspects.

14. Conclusion

- 14.1 The revised development scheme is responding to the need to make the scheme cost-effective in face of the housing market situation, where housing supply is needed. The accompanying technical assessments confirm that the amendment proposal will have no adverse impact on the surrounding natural and built environment, while maintaining the conservation of the WRA and improving future residents' amenities. The application complies with all of the planning criteria relating to the site in terms of building height, PR and restoration of the wetland. Accordingly, the Town Planning Board is invited to consider the proposal to amend the approved Master Layout Plan favorably.

*Masterplan Limited – Planning and Development Advisors
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