

**Relevant extract of the Town Planning Board Guidelines for
Application for Developments within Deep Bay Area
(TPB PG-No. 12C)**

On 16.5.2014, the Town Planning Board Guidelines for Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance (TPB PG-No. 12C) were promulgated by the Town Planning Board, which set out the following criteria for the Wetland Conservation Area (WCA):

- (a) the WCA comprises the existing and contiguous, active or abandoned fish ponds in the Deep Bay Area, which should all be conserved. The intention of the WCA is to conserve the ecological value of the fish ponds which form an integral part of the wetland ecosystem in the Deep Bay Area;
- (b) new development within the WCA would not be allowed unless it is required to support the conservation of the ecological value of the area or the development is an essential infrastructural project with overriding public interest. Any such development should be supported by an ecological impact assessment (EcoIA) to demonstrate that the development would not result in a net loss in wetland function and negative disturbances impact. Moreover, wetland compensation is required for development involving pond filling and mitigation measures against disturbance would be necessary; and
- (c) subject to submission of EcoIA, the types of activities which may be considered within the WCA must be related to uses concerning (i) conservation of the wetland in Deep Bay Area, (ii) environmental education, or (iii) essential infrastructure projects needed for public purpose for which no suitable alternative locations outside the WCA could be identified; and should not add to the pollution loading of the Deep Bay Area.

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年11月20日星期四 3:00
收件者: tpbpd/PLAND
主旨: A/YL-LFS/580 DD 123 Fung Luk Wai CLP CA
類別: Internet Email

Dear TPB Members,

526 also withdrawn. This application states the purpose is 'public lighting'? But there are no homes on the ponds and vehicles can use their headlights.

Lights on all night disturb wildlife. There is no justification to approval.

Previous objections upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 16 August 2024 2:12 AM HKT
Subject: A/YL-LFS/526 DD 123 Fung Luk Wai CLP CA

Dear TPB Members,

503 withdrawn. Back with a detailed EIA that does not answer the question of the ultimate aim of the project.

However one can deduce that the intention is to encourage development at Tai Tseng Wai. This is not desirable particularly in view of plans afoot to fill in large areas of ponds nearby.

Members must consider the overall situation and the impact of gradual encroachment on CA.

Previous objections applicable and upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 24 January 2024 2:49 AM HKT
Subject: A/YL-LFS/503 DD 123 Fung Luk Wai CLP

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A/YL-LFS/503 CLP

Government Land in D.D. 123, Fung Lok Wai, Yuen Long

Site area: 23.7sq.m

Zoning: "Conservation Area"

Applied development: Low Voltage Underground Power Cable / **Excavation of Land**

Dear TPB Members,

Strong Objections. No indication as to the purpose for the energy supply. No application approved for development or redevelopment of the structure/operation to be served.

The only development permitted on this zoning is an essential infrastructure project with overriding public interest.

CLP applications should only serve approved developments; otherwise the company is in 'joint enterprise' with illegal operations

Mary Mulvihill

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the applicant has to apply for excavation permit(s) before commencement of works. However, there is no guarantee at this stage that the excavation permit(s) would be approved;
- (b) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that the subject area is not under HyD's maintenance jurisdiction. The applicant shall get the approval from relevant authority for excavation on Government land;
- (c) to note the comments of the Chief Engineer/Lighting, Highways Department (CE/Ltg, HyD) that the applicant is reminded that the works should not cause any damage to the existing public lights and associated cables;
- (d) to note the comments of the Director of Environmental Protection (DEP) that the construction works involved for the proposed installation of public utility is subject to statutory control of relevant pollution control ordinances. The applicant is suggested to make reference to "Recommended Pollution Control Clauses" (RPCC) that is available at https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html to implement suitable mitigation measures and good site practice to minimise potential environmental impacts during construction stage;
- (e) to note the comments of Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the applicant should not obstruct overland flow or cause any adverse drainage impact to the adjacent areas and existing drainage facilities. The applicant should also consult DLO/YL and seek agreement from the relevant owners for any works to be carried out outside his lot boundary before commencement of the works; and
- (f) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that:
 - (i) for the design and operation of Low Voltage Underground Power Cable, CLP Power has to comply with the Electricity Ordinance and relevant statutory requirements. As the low to observe the Low Voltage Underground Power Cable is to provide electricity supply to lamp posts in the vicinity, the associated electricity demand should be provided by the nearby equipment as far as possible; and
 - (ii) the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation shall be observed by the applicant and his contractors when carrying out works in the vicinity of the electricity supply lines.