

This document is received on 18 JUN 2024  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

**APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF  
THE TOWN PLANNING ORDINANCE  
(CAP. 131)**

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land  
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,  
or Renewal of Permission for such Temporary Use or Development\***

適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行  
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議\*

*\*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

*\*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.tpb.gov.hk/en/plan\\_application/apply.html](https://www.tpb.gov.hk/en/plan_application/apply.html)

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：  
[https://www.tpb.gov.hk/tc/plan\\_application/apply.html](https://www.tpb.gov.hk/tc/plan_application/apply.html)

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2401306

23/5

By hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-77A/247
	Date Received 收到日期	18 JUN 2024

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Standard Billion Limited 準億有限公司

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

R-riches Property Consultants Limited 盈卓物業顧問有限公司

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 427 RP (Part), 427 S.D (Part), 427 S.E RP (Part), 433 (Part), 445 (Part), 446 (Part), 447 (Part), 458 S.B RP (Part), 462 (Part), 463, 464 (Part), 465 (Part), 466 (Part), 518 RP (Part), 520 RP (Part), 521 (Part), 522 (Part), 523 (Part), 524 (Part), 525 S.A, 525 RP, 526 (Part) in D.D. 89 and Adjoining GL, Man Kam To, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 16,256 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 14,738 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	80 sq.m 平方米 <input checked="" type="checkbox"/> About 約



(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Fu Tei Au and Sha Ling Outline Zoning Plan No. S/NE-FTA/18
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" zone
(f) Current use(s) 現時用途	Vacant  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

#### 4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole "current land owner" (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」(請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners" (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」(請夾附業權證明文件)。
- ☒ is not a "current land owner".  
並不是「現行土地擁有人」。

- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上(請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s)".  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of ..... "current land owner(s)".  
已取得 ..... 名「現行土地擁有人」的同意。

Details of consent of "current land owner(s)" obtained 取得「現行土地擁有人」同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified ..... "current land owner(s)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):  
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on \_\_\_\_\_ (DD/MM/YYYY)<sup>#&</sup>  
於\_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☒ published notices in local newspapers on 23/5/2024 (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 22/5/2024 (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

**6. Type(s) of Application 申請類別****(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development  
擬議用途/發展

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for  
申請的許可有效期☒ year(s) 年 ..... 3☐ month(s) 個月 .....**(c) Development Schedule 發展細節表**Proposed uncovered land area 擬議露天土地面積 ..... 8,887 .....sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 ..... 7,369 .....sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 ..... 2 .....

Proposed domestic floor area 擬議住用樓面面積 ..... N/A .....sq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 ..... 14,738 .....sq.m ☒ About 約Proposed gross floor area 擬議總樓面面積 ..... 14,738 .....sq.m ☒ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.), OFFICE AND WASHROOM	5,950 m <sup>2</sup> (ABOUT)	11,900 m <sup>2</sup> (ABOUT)	16.5 m (ABOUT)(2-STOREY)
B2	WAREHOUSE (EXCL. D.G.G.), OFFICE AND WASHROOM	1,419 m <sup>2</sup> (ABOUT)	2,838 m <sup>2</sup> (ABOUT)	16.5 m (ABOUT)(2-STOREY)
TOTAL		7,369 m <sup>2</sup> (ABOUT)	14,738 m <sup>2</sup> (ABOUT)	

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位 ..... 10 (Private Car)

Motorcycle Parking Spaces 電單車車位 .....

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 .....

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 .....

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 .....

Others (Please Specify) 其他 (請列明) .....

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位 .....

Coach Spaces 旅遊巴車位 .....

Light Goods Vehicle Spaces 輕型貨車車位 .....

Medium Goods Vehicle Spaces 中型貨車車位 ..... 3 (Medium Goods Vehicle)

Heavy Goods Vehicle Spaces 重型貨車車位 .....

Others (Please Specify) 其他 (請列明) ..... 6 (Container Vehicle)

Proposed operating hours 擬議營運時間 Monday to Saturday from 07:00 to 19:00. No operation on Sunday and public holiday .....																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <u>Accessible from Man Kam To Road via a local access</u> .....																															
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 16,256 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... not more than 2.5 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約																															
	No 否	<input type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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**(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas**  
**位於鄉郊地區或受規管地區臨時用途/發展的許可續期**

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

**7. Justifications 理由**

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Please refer to the planning statement.

**8. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.  
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

  
.....  
Matthew NG

Name in Block Letters  
姓名（請以正楷填寫）

Planning and Development Manager

Position (if applicable)  
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /  
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /  
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....

MRTPI, MPIO, CMPI

on behalf of  
代表

R-riches Property Consultants Limited 盈卓物業顧問有限公司

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）



Date 日期

23/5/2024

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：


- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及  
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

<b>Gist of Application 申請摘要</b>	
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 427 RP (Part), 427 S.D (Part), 427 S.E RP (Part), 433 (Part), 445 (Part), 446 (Part), 447 (Part), 458 S.B RP (Part), 462 (Part), 463, 464 (Part), 465 (Part), 466 (Part), 518 RP (Part), 520 RP (Part), 521 (Part), 522 (Part), 523 (Part), 524 (Part), 525 S.A, 525 RP, 526 (Part) in D.D. 89 and Adjoining GL, Man Kam To, New Territories
Site area 地盤面積	<div>  16,256 sq. m 平方米 <input checked="" type="checkbox"/> About 約  (includes Government land of 包括政府土地 80 sq. m 平方米 <input checked="" type="checkbox"/> About 約) </div>
Plan 圖則	Approved Fu Tei Au and Sha Ling Outline Zoning Plan No. S/NE-FTA/18
Zoning 地帶	"Agriculture" zone
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land



(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	14,738 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.91 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	<input type="checkbox"/> (Not more than 不多於) m 米
		N/A	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	16.5 (about)	<input type="checkbox"/> (Not more than 不多於) m 米
		2	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	45 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		10
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		10 (PC)
	Total no. of vehicle loading/unloading bays/lays 上落客貨車位／停車處總數		9
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) Container Vehicle _____ _____		3 (MGV)  6 (CV)

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Please refer the attached planning statement.		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

**SECTION 16 PLANNING APPLICATION**

**PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH  
ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND  
IN "AGRICULTURE" ZONE,**

**VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND,  
MAN KAM TO, NEW TERRITORIES**

**PLANNING STATEMENT**

Applicant

**Standard Billion Limited**

Consultancy Team

Planning Consultant: **R-riches Property Consultants Limited**

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## EXECUTIVE SUMMARY

- The applicant seeks planning permission from the Town Planning Board (the Board) under Section (S.) 16 of the Town Planning Ordinance (Cap. 131)(the Ordinance) to use *Various Lots in D.D. 89 and Adjoining Government Land (GL), Man Kam To, New Territories* (the Site) for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**'.
- The Site falls within an area zoned as "Agriculture" ("AGR") on the Approved Fu Tei Au and Sha Ling Outline Zoning Plan (OZP) No. S/NE-FTA/18. The Site occupies an area of 16,256 m<sup>2</sup> (about), including 80 m<sup>2</sup> (about) of Government Land (GL). A total of two 2-storey structures are proposed at the Site for warehouses (excluding dangerous goods godown), offices and washrooms with total GFA of 14,738 m<sup>2</sup> (about), the remaining area is reserved for vehicle parking and loading/unloading (L/UL) spaces and circulation area.
- The Site is accessible from Man Kam To Road via a local access. The operation hours of the proposed development are Monday to Saturday from 07:00 to 19:00. No operation on Sunday and public holiday.
- Justifications for the proposed development are as follows:
  - The applicant's original premises are affected by land resumption for the development of Hung Shui Kiu/Ha Tsuen (HSK/HT) New Development Area (NDA)
  - The applicant has spent effort in identifying suitable site for relocation.
  - The applied use is the same as the applicant's original premises.
  - No significant adverse impact is anticipated from the proposed development.
  - The proposed development is only on a temporary basis, approval of the application will not frustrate the long-term planning intention of the "AGR" zone.
- Details of development parameters are as follows:

<b>Application Site Area</b>	16,256 m <sup>2</sup> (about), incl. 80 m <sup>2</sup> (about) of GL
<b>Covered Area</b>	7,369 m <sup>2</sup> (about)
<b>Uncovered Area</b>	8,887 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.91 (about)
<b>Site Coverage</b>	45% (about)
<b>Number of Structure</b>	2
<b>Total GFA</b>	14,738 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	14,738 m <sup>2</sup> (about)
<b>Building Height</b>	16.5 m (about)
<b>No. of Storey</b>	2

行政摘要 (內文如與英文版本有任何差異，應以英文版本為準)

- 申請人現根據《城市規劃條例》(第 131 章)第 16 條，向城市規劃委員會提交有關新界文錦渡丈量約份第 89 約多個地段及毗鄰政府土地的規劃申請，於上述地點作「擬議臨時貨倉（危險品倉庫除外）連附屬設施（為期 3 年）及相關填土工程」。
- 申請地點所在的地區在《虎地坳及沙嶺分區計劃大綱核准圖編號 S/NE-FTA/18》上劃為「農業」用途地帶。申請地盤面積為 16,256 平方米（約），包括 80 平方米（約）的政府土地。申請地點將設有 2 座兩層高的構築物作貨倉（危險品倉庫除外）、辦公室及洗手間，構築物的總樓面面積合共為 14,738 平方米（約），其餘地方將預留作車輛上／落貨及停泊位及流轉空間。
- 申請地點可從文錦渡路經一條地區道路前往。擬議發展的作業時間為星期一至六上午七時至下午七時。星期日及公眾假期休息。
- 擬議發展的申請理據如下：
  - 申請人原來的經營處所受到洪水橋／厦村新發展區發展收地影響。
  - 申請人曾經致力尋找合適的搬遷地點。
  - 申請的用途與申請人先前受影響的發展場地用途一致。
  - 擬議發展不會對周邊地區帶來重大負面影響。
  - 擬議發展只屬臨時性質，批出規劃許可則不會影響「農業」用途地帶的長遠規劃意向。
- 擬議發展的詳情發展參數如下：

申請地盤面積：	16,256 平方米（約） （包括 80 平方米（約）的政府土地）
上蓋總面積：	7,369 平方米（約）
露天地方面積：	8,887 平方米（約）
地積比率：	0.91（約）
上蓋覆蓋率：	45%（約）
樓宇數目：	2 座
總樓面面積	14,738 平方米（約）
住用總樓面面積：	不適用
非住用總樓面面積：	14,738 平方米（約）
構築物高度：	16.5 米（約）
構築物層數：	2 層

## 1. INTRODUCTION

### *Background*

- 1.1 **R-riches Property Consultants Limited** has been commissioned by **Standard Billion Limited**<sup>1</sup> (the applicant) to make submission on their behalf to the Board under the S.16 of the Ordinance in respect to *Lots 427 RP (Part), 427 S.D (Part), 427 S.E RP (Part), 433 (Part), 445 (Part), 446 (Part), 447 (Part), 458 S.B RP (Part), 462 (Part), 463, 464 (Part), 465 (Part), 466 (Part), 518 RP (Part), 520 RP (Part), 521 (Part), 522 (Part), 523 (Part), 524 (Part), 525 S.A, 525 RP, 526 (Part) in D.D. 89 and Adjoining GL, Man Kam To, New Territories* (the Site)(**Plans 1 to 3**).
- 1.2 The applicant would like to use the Site for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**' (proposed development). The Site currently falls within an area zoned as "AGR" on the Approved Fu Tei Au and Sha Ling OZP No. S/NE-FTA/18 (**Plan 2**). According to the Notes of the OZP, the proposed use, i.e. '*warehouse (excluding dangerous goods godown)*' is not a column one nor two use within the "AGR" zone. Therefore, planning permission is required to be obtained from the Board by the applicant to facilitate the proposed development at the Site.
- 1.3 In support of the proposal, a set of indicative development plans and drawings are provided with the planning statement (**Plans 1 to 12** and **Appendices I to III**). Set of assessments to mitigate potential adverse impacts will be submitted, if required, at a later stage for the consideration of Government departments and members of the Board.

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<sup>1</sup> **Standard Billion Limited** (the applicant) is authorized by **Top Concept Logistics Limited** 佳宏物流有限公司 (the affected business operator) to facilitate the relocation of their existing business premises in Hung Shui Kiu. Details of the affected business operator are provided at **Appendix I**.

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## 2. JUSTIFICATIONS

*To facilitate the relocation of the applicant's business premises affected by the development of the HSK/HT NDA*

- 2.1 The current application is intended to facilitate the relocation of the applicant's affected business premises in HSK due to land resumption to pave way for the development of the HSK/HT NDA (**Plans 4 to 6**). The affected business premises (i.e. Various Lots in D.D. 125) have been occupied by 'storage' use since the early-1990s. Until the mid-2000s, there was a significant demand for local warehouses due to the proliferation of e-commerce. As the original premises had been storing goods in an unorganized and exposed manner since the 1990s, the premises were later transformed into a warehouse in the 2000s in order to increase efficiency and alleviate the pressing demand for the local warehousing and logistics industry.
- 2.2 The affected premises currently fall within an area zoned as "Other Specified Uses" Annotated "Port Back-Up, Storage and Workshop Uses" ("OU(PBUSW)"), "Other Specified Uses" Annotated "Logistics Facility(1)" ("OU(LF1)") and "Other Specified Uses" Annotated "Logistics Facility" ("OU(LF)") on the Approved HSK/HT OZP No. S/HSK/2 (**Plan 5**). According to the implementation programme for the development of HSK/HT NDA, the applicant's original premises fall within sites under the 'Second Phase Development' and 'Remaining Phase Development' (**Plan 6**). As land where the premises will be developed for port back-up and logistics related uses upon the completion of the HSK/HT NDA, the concerned parcel of land will be resumed and reverted to the Government in 2024. Therefore, the applicant desperately needs to identify a suitable site for relocation to continue its business operation.

*Applicant's effort in identifying suitable site for relocation*

- 2.3 While the applicant has spent effort to relocate their premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable due to various issues such as land use incompatibility, environmental concerns, land ownership, accessibility or the site area being too small (**Appendix II** and **Plan 7**). After a lengthy site search process, the Site was identified for relocation as it is relatively flat and easily accessible from Man Kam To Road via a local access (**Plan 1**).

*Applied Use Is the Same as the Affected Business in HSK*

- 2.4 The proposed development involves the operation of warehouse (excluding dangerous goods godown) with ancillary facilities to support the daily operation of the Site. The applied use is also the same as the affected business premises in HSK. The area of the Site (i.e. about 16,256 m<sup>2</sup>, -11%) and GFA (i.e. about 14,738 m<sup>2</sup>, +9%) are similar to the original premises, details of the original premises are shown at **Table 1** below:

**Table 1:** Differences between the Original Premises and The Site

	<b>Original Premises (a)</b>	<b>The Site (b)</b>	<b>Difference (a) – (b)</b>
Site Area	18,279 m <sup>2</sup>	16,256 m <sup>2</sup>	-2,023 m <sup>2</sup> , -11%
Covered Area	13,533 m <sup>2</sup>	7,369 m <sup>2</sup>	-6,164 m <sup>2</sup> , -46%
GFA	13,533 m <sup>2</sup>	14,738 m <sup>2</sup>	+1,205 m <sup>2</sup> , +9%

- 2.5 A significant portion of the Site (*i.e* 8,887 m<sup>2</sup>, 55%) is uncovered and designated for manoeuvring and parking of vehicles, in order to support the daily operation of the Site. According to the applicant, the original premises currently lack adequate circulation space, resulting in prolonged waiting times for vehicles for L/UL of goods. Therefore, a substantial amount of circulation space is reserved at the Site in order to increase the Site's overall efficiency, as well as to minimise the potential adverse traffic impact to the surrounding road network.

*Approval of the application would not frustrate the long-term planning intention of the "AGR" zone*

- 2.6 Although the Site falls within area zoned as "AGR" on the Approved Fu Tei Au and Sha Ling OZP No. S/NE-FTA/18, the Site is currently vacant with no active agricultural activity. Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "AGR" zone and would better utilize deserted land in the New Territories.
- 2.7 Despite the fact that the proposed development is not in line with planning intention of the "AGR" zone, the special background of the application should be considered on its individual merit, which approval of the current application would therefore not set an undesirable precedent for the "AGR" zone.

*The proposed development is not incompatible with surrounding land use*

- 2.8 The surrounding areas of the Site are considered to be in semi-rural character and are predominately occupied by sites occupied by temporary structures for logistics centres, open storage yards and vacant land, the proposed development is therefore considered not incompatible with surrounding land uses. Upon approval of the planning application, the applicant will make effort in complying with approval conditions related to fire services and drainage aspects, to minimize potential adverse impact arisen from the proposed development.

### **3. SITE CONTEXT**

#### *Site Location*

- 3.1 The Site is located approximately 10 m west of Man Kam To Road; 2 km west of Man Kam To Boundary Control Point; 3.1 km north of Sheung Shui MTR Station; 5.5 km southwest of Heung Yuen Wai Boundary Control Point; 9.5 km east of Lok Ma Chau Boundary Control Point; and 27.7 km northeast of the original premises in HSK (**Plan 1**).

#### *Accessibility*

- 3.2 The Site is accessible from Man Kam To Road via a local access (**Plan 1**).

#### *Existing Site Condition*

- 3.3 The Site is currently vacant and unfenced. The Site is generally flat and majority of the Site is covered vegetation (**Plans 1, 3 and 8**).

#### *Surrounding Area*

- 3.4 The Site is mainly surrounded by vacant land, woodland, public roads and temporary structures (**Plans 1, 3 and 8**).
- 3.5 To its immediate north are woodland and Sha Ling Playground. To its further north are Lo Wu Station Road and the application site of an approved S.16 planning application (No. A/NE-FTA/220) for 'Temporary Cold Storage for Poultry and Distribution Centre'.
- 3.6 To its immediate east is the Dongjiang Water pipelines. To its further east across the pipelines are Man Kam To Road, land covered by vegetation and some temporary structures for workshop and warehouse uses.
- 3.7 To its immediate south are some land covered by vegetation. To its further south are sites occupied by temporary structures for logistics centre (i.e. the application site of the approved S.16 planning application No. A/NE-FTA/199) for 'Temporary Cargo Handling and Forwarding Facility (Logistics Centre)' and warehouse, land covered by vegetation and woodland.
- 3.8 To its immediate west are land covered by vegetation and woodland. To its further west are some structures for domestic use, Lo Wu Station Road and Sandy Ridge Um Cemetery.

#### **4. PLANNING CONTEXT**

##### *Zoning of the Application Site*

- 4.1 The Site falls within an area zoned as "AGR" on the Approved Fu Tei Au and Sha Ling OZP No. S/NE-FTA/18 (**Plan 2**). According to the Notes of the OZP, 'warehouse (excluding dangerous goods godown)' use is not a column 1 nor column 2 use within the "AGR" zone, which requires permission from the Board.

##### *Planning Intention*

- 4.2 This planning intention of the subject "AGR" zone is *intended to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.*

##### *Filling of Land Restrictions*

- 4.3 According to the Remarks of the subject "AGR" zone, any ***filling of land***, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Tai Tong OZP No. S/YL-TT/12 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

##### *Previous Application*

- 4.4 There is no previous approved S.16 application in respect of the Site.

##### *Similar Application*

- 4.5 There is no approved S.16 planning application for 'warehouse' use within the "AGR" zone. However, similar application (No. A/NE-FTA/199) for 'Temporary Cargo Handling and Forwarding Facility (Logistics Centre)' was approved by the Board on a temporary basis of 3 years in 2021.

##### *Land Status of the Application Site*

- 4.6 The Site falls mostly on private lots, i.e. Lots 427 RP (Part), 427 S.D (Part), 427 S.E RP (Part), 433 (Part), 445 (Part), 446 (Part), 447 (Part), 458 S.B RP (Part), 462 (Part), 463, 464 (Part), 465 (Part), 466 (Part), 518 RP (Part), 520 RP (Part), 521 (Part), 522 (Part), 523 (Part), 524 (Part), 525 S.A, 525 RP, 526 (Part) in D.D. 89 with total land area of 16,176 m<sup>2</sup> (about) of Old Schedule Lots held under the Block Government Lease (**Plan**

- 3). The remaining area, i.e. 80 m<sup>2</sup> (about) falls on GL (**Plan 3**).
- 4.7 Since there is the restriction that no structure is allowed to be erected without the prior approval of the Government, the applicant will submit Short Term Waiver (STW) and Short Term Tenancy (STT) applications to the Lands Department to make way for erection of the proposed structures and occupation of GL at the Site respectively after planning approval has been obtained from the Board. No structure is proposed for domestic use.

## 5. DEVELOPMENT PROPOSAL

### Development Details

- 5.1 The site consists of an area of 16,256 m<sup>2</sup> (about), including 80 m<sup>2</sup> of GL. Details of development parameters are shown at **Table 2** below.

**Table 2:** Development Parameters of the Proposed Development

<b>Application Site Area</b>	16,256 m <sup>2</sup> (about), incl. 80 m <sup>2</sup> (about) of GL
<b>Covered Area</b>	7,369 m <sup>2</sup> (about)
<b>Uncovered Area</b>	8,887 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.91 (about)
<b>Site Coverage</b>	45% (about)
<b>Number of Structure</b>	2
<b>Total GFA</b>	14,738 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	14,738 m <sup>2</sup> (about)
<b>Building Height</b>	16.5 m (about)
<b>No. of Storey</b>	2

- 5.2 A total of two 2-storey structures are proposed at the Site for warehouses (excluding dangerous goods godown), offices and washrooms with total GFA of 14,738 m<sup>2</sup> (about), the remaining area is reserved for parking and L/UL spaces and circulation area (**Plan 9**). Details of structures are shown at **Table 3** below:

**Table 3:** Details of Proposed Structures

Structure	Use	Covered Area	GFA	Building Height
B1	Warehouses (excluding D.G.G.), Site Offices and Washrooms	5,950 m <sup>2</sup>	11,900 m <sup>2</sup>	16.5 m (2-storey)
B2		1,419 m <sup>2</sup>	2,838m <sup>2</sup>	
Total		7,369 m <sup>2</sup> (about)	14,738 m <sup>2</sup> (about)	-

\*D.G.G. – Dangerous Goods Godown

### Filling of Land at the Site

- 5.3 The Site is proposed to be filled wholly with concrete (of not more than 2.5 m in depth) for site formation of structures, parking, L/UL spaces and circulation area (**Plan 10**). As the Site currently consists of soiled ground, concrete site formation is required to provide a relatively flat surface for erection of structures and circulation purpose.

Therefore, the proposed filling of land at the Site is considered necessary and that has been kept to minimal to meet the operational needs of the proposed development. The applicant will reinstate the Site to an amenity area after the planning approval period.

#### Operation Mode

- 5.4 The Site will be used as warehouse (excluding dangerous goods godown) for storage of miscellaneous goods, including but not limited to packaged food, package beverage, apparel, footwear, electronic goods, etc.. The operation hours of the proposed development are Monday to Saturday from 07:00 to 19:00. No operation on Sunday and public holiday.
- 5.5 It is estimated that the Site would be able to accommodate not more than 30 staff. The ancillary facilities (i.e. office, washroom etc.) is intended to provide indoor workspace for administrative staff to support the daily operation of the Site. As no shopfront is proposed at the Site, visitor is not anticipated at the Site.

#### Minimal Traffic Impact

- 5.6 The Site is accessible from Man Kam To Road via a local access (**Plan 1**). One 10 m (about) wide ingress/egress is provided at northeastern part of the Site (**Plan 9**). A total of 19 parking and L/UL spaces are provided at the Site, details of spaces are provided at **Table 4** below:

**Table 4:** Parking and L/UL Provisions

Type of Parking Space:	Number of Space
Private Car (PC) Parking Space - 2.5 m (W) X 5 m (L)	10
Type of L/UL Space:	Number of Space
L/UL Space for Medium Goods Vehicle (MGV) - 3.5 m (W) X 11 m (L)	3
L/UL Space for Container Vehicle (CV) - 3.5 m (W) X 16 m (L)	6

- 5.7 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will be allowed to queue back to or reverse onto/from the Site to the public road (**Plans 11 and 12**). Staff is deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicle to enhance pedestrian safety. The breakdown of estimated trip generation and attraction of proposed development at AM and PM peak hours are provided at **Table 5** below:



**Table 5: Trip Generation and Attraction of the Proposed Development**

Time Period	Trip Generation and Attraction						
	PC		MGV		CV		2-Way
	In	Out	In	Out	In	Out	Total
Trips at <u>AM</u> peak per hour (07:30 – 08:30)	7	1	2	0	3	0	13
Trips at <u>PM</u> peak per hour (16:30 – 17:30)	1	4	1	4	2	3	15
Traffic trip per hour (average)	1	1	2	2	2	2	10

- 5.8 As the number of vehicular trips generated and attracted by the proposed development are minimal, adverse traffic impact to the surrounding road network should not be anticipated.

#### *Minimal Environmental Impact*

- 5.9 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. The applicant will also comply with all environmental protection / pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period.
- 5.10 During the construction stage, the applicant will follow the good practices stated in Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PNs) 1/94 to minimize the impact on the nearby watercourse water quality. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be maintained, and the deposited silt and grit will be removed on a regular basis, at the start and end of each rainstorm, to ensure that these facilities are always operational.
- 5.11 During the operation of the proposed development, the major source of wastewater will be sewage from toilets generated by staff. The applicant will implement good practices under ProPECC PN 1/23 when designing on-site drainage system with the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly, and the location of portable toilets are located away from the watercourse in the vicinity.

- 5.12 2.5m high solid metal wall will be erected along the site boundary by the applicant to minimize noise nuisance to the surrounding area. The boundary wall will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on boundary wall. In addition, maintenance will be conducted by the applicant on a regular basis.

*Minimal Landscape Impact*

- 5.13 No old and valuable tree or protected species has been identified at the Site. Due to proposed hard-paving works for circulation purpose, majority of the Site area will be disturbed. The remaining area will be affected by the erection of structures; consequently, all existing trees will be affected, and it is not proposed to retain any of the existing trees at the Site.

*Minimal Drainage Impact*

- 5.14 The applicant will submit a drainage proposal to mitigate potential drainage impact generated from the proposed development after planning approval has been granted from the Board. The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by Drainage Services Department/the Board.

*Fire Safety Aspect*

- 5.15 The applicant will submit a fire service installations (FSIs) proposal to enhance fire safety of the Site. The applicant will implement the proposed FSIs at the Site once the proposal is accepted by Fire Services Department/the Board.

## 6. CONCLUSION

- 6.1 The current application is intended to facilitate the relocation of the applicant's business premises in HSK, which will be affected by the development of HSK/HT NDA (**Plans 4 to 6**). Whilst the applicant attempted to relocate their premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable (**Appendix II and Plan 7**). Since the applied use is the same as the affected business premises, approval of the application could facilitate relocation prior to land resumption, thereby minimizing the impact on the HSK/HT NDA implementation program.
- 6.2 Although the Site is not in line with the long-term planning intention of the "AGR" zone, there is no active agricultural activity within the Site, which approval of the application on a temporary basis would better utilize deserted land in the New Territories. Furthermore, the application site of the approved S.16 planning application (No. A/NE-FTA/199) for '*Cargo Handling and Forwarding Facility (Logistics Centre)*' is located approximately 80 m south of the Site. As the current application is in similar nature, approval of the current application is in line with the Board's previous decisions.
- 6.3 The Site is surrounded by vacant land, sites occupied by temporary structures for various uses and closely connected to nearby public road network; the proposed development is considered not incompatible with surroundings. Given that the application's special background is to facilitate the development of the HSK/HT NDA, approval of the current application would not set an undesirable precedent within the "AGR" zone and should be considered on its own merits.
- 6.4 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage, FSIs proposals etc. to mitigate any adverse impact arising from the proposed development. The applicant will also strictly follow the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers.
- 6.5 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**'.

**R-riches Property Consultants Limited**  
**May 2024**

## **APPENDICES**

<b>Appendix I</b>	Details of the Affected Business Premises
<b>Appendix II</b>	Details of Alternative Sites for Relocation

## **Appendix I**

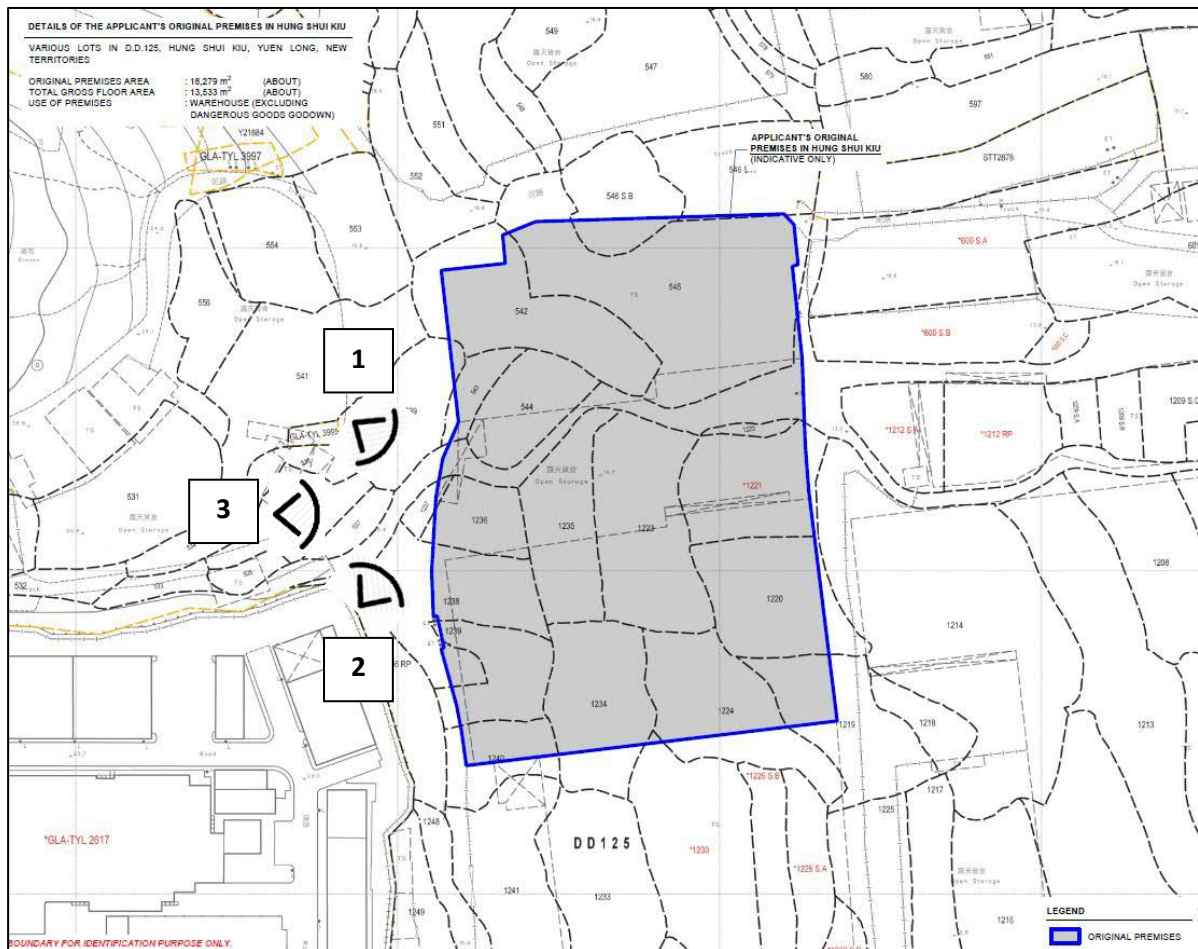
### **Details of the Affected Business Premises**

## Appendix I – Details of the Affected Business Premises

Company Name: **Top Concept Logistics Limited 佳宏物流有限公司**  
(authorised Standard Billion Limited as applicant of the current application)

### Details of Business Premises

Location: Various Lots in D.D. 125, Hung Shui Kiu, Yuen Long, New Territories  
Use of Premises: Warehouse with Ancillary Facilities









3



## **Appendix II**

### **Details of Alternative Sites for Relocation**

**Appendix II – Alternative Sites for the Relocation of the Applicant’s Original Premises in Hung Shui Kiu, Yuen Long**

Alternative Site / Application Site	Site 1	Site 2	Site 3	Site 4	Site 5	Application Site
<b>Location</b>	Various Lots in D.D. 93, Ma Tso Lung, New Territories	Various Lots in D.D. 99, Chau Tau, New Territories	Various Lots in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories	Various Lots in D.D. 130, Lam Tei, Tuen Mun, New Territories	Various Lots in D.D. 135, Pak Nai, Yuen Long, New Territories	Various Lots in D.D.89 and Adjoining GL, Man Kam To, New Territories,
<b>Site Area</b>	30,190 m <sup>2</sup> (about)	4,242m <sup>2</sup> (about)	3,930 m <sup>2</sup> (about)	7,130 m <sup>2</sup> (about)	13,320 m <sup>2</sup> (about)	16,256 m <sup>2</sup> (about)
<b>Accessibility</b>	Accessible from Ma Tso Lung Road via a local access	Accessible from Lok Ma Chau Road via a local access	Accessible from Wang Ping Shan South Road via a local access	Accessible from Fuk Hang Tsuen Road via a local access	Accessible from Nim Wan Road via a local access	Accessible from Man Kam To Road via a local access
<b>Distance from Original Premises</b>	24.6 km (about) from the original premises	20.7km (about) from the original premises	17.1km (about) from the original premises	6.9 km (about) from the original premises	9.7 km (about) from the original premises	27.7 km (about) from the original premises
<b>Outline Zoning Plan</b>	Approved Ma Tso Lung and Hoo Hok Wai OZP No. S/NE-MTL/3	Draft San Tin Technopole OZP No. S/STT/1	Draft Ngau Tam Mei OZP No. S/YL-NTM/13	Approved Lam Tei and Yick Yuen OZP No. S/TM-LTY/12	Approved Sheung Pak Nai and Ha Pak Nai OZP No. S/YL-PN/9	Approved Fu Tei Au and Sha Ling OZP No. S/NE-FTA/18
<b>Zoning</b>	"Conservation Area (1)"	"Other Specified Uses" Annotated "Innovation Technology"	"Comprehensive Development Area"	"Comprehensive Development Area"	"Coastal Protection Area"	"Agriculture"
<b>Existing Condition</b>	Mostly vacant, covered by vegetation and occupied by fishpond.	Generally flat, partially covered by vegetation and occupied by vacant temporary structures	Hard paved and occupied by temporary structures	Hard paved and occupied by temporary structures	Occupied by temporary structures and fishponds	Vacant and generally flat and majority of the Site is covered vegetation
<b>Surrounding Area</b>	Surrounded by vegetation, pond, some GIC uses and residential use	Surrounded by vehicle park, temporary structures for storage, workshop and agricultural uses; and vacant land covered by vegetation and hard-paving	Surrounded by vehicle repair workshop, holiday camp site, and residential use	Surrounded by warehouse, workshop, logistic centre and land covered by residential use	Surrounded by fishpond and some temporary structures	Surrounded by vacant land, woodland, public roads and temporary structures
<b>Suitability for Relocation</b>	<u>Not suitable</u> for relocation <ul style="list-style-type: none"> <li>- 65% <u>larger</u> than the original premises</li> <li>- Within the closed area</li> <li>- Falls within the "Conservation Area" zone</li> <li>- Tenancy for portion of the site is not feasible</li> <li>- Not compatible with the surrounding area</li> </ul>	<u>Suitable</u> for relocation: <ul style="list-style-type: none"> <li>- 77% <u>smaller</u> than the original premises</li> <li>- No active agricultural activities</li> <li>- Not incompatible with the surrounding area</li> </ul>	<u>Not suitable</u> for relocation <ul style="list-style-type: none"> <li>- 79% <u>smaller</u> than the original premises</li> <li>- Tree felling is required</li> <li>- Nearby residential development</li> <li>- Not compatible with the surrounding area</li> </ul>	<u>Not suitable</u> for relocation <ul style="list-style-type: none"> <li>- 61% <u>smaller</u> than the original premises</li> <li>- Not compatible with the surrounding area</li> <li>- Tenancy for portion of the site is not feasible</li> </ul>	<u>Not suitable</u> for relocation <ul style="list-style-type: none"> <li>- 27% <u>smaller</u> than the original premises</li> <li>- Falls within the "Coastal Protection Area" zone</li> <li>- Active agricultural activities</li> <li>- Not compatible with the surrounding area</li> </ul>	<u>Comparatively Suitable</u> for relocation: <ul style="list-style-type: none"> <li>- In close vicinity of Man Kam To Road and Man Kam To Road Boundary Control Point</li> <li>- Relatively flat and mostly vacant</li> <li>- No active agricultural activity</li> </ul>

## **LIST OF PLANS**

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Plan showing the Zoning of the Application Site
<b>Plan 3</b>	Plan showing the Land Status of the Application Site
<b>Plan 4</b>	Affected Premises – Location
<b>Plan 5</b>	Affected Premises – Zoning and Existing Use
<b>Plan 6</b>	Affected Premises – Hung Shui Kiu / Ha Tsuen New Development Area Implementation Phasing
<b>Plan 7</b>	Plan showing the Locations of Alternative Sites for Relocation
<b>Plan 8</b>	Aerial Photo of the Application Site
<b>Plan 9</b>	Layout Plan
<b>Plan 10</b>	Proposed Filling of Land at the Application Site
<b>Plan 11</b>	Swept Path Analysis (Container Vehicle)
<b>Plan 12</b>	Swept Path Analysis (Medium Goods Vehicle)

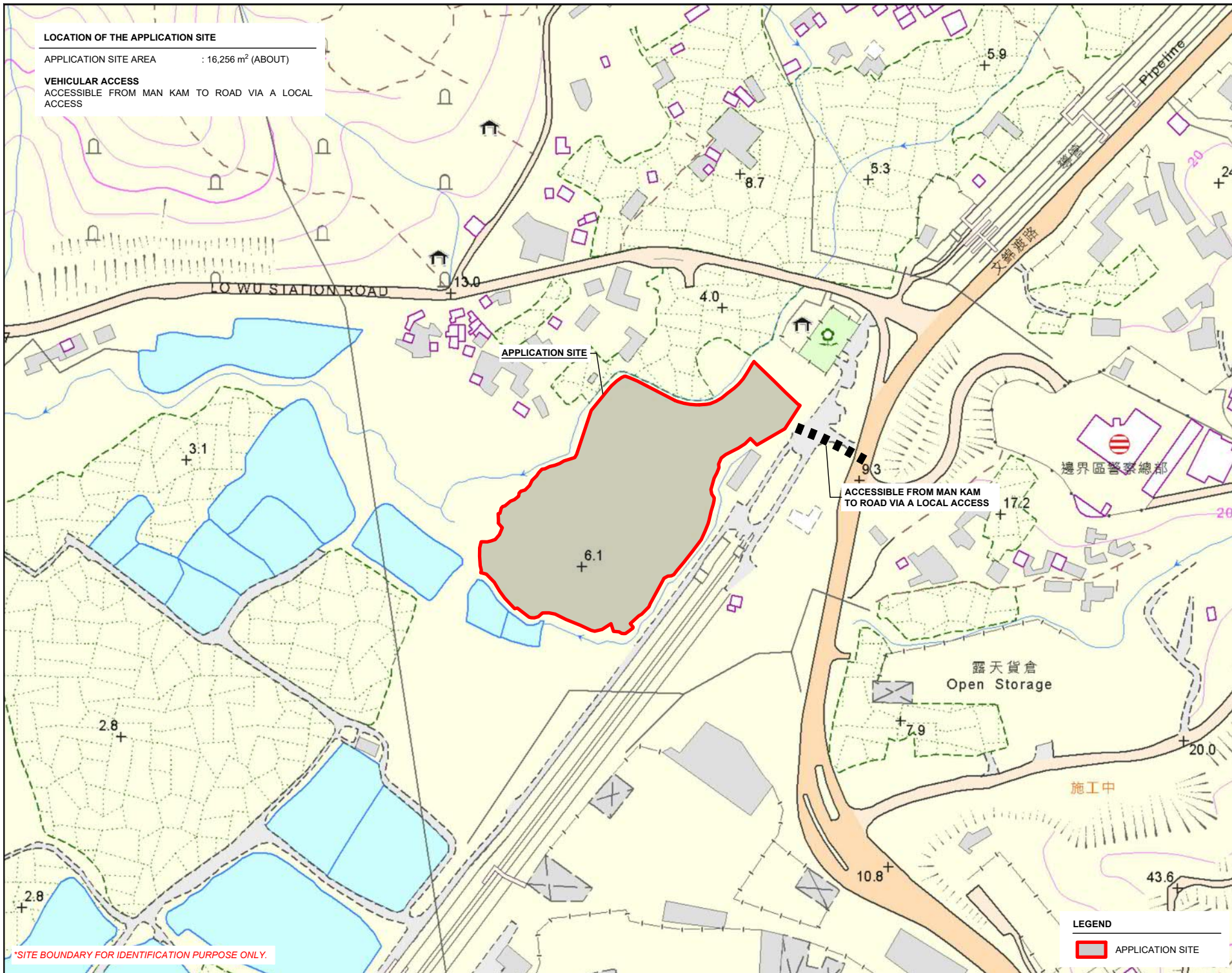
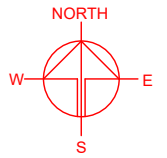


# LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 16,256 m<sup>2</sup> (ABOUT)

## VEHICULAR ACCESS

ACCESSIBLE FROM MAN KAM TO ROAD VIA A LOCAL ACCESS



PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D.89 AND ADJOINING GOVERNMENT LAND, MAN KAM TO, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

17.5.2024

REVISED BY

DATE

APPROVED BY

DATE

## LEGEND

APPLICATION SITE

DWG. TITLE

LOCATION PLAN

DWG NO.

PLAN 1

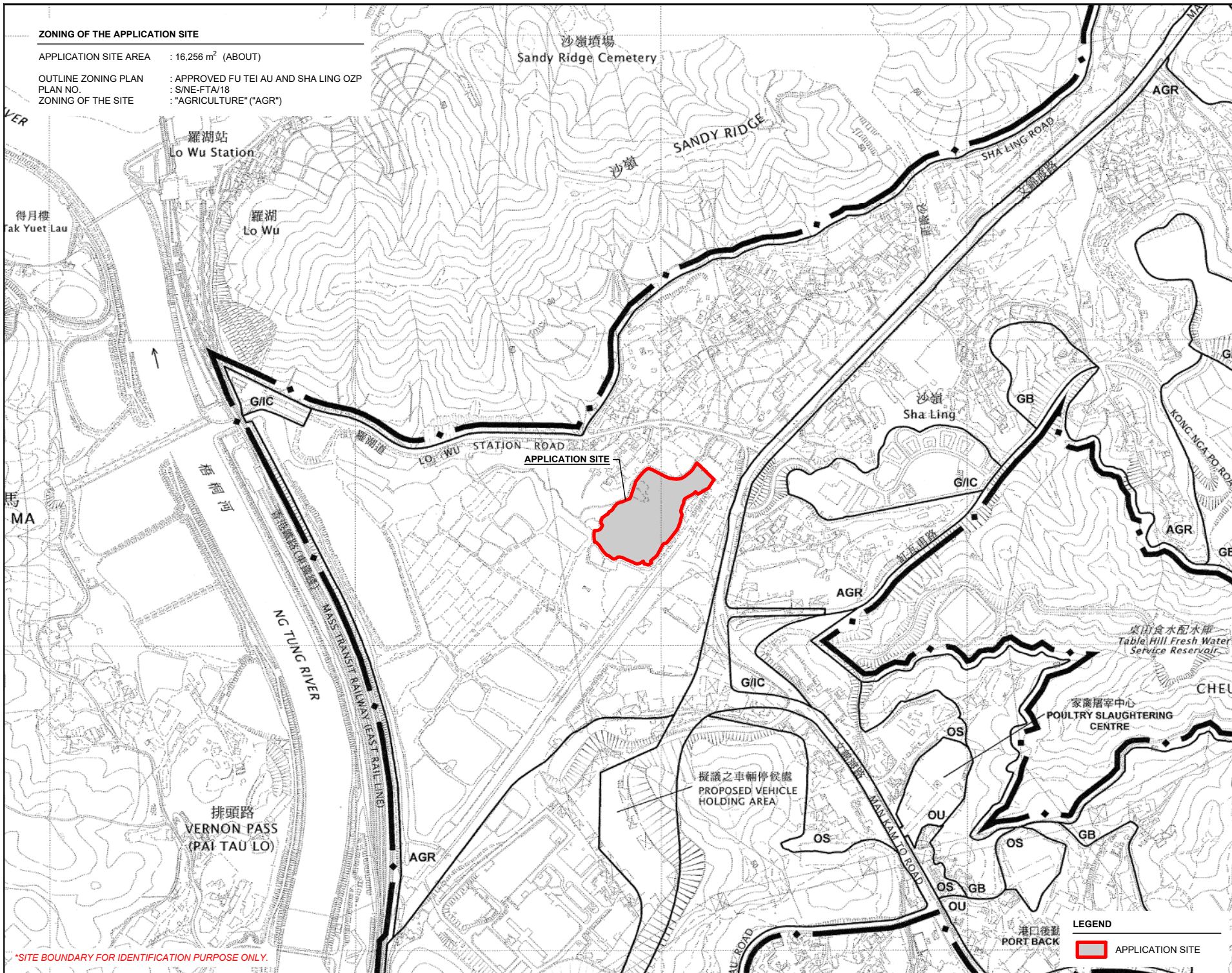
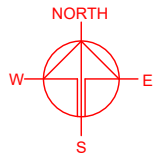
VER.

001



# ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 16,256 m<sup>2</sup> (ABOUT)  
OUTLINE ZONING PLAN : APPROVED FU TEI AU AND SHA LING OZP  
PLAN NO. : S/NE-FTA/18  
ZONING OF THE SITE : "AGRICULTURE" ("AGR")



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D.89 AND ADJOINING GOVERNMENT LAND, MAN KAM TO, NEW TERRITORIES

SCALE

1 : 8000 @ A4

DRAWN BY

MN

DATE

17.5.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING OF THE SITE

DWG. NO.

PLAN 2

VER.

001

LEGEND

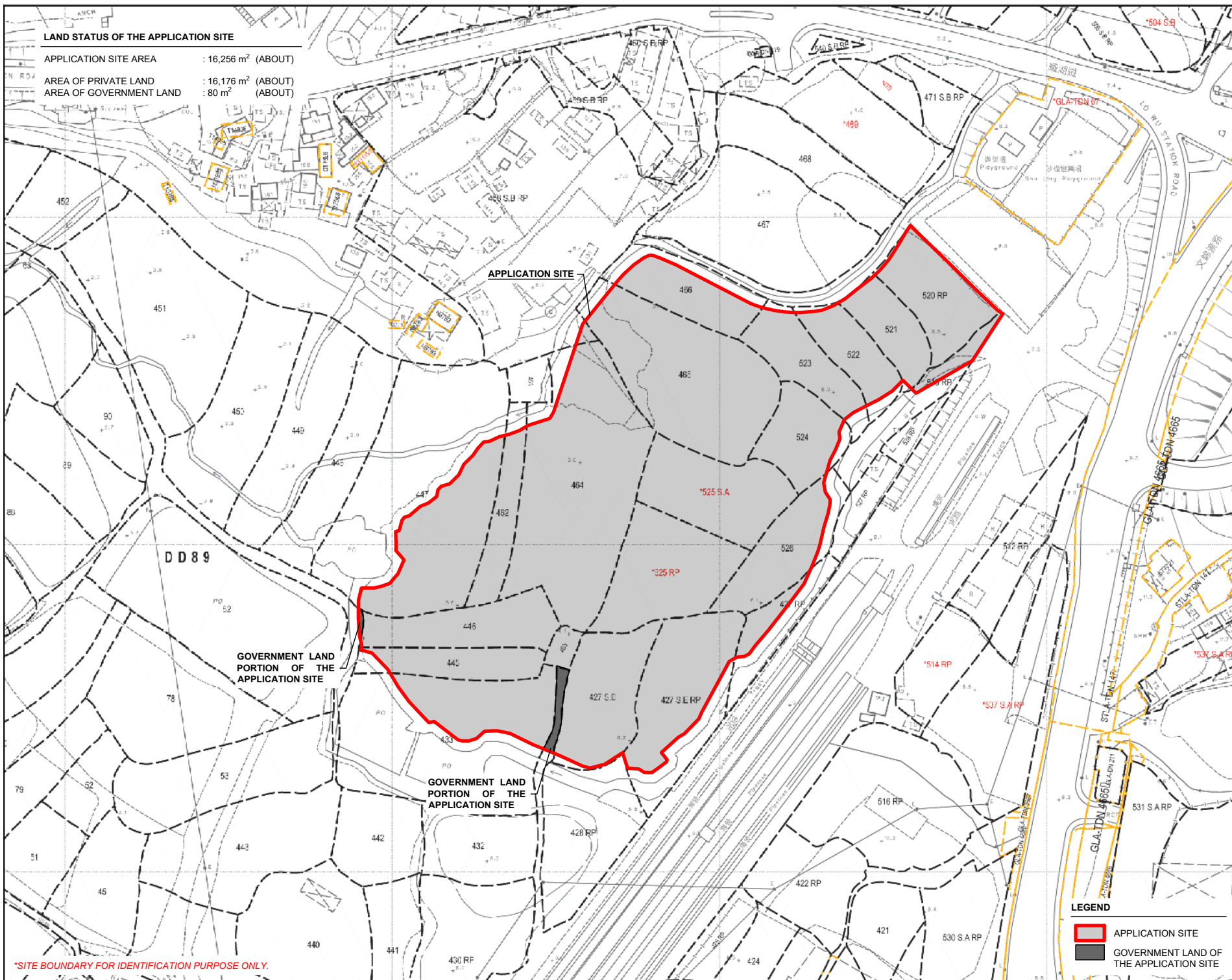
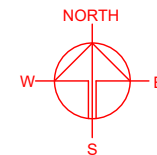


APPLICATION SITE



# LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 16,256 m<sup>2</sup> (ABOUT)  
 AREA OF PRIVATE LAND : 16,176 m<sup>2</sup> (ABOUT)  
 AREA OF GOVERNMENT LAND : 80 m<sup>2</sup> (ABOUT)



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

**LEGEND**

APPLICATION SITE

GOVERNMENT LAND OF THE APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D.89 AND ADJOINING GOVERNMENT LAND, MAN KAM TO, NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY

MN

DATE

17.5.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.

PLAN 3

VER.

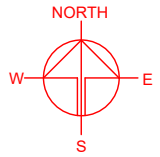
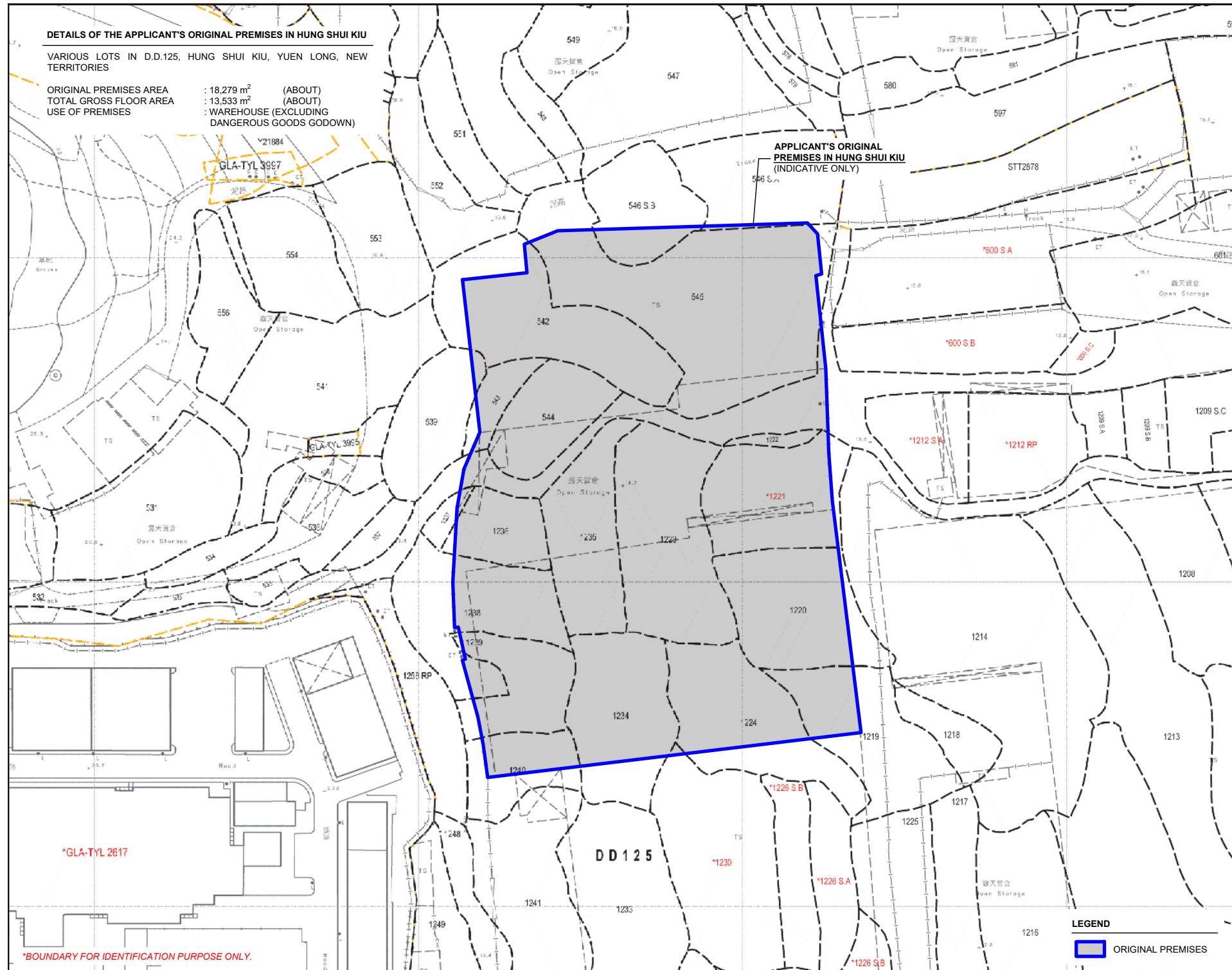
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# DETAILS OF THE APPLICANT'S ORIGINAL PREMISES IN HUNG SHUI KIU

VARIOUS LOTS IN D.D.125, HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES

ORIGINAL PREMISES AREA : 18,279 m<sup>2</sup> (ABOUT)  
 TOTAL GROSS FLOOR AREA : 13,533 m<sup>2</sup> (ABOUT)  
 USE OF PREMISES : WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN)



APPLICANT'S ORIGINAL PREMISES IN HUNG SHUI KIU (INDICATIVE ONLY)

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D.89 AND ADJOINING GOVERNMENT LAND, MAN KAM TO, NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY

MN

DATE

17.5.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

OP (LOCATION PLAN)

DWG NO.

PLAN 4

VER.

001

LEGEND

ORIGINAL PREMISES

\*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

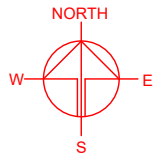
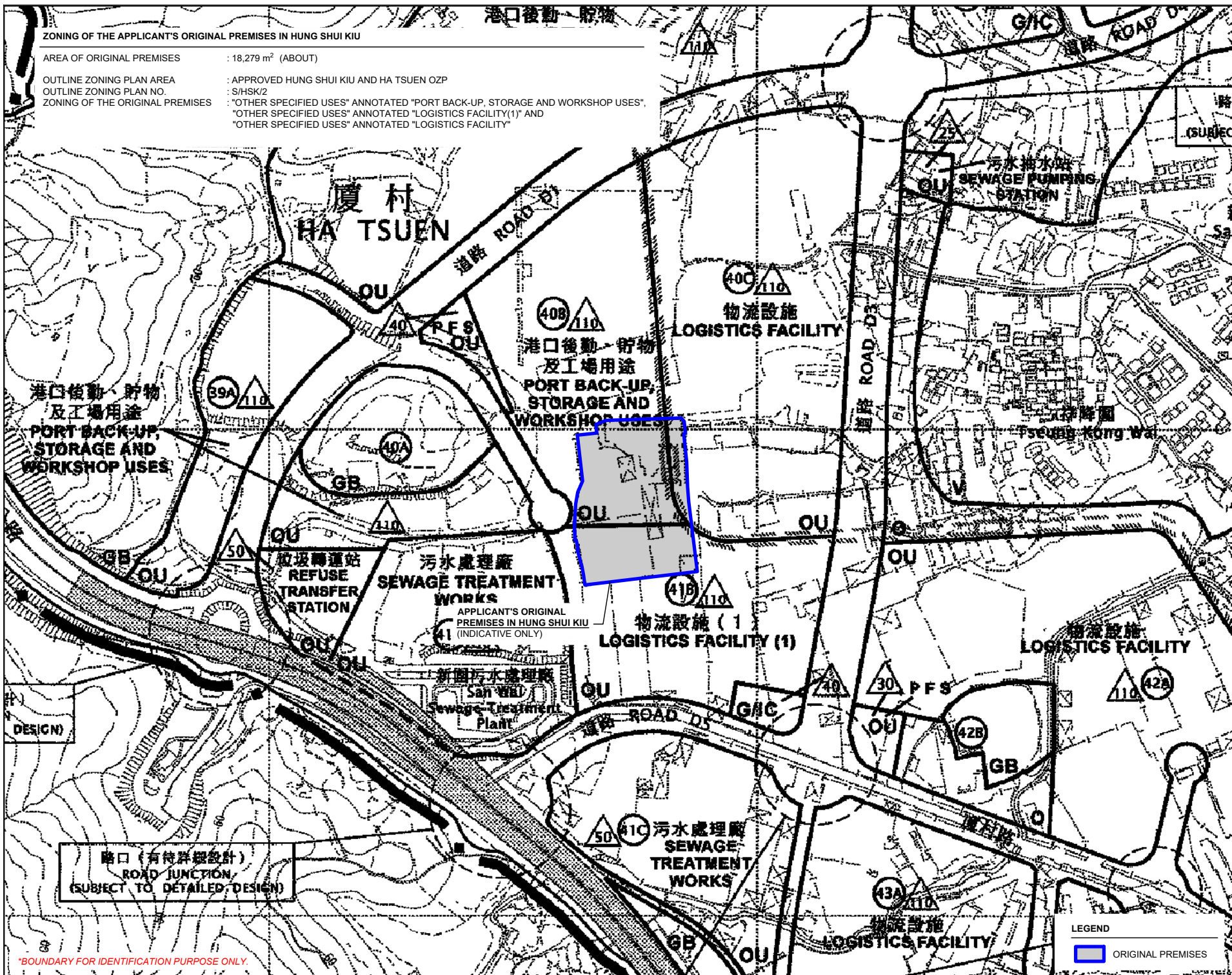
# ZONING OF THE APPLICANT'S ORIGINAL PREMISES IN HUNG SHUI KIU

AREA OF ORIGINAL PREMISES : 18,279 m<sup>2</sup> (ABOUT)

OUTLINE ZONING PLAN AREA : APPROVED HUNG SHUI KIU AND HA TSUEN OZP

OUTLINE ZONING PLAN NO. : S/HSK/2

ZONING OF THE ORIGINAL PREMISES : "OTHER SPECIFIED USES" ANNOTATED "PORT BACK-UP, STORAGE AND WORKSHOP USES",  
"OTHER SPECIFIED USES" ANNOTATED "LOGISTICS FACILITY(1)" AND  
"OTHER SPECIFIED USES" ANNOTATED "LOGISTICS FACILITY"



PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D.89 AND ADJOINING GOVERNMENT LAND, MAN KAM TO, NEW TERRITORIES

SCALE

1: 5000 @ A4

DRAWN BY

MN

DATE

17.5.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

OP (ZONING PLAN)

DWG. NO.

PLAN 5

VER.

001

LEGEND

ORIGINAL PREMISES



PHASING OF DEVELOPMENT OF HUNG SHUI KIU / HA TSUEN NEW DEVELOPMENT AREA

AREA OF ORIGINAL PREMISES : 18,279 m<sup>2</sup> (ABOUT)

PHASING OF DEVELOPMENT : SECOND PHASE DEVELOPMENT AND  
REMAINING PHASE DEVELOPMENT

圖例 LEGEND

- 洪水橋 / 厦村新發展區界線  
BOUNDARY OF HUNG SHUI KIU / HA TSUEN  
NEW DEVELOPMENT AREA
- 第一期發展  
FIRST PHASE DEVELOPMENT
- 第二期發展 \*  
SECOND PHASE DEVELOPMENT \*
- 餘下發展 \*  
REMAINING PHASE DEVELOPMENT \*

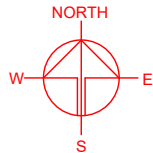
\* 工程範圍會在詳細設計中再作檢討。  
PROPOSED WORKS SCOPE WILL BE REVIEWED  
IN THE DETAILED DESIGN.

APPLICANT'S ORIGINAL  
PREMISES IN HUNG SHUI KIU  
(INDICATIVE ONLY)

圖例 LEGEND

- 洪水橋 / 厦村新發展區界線  
BOUNDARY OF HUNG SHUI KIU / HA TSUEN  
NEW DEVELOPMENT AREA
- 第一期發展  
FIRST PHASE DEVELOPMENT
- 第二期發展 \*  
SECOND PHASE DEVELOPMENT \*
- 餘下發展 \*  
REMAINING PHASE DEVELOPMENT \*

\* 工程範圍會在詳細設計中再作檢討。  
PROPOSED WORKS SCOPE WILL BE REVIEWED  
IN THE DETAILED DESIGN.



PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D.89 AND ADJOINING GOVERNMENT LAND, MAN KAM TO, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

17.5.2024

CHECKED BY

DATE

APPROVED BY

DATE

LEGEND

- ORIGINAL PREMISES

\*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

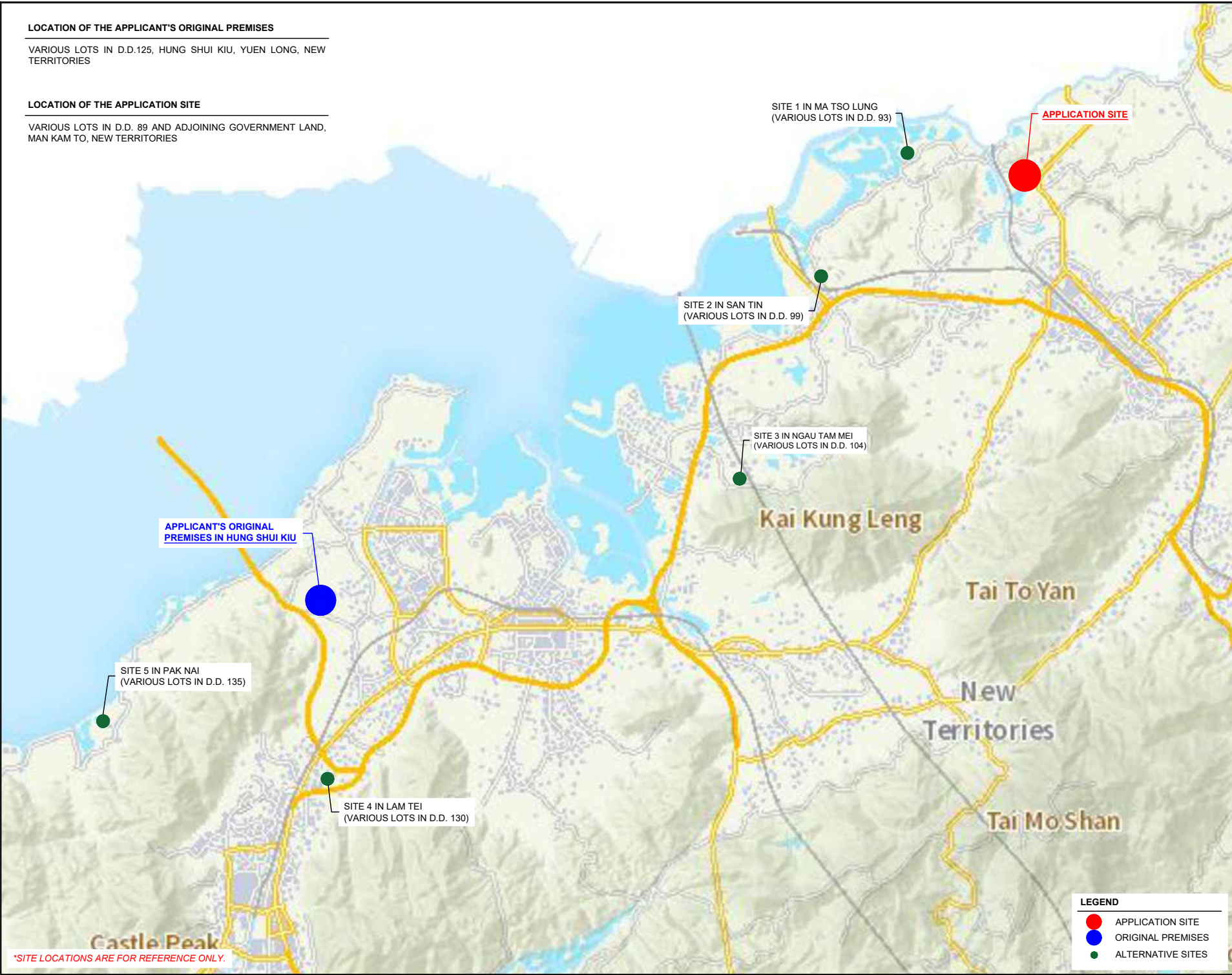
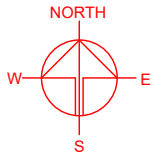


LOCATION OF THE APPLICANT'S ORIGINAL PREMISES

VARIOUS LOTS IN D.D.125, HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES

LOCATION OF THE APPLICATION SITE

VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, MAN KAM TO, NEW TERRITORIES



PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D.89 AND ADJOINING GOVERNMENT LAND, MAN KAM TO, NEW TERRITORIES

SCALE

INDICATIVE ONLY

DRAWN BY MN DATE 17.5.2024

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE

ALTERNATIVE SITES

DWG NO. PLAN 7 VER. 001



EXISTING CONDITION OF THE APPLICATION SITE

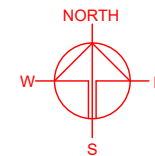
APPLICATION SITE AREA : 16,256 m<sup>2</sup> (ABOUT)

SOURCE OF AERIAL PHOTO : TPB STATUTORY PLANNING PORTAL 3  
MAP INFORMATION : LANDS DEPARTMENT

and Environmental  
Department Sandy  
Ridge Cemetery Office

Sha Ling  
Playground

APPLICATION SITE



PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D.89 AND ADJOINING GOVERNMENT LAND, MAN KAM TO, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY

MN

DATE

17.5.2024

CHECKED BY

DATE

APPROVED BY

DATE

LEGEND



APPLICATION SITE

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

DWG. TITLE

AERIAL PHOTO OF THE SITE

DWG NO.

PLAN 8

VER.

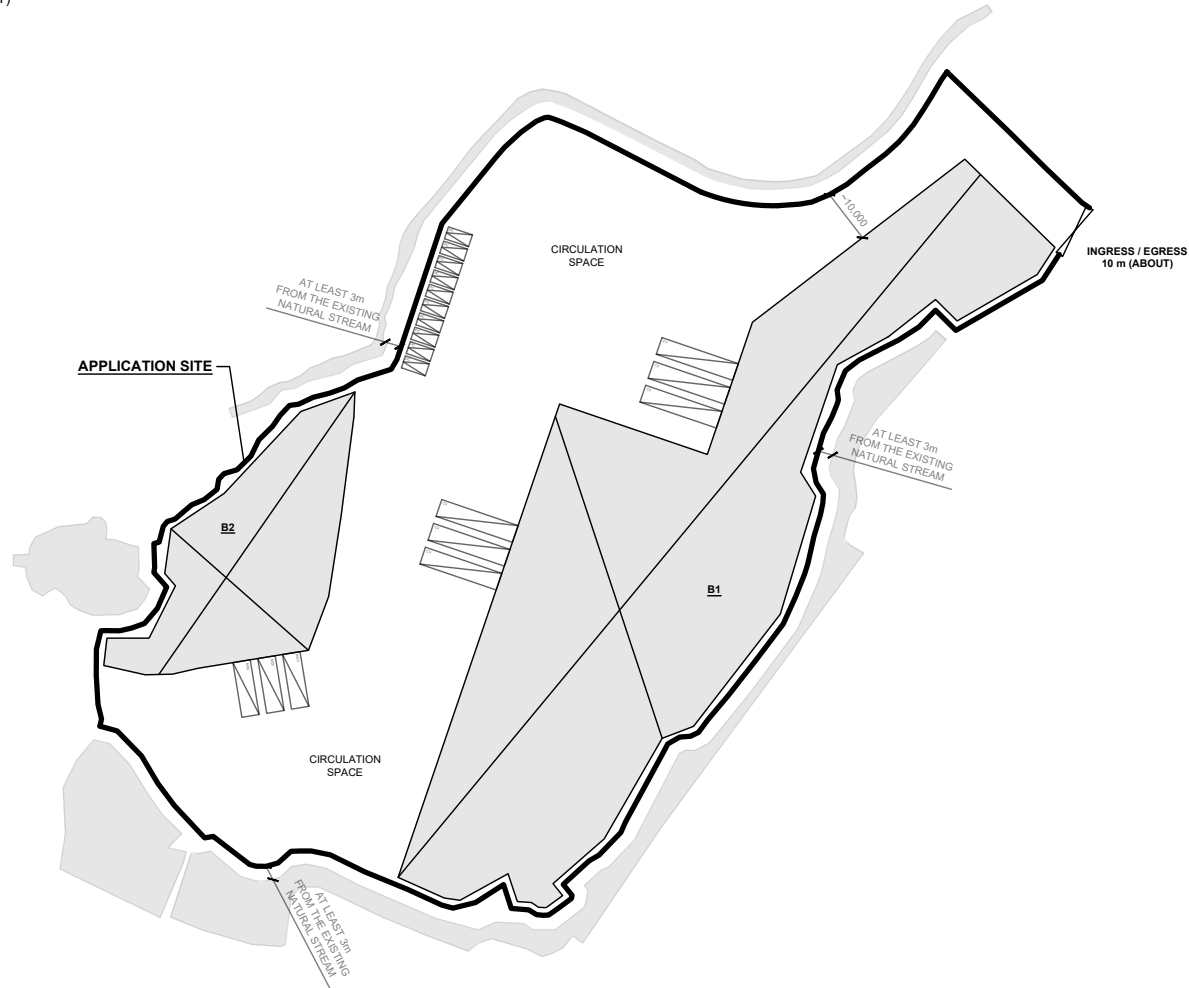
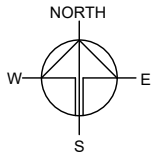
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## DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 16,256 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 7,369 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 8,887 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.91	(ABOUT)
SITE COVERAGE	: 45 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 14,738 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 14,738 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 16.5 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G), OFFICE AND WASHROOM	5,950 m <sup>2</sup> (ABOUT)	11,900 m <sup>2</sup> (ABOUT)	16.5 m (ABOUT)(2-STOREY)
B2	WAREHOUSE (EXCL. D.G.G), OFFICE AND WASHROOM	1,419 m <sup>2</sup> (ABOUT)	2,838 m <sup>2</sup> (ABOUT)	16.5 m (ABOUT)(2-STOREY)
TOTAL		7,369 m <sup>2</sup> (ABOUT)	14,738 m <sup>2</sup> (ABOUT)	



## PARKING AND LOADING / UNLOADING (L/UL) PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 10
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR MEDIUM GOODS VEHICLE	: 3
DIMENSION OF L/UL SPACE	: 11 m (L) x 3.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 6
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)

## LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	L/UL SPACE (MGV)
	L/UL SPACE (CV)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D.89 AND ADJOINING GOVERNMENT LAND, MAN KAM TO, NEW TERRITORIES

SCALE

1 : 1500 @ A4

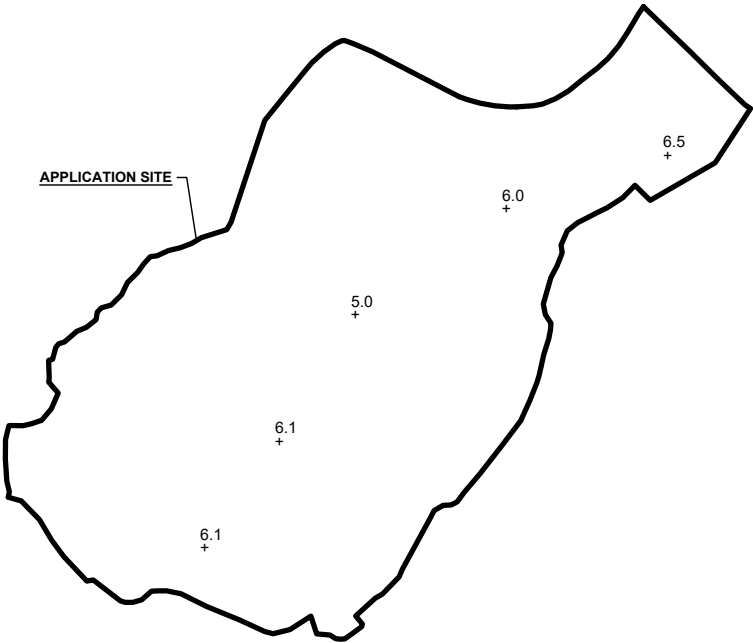
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MN	17.5.2024
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE  
LAYOUT PLAN



DWG NO.	VER.
PLAN 9	001

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 16,256 m<sup>2</sup> (ABOUT)  
EXISTING SITE LEVELS : +5.0 mPD - 6.5 mPD (ABOUT)



LEGEND

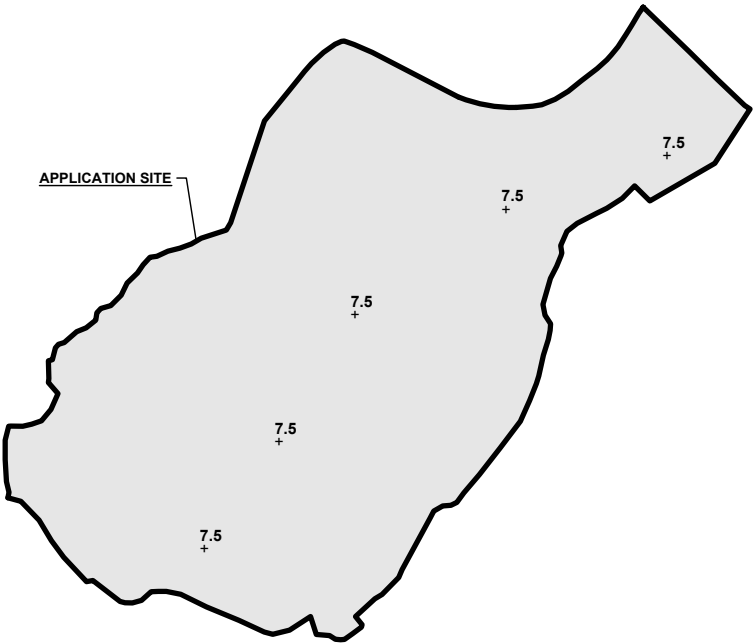
 APPLICATION SITE  
 EXISTING SITE LEVEL

\*SITE LEVELS ARE FOR REFERENCE ONLY.  
EXACT SITE LEVELS ARE SUBJECT TO DETAILED SURVEY.




PROPOSED FILLING OF LAND AT THE APPLICATION SITE

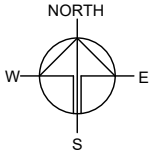
APPLICATION SITE AREA : 16,256 m<sup>2</sup> (ABOUT)

MATERIAL OF FILLING : CONCRETE  
PROPOSED DEPTH OF FILLING : NOT MORE THAN 2.5 m  
PROPOSED SITE LEVELS : +7.5 mPD (ABOUT)  
PURPOSE OF FILLING : SITE FORMATION OF STRUCTURE,  
PARKING, LOADING/UNLOADING  
SPACES AND CIRCULATION AREA



LEGEND

 APPLICATION SITE  
 FILLING OF LAND AREA  
 PROPOSED SITE LEVEL



PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D.89 AND ADJOINING GOVERNMENT LAND, MAN KAM TO, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY MN DATE 17.5.2024

REVISED BY DATE

APPROVED BY DATE

DWG. TITLE  
FILLING OF LAND

DWG NO.  
PLAN 10

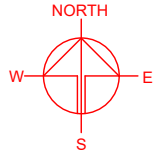
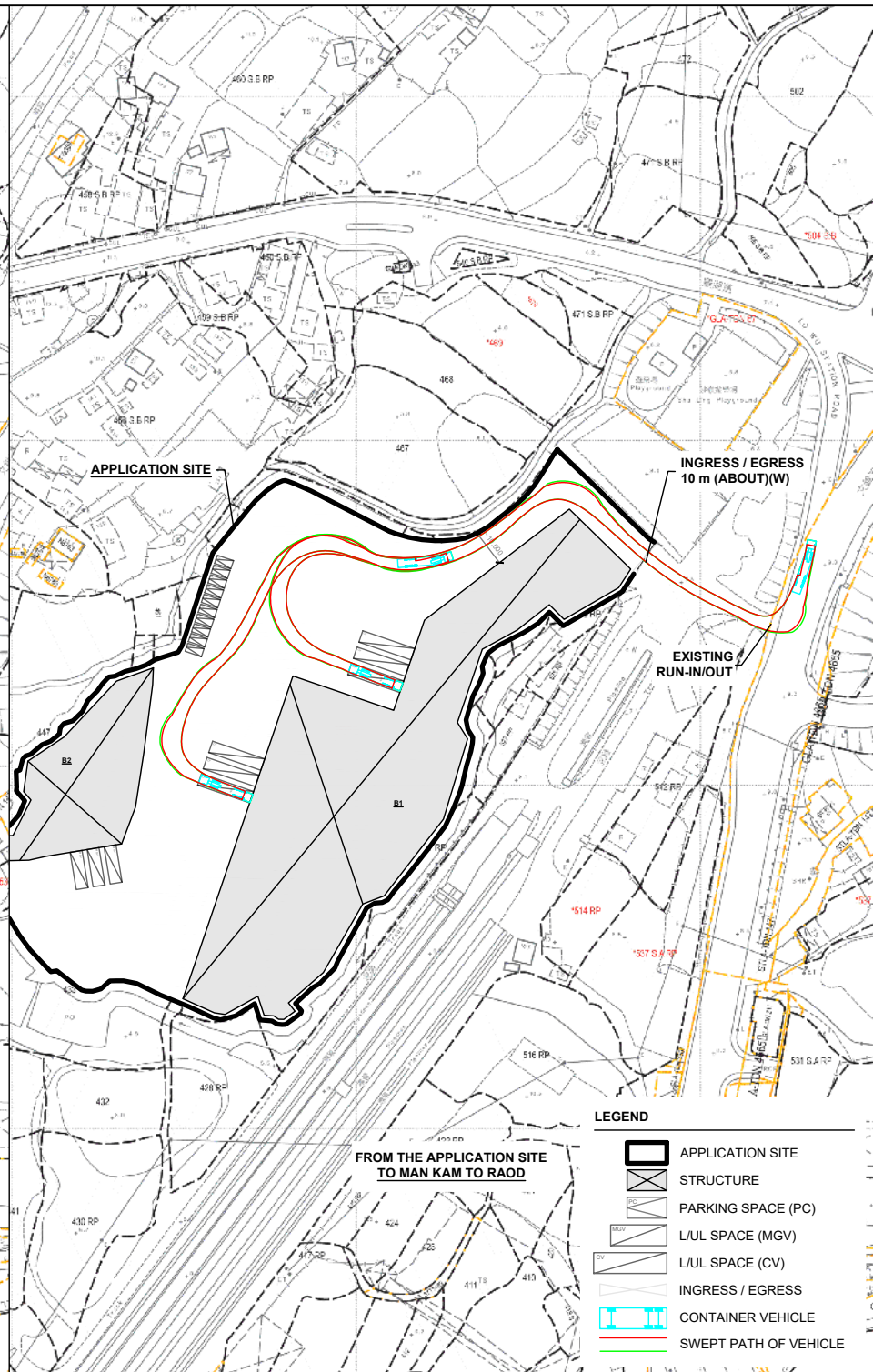
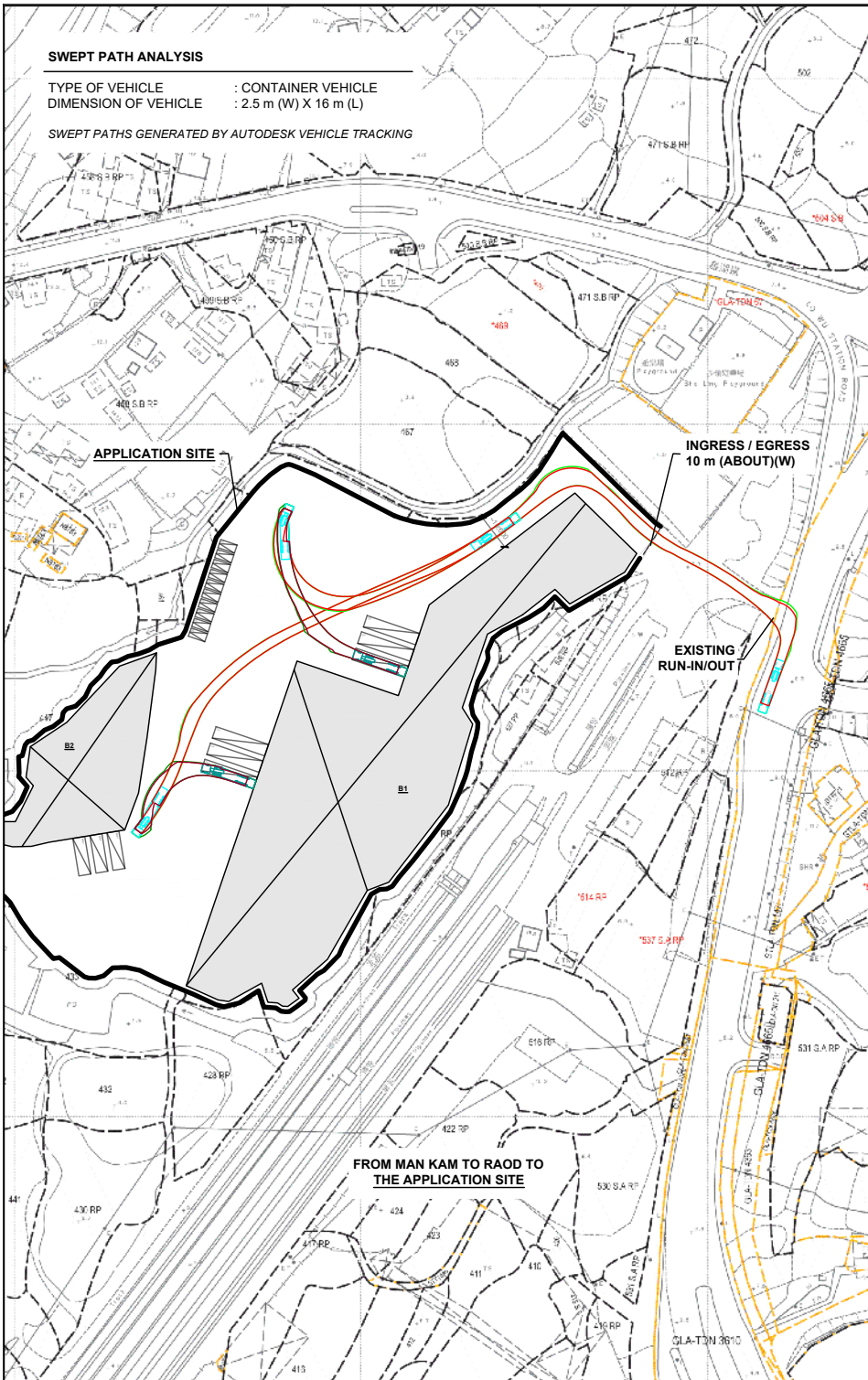
VER.  
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# SWEPT PATH ANALYSIS

TYPE OF VEHICLE : CONTAINER VEHICLE  
DIMENSION OF VEHICLE : 2.5 m (W) X 16 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



PLANNING CONSULTANT



PROJECT  
PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION  
VARIOUS LOTS IN D.D.89 AND ADJOINING GOVERNMENT LAND, MAN KAM TO, NEW TERRITORIES

SCALE  
1 : 2000 @ A4

DRAWN BY  
MN

DATE  
17.5.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE  
SWEPT PATH ANALYSIS (CV)

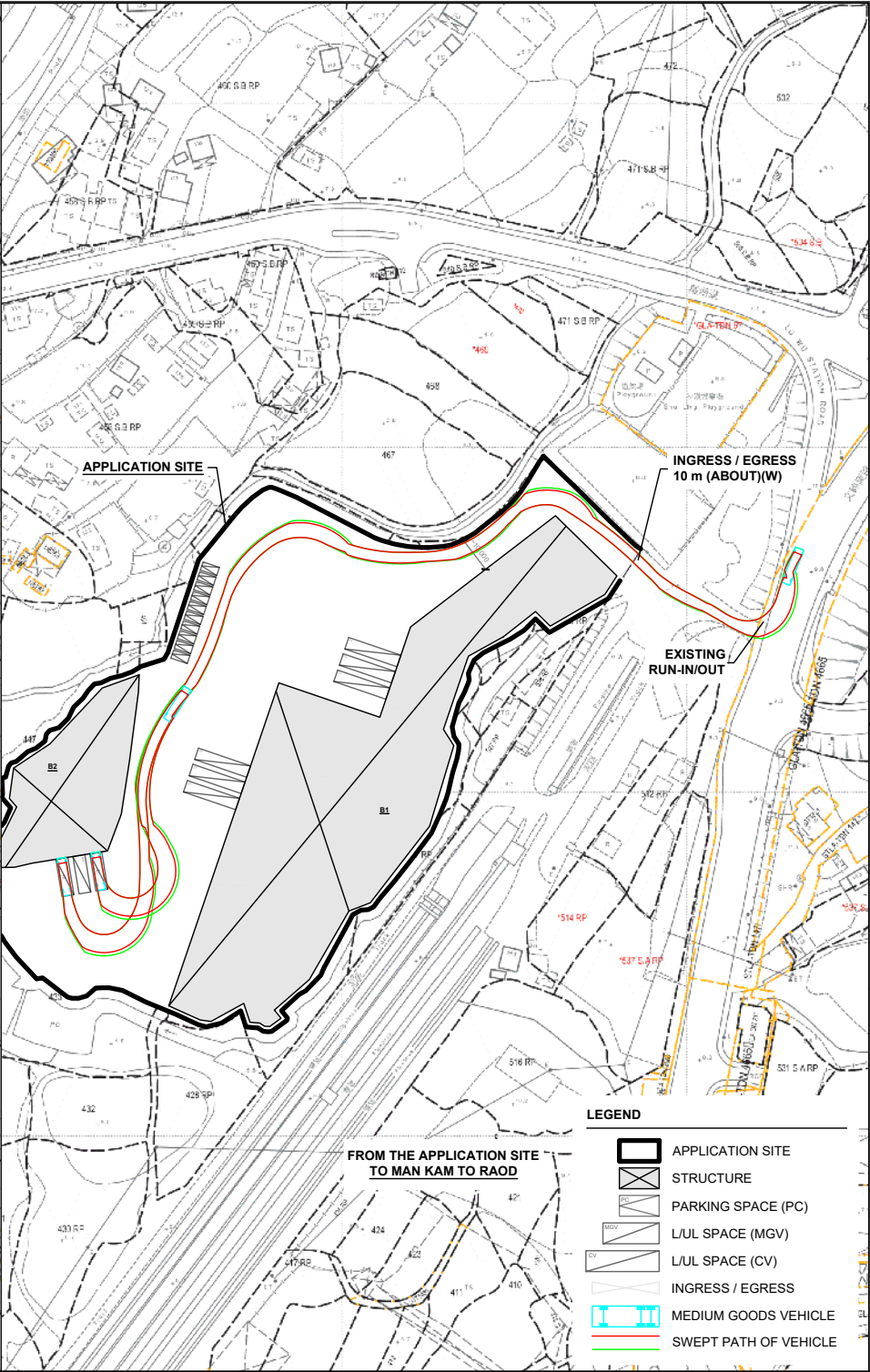
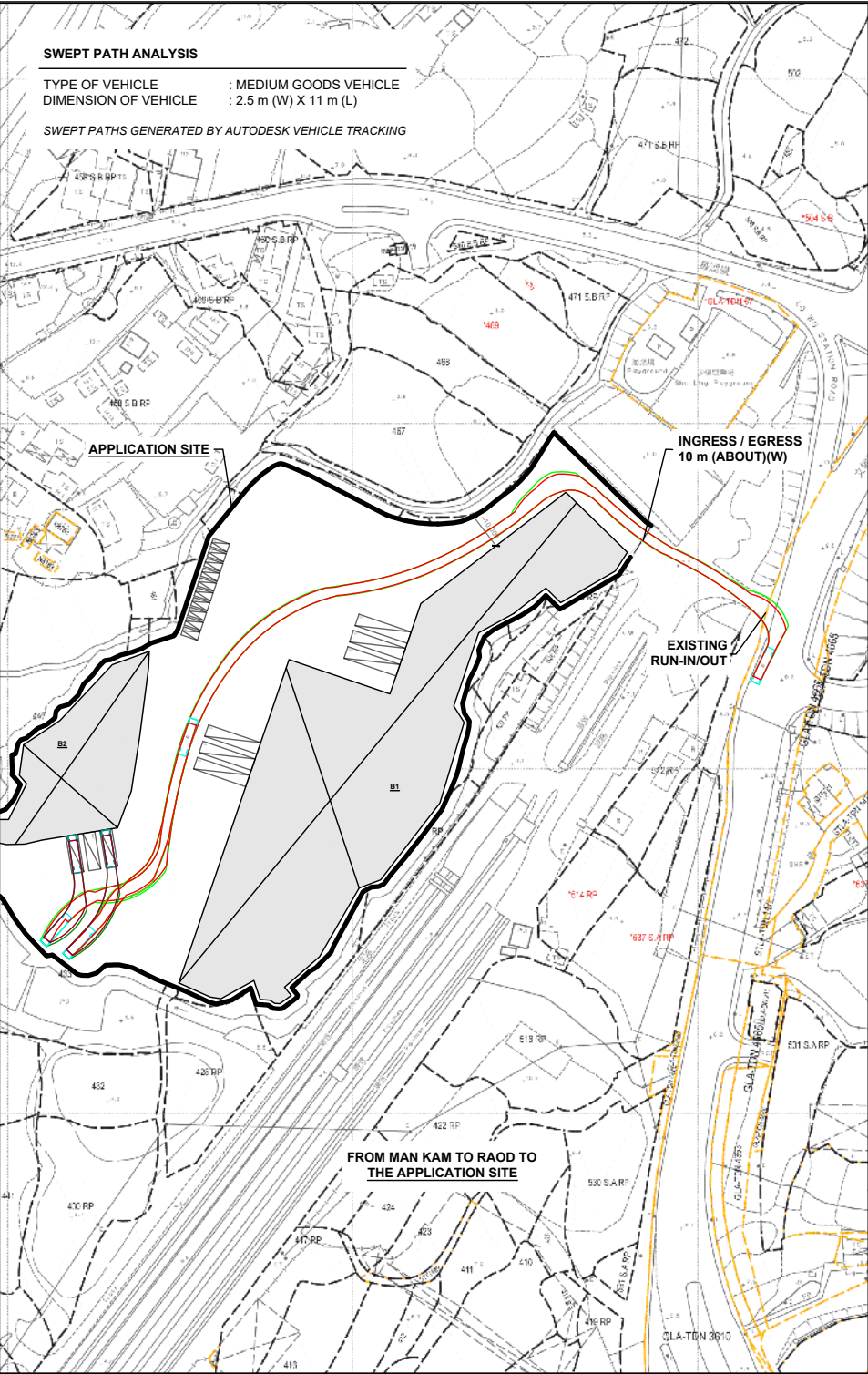
DWG NO.  
PLAN 11

VER.  
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## LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- L/L SPACE (MGV)
- L/L SPACE (CV)
- INGRESS / EGRESS
- CONTAINER VEHICLE
- SWEPT PATH OF VEHICLE





- LEGEND**
- APPLICATION SITE
  - STRUCTURE
  - PARKING SPACE (PC)
  - LUL SPACE (MGV)
  - LUL SPACE (CV)
  - INGRESS / EGRESS
  - MEDIUM GOODS VEHICLE
  - SWEPT PATH OF VEHICLE

**NORTH**

W E S

PLANNING CONSULTANT

**R-Riches**  
Property Consultants Ltd.

PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D.89 AND ADJOINING GOVERNMENT LAND, MAN KAM TO, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY

MN

CHECKED BY

APPROVED BY

DWG. TITLE

SWEPT PATH ANALYSIS (MGV)

DWG NO.

PLAN 12

VER.

001

Our Ref.: DD89 Lot 466 7 VL  
Your Ref.: TPB/A/NE-FTA/247

The Secretary,  
Town Planning Board,  
15/F, North Point Government Offices,  
333 Java Road,  
North Point, Hong Kong

**By Email**

23 September 2024

Dear Sir,

**1<sup>st</sup> Further Information**

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities  
for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone,  
Various Lots in D.D. 89 and Adjoining Government Land, Man Kam To, New Territories**

**(S.16 Planning Application No. A/NE-FTA/247)**

We write to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**



**Louis TSE**  
Town Planner

cc DPO/STN, PlanD

(Attn.: Ms. Shirley CHAN  
(Attn.: Ms. Katie LEUNG

email: skkchan@pland.gov.hk )  
email: kyyleung@pland.gov.hk )

[REDACTED]

## Responses-to-Comments

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities  
for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone,  
Various Lots in D.D. 89 and Adjoining Government Land, Man Kam To, New Territories**

**(Application No. A/NE-FTA/247)**

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of the Commissioner for Transport (C for T)</b>		
(a)	The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site	As the application site (the Site) is proposed for 'warehouse' use with no shopfront, no visitor is anticipated at the Site and only the applicant's fleets will be allowed to enter/exit the Site. As the vehicular trips could be strictly controlled by the applicant, queuing of vehicles outside the Site will not be anticipated. Staff will also be deployed at the ingress/egress of the Site to direct vehicles entering and exiting the Site. Sufficient space is also reserved for smooth manoeuvring within the Site to ensure that no queuing of vehicle outside the Site at any time during the planning approval period.
(b)	The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety; and	Staff will be deployed by the applicant to direct vehicle entering/exiting the Site. 'Beware of pedestrians' signs would also be erected to ensure pedestrian safety to/from the Site.
(c)	The proposed vehicular access between Ping Che Road and the application site is not managed by TD. The applicant should seek comments from the responsible party.	Noted.
<b>2. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact Person: Mr. Samuel WANG; Tel.:2300 1135)</b>		
(a)	The application site is in large scale in terms of site area, it is located at low-lying area encompassing by existing nature watercourse, and the application involves	A drainage impact assessment (DIA) report is submitted by the applicant to review the drainage arrangement for the proposed development ( <b>Annex I</b> ). The additional surface

	substantial earth filling works. With consideration of the above-mentioned, the application site area is considered as a complicated site and the applicant should submit a Drainage Impact Assessment (DIA) referring to DSD Advice Note No. 1.	runoff from the Site will be collected by the drainage channels and storage tank (about 1,920m <sup>3</sup> ), and eventually discharge to existing watercourse downstream. All the proposed works will be placed at least 3m away from the top of the bank of the streamcourse. The proposed filling of land works has already been taken into consideration by the submitted DIA. Based on the DIA, it is concluded that <u>no</u> unacceptable drainage impact is anticipated.
(b)	The DIA shall demonstrate that there would be adequate measures provided at the resources of the applicant to ensure capacity of streamcourse and flooding susceptibility of the adjoining areas would not be adversely affected by the proposed development and to avoid the site from being eroded and flooded. The applicant is required to assess whether the downstream for drainage connection would have sufficient capacity to receive the stormwater runoff. Flood mitigation measures proposed in the DIA and any other storm-water drainage facilities should be provided and maintained by the applicant to the satisfaction of this Division.	
(c)	<p>The potential drainage impact is considered substantial under the development. The applicant should demonstrate and clarify if there is insurmountable drainage problem out of the development including but not limited to the following aspects:</p> <ul style="list-style-type: none"> <li>(i) Outlining of the current flooding susceptibility.</li> <li>(ii) Outline of changes to the drainage characteristics and potential drainage impacts, including increment of impermeable surfaces and surface runoff, change in flood storage and diversion of any existing flow path etc; and</li> <li>(iii) Proposed mitigation measures, such as drainage pipeworks and storage tank, to compensate the drainage</li> </ul>	

	impact. Assessments to justify the details of proposed mitigation measures are required.	
(d)	Based on the record, the application site is surrounded by existing streamcourse and water ponds. The applicant shall be required to place all the proposed works at least 3m away from the top of the bank of the streamcourse. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to the satisfaction of this Division.	
(e)	It is noted that the site area is proposed to be filled with a depth of up to 2.5m. Please justify such landfilling extent and depth and study for the potential drainage impact to the adjoining areas.	
(f)	No land filling on site shall be allowed until the flood mitigation measures have been implemented to the satisfaction of DSD.	
(g)	The applicant should be reminded to minimize the possible adverse environmental impacts on the existing watercourse in his design and during construction. DEP and DAFC should be consulted on possible environmental and/or ecological impacts of the development.	

PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND IN "AGRICULTURE" ZONE, VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, MAN KAM TO, NEW TERRITORIES

## Drainage Impact Assessment

**September 24**



## Table of Contents

1	Introduction .....	1
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2	Development Proposal.....	2
2.1	The Proposed Development .....	2
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Appendix A2 – Sizing of Storage Tank
Appendix B - Development Layout Plan
Appendix C – Reference Drawings

# 1 Introduction

## 1.1 Background

- 1.1.1 The applicant seeks planning permission from the Town Planning Board (the Board) under Section (S.) 16 of the Town Planning Ordinance (Cap. 131) (the Ordinance) to use Various Lots in D.D. 89 and Adjoining Government Land (GL), Man Kam To, New Territories (the Site) for 'Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land'.
- 1.1.2 This report aims to support the development in drainage aspect.

## 1.2 Application Site

- 1.2.1 The application site is situated beside Man Kam To Road and Law Wo Station Road. It has an area of approx. 16,256 m<sup>2</sup>. The site location is shown in **Figure 1**.
- 1.2.2 The existing site is mainly cover with vegetation with level various from approx. +5.0 to + 6.5mPD. The proposed site intent to fill to +7.5mPD to match with entrance level and for formation of structures, parking, L/UL spaces and circulation.
- 1.2.3 The surrounding site levels are mainly higher along the Man Kam To Road at approx. + 5.5 to + 8.1 mPD at the east. The site levels are generally lower at the north and west at approx. +2.9 to + 4.0 mPD.
- 1.2.4 There are existing watercourse surrounding the proposed site, collecting runoff near Man Kam To Road which has generally higher ground level. The proposed site is minimum 3m away from the existing watercourse. **Figure 2** indicate the existing drainage system of the area.
- 1.2.5 According to the topo information, there is an area with ground level of approximate +4mPD which may provide flood storage during rainfall event. The existing levels, proposed levels and area which is suspected with flood storage is shown in **Figure 4-1**.

## 2 Development Proposal

### 2.1 The Proposed Development

2.1.1 The total site area is approximately 16,256 m<sup>2</sup>. The existing site area is mainly covered by vegetation.

2.1.2 After the development the site would be fully paved. The catchment plan is shown in **Figure 4-2**.

Proposed Development	
Total Site Area (m <sup>2</sup> )	16,256
Paved Area after Development (m <sup>2</sup> )	16,256

**Table 1 – Site Development Area**

## 3 Assessment Criteria

3.1.1 The Recommended Design Return Period based on Flood Level from SDM (Table 10) is adopted for this report. The recommendation is summarized in **Table 2** below.

Description	Design Return Periods
Intensively Used Agricultural Land	2 – 5 Years
Village Drainage Including Internal Drainage System under a polder Scheme	10 Years
Main Rural Catchment Drainage Channels	50 Years
Urban Drainage Trunk System	200 Years
Urban Drainage Branch System	50 Years

**Table 2– Design Return Periods under SDM**

3.1.2 The proposed drainage system intended to collect runoff from internal site and external catchment. 1 in 10 years return period is adopted for the drainage design.

3.1.3 Stormwater drainage design will be carried out in accordance with the criteria set out in the Stormwater Drainage Manual published by DSD. The proposed design criteria to be adopted for design of this stormwater drainage system and factors which have been considered are summarised below.

1. Intensity-Duration-Frequency Relationship – The Recommended Intensity-Duration-Frequency relationship is used to estimate the intensity of rainfall. It can be expressed by the following algebraic equation.

$$i = \frac{a}{(t_d + b)^c}$$

The site is located within the North District Zone. Therefore, for 10 years return period, the following values are adopted.

a	=	454.9
b	=	3.44
c	=	0.412

2. The peak runoff is calculated by the Rational Method  
i.e.  $Q_p = 0.278CiA$

where	$Q_p$	=	peak runoff in $m^3/s$
	C	=	runoff coefficient (dimensionless)
	i	=	rainfall intensity in mm/hr
	A	=	catchment area in $km^2$

3. The run-off coefficient (C) of surface runoff are taken as follows:

1. Paved Area:  $C = 0.95$
2. Unpaved Area:  $C = 0.35$

4. Manning's Equation is used for calculation of velocity of flow inside the channels:

$$\text{Manning's Equation: } v = \frac{R^{\frac{1}{6}}}{n} R^{\frac{1}{2}} S_f^{\frac{1}{2}}$$

Where,

V = velocity of the pipe flow (m/s)

S<sub>f</sub> = hydraulic gradient

n = manning's coefficient

R = hydraulic radius (m)

5. Colebrook-White Equation is used for calculation of velocity of flow inside the pipes:

$$\text{Colebrook-White Equation: } \frac{1}{v} = -\sqrt{32gRS} \log \log \left( \frac{k_s}{14.8R} + \frac{1.255v}{R\sqrt{32gRS}} \right)$$

where,

V	=	velocity of the pipe flow (m/s)
S <sub>f</sub>	=	hydraulic gradient
k <sub>f</sub>	=	roughness value (m)
v	=	kinematics viscosity of fluid
D	=	pipe diameter (m)
R	=	hydraulic radius (m)

6. Volume of Drainage Detention Tank:

Extreme Rainfall intensity (1 in 10 yr) at North District Area for rainfall  
duration of 120 mins, I = 63.2 mm/hr

2 hours rainfall duration is adopted

## 4 Proposed Drainage System

### 4.1. Proposed Storage Tank

- 4.1.1 Additional runoff is generated due to the change of hard pavement ratio. Storage tank is proposed to collect the additional runoff from the site, such that there is no drainage impact to the nearby area.
- 4.1.2 The storage tank is proposed to collect the additional runoff for a 1 in 10 year rainfall event for 2 hours. The volume of existing suspected flood storage is also considered in the storage tank design (suspected flood storage area refer to **Figure 4-1**). As per the design for volume of storage tank shown in **Appendix A2**, the total storage volume of the storage tank is proposed to be not less than 1,920 m<sup>3</sup>.
- 4.1.3 During rainstorm event, runoff would be first discharged to storage tank. When the tank is full, it would overflow to manhole A and eventually discharge to existing watercourse downstream.
- 4.1.4 An interconnection pipe, at invert level of storage tank, is proposed between the storage tank and manhole A and the flow is controlled by a penstock. After the rainfall event, the stored water would be discharge to manhole A by opening the penstock and eventually discharge to existing watercourse downstream.
- 4.1.5 The detail design of storage tank and discharge arrangement would be designed in later stage of the project.

### 4.2. Proposed Channels

- 4.1.6 Proposed channels are designed for collection of runoff for internal and external catchment. They are proposed to connect to proposed storage tank.
- 4.1.7 The design calculations of proposed UChannel are shown in **Appendix A1**.
- 4.1.8 The alignment, size, gradient and details of the proposed drains are shown in **Figure 3**. The catchment plan is shown in **Figure 4-2**.
- 4.1.5 Reference Drawings are shown in **Appendix C** for reference.

## 5 Conclusion

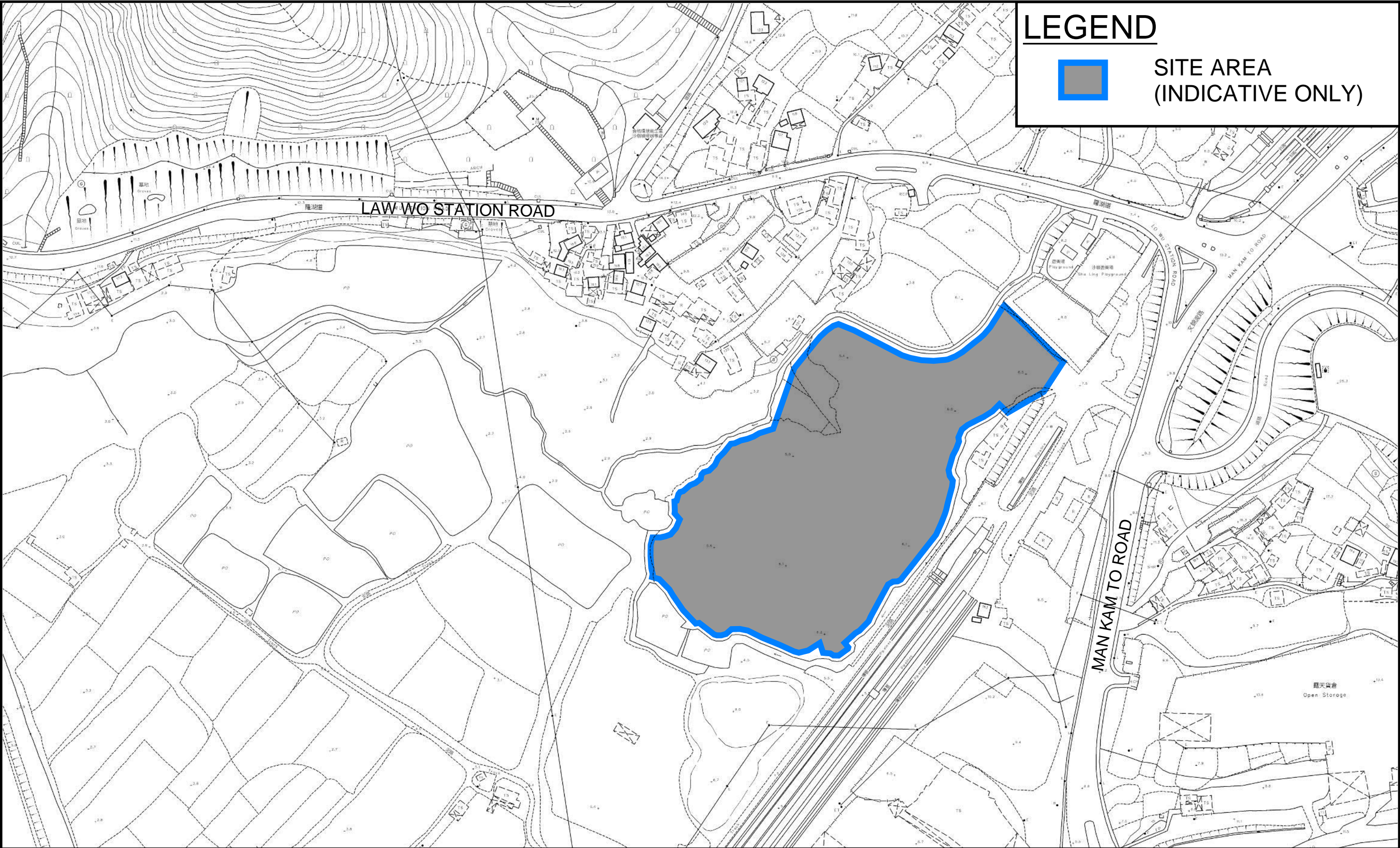
- 5.1.1 Drainage review has been conducted for the Proposed Development. Storage tank and channels are proposed to mitigate the drainage impact to the nearby area.
- 5.1.2 With implementation of the above drainage system, the no unacceptable drainage impact is anticipated.

- End of Text -

# FIGURES

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**PROJECT:**  
PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOFD OF 3 YEARS AND ASSOCIATED FILLING OF LAND IN “AGRICULTURE” ZONE

**TITLE**  
**SITE LOCATION PLAN**

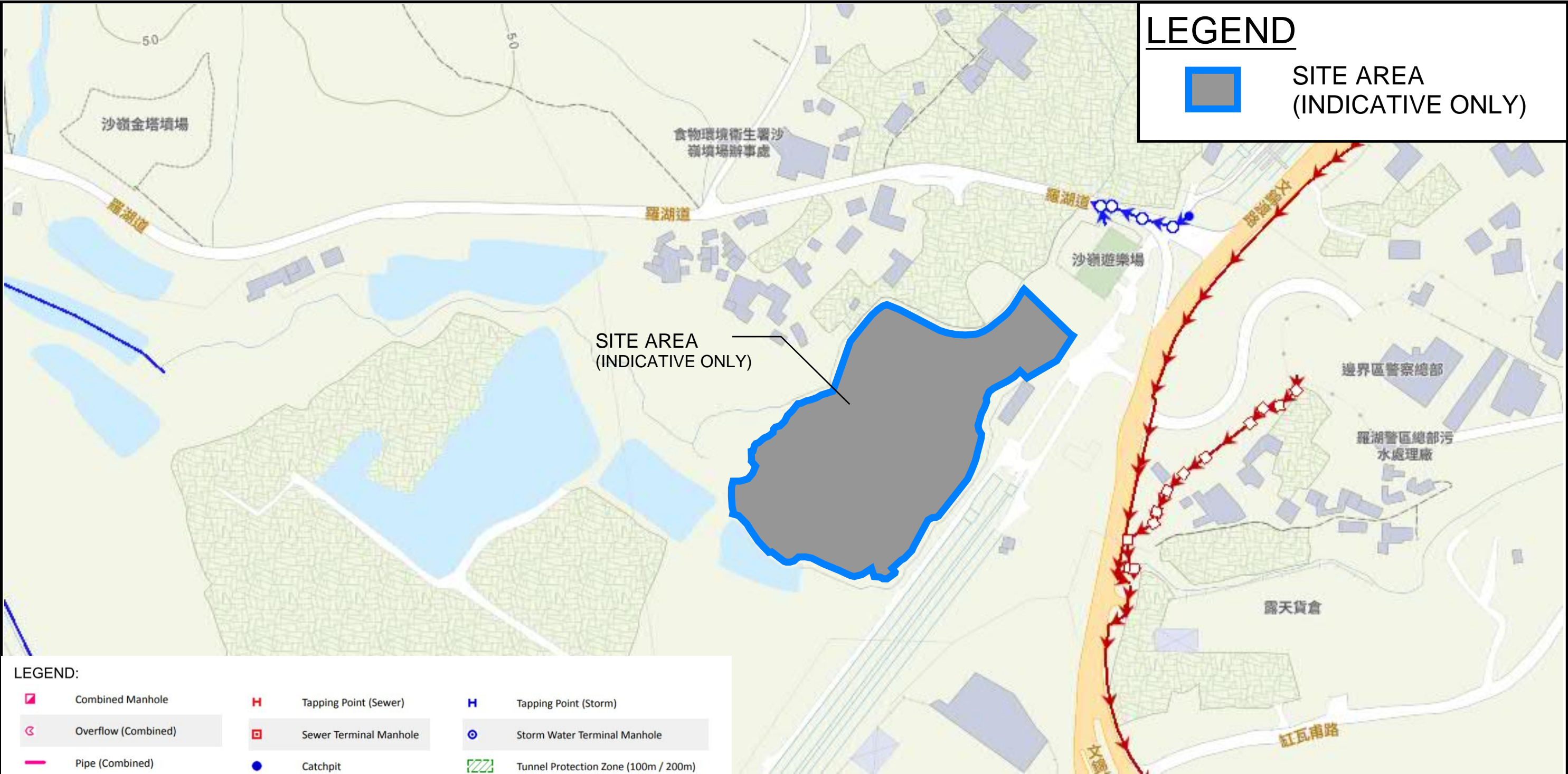
**FIGURE NUMBER**  
**FIGURE 1**

**LOCATION:**  
VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, MAN KAM TO, NEW TERRITORIES



VER	DESCRIPTION	DATE
-----	-------------	------





**PROJECT:**  
PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOFD OF 3 YEARS AND ASSOCIATED FILLING OF LAND IN “AGRICULTURE” ZONE

**LOCATION:**  
VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, MAN KAM TO, NEW TERRITORIES

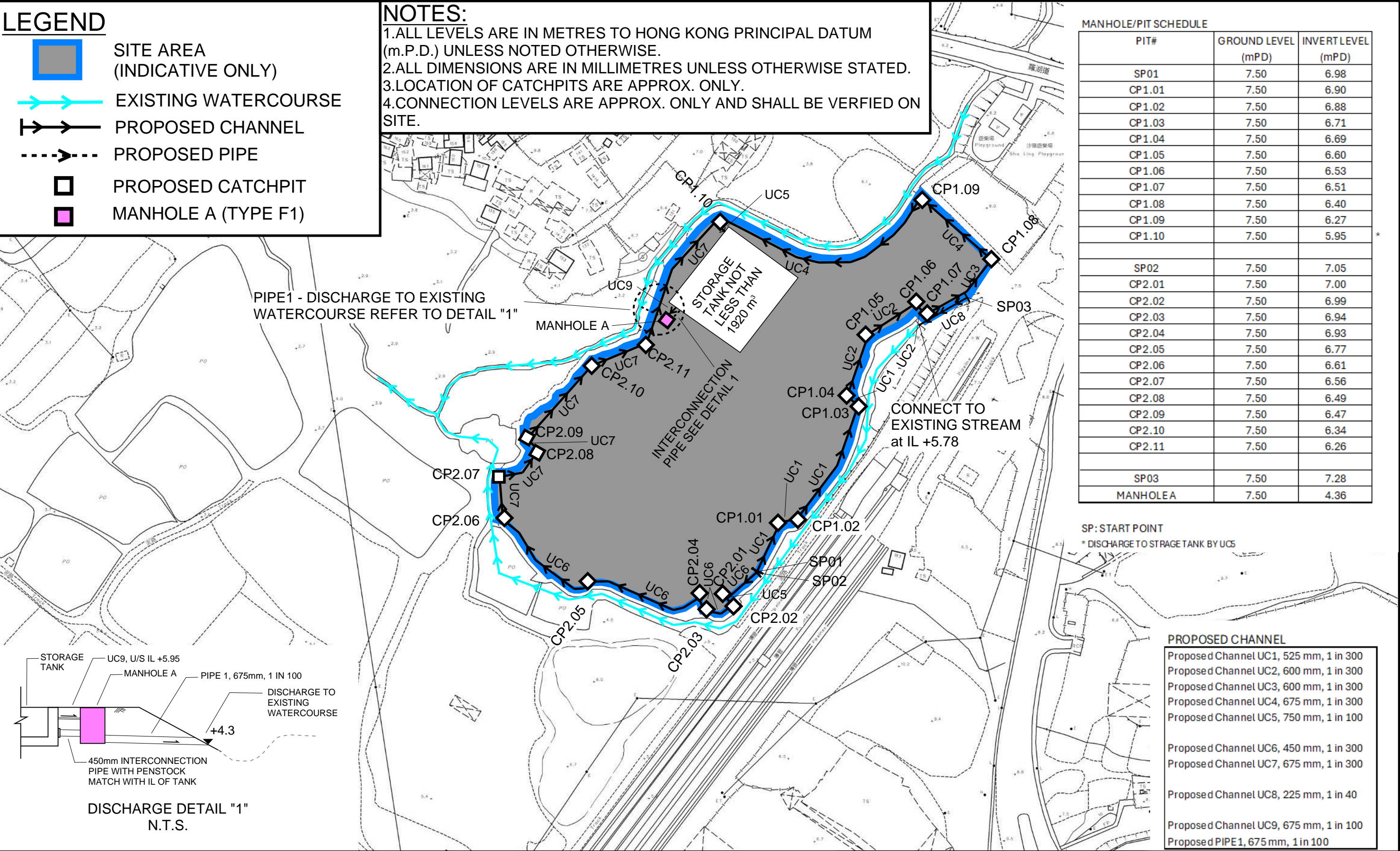
**TITLE**  
EXISTING DRAINAGE PLAN

**FIGURE NUMBER**  
FIGURE 2



VER	DESCRIPTION	DATE
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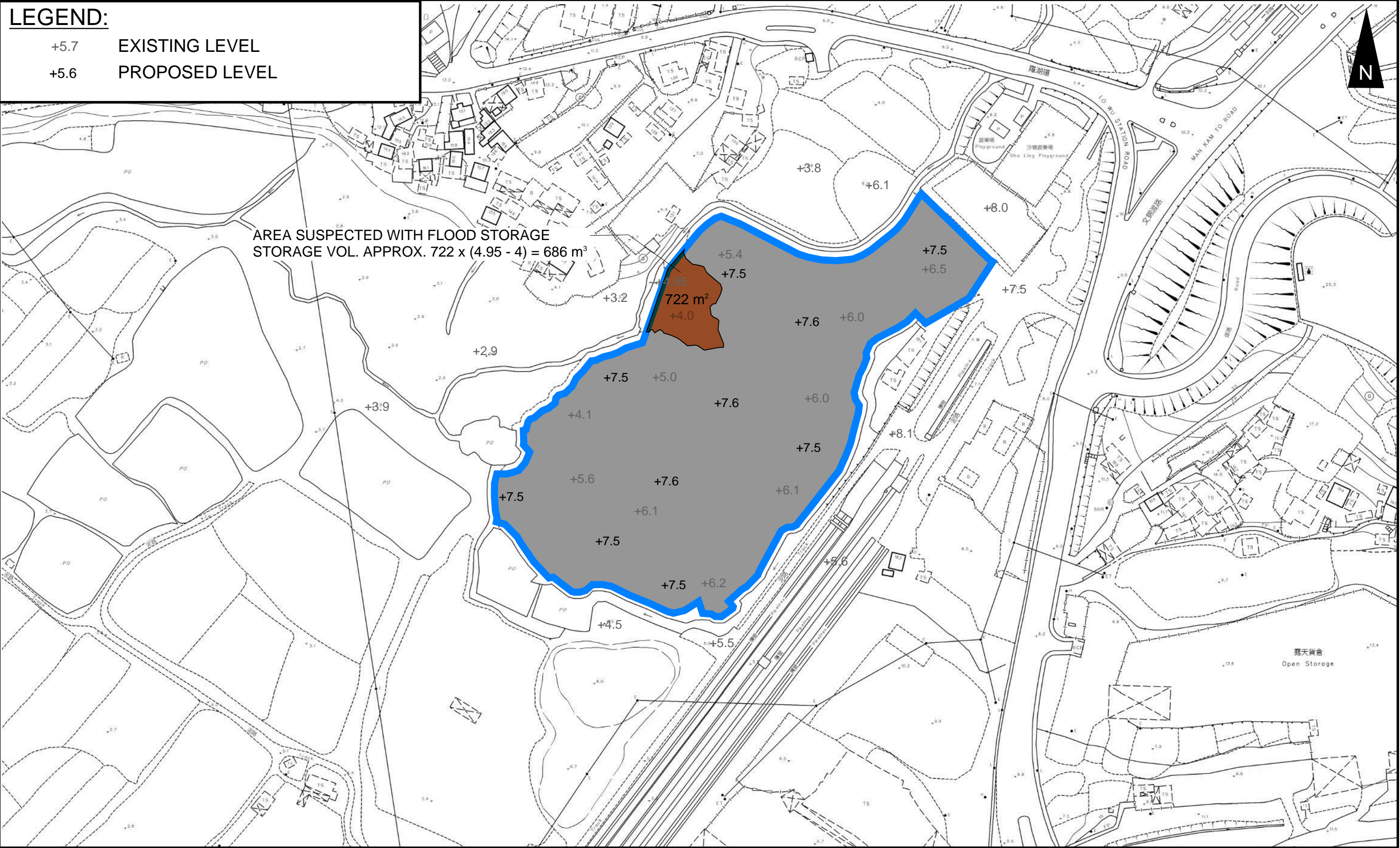
**LEGEND:**

+5.7

EXISTING LEVEL

+5.6

PROPOSED LEVEL



**PROJECT:**  
PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOFD OF 3 YEARS AND ASSOCIATED FILLING OF LAND IN “AGRICULTURE” ZONE

**TITLE**  
AREA OF SUSPECTED FLOOD STORAGE

**FIGURE NUMBER**  
FIGURE 4-1

**LOCATION:**  
VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, MAN KAM TO, NEW TERRITORIES

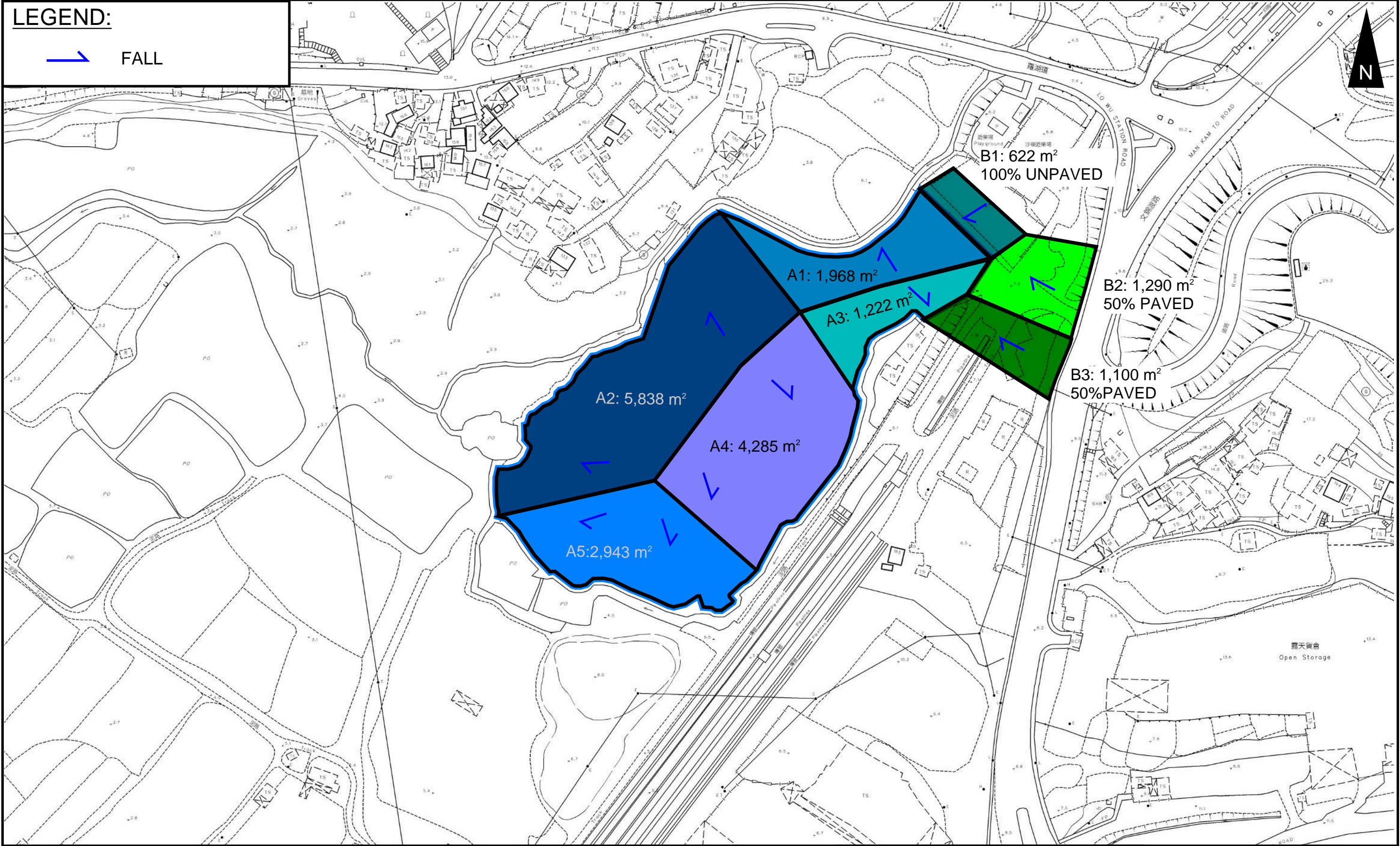


VER	DESCRIPTION	DATE



LEGEND:

FALL



PROJECT:

PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOFD OF 3 YEARS AND ASSOCIATED FILLING OF LAND IN “AGRICULTURE” ZONE

TITLE  
CATCHMENT PLAN

FIGURE NUMBER  
FIGURE 4-2

LOCATION:

VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, MAN KAM TO, NEW TERRITORIES



VER	DESCRIPTION	DATE
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# APPENDIX

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Appendix A1: Design Calculation

Zone	North District	Return Period	1 in	10	years	n	0.014	Storm Constant	North District a	454.9
						Ks	0.15		North District b	3.44
						Viscosity	0.000001		North District c	0.412

Catchment Area Table (Area in m²)

Catchment	A1	A2	A3	A4	A5	B1	B2	B3	Total Site Area					
Total Area	1968	5838	1222	4285	2943	622	1290	1100	16256					
Hard Paved Area	1968	5838	1222	4285	2943	0	645	550	16256					
Unpaved Area	0	0	0	0	0	622	645	550	0					
Equival. Area	1869.6	5546.1	1160.9	4070.75	2795.85	217.7	838.5	715	15443.2					

Pavement Type	Hard Paved	Unpaved
Runoff Coefficient	0.95	0.35

DRAINAGE DESIGN

Item		Total Equivalent Area m2 (1)	ToC min	Intensity mm/hr (2)	Total Discharge m3/s (3)		Size mm	Gradient 1 in	V m/s (4)	Capacity m3/s (5)	Utilitization (6)	Remark
Design of Channel UC1 for Catchment,	A4	4071	3.00	211.18	0.24		525	300	1.33	0.33	73%	
Design of Channel UC2 for Catchment,	A3,A4	5232	3.00	211.18	0.31		600	300	1.45	0.47	66%	
Design of Channel UC3 for Catchment,	A3,A4,B2	6070	3.00	211.18	0.36		600	300	1.45	0.47	77%	
Design of Channel UC4 for Catchment,	A1,A3,A4,B1,B2	8157	3.00	211.18	0.48		675	300	1.57	0.64	75%	
Design of Channel UC5 for Catchment,	Total Site Area,B1,B2	16499	3.00	211.18	0.97		750	100	2.91	1.46	66%	
Design of Channel UC6 for Catchment,	A5	2796	3.00	211.18	0.16		450	300	1.20	0.22	76%	
Design of Channel UC7 for Catchment,	A2,A5	8342	3.00	211.18	0.49		675	300	1.57	0.64	77%	
Design of Channel UC8 for Catchment,	B3	715	3.00	211.18	0.04		225	40	2.06	0.09	45%	For External Catchment B3
Design of Channel UC9 for Catchment,	Total Site Area,B1,B2	16499	60.00	82.29	0.38		675	100	2.72	1.10	34%	From Storage Tank to Manhole A, ToC assumed as 60 min for conservative purpose
Design of PIPE1 for Catchment,	Total Site Area,B1,B2	16499	60.02	82.28	0.38		675	100	3.02	1.08	35%	From Manhole A to Existing Stream

1) Sum of Area in Catchment Table

2)  $i = \frac{a}{(t_d + b)^c}$

3) 0.278 x Intensity x Equivalent Area

4) Channel: Manning Equation, Pipe Colebrook-White Equation

5) Q = A x V

6) Less than 90%, for 10% allowance for siltation

Manning Equation

$$v = \frac{R^{\frac{1}{6}}}{n} R^{\frac{1}{2}} S_f^{\frac{1}{2}}$$

Colebrook-White Equation

$$\underline{v} = -\sqrt{32gRS} \log \log \left( \frac{k_s}{14.8R} + \frac{1.255v}{R\sqrt{32gRS_f}} \right)$$

Rainfall Intensity, I	63.2	mm/hr
-----------------------	------	-------

16256	m <sup>2</sup>
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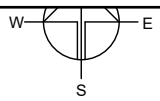
Runoff Coefficient
0.95
0.35

## DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 16,256 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 7,369 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 8,887 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.91	(ABOUT)
SITE COVERAGE	: 45 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 14,738 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 14,738 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 16.5 m	(ABOUT)
NO. OF STOREY	: 2	

## APPENDIX B - PROPOSED SITE LAYOUT PLAN

B1	WAREHOUSE (EXCL. D.G.G.), OFFICE AND WASHROOM	9,350 m <sup>2</sup> (ABOUT)	11,900 m <sup>2</sup> (ABOUT)	16.5 m (ABOUT) (2-STOREY)
B2	WAREHOUSE (EXCL. D.G.G.), OFFICE AND WASHROOM	1,419 m <sup>2</sup> (ABOUT)	2,838 m <sup>2</sup> (ABOUT)	16.5 m (ABOUT) (2-STOREY)
TOTAL		7,369 m <sup>2</sup> (ABOUT)	14,738 m <sup>2</sup> (ABOUT)	



## PARKING AND LOADING / UNLOADING (L/UL) PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 10
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR MEDIUM GOODS VEHICLE	: 3
DIMENSION OF L/UL SPACE	: 11 m (L) x 3.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 6
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)

## LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	L/UL SPACE (MGV)
	L/UL SPACE (CV)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D.89 AND ADJOINING GOVERNMENT LAND, MAN KAM TO, NEW TERRITORIES

SCALE

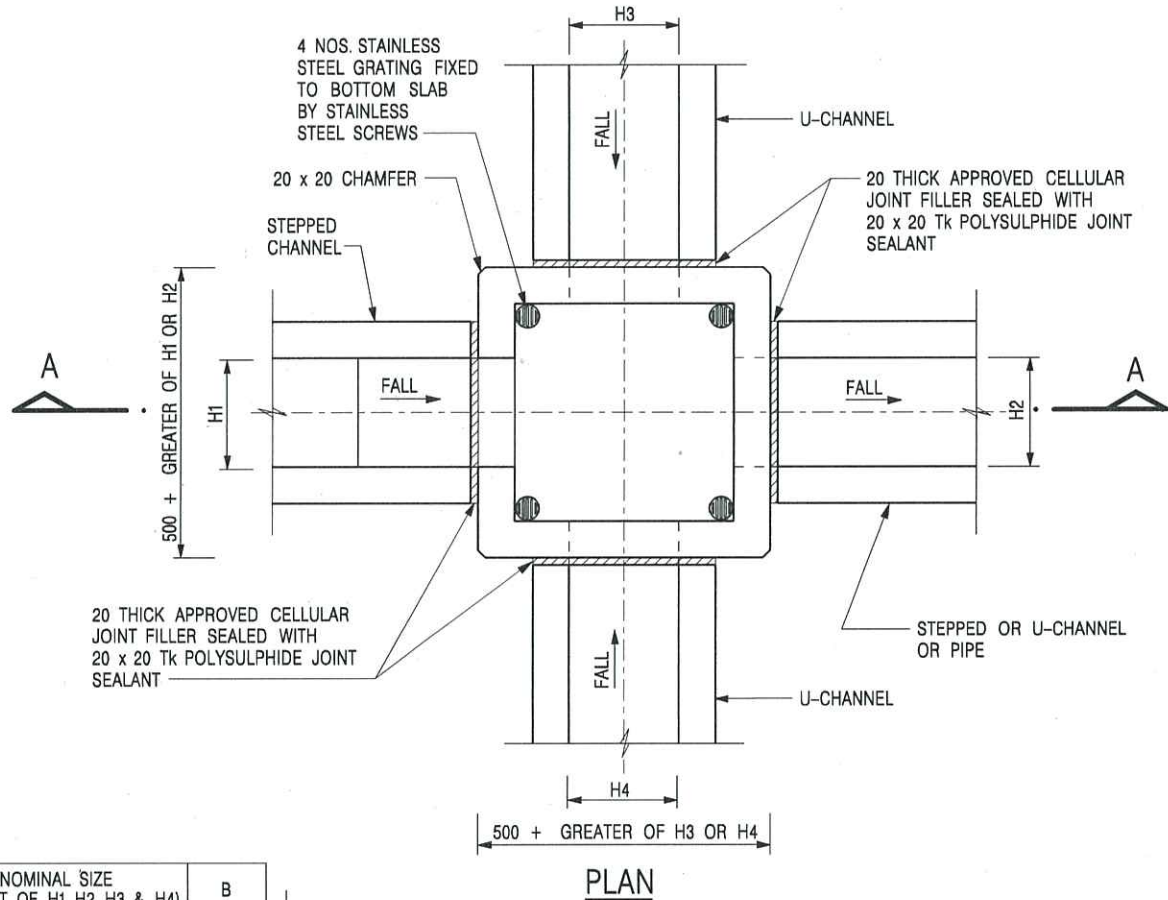
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MN	17.5.2024
REVISED BY	DATE
APPROVED BY	DATE

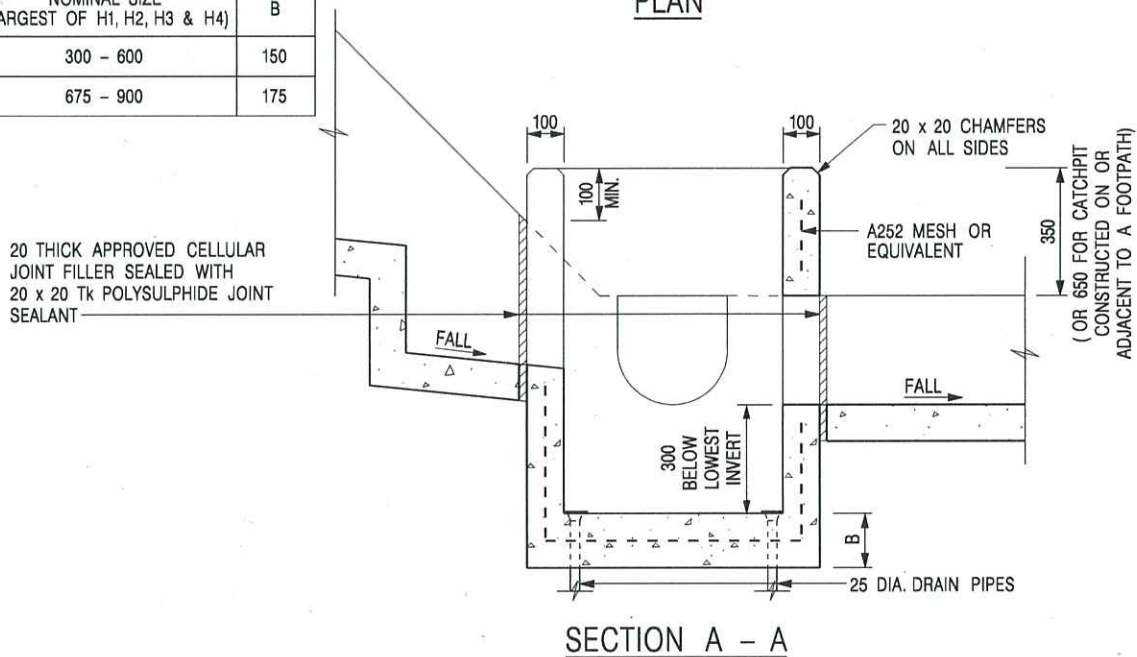
DWG. TITLE  
LAYOUT PLAN

DWG NO.	VER.
PLAN 9	001

## Appendix C - Reference Drawings



NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175



NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.  
2. REFER TO SHEET 2 FOR OTHER NOTES.

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
<b>REF.</b>	<b>REVISION</b>	<b>SIGNATURE</b>	<b>DATE</b>

CATCHPIT WITH TRAP  
(SHEET 1 OF 2)



**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

**SCALE** 1 : 20

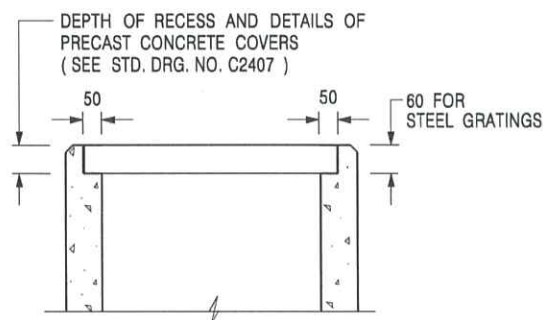
<b>DATE</b>	JAN 1991
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DRAWING NO.

C2406 /1

卓越工程 建設香港

## We Engineer Hong Kong's Development



**ALTERNATIVE TOP SECTION  
FOR PRECAST CONCRETE COVERS / GRATINGS**

**NOTES:**

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405 /2 ) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407 ) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'J' ON STD. DRG. NO. C2405 /5; EXCEPT ON THE UPSLOPE SIDE ) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043 ) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'G' ON STD. DRG. NO. C2405 /4.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

A	MINOR AMENDMENT.	Original Signed	04.2016
-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

**CATCHPIT WITH TRAP  
(SHEET 2 OF 2)**



**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

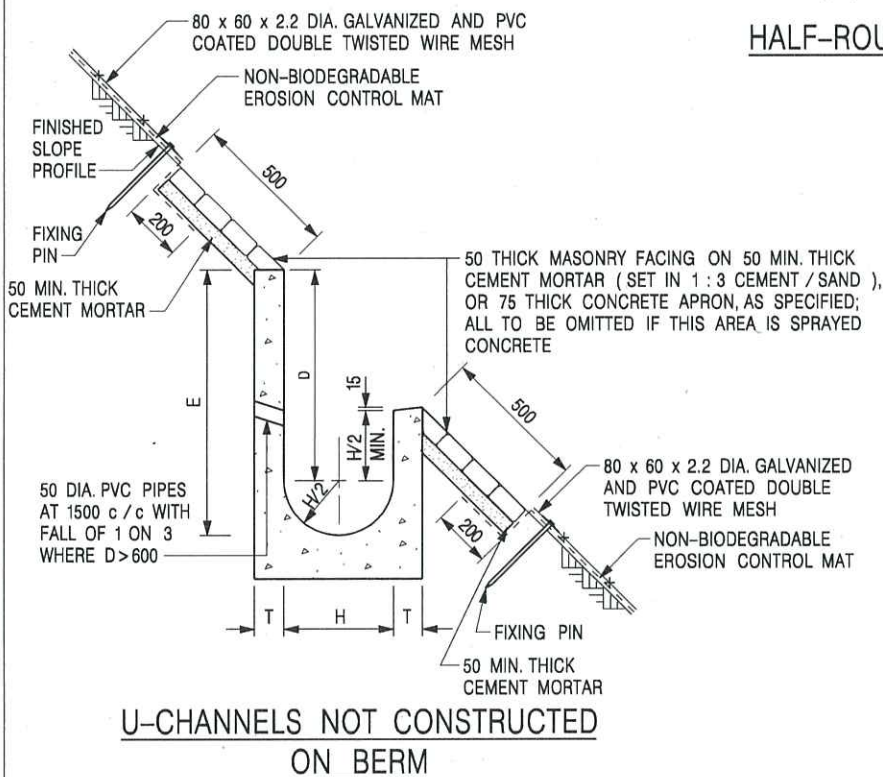
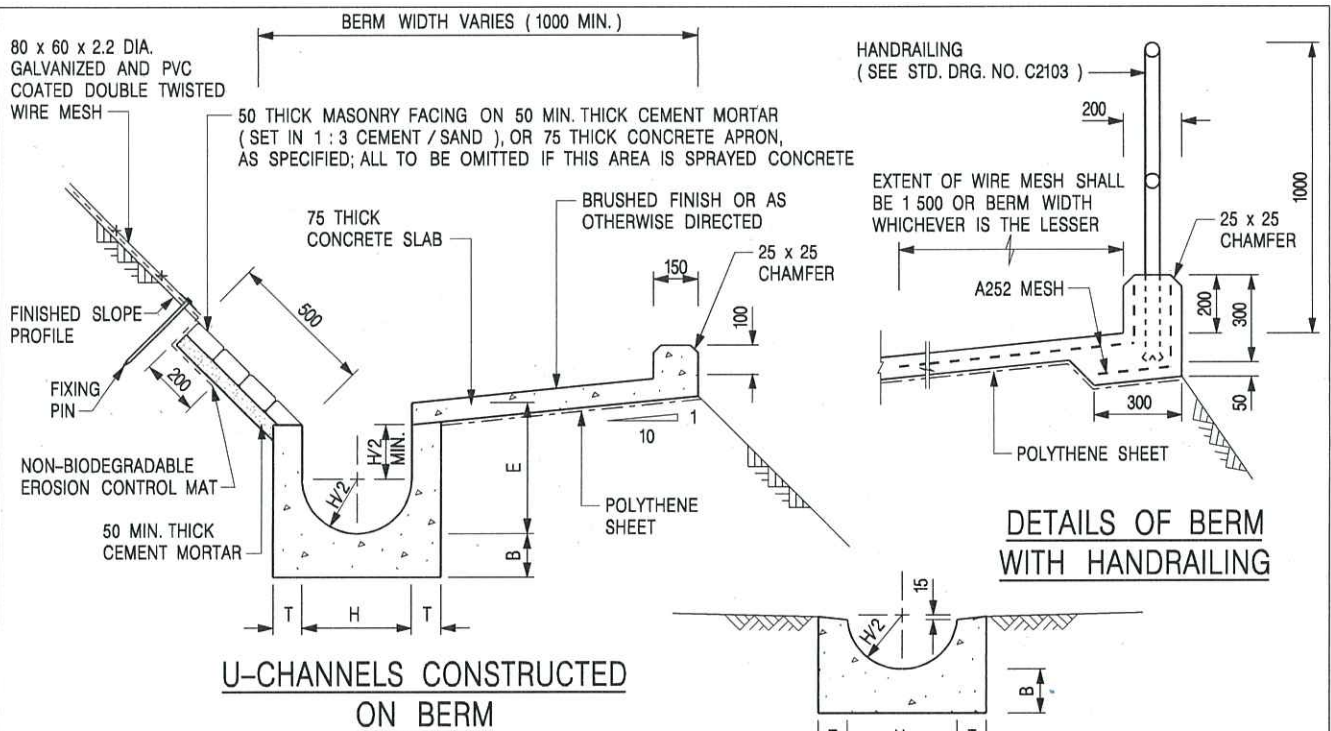
**SCALE** 1 : 20

**DATE** JAN 1991

**DRAWING NO.**

**C2406 /2A**





HALF-ROUND CHANNEL

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE TO BE GRADE 20 / 20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
4. SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
5. JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
6. FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
7. BIODEGRADABLE EROSION CONTROL MAT IF REQUIRED, SEE STD. DRG. NO. C2511/E.
8. CONCRETE TO BE COLOURED AS SPECIFIED.
9. CONCRETE U-CHANNEL CAN BE CAST IN-SITU OR PRECAST CONCRETE SUBJECT TO THE ENGINEER'S AGREEMENT ON THE DETAILS.
10. DETAILS OF EROSION CONTROL MAT AND WESH MESH ON BERM. (SEE STD DRG. NO. C2511/E)

NOMINAL SIZE H	T	B	REINFORCEMENT
300	80	100	A252 MESH PLACED CENTRALLY AND T=100 WHEN E > 650
375 - 600	100	150	
675 - 900	125	175	A252 MESH PLACED CENTRALLY

I	MINOR AMENDMENT.	Original Signed	07.2018
H	THICKNESS OF MASONRY FACING AMENDED.	Original Signed	01.2005
G	MINOR AMENDMENT.	Original Signed	01.2004
F	GENERAL REVISION.	Original Signed	12.2002
E	DRAWING TITLE AMENDED.	Original Signed	11.2001
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.99
B	MINOR AMENDMENTS.	Original Signed	3.94
REF.	REVISION	SIGNATURE	DATE

DETAILS OF HALF-ROUND AND U-CHANNELS ( TYPE A - WITH MASONRY APRON )



CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

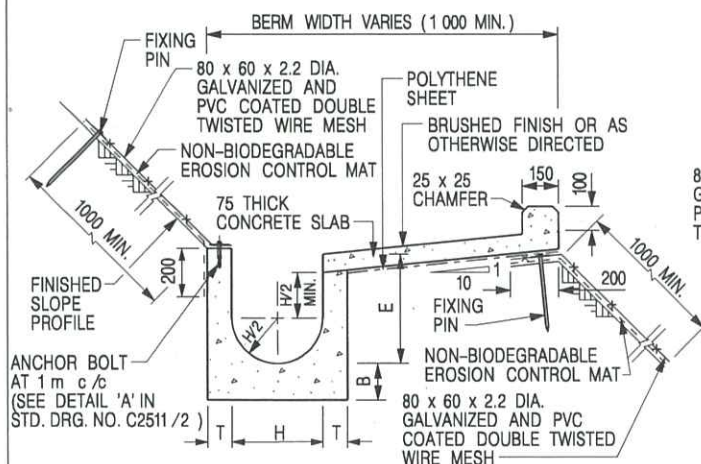
SCALE 1 : 25

DRAWING NO.

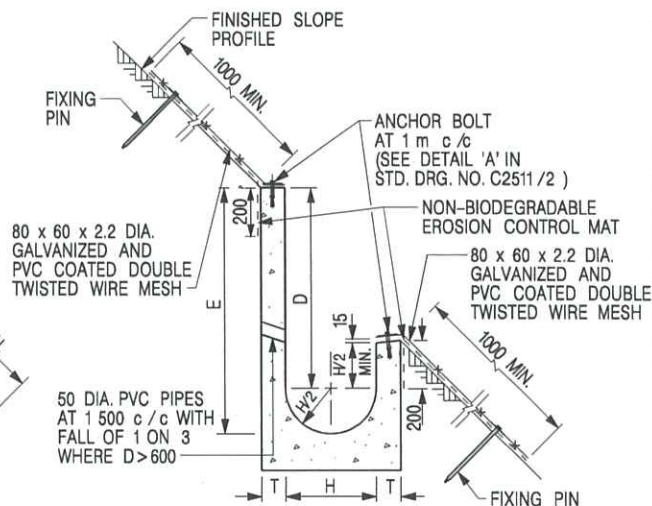
DATE JAN 1991

C2409I

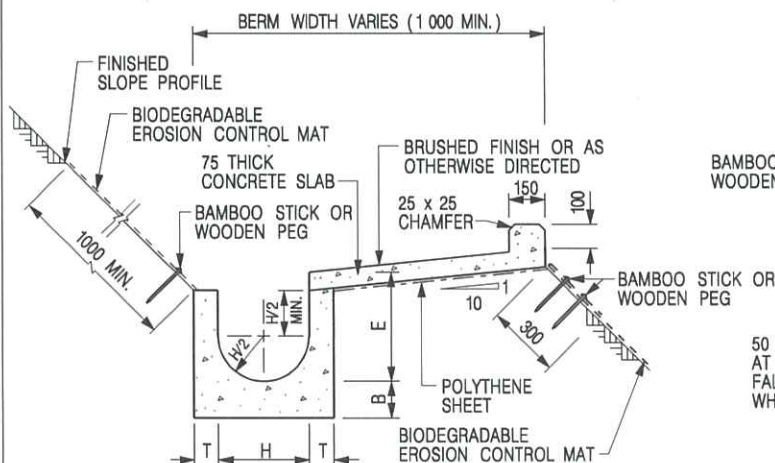




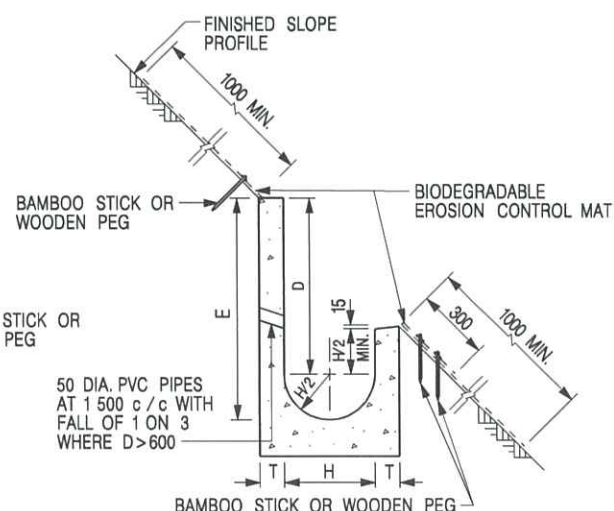
**U-CHANNELS CONSTRUCTED ON BERM  
WITH NON-BIODEGRADABLE  
EROSION CONTROL MAT**



**U-CHANNELS NOT CONSTRUCTED ON BERM  
WITH NON-BIODEGRADABLE  
EROSION CONTROL MAT**



**U-CHANNELS CONSTRUCTED ON BERM  
WITH BIODEGRADABLE  
EROSION CONTROL MAT**



**U-CHANNELS NOT CONSTRUCTED ON BERM  
WITH BIODEGRADABLE  
EROSION CONTROL MAT**

**NOTES:**

- ALL DIMENSIONS ARE IN MILLIMETRES.
- ALL CONCRETE TO BE GRADE 20 /20.
- CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
- SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
- JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
- FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
- FOR TYPICAL FIXING PIN DETAILS, SEE STD. DRG. NO. C2511/2.
- MINIMUM SIZE OF 25 x 50 x 300mm SHALL BE PROVIDED FOR WOODEN PEG.
- MINIMUM SIZE OF 10mm DIAMETER WITH 200mm LONG SHALL BE PROVIDED FOR BAMBOO STICK.
- THE FIXING DETAILS OF NON-BIODEGRADABLE AND BIODEGRADABLE EROSION CONTROL MATS ON EXISTING BERM SHALL REFER TO STD. DRG. NO. C2511/1.

NOMINAL SIZE H	T	B	REINFORCEMENT
300	80	100	A252 MESH PLACED CENTRALLY AND T=100 WHEN E > 650
375 - 600	100	150	
675 - 900	125	175	A252 MESH PLACED CENTRALLY

REF.	REVISION	SIGNATURE	DATE
I	MINOR AMENDMENT.	Original Signed	07.2018
H	FIXING DETAILS OF BIODEGRADABLE EROSION CONTROL MAT ADDED.	Original Signed	12.2017
G	DIMENSION TABLE AMENDED.	Original Signed	01.2005
F	MINOR AMENDMENT.	Original Signed	01.2004
E	GENERAL REVISION.	Original Signed	12.2002
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.99
B	MINOR AMENDMENT.	Original Signed	3.94
A	MINOR AMENDMENT.	Original Signed	10.92

**DETAILS OF HALF-ROUND AND  
U-CHANNELS (TYPE B - WITH  
EROSION CONTROL MAT APRON)**



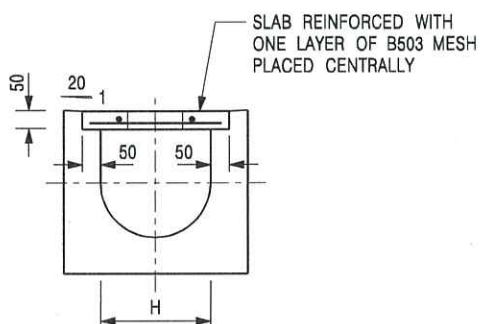
**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

**SCALE** DIAGRAMMATIC

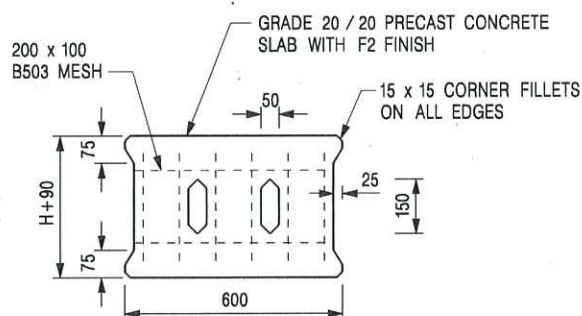
**DRAWING NO.**

**DATE** JAN 1991

**C24101**



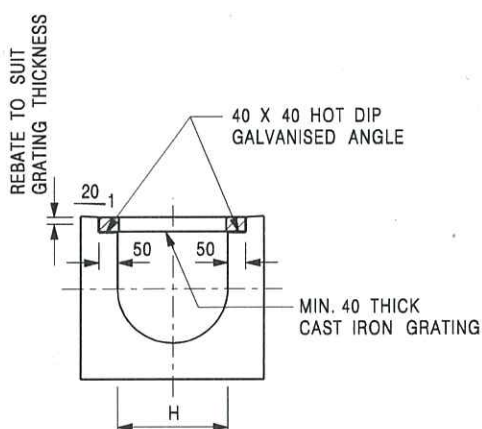
TYPICAL SECTION



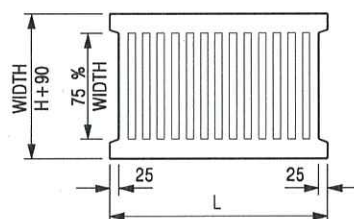
PLAN OF SLAB

### U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



L = 600mm FOR H ≤ 375mm  
L = 400mm FOR H > 375mm

CAST IRON GRATING

(DIMENSIONS ARE FOR GUIDANCE ONLY, CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)

### U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

#### NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. H = NOMINAL CHANNEL SIZE.
3. ALL CAST IRON FOR GRATINGS SHALL BE GRADE EN-GJL-150 COMPLYING WITH BS EN 1561.
4. FOR COVERED CHANNELS TO BE HANDED OVER TO HIGHWAYS DEPARTMENT FOR MAINTENANCE, THE GRATING DETAILS SHALL FOLLOW THOSE AS SHOWN ON HyD STD. DRG. NO. H3156.

E	NOTES 3 & 4 AMENDED.	Original Signed	12.2014
D	NOTE 4 ADDED.	Original Signed	06.2008
C	MINOR AMENDMENT. NOTE 3 ADDED.	Original Signed	12.2005
B	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
A	CAST IRON GRATING AMENDED.	Original Signed	12.2002
REF.	REVISION	SIGNATURE	DATE

COVER SLAB AND CAST IRON  
GRATING FOR CHANNELS



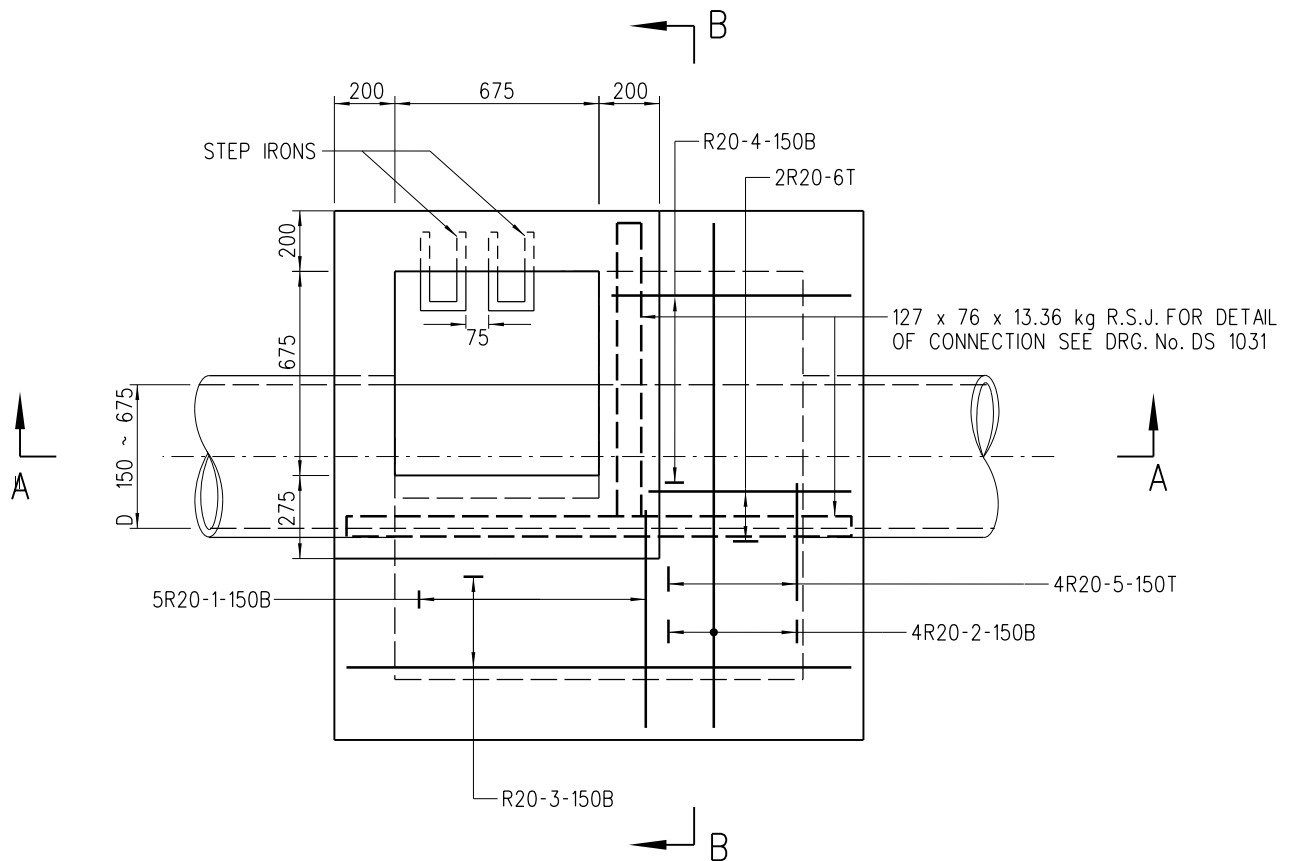
**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

**SCALE** 1 : 20

**DATE** JAN 1991

**DRAWING NO.**

**C2412E**



NOTES:

## PLAN

- ALL DIMENSIONS ARE IN MILLIMETRES.
- NOTATION OF REINFORCEMENT : THE SEQUENCE OF DESCRIPTION OF IDENTIFICATION MARKS ON DRAWINGS FOR STEEL REINFORCING BARS FOR CONCRETE WORK IS AS FOLLOWS (NUMBER, TYPE, SIZE, MARK, SPACING, LOCATION OR COMMENT)
- B DENOTES GRADE 500B RIBBED REINFORCEMENT.
- R DENOTES GRADE 250 PLAIN REINFORCEMENT.
- PIPE DIAMETER : 150 TO 675 mm
- NORMAL RANGE OF DEPTH : 2 500 TO 3700 mm (MEASURED FROM ROAD LEVEL TO LOWEST INVERT)
- USED IN : STORMWATER DRAIN AND SEWER
- JUNCTION : POSITION OF JUNCTION TO BE DETERMINED IN EACH INDIVIDUAL CASE. CHANNELS IMMEDIATELY UNDER ACCESS TO MANHOLE SHOULD BE AVOIDED.
- TOP TREATMENT : SEE DRG. No. DS 1032
- FOUNDATION : FOUNDATION OF MANHOLE VARIES WITH SITE CONDITION. THEREFORE, IT SHOULD BE DETERMINED ON SITE BY THE ENGINEER.
- CONCRETE : GRADE 30/20
- ALL BAR MARKS APPEARED HEREON ARE USED FOR REFERENCE IN THIS DRAWING ONLY.
- MINIMUM COVER AT END OF BARS 40 mm
- COVER AND FRAME NOT SHOWN ON PLAN FOR CLARITY.
- RECESS WITH SQUARE STEEL ROD SHALL BE PROVIDED AT TOP OF MANHOLE CHAMBER FOR INSTALLING MONITORING DEVICE(S). DETAILS REFER TO DSD STANDARD DRAWING NO. DS 1099.

C	NOTE 15 ADDED	ORIGINAL SIGNED	2.8.2022
B	NOTE 11 DELETED NOTES 2, 3 & 4 ADDED	ORIGINAL SIGNED	29.4.2015
A	NOTE 11 REVISED	ORIGINAL SIGNED	24.11.2014
	NEW ISSUE	ORIGINAL SIGNED	15.8.2007
REV.	DESCRIPTION	SIGNATURE	DATE

STANDARD MANHOLE  
TYPE F1

## DRAINAGE SERVICES DEPARTMENT

REFERENCE

DRAWING No.

SCALE

1 : 25

DS 1081C

( SHEET 1 OF 3 )



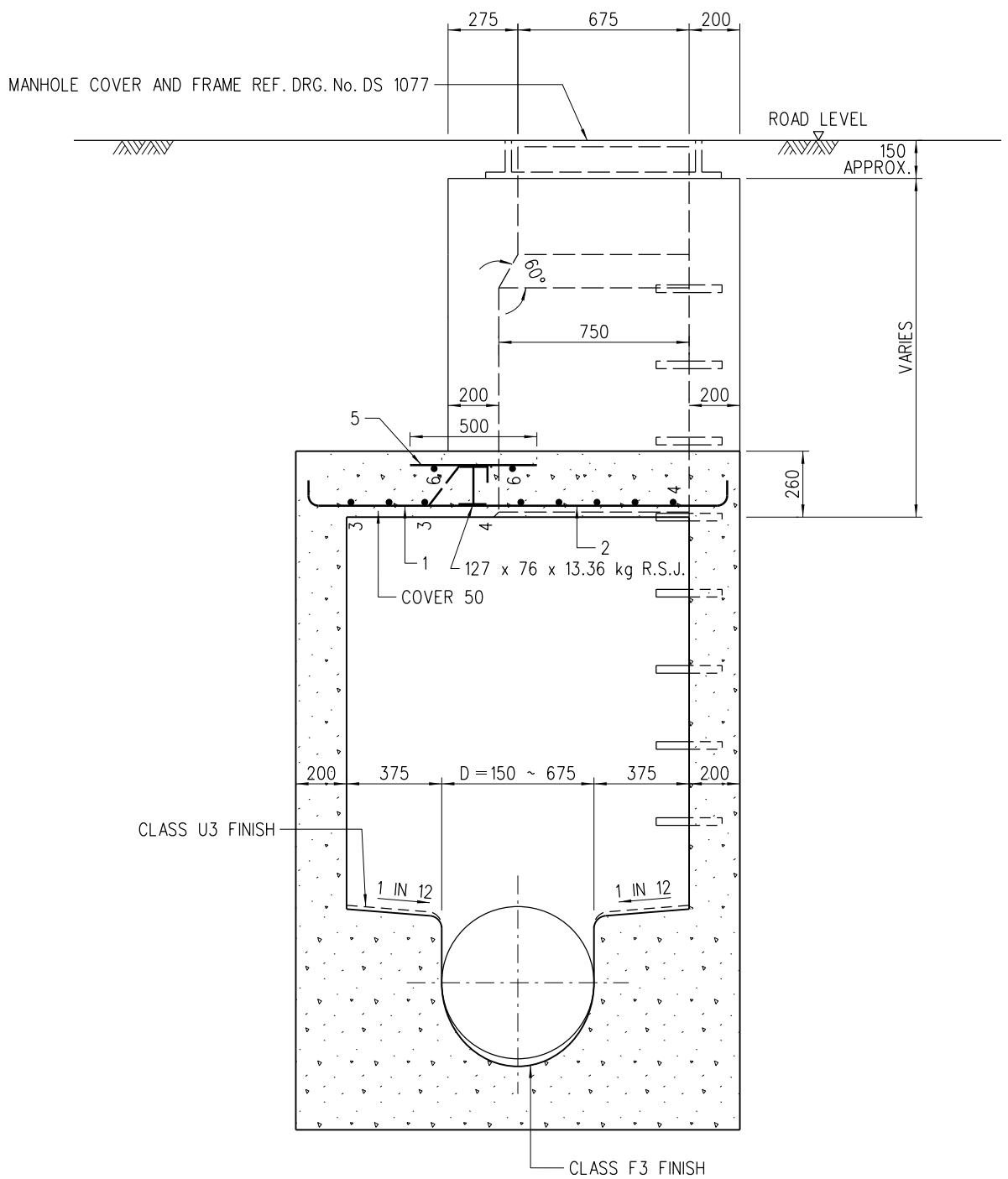
C	NOTE 15 ADDED	ORIGINAL SIGNED	2.8.2022
B	NOTE 11 DELETED NOTES 2, 3 & 4 ADDED	ORIGINAL SIGNED	29.4.2015
A	NOTE 11 REVISED	ORIGINAL SIGNED	24.11.2014
	NEW ISSUE	ORIGINAL SIGNED	15.8.2007
REV.	DESCRIPTION	SIGNATURE	DATE

DRAINAGE SERVICES DEPARTMENT

DRAWING No.
-------------

1 : 25

DS 1081C  
( SHEET 2 OF 3 )



**SECTION B-B**

C	NOTE 15 ADDED	ORIGINAL SIGNED	2.8.2022
B	NOTE 11 DELETED NOTES 2, 3 & 4 ADDED	ORIGINAL SIGNED	29.4.2015
A	NOTE 11 REVISED	ORIGINAL SIGNED	24.11.2014
	NEW ISSUE	ORIGINAL SIGNED	15.8.2007
REV.	DESCRIPTION	SIGNATURE	DATE

STANDARD MANHOLE  
TYPE F1

**DRAINAGE SERVICES DEPARTMENT**

REFERENCE

DRAWING No.

SCALE

1 : 25

**DS 1081C**

( SHEET 3 OF 3 )



Our Ref.: DD89 Lot 466 7 VL  
Your Ref.: TPB/A/NE-FTA/247

The Secretary,  
Town Planning Board,  
15/F, North Point Government Offices,  
333 Java Road,  
North Point, Hong Kong

**By Email**

15 October 2024

Dear Sir,

**2<sup>nd</sup> Further Information**

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities  
for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone,  
Various Lots in D.D. 89 and Adjoining Government Land, Man Kam To, New Territories**

**(S.16 Planning Application No. A/NE-FTA/247)**

We write to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

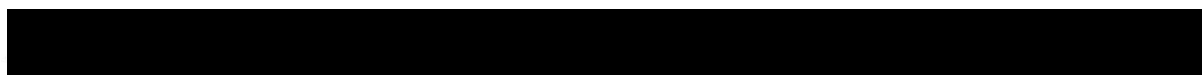


**Louis TSE**  
Town Planner

cc DPO/STN, Pland

(Attn.: Ms. Shirley CHAN  
(Attn.: Ms. Katie LEUNG

email: skkchan@pland.gov.hk )  
email: kyyleung@pland.gov.hk )



## Responses-to-Comments

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities  
for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone,  
Various Lots in D.D. 89 and Adjoining Government Land, Man Kam To, New Territories**

**(Application No. A/NE-FTA/247)**

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&amp;L, PlanD)</b>		
(a)	With referenced to the aerial photo of 2023, the site is located in an area of rural inland plains landscape character comprising of farmlands, temporary structures, small houses, vegetated areas and cluster of trees. Noticeable change to the existing rural landscape character is anticipated. Based on our site record taken on 2.5.2023 and 4.5.2023, the site is covered by self-seeded plants. Some trees of common and undesirable species. According to Para. 5.13 of the Planning Statement, all existing trees will be affected and it is not proposed to retain any of the existing trees at the site. However, tree information, proposed tree treatment and landscape treatment/ mitigation measures are not provided, potential impact on the existing landscape resources cannot be ascertained. The applicant is advised to provide basic information (e.g. species, size, general conditions and tree photos) on existing trees within and along the site boundary, proposed tree treatments and mitigation measures for TPB's consideration.	<p>According to the tree survey conducted on 02/10/2024, a total of 28 nos. of trees are recorded within the application site (the Site) (<b>Annex I</b>). No old and valuable tree or protected species has been identified in accordance with DEVB TC(W) No. 5/2020 – Registration and Preservation of Old and Valuable Trees and the Forests and Countryside Ordinance (Cap. 96). Due to the proposed hard-paving works for site formation of structures and circulation purposes, all existing trees will be affected, and it is not proposed to retain any of the existing trees within the Site.</p> <p>As there will be felling of existing trees within the Site, a landscape proposal has been submitted by the applicant to provide landscape mitigation measures for the proposed development (<b>Annex II</b>). 28 new trees (N1 to N28), with continuous soil trench, are proposed to be planted along the southwest and northwest periphery boundary of the Site as a landscape buffer to minimise any potential impact to the surrounding areas. All these new trees within the Site will be maintained by the applicant during the planning approval period.</p>

2. Comments of the Director of Environmental Protection (DEP) (Contact Person: Ms. CC CHANG; Tel: 2835 1867)		
(a)	<p>The proposed use involves the use of heavy vehicles and there are sensitive receivers (i.e. residential dwellings) located in the vicinity of the application site. As such, the application is not supported from environmental perspective.</p>	<p>2.5m high solid metal wall will be erected along the whole Site to mitigate potential nuisances to the surrounding areas. Restricted operation hours (i.e. from 07:00 to 19:00 Monday to Saturday, no operation on Sunday and public holiday) will take place at the Site during the planning approval period. 3m buffer area along the site boundary and the watercourse adjacent to the Site is also proposed by the applicant as a buffer to minimise any potential impacts arising from the Site, as well as to separate the Site and the nearby sensitive receivers.</p> <p>A landscape proposal has been submitted by the applicant to provide landscape mitigation measures for the proposed development (<b>Annex I</b>). <u>28</u> new trees are proposed to be planted along the southwest and northwest periphery boundary of the Site as a landscape buffer to minimise any potential impact to the adjoining sensitive receivers.</p> <p>A drainage proposal and a fire service installations (FSIs) proposal have been submitted by the applicant to provide sufficient drainage facilities and fire service equipment within the Site, to mitigate any potential drainage and fire safety impact generated from the proposed development.</p> <p>Therefore, adverse impacts generated by the proposed development to the nearby sensitive receivers should <u>not</u> be anticipated. The applicant will reinstate the Site to an amenity area after the planning approval period.</p>
3. Comments of the Director of Agriculture, Fisheries and Conservation (DAFC)		
(a)	<p>The subject site is largely covered with herbaceous plants and tree saplings and is not fully accessible. A small portion of the subject site at the north (partly within Lot 464, Lot 465 and the adjacent government land) is a marsh. Watercourse and marsh are located adjacent to the</p>	<p>2.5m high solid metal wall will be erected along the Site boundary to mitigate any potential nuisance to the surrounding areas. 3m buffer area along the site boundary and the watercourse adjacent to the Site is also proposed by the applicant as a buffer to minimise any potential impacts arising from the Site, as well as to separate the Site and the nearby sensitive receivers.</p>

	<p>subject site. We have records of aquatic fauna, dragonflies, butterflies and birds within and in the vicinity of the subject site. Due to the sensitivity of the nearby habitats, an ecological impact assessment (EcoIA) is required to assess the potential ecological impact on the subject site and the surroundings for our further consideration of the application. Any wetland habitats within the subject site should be excluded from the application. The applicant should also propose mitigation measures to avoid pollution and disturbance to the nearby natural environment, in particular on the wetland habitats and fauna, should the application be approved.</p>	<p>An ecological impact assessment (EcoIA) has been submitted by the applicant to assess the potential ecological impact arising from the proposed development (<b>Annex III</b>). According to the EcoIA report, the potential impact due to the loss of those habitats within the Site is considered <u>minimal</u>.</p> <p>As the proposed development is intended to facilitate the relocation of the applicant's affected business premises in Hung Shui Kiu due to land resumption to pave way for the second phase development of Hung Shui Kiu/Ha Tsuen New Development Area, the special background of the application should be considered on individual merit and approval of the current application would not set an undesirable precedent within the "AGR" zone. The applicant will reinstate the Site to an amenity area after the planning approval period.</p>
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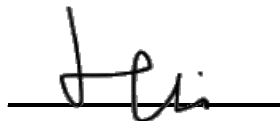
# Tree Survey Report

**Date of Survey: 2<sup>nd</sup> October 2024**

**Location:**

**Various Lots in D.D.89 And Adjoining Government Land,  
Man Kam To, New Territories**

Prepared by:

A handwritten signature in black ink, appearing to be 'Mak Ka Hei', is written over a horizontal line.

Mak Ka Hei

Registered Arborist

Date: 2<sup>nd</sup> October 2024

## **Table of contents**

1. Introduction	3
2. Summary of Existing Trees	4

### Appendix:

- I. Tree Survey Schedule
- II. Tree Survey Plan
- III. Photo Records

### Disclaimer:

The tree survey conducted indicates the condition of the surveyed trees at the time of inspection only. The assessments of amenity value, form, health and structural condition of the trees surveyed are based on visual inspection from the ground only. No aerial inspection, root digging or mapping, or diagnostic testing has been conducted as part of this survey. Wing Ho Yuen Landscaping Company Limited cannot accept responsibility for future failure or defects detected after the time of inspection of the trees surveyed in this report.

## **1. Introduction**

The survey conducted is to record all the existing trees in the tree survey boundary. The survey include tree species identification, tree tagging with durable labels, the measurements of overall tree height, Diameter at Breast Height (DBH), average crown spread, the evaluation on amenity value, form, health and structural conditions.

The tree survey was conducted on 2<sup>nd</sup> October 2024. Plants with DBH less than 95mm were not recorded in the survey.

## **2. Summary of Existing Trees**

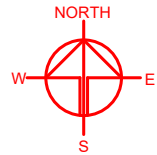
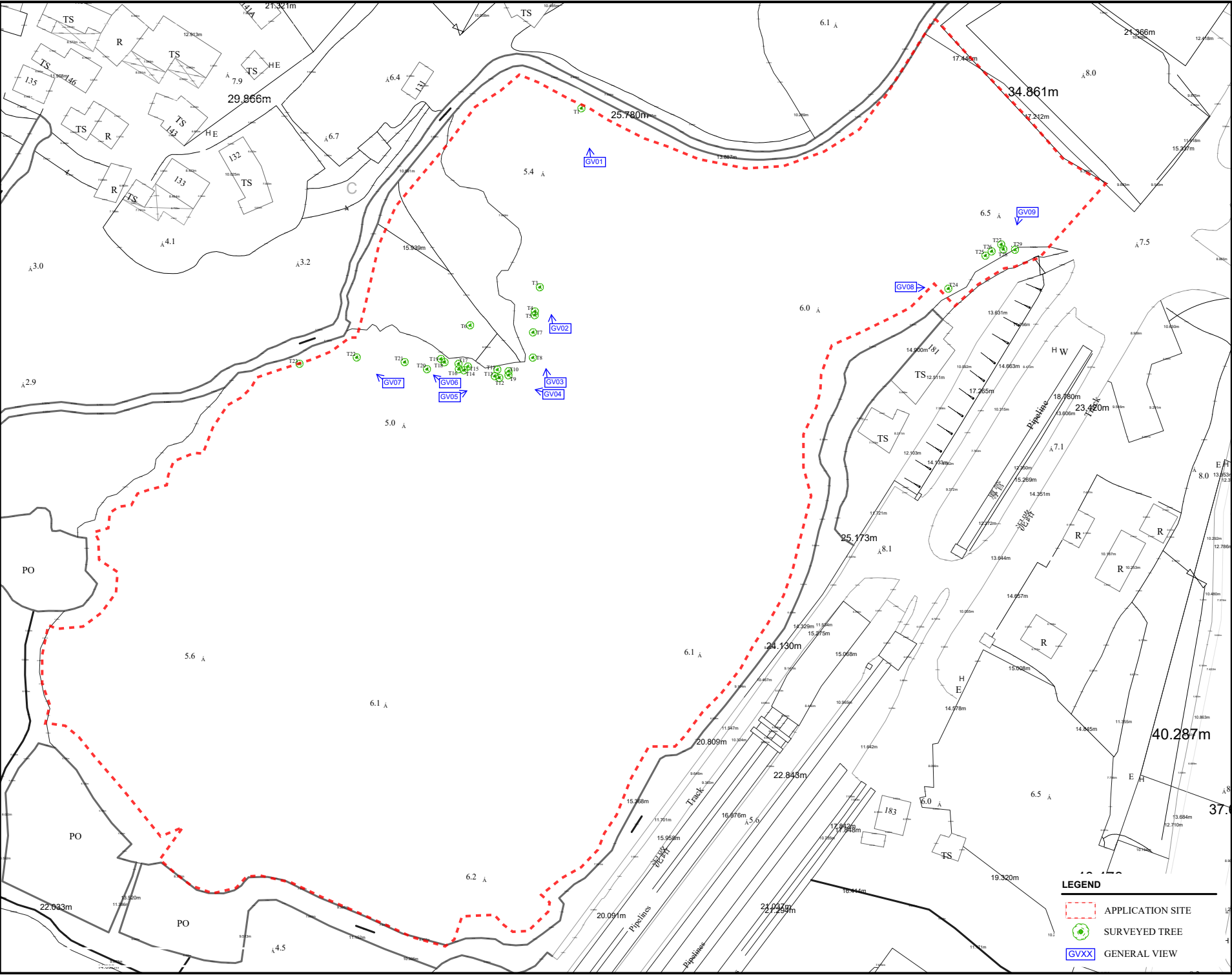
The surveyed site is located at Various Lots in D.D.89 And Adjoining Government Land, Man Kam To, New Territories.

At the time of inspection on 2<sup>nd</sup> October 2024, **28 nos.** tree were found within the Site. **One** dead tree (T23) was recorded in the surveyed area. Location of individual tree refers to Appendix I.

Details of tree conditions and photo records for individual tree are recorded in the Appendix II and Appendix III respectively.



## Appendix I – Tree Survey Plan



PLANNING CONSULTANT  
**R-Riches**  
Property Consultants Ltd.

PROJECT  
PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION  
VARIOUS LOTS IN D.D.89 AND ADJOINING GOVERNMENT LAND, MAN KAM TO, NEW TERRITORIES

SCALE  
AS SHOWN

DRAWN BY  
KYu

DATE  
2.10.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE  
TREE SURVEY PLAN

DWG NO.  
TSP

VER.  
0

- LEGEND**
- APPLICATION SITE
  - SURVEYED TREE
  - GVXX GENERAL VIEW

## Appendix II –Tree Survey Schedule

**Tree Survey Schedule**

Location: Various Lots in D.D.89 And Adjoining Government Land, Man Kam To, New Territories  
Tree surveyor(s): Mak Ka Hei  
Field Survey was conducted on: 2 October 2024



Tree No.	Tree Species		Tree Size Measurements			Amenity Value	Form	Health Condition	Structural Condition	Suitability for Transplanting	Remarks
	Botanical Name	Chinese Name	Overall Height (m)	DBH (mm)	Average Crown Spread (m)	High /Med /Low	Good /Fair /Poor	Good /Fair /Poor /Dead	Good /Fair /Poor	High /Med /Low	
T1	<i>Macaranga tanarius var. tomentosa</i>	血桐	6.0	165	6.0	Low	Fair	Fair	Poor	Low	co-dominant trunks
T3	<i>Leucaena leucocephala</i>	銀合歡	8.0	135	7.0	Low	Poor	Poor	Poor	Low	invasive species
T4	<i>Leucaena leucocephala</i>	銀合歡	8.0	100	7.0	Low	Poor	Poor	Poor	Low	invasive species
T5	<i>Leucaena leucocephala</i>	銀合歡	8.0	95	5.0	Low	Poor	Poor	Poor	Low	invasive species
T6	<i>Sapium sebiferum</i>	烏桕	5.0	130	5.0	Low	Fair	Fair	Fair	Low	
T7	<i>Macaranga tanarius var. tomentosa</i>	血桐	7.0	120	8.0	Low	Fair	Fair	Fair	Low	
T8	<i>Macaranga tanarius var. tomentosa</i>	血桐	6.0	110	6.0	Low	Fair	Fair	Fair	Low	
T9	<i>Leucaena leucocephala</i>	銀合歡	9.0	95	5.0	Low	Poor	Poor	Poor	Low	invasive species
T10	<i>Macaranga tanarius var. tomentosa</i>	血桐	8.0	100	6.0	Low	Fair	Fair	Fair	Low	
T11	<i>Sapium sebiferum</i>	烏桕	5.0	130	5.0	Low	Fair	Fair	Fair	Low	
T12	<i>Leucaena leucocephala</i>	銀合歡	10.0	95	5.0	Low	Poor	Poor	Poor	Low	invasive species
T13	<i>Leucaena leucocephala</i>	銀合歡	10.0	95	4.0	Low	Poor	Poor	Poor	Low	invasive species
T14	<i>Leucaena leucocephala</i>	銀合歡	10.0	120	5.0	Low	Poor	Poor	Poor	Low	invasive species
T15	<i>Leucaena leucocephala</i>	銀合歡	10.0	130	4.0	Low	Poor	Poor	Poor	Low	invasive species
T16	<i>Leucaena leucocephala</i>	銀合歡	10.0	130	5.0	Low	Poor	Poor	Poor	Low	invasive species
T17	<i>Leucaena leucocephala</i>	銀合歡	10.0	130	4.0	Low	Poor	Poor	Poor	Low	invasive species
T18	<i>Leucaena leucocephala</i>	銀合歡	10.0	110	6.0	Low	Poor	Poor	Poor	Low	invasive species
T19	<i>Leucaena leucocephala</i>	銀合歡	10.0	150	4.0	Low	Poor	Poor	Poor	Low	invasive species
T20	<i>Leucaena leucocephala</i>	銀合歡	5.0	220	3.0	Low	Poor	Poor	Poor	Low	invasive species, leaning, topped
T21	<i>Leucaena leucocephala</i>	銀合歡	6.0	210	3.0	Low	Poor	Poor	Poor	Low	invasive species, leaning, topped
T22	<i>Leucaena leucocephala</i>	銀合歡	9.0	130	5.0	Low	Poor	Poor	Poor	Low	invasive species, climber
T23	<i>Leucaena leucocephala</i>	銀合歡	9.0	180	5.0	-	-	Dead	-	-	invasive species, dead tree
T24	<i>Leucaena leucocephala</i>	銀合歡	11.0	350	8.0	Low	Poor	Poor	Poor	Low	invasive species, leaning, decay and wound on trunk
T25	<i>Macaranga tanarius var. tomentosa</i>	血桐	8.0	100	5.0	Low	Fair	Fair	Fair	Low	
T26	<i>Leucaena leucocephala</i>	銀合歡	8.0	120	4.0	Low	Poor	Poor	Poor	Low	invasive species
T27	<i>Leucaena leucocephala</i>	銀合歡	8.0	120	5.0	Low	Poor	Poor	Poor	Low	invasive species
T28	<i>Leucaena leucocephala</i>	銀合歡	9.0	235	5.0	Low	Poor	Poor	Poor	Low	invasive species
T29	<i>Leucaena leucocephala</i>	銀合歡	8.0	170	5.0	Low	Poor	Poor	Poor	Low	invasive species

Notes: Amenity Value, Form, Health Condition and Structural Condition of trees were obtained by Visual Assessment Only.



## Appendix III – Photo Records



# General View



General view 01



General view 02



# General View



General view 03



General view 04



# General View



General view 05



General view 06



# General View



General view 07



General view 08



# General View



General view 09



# Photo Records



T1 (Overview)



T3 (Overview)



T4 (Overview)



T5 (Overview)



# Photo Records



T6 (Overview)



T7 (Overview)



T8 (Overview)



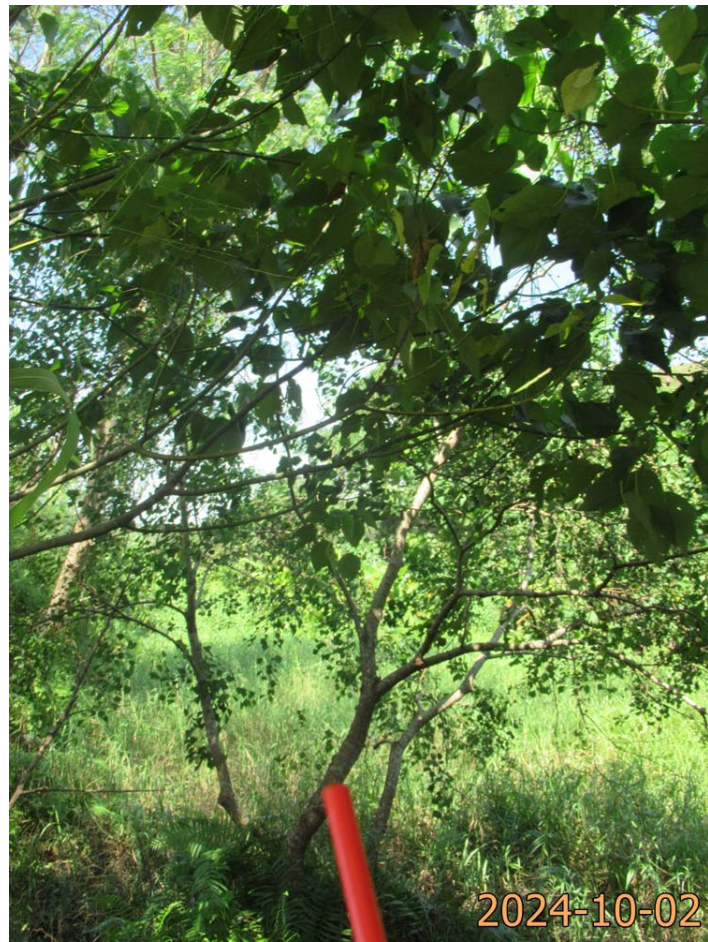
T9 (Overview)



# Photo Records



T10 (Overview)



T11 (Overview)



T12 (Overview)



T13 (Overview)



# Photo Records



T14 (Overview)



T15 (Overview)



T16 (Overview)



T17 (Overview)



# Photo Records



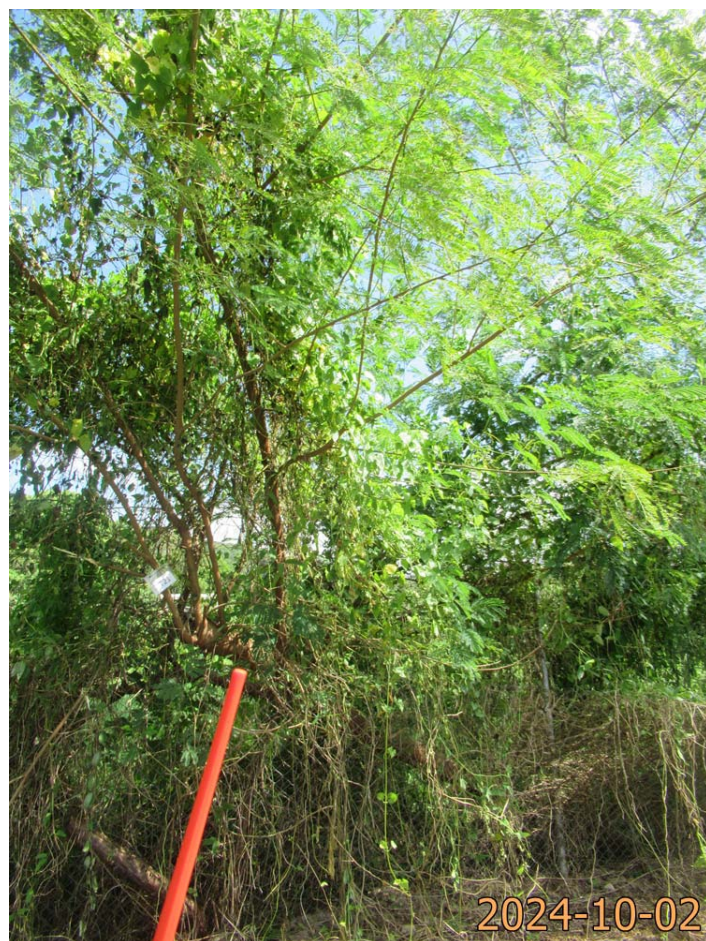
T18 (Overview)



T19 (Overview)



T20 (Overview)



T21 (Overview)



# Photo Records



T22 (Overview)



T23 (Overview)



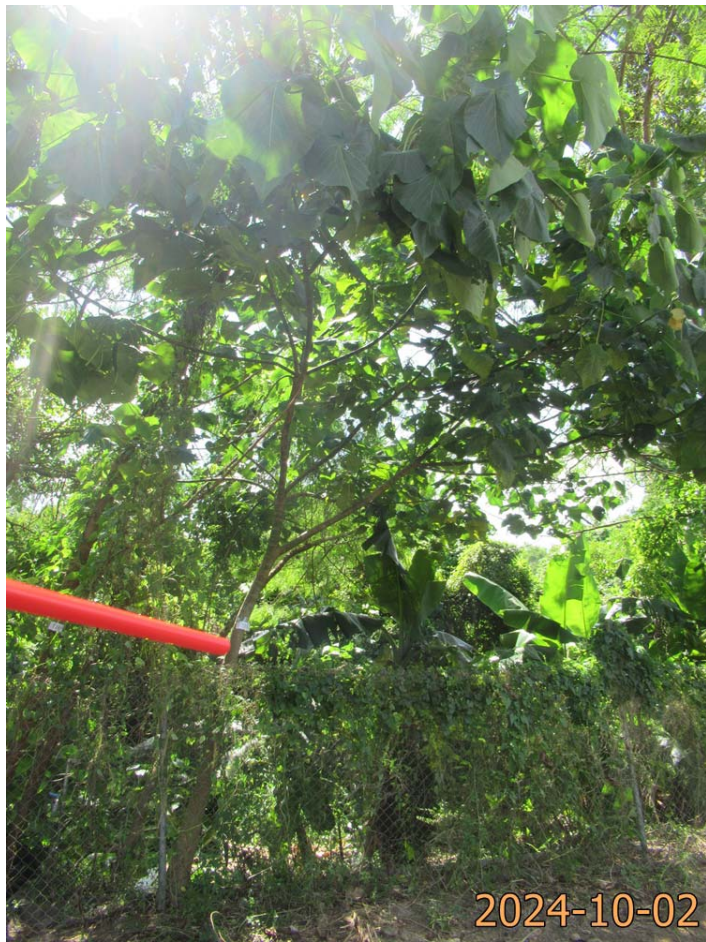
T24 (Overview)



T24 Decay and wound on trunk



# Photo Records



T25 (Overview)



T26 (Overview)



T27 (Overview)



T28 (Overview)



# Photo Records

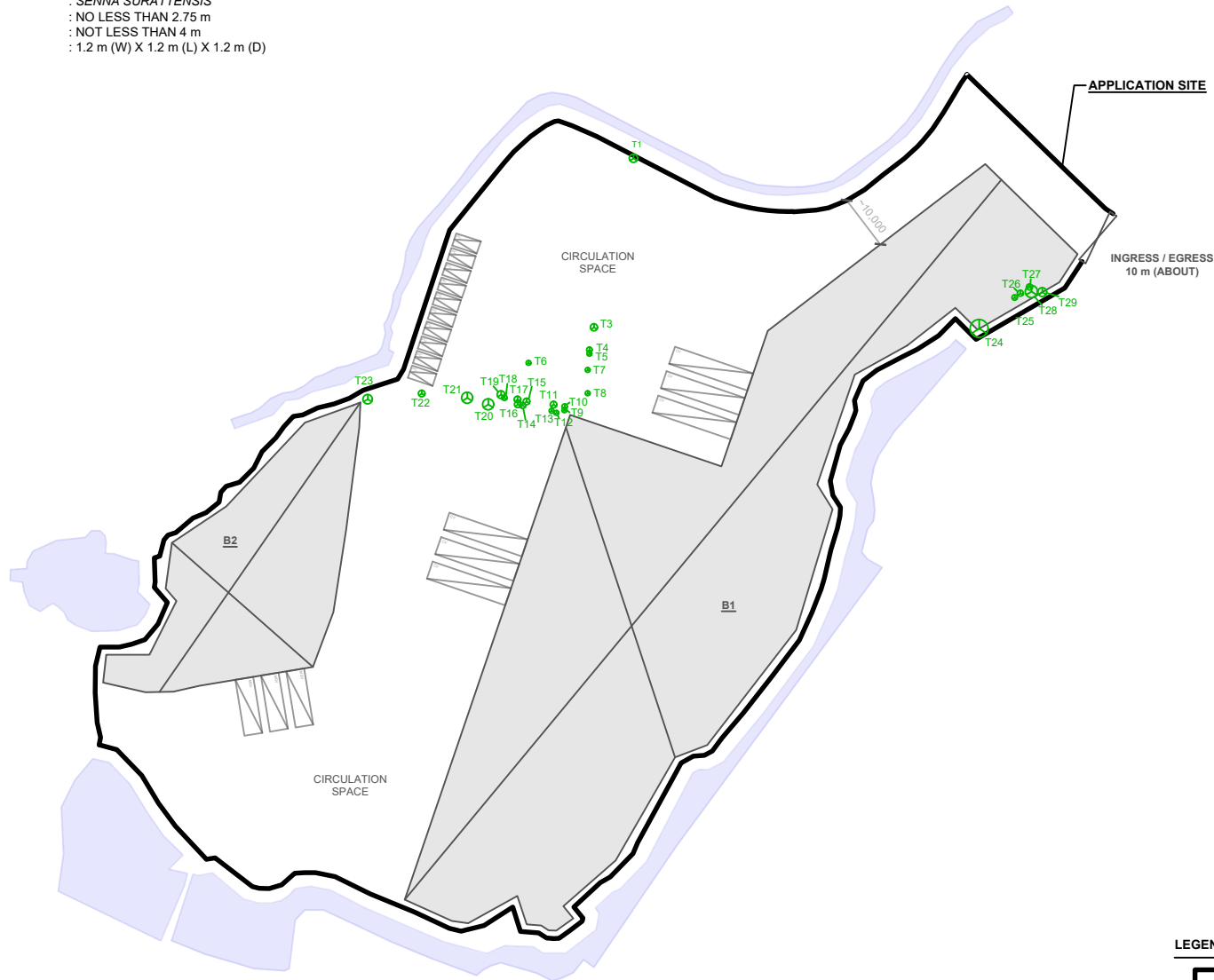


T29 (Overview)

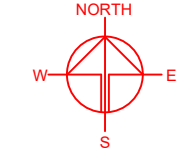


LANDSCAPE PROPOSAL

APPLICATION SITE AREA	: 16,256 m <sup>2</sup> (ABOUT)
NO. OF EXISTING TREE	: 28 (T1, T3 TO T29)
SPECIES OF TREES	: 28 X VARIOUS SPECIES
NO. OF TREES WILL BE FELLED	: 28
NO. OF NEW TREES WILL BE PLANTED	: 28 (N1 TO N28)
SPECIES OF NEW TREES	: SENNA SURATTENSIS
HEIGHT OF NEW TREES	: NO LESS THAN 2.75 m
SPACING OF NEW TREES	: NOT LESS THAN 4 m
DIMENSION OF TREE PITS	: 1.2 m (W) X 1.2 m (L) X 1.2 m (D)



LEGEND	
	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	L/UL SPACE (LGV)
	INGRESS / EGRESS
	EXISTING TREES



PLANNING CONSULTANT

**R-Riches**  
Property Consultants Ltd.

PROPOSED TEMPORARY  
WAREHOUSE (EXCLUDING  
DANGEROUS GOODS GODOWN)  
WITH ANCILLARY FACILITIES  
FOR A PERIOD OF 3 YEARS AND  
ASSOCIATED FILLING OF LAND

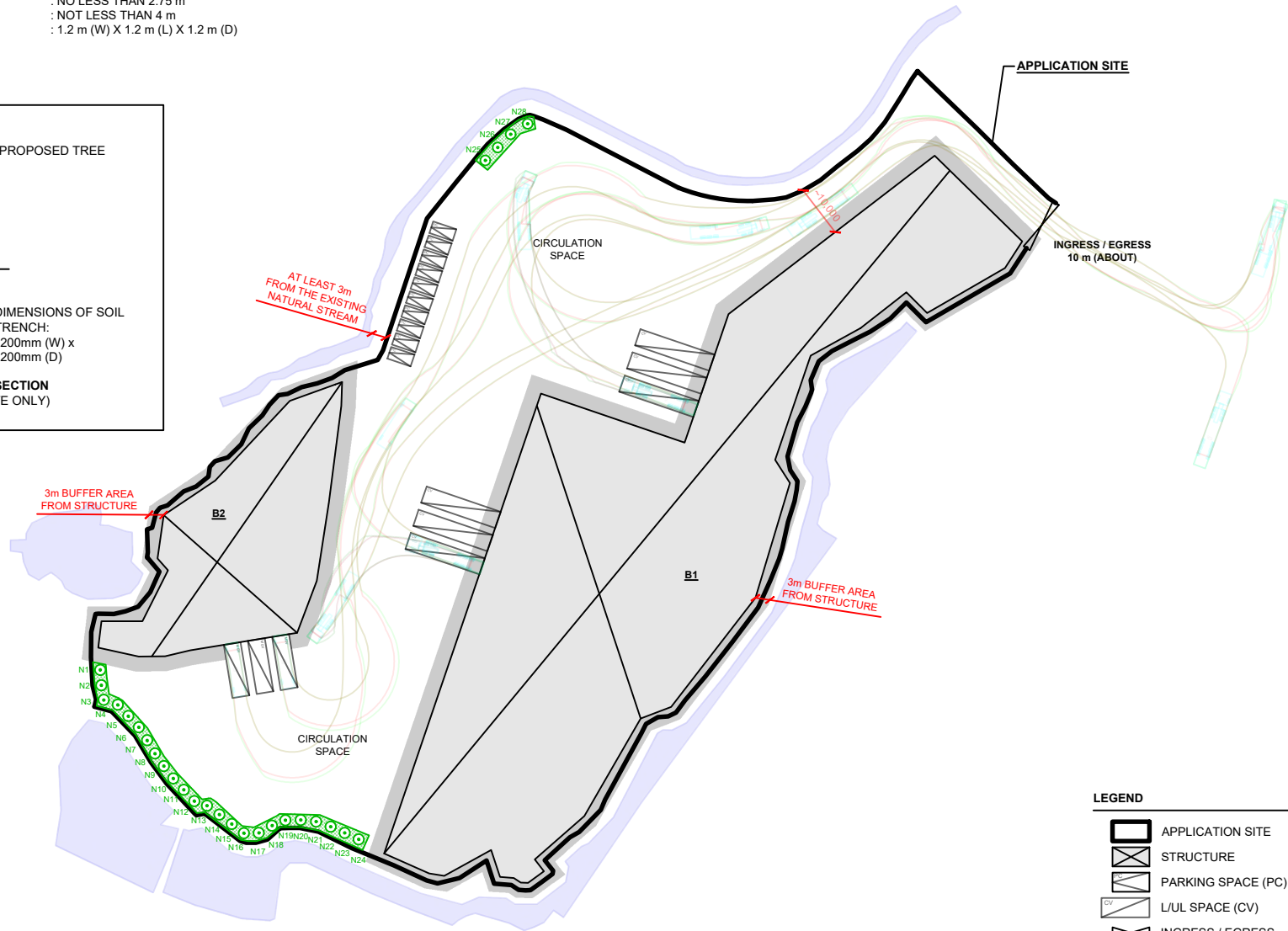
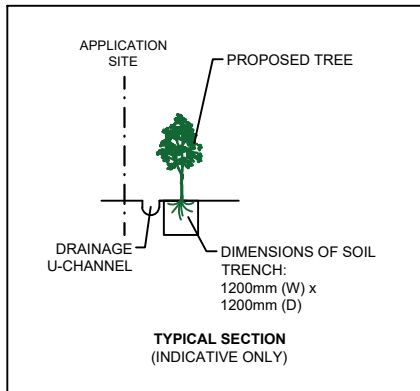
SITE LOCATION

VARIOUS LOTS IN D.D.89 AND  
ADJOINING GOVERNMENT  
LAND, MAN KAM TO, NEW  
TERRITORIES

SCALE 1 : 1300 @ A4	
DRAWN BY LT	DATE 7.10.2024
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE LANDSCAPE PROPOSAL (1/2)	
DWG. NO. ANNEX II	VER. 001

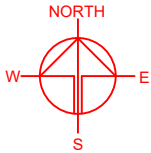
LANDSCAPE PROPOSAL

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HEIGHT OF NEW TREES	: NO LESS THAN 2.75 m
SPACING OF NEW TREES	: NOT LESS THAN 4 m
DIMENSION OF TREE PITS	: 1.2 m (W) X 1.2 m (L) X 1.2 m (D)



LEGEND	
	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	L/UL SPACE (CV)
	INGRESS / EGRESS
	CONTAINER VEHICLE (CV)
	SWEEP PATH OF VEHICLE
	PROPOSED NEW TREES
	PROPOSED CONTINUOUS SOIL TRENCH

- NOTES:
- 1) THE APPLICANT WILL MAINTAIN TREES IN GOOD CONDITION DURING THE PLANNING APPROVAL PERIOD.
  - 2) THE APPLICANT WILL REPLACE TREES WHICH ARE DYING OR DEAD DURING THE PLANNING APPROVAL PERIOD.
  - 3) THE APPLICANT WILL PROVIDE ADEQUATE IRRIGATION FOR TREES.



PLANNING CONSULTANT

**R-Riches**  
Property Consultants Ltd.

PROPOSED TEMPORARY  
WAREHOUSE (EXCLUDING  
DANGEROUS GOODS GODOWN)  
WITH ANCILLARY FACILITIES  
FOR A PERIOD OF 3 YEARS AND  
ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D.89 AND  
ADJOINING GOVERNMENT  
LAND, MAN KAM TO, NEW  
TERRITORIES

SCALE 1 : 1300 @ A4	
DRAWN BY LT	DATE 7.10.2024
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE LANDSCAPE PROPOSAL (2/2)	
DWG NO. ANNEX II	VER. 001

## **SECTION 16 PLANNING APPLICATION**

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone**

**Various Lots in D.D. 89 and Adjoining Government Land, Man Kam To, New Territories**

### ***Ecological Impact Assessment Report***

***October 2024***



**Ecosystems Limited**

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# **1 INTRODUCTION**

## **1.1 Background**

- 1.1.1 Ecosystems Ltd. was commissioned by Standard Billion Limited (the Applicant) to be the Ecological Consultant for the Planning Application. The applicant seeks planning permission from the Town Planning Board under Section 16 of the Town Planning Ordinance (Cap 131) to use Various Lots in D.D. 89 and Adjoining Government Land at Man Kam To (Application Site) for "proposed temporary warehouse (excluding dangerous goods godown) with ancillary facilities for a period of 3 years and associated filling of land.
- 1.1.2 The Application Site falls within an area zoned as "Agriculture" on the Approved Fu Tei Au and Sha Ling Outline Zoning Plan No. S/NE-FTA/18. The Site occupies an area of about 16,256m<sup>2</sup>.
- 1.1.3 This Ecological Impact Assessment (EcolA) presents any potential direct and indirect impacts to ecology arising from construction and operation of the Project. Ecological baseline conditions of the Application Site, the Development Site and its surroundings are described, potential ecological impacts including losses or damages to habitats and other potential impacts on the inhabiting flora and fauna have been assessed, with the need for mitigation measures such as avoidance, minimization and compensation explored. The potential ecological impacts on the identified species and habitats have also been evaluated.

# **2 LEGISLATION, STANDARDS AND GUIDELINES ON ECOLOGICAL SURVEY**

## **2.1 General**

- 2.1.1 The HKSAR ordinances and regulations relevant to ecological impact assessment (EcolA) of this project include the following:
- Forests and Countryside Ordinance (Cap. 96) and its subsidiary legislation, the Forestry Regulations (Cap. 96A);
  - Town Planning Ordinance (Cap. 131);
  - Wild Animals Protection Ordinance (WAPo, Cap. 170);
  - Country Parks Ordinance (Cap. 208) and its subsidiary legislation;
  - Environmental Impact Assessment Ordinance ("the EIAO", Cap. 499) and the associated Technical Memorandum on Environmental Impact Assessment Process (EIAO-TM), in particular Annexes 8 and 16; and
  - Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586) and its subsidiary legislation.
- 2.1.2 This EcolA also made reference to the following guidelines and standards:
- EIAO Guidance Note No. 3/2010 – Flexibility and Enforceability of Mitigation Measures Proposed in an EIA Report;

- EIAO Guidance Note No. 6/2010 – Some Observations on Ecological Assessment from the Environmental Impact Assessment Ordinance Perspective;
- EIAO Guidance Note No. 7/2023 – Ecological Baseline Survey for Ecological Assessment;
- EIAO Guidance Note No. 10/2023 – Methodologies for Terrestrial and Freshwater Ecological Baseline Surveys;
- ETWB Technical Circular (Works) No. 5/2005, "Protection of natural streams/rivers from adverse impacts arising from construction works";
- Environment, Transport and Works Bureau Technical Circular (Works) No. 3/2006. Tree Preservation. 25 May 2006.;
- Hong Kong Planning Standards and Guidelines (HKPSG) Chapter 10, "Conservation"; and
- PELB Technical Circular 1/97 / Works Branch Technical Circular 4/97, "Guidelines for Implementing the Policy on Off-site Ecological Mitigation Measures";

2.1.3 This EcolA also made reference to the following People's Republic of China (PRC) legislation:

- List of Wild Animals under State Priority Conservation; and
- List of Wild Plants under State Priority Conservation

2.1.4 International conventions and guidelines that are relevant to this study include the following:

- Convention on International Trade in Endangered Species of Wild Fauna and Flora ("CITES"). This Convention regulates international trade in animal and plant species considered to be at risk from such trade. The main categories of species relevant to Hong Kong are Appendices I and II. Species listed in Appendix I are species threatened with extinction that are or may be affected by trade; species listed in Appendix II are those that, while not necessarily under current threat of extinction, may become threatened unless trade is subject to strict regulation. Hong Kong's obligations under this Convention are enforced via the Protection of Endangered Species of Animals and Plants Ordinance;
- The International Union for Conservation of Nature (IUCN). The World Conservation Union maintains, through its Species Survival Commission, a Red List of globally threatened species of wild plants and animals (see <http://www.redlist.org>). The Red List is considered the authoritative publication to classify species as critically endangered, endangered, vulnerable, or lower-risk; and
- United Nations Convention on Biological Diversity. This convention requires parties to regulate or manage biological resources important for the conservation of biological diversity whether within or outside protected areas, with a view to ensuring their conservation and sustainable use. It also requires parties to promote the protection of ecosystems, natural habitats and the maintenance of viable populations of species in natural surroundings. The

People's Republic of China (PRC) ratified the Convention on Biological Diversity on 5th January 1993. The HKSAR Government has stated that it is "committed to meeting the environmental objectives" of the Convention (PELB 1996).

## 2.2 Key Ecological Resources & Important Habitats

2.2.1 Key ecological issues that are identified within the Study Area and the surrounding environment include the following:

- Man Kam To Road Egret and Ho Sheung Heung Egret (Figure 1);
- Active agricultural lands that support land birds;
- Ponds that support waterbirds; and
- Species of conservation importance (e.g. Eurasian Otter)

## 3 ECOLOGICAL SURVEY METHODOLOGY

### 3.1 Application Site and Study Area

3.1.1 The Application Site is located approximately 10m west of Man Kam To Road. Although the Application Site falls within area zoned as "Agriculture" on the Approved Fu Tei Au and Sha Ling Outline Zoning Plan No. S/NE-FTA/18, it is currently vacant with no active agricultural activity.

3.1.2 The Study Area includes the area of 500 metres distance from the boundary of the Application Site (Figure 1). The western part of the Application Site contains agricultural lands and ponds that support both land birds and waterbirds, while the southern part to be in semi-rural character and area predominately occupied by temporary structures for logistics centres, open storage yards and vacant land. The locations of the Application Site and Study Area are shown in Figure 1.

### 3.2 Review of Existing Information

3.2.1 In accordance with Section 5.1.2.1 of the Annex 16 of EIAO-TM, existing information regarding the Application Site and its vicinity shall be reviewed. Literature review characterises the existing ecological baseline information within the Study Area. The literature review covers Government and private sector reports, independent and Government published literature, academic studies, vegetation maps and land use maps.

3.2.2 Reviewed information included, but not limited to the following:

- Register No. AEIAR-201/2016 – Police Facilities in Kong Nga Po
- Register No. AEIAR-198/2016 – Associated Infrastructural Works for Development of Columbarium, Crematorium and Related Facilities at Sandy Ridge Cemetery;
- Annual report and other publications of The Hong Kong Bird Watching Society;
- Draft Outline Zoning Plans and Outline Zoning Plans of Town Planning Board;
- Hong Kong Biodiversity – Newsletter of Agriculture, Fisheries and Conservation Department (AFCD);



- Porcupine! Newsletter of Ecology & Biodiversity, The School of Biological Sciences, The University of Hong Kong;
- Publications of AFCD;
- The International Union for Conservation of Nature (IUCN); and
- Relevant EIA reports.

### 3.3 Programme

- 3.3.1 The Survey Area covers terrestrial area only. The study on terrestrial ecology was mainly focus on the Application Site and adjacent areas of the Application Site. The Survey Area for the purpose of ecological baseline surveys includes all area within 500m distance from the boundary of the Application Site (**Figure 2**).
- 3.3.2 Due to the scale and nature of the proposed development, ecological survey conducted August and October 2024 covering major season of fauna to collect ecological baseline information is considered adequate (**Table 3.1**).
- 3.3.3 The survey methodology for each item is described in the following sections.

**Table 3.1 Ecological Survey Programme**

Survey Type	Wet Season		
	August	September	October
Habitat & vegetation	D	D	D
Avifauna	E, D, S&N	E, D, S&N	E, D, S&N
Butterfly	D	D	D
Odonate	D	D	D
Herpetofauna	D&N	D&N	D&N
Terrestrial mammal	D, S&N	D, S&N	D, S&N
Freshwater community	D&N		D&N
Firefly	S & N	S & N	S & N

Note:

E: Early morning, D: Daytime; N: Night-time, S: Dusk

### 3.4 Methodology

#### Habitat and Vegetation

- 3.4.1 Habitats within the Study Area were identified, sized and mapped based on the latest government aerial photos and field ground-truthing. Representative areas of each habitat type were surveyed on foot. Flora species encountered in each habitat type and their relative abundance were recorded with special attention to rare or protected species. Nomenclature and conservation status of flora species follows the latest Hong Kong Plant Database available from the website of the Hong Kong Herbarium, whilst their rarity in Hong Kong followed Corlett *et al.* (2000) and Yip *et al.* (2010) where applicable. Habitats were characterized and defined with reference to size, vegetation type, flora species present, dominant species, species diversity and abundance, community structure, as well as the presence of any feature of ecological importance. Representative colour photos will be taken

for each habitat type and any important ecological features identified. Habitat maps of suitable scale (i.e. 1:1000 to 1:5000) were prepared.

### Avifauna

- 3.4.2 Daytime and nighttime avifauna surveys were carried out monthly. Daytime surveys were carried out in the early morning at the period of peak avifauna activity, while night surveys were conducted during and after dusk to record nocturnal avifauna. The avifauna communities of each habitat type within the Study Area were surveyed using transect count method (**Figure 2**). All avifauna observed or heard within 30m along the survey transects were counted and identified to species wherever possible and a list of avifauna recorded in the surveys is provided. The location(s) of any avifauna species of conservation importance encountered were recorded, along with notable behaviour. Major foraging and roosting sites of avifauna species were marked on map, if any. Signs of breeding (e.g. nests and/ or recently fledged juveniles) within the Study Area, especially in the Application Site, were also recorded and marked on map. Surveyors were using a 7X to 10X binoculars for the surveys and photographic records were taken, if possible. Ornithological nomenclature in this report follows the latest List of Hong Kong Birds by Hong Kong Bird Watching Society.

### Butterfly and Odonate

- 3.4.3 Butterfly and Odonate surveys were conducted by transect count method monthly during daytime (**Figure 2**). All the butterflies and odonates encountered were recorded with their abundance and two species lists for butterflies and odonates were provided respectively. The location(s) of butterfly and odonate species with conservation importance were marked on map, if any. Nomenclature for butterflies and odonates follows that available from the Hong Kong Biodiversity Information Hub, whilst conservation status for butterflies and dragonflies follows Chan *et al.* (2011) and Tam *et al.* (2011) respectively where applicable.

### Herpetofauna (Reptile and Amphibian)

- 3.4.4 Daytime and nighttime herpetofauna surveys were carried out. Herpetofauna surveys were conducted through direct observation and active searching in all habitat types along the survey transects (**Figure 2**), and in potential hiding places such as among leaf litter, inside holes, under stones and logs within the Study Area. Particular attention was given to watercourses or other water bodies. Auditory detection of species-specific calls was used to survey frogs and toads. During the surveys, all reptiles and amphibians sighted and heard were counted and identified along with notable behaviour. A herpetofauna species list was provided according to the records. Location(s) of herpetofauna species with conservation importance were marked on map. Nomenclature and conservation status for herpetofauna follows that available from the Hong Kong Biodiversity Information Hub, Karsen *et al.* (1998) and Chan *et al.* (2005).

### Terrestrial Mammal

- 3.4.5 Terrestrial mammal surveys were carried out during daytime and night-time on a monthly basis. As most mammals often occur at low densities, all sightings, tracks, and signs of mammals (including droppings) were actively searched along the survey transects (**Figure 2**). Night surveys were conducted to survey nocturnal

mammal species (e.g. rodents and bats). Hand torch was used to active search for the nocturnal mammals. Camera traps were installed to survey cryptic terrestrial mammals at representative locations within the Study Area. Bat surveys were conducted during and after dusk through direct observations and recorded by ultrasonic bat detector. Particular attention was given to potential foraging and drinking sites such as fruit trees and freshwater ponds (Tong, 2016). Roosting site(s) of bat species was marked on map. All bat calls recorded were identified according to species-specific echolocation call structure (Tong, 2016). All the mammals observed during the survey were counted and identified to species level whenever possible and a list of mammal species recorded was provided. Nomenclature for mammals follows that available from the Hong Kong Biodiversity Information Hub and Shek (2006).

### Freshwater Community

- 3.4.6 Daytime and nighttime freshwater fauna surveys were carried out. Freshwater fauna, including freshwater macro-invertebrates (e.g. freshwater crabs, shrimps, freshwater molluscs and aquatic insect larvae) and fishes, in watercourses within the Study Area were studied by direct observation and active searching. Sampling was carried out and the sampling locations were shown in **Figure 2**. Freshwater fishes and aquatic macro-invertebrates were recorded and identified to the lowest possible taxon and their relative abundances were reported. The location(s) of freshwater fauna species of conservation importance were recorded. Nomenclature for freshwater fishes follows that available from the Hong Kong Biodiversity Information Hub, while those for the macro-invertebrates will follow Dudgeon (2003).

### Firefly

- 3.4.7 Firefly surveys were carried out along the transects (**Figure 2**) at dusk and night (started shortly after sunset and continued until 120 minutes after sunset when the fireflies are most active). During the survey, any firefly observed, including larvae and adults, was identified to the species level, where possible. The location(s) of firefly species of conservation importance or any notable behavior (e.g. breeding) were recorded. Nomenclature and conservation status of fireflies (e.g. endemic to Hong Kong) follow Yiu (2023).

## **3.5 Impact Assessment**

- 3.5.1 An ecological impact assessment was conducted to assess the impacts of the proposed development upon terrestrial and aquatic ecology.
- 3.5.2 The objectives of the ecological impact assessment included the followings:
- to identify and evaluate as far as possible the potential terrestrial and aquatic ecological impacts associated to the proposed development, both directly (e.g. by physical disturbance) and indirectly (e.g. by disturbance or change of water quality);
  - to identify recognized sites of conservation importance, important habitats, and the associated wildlife groups/species; and
  - where needed, to propose mitigation measures to minimize adverse impacts for the development.



- 3.5.3 The ecological assessment made reference to the criteria and guidelines as stated in Annexes 8 and 16 of the EIAO-TM.

## 4 RESULTS OF LITERATURE REVIEW

### 4.1 Recognized Sites of Conservation Importance & Important Habitats

#### ***Man Kam To Road Egrettry and Ho Sheung Heung Egrettry***

- 4.1.1 The Man Kam To Road Egrettry is located at Man Kam To Road, approximately 900m from the Application Site. The egrettry has been first discovered in June 2009 during the course of ecological surveys conducted under the NENT NDAs Study. It has been mainly used by Chinese Pond Heron. It was recorded with a maximum of 24 Chinese Pond Heron nests and 14 Little Egret nests in 2022 (Anon 2022).
- 4.1.2 According to the results of Summer 2022 Report conducted by the Hong Kong Bird watching Society, only 4 nests of Chinese Pond Heron were recorded in Ho Sheung Heung Egrettry (Anon 2022).
- 4.1.3 With reference to the approved EIA report of North East New Territories New Development Areas (Register no.: AEIAR – 175/2013), the major flight-lines of Ho Sheung Heung Egrettry were observed over the Lo Wu Correctional Institution towards the Kwu Tung North New Development Area, towards Long Valley, along Shek Sheung River and along the Ng Tung River towards the Fanling North New Development Area. For Man Kam To Road Egrettry, most birds flew towards the south-west, either following the Ng Tung River or directly over the developed area to the south-west. The flight-lines of breeding ardeids from both egrettries were towards away from the Application Site.

#### ***Agricultural Land***

- 4.1.4 A biodiversity study of selected farmlands in the proposed Northern Metropolis was conducted by Kadoorie Farm and Botanic Garden (KFBG), farmland in Sandy Ridge is one of the study areas. According to the study results, Sandy Ridge, Chow Tin (Lei Uk) and Tai Po Tin (Shan Kai Wat) were the top three sites in terms of bird species richness. A total of 98 bird species were recorded, 39 species are considered as species of conservation importance (**Table 4.1**). Agricultural lands are mostly located to the west and south-west of the Application Site. Locations of the recorded species of conservation importance were not available.

### 4.2 Flora and Fauna Species of Conservation Importance

- 4.2.1 Both the assessment area of EIA studies Register No. AEIAR-201/2016 and AEIAR-198/2016 partially covered the present Application Site and Study Area. Among the species of conservation importance, only two butterflies and one bird species with relatively good mobility were recorded within the Application Site. Details of the species of conservation importance recorded in the two EIA studies are shown in **Table 4.1**, while the locations are shown in **Figure 3**. Although *Rhododendron pulchrum* and *Rhododendron mucronatum* were considered as species of conservation importance in AEIAR-198/2016, they are cultivated and

exotic species, which are not considered as species of conservation importance in the present study.

- 4.2.2 With reference to information from AFCD's Biodiversity Survey (i.e. List of Species Recorded near Lo Wu Station Road by AFCD), 43 species of birds, 3 species of reptiles, 7 species of amphibians, 20 species of butterflies, 29 species of dragonflies, and 6 species of fishes were recorded within the 500m Study from the present Application Site. These species were accumulated since 2002. Among the species, 9 species of birds, 1 species of butterflies, and 3 dragonflies were considered as species of conservation importance. Details of the species of conservation importance recorded by AFCD are shown in **Table 4.1**. However, locations of those species are not available.

**Table 4.1 List of Flora and Fauna Species of Conservation Importance Recorded within or in the vicinity of the Present Study Area from Reviewed Literature**

Species	Location <sup>1 3 6 7 9 10 11</sup>		Rarity and Distribution in Hong Kong <sup>2 8 11</sup>	Conservation status <sup>4 5 7 11</sup>	Source <sup>1 3 6 7 9 10 11</sup>
	Application Site	Study Area			
Flora					
<i>Aquilaria sinensis</i>	-	√	Common. Found in lowland forest and fung shui woods.	IUCN Red List of Threatened Species (2024): VU; Appendix II of CITES; Threatened Species List of China's Higher Plants: VU; China Plant Red Data Book: VU; Included in Illustrations of Rare & Endangered Plant in Guangdong Province; Listed in "Rare and Precious Plants of Hong Kong"; Cap. 586; State Protection (Category II)	AEIAR-198/2016 AEIAR-201/2016
Avifauna (all avifauna in Hong Kong are protected under Cap 170)					
Eurasian Teal <i>Anas crecca</i>	Not available	Not available	Common winter visitor. Found in Deep Bay area, Shuen Wan, Tai Lam Chung Reservoir, Victoria Harbour, urban parks.	Fellowes et al. (2002): RC	KFBG
Chinese Francolin <i>Francolinus pintadeanus</i>	Not available	Not available	Common resident. Widely distributed in grassland throughout Hong Kong.	-	KFBG
Japanese Quail	Not available	Not available	Uncommon autumn passage migrant and rare winter visitor. Found in Long	Fellowes et al. (2002): LC	KFBG



Species	Location <sup>1 3 6 7 9 10 11</sup>		Rarity and Distribution in Hong Kong <sup>2 8 11</sup>	Conservation status <sup>4 5 7 11</sup>	Source <sup>1 3 6 7 9 10 11</sup>
	Application Site	Study Area			
<i>Coturnix japonica</i>			Valley, Mai Po, Kam Tin, Lam Tsuen, Tin Shui Wai.		
Little Grebe <i>Tachybaptus ruficollis</i>	-	√	Common resident. Found in Deep Bay area.	Fellowes et al. (2002): LC	AEIAR-201/2016 KFBG
Black-winged Stilt <i>Himantopus himantopus</i>	Not available	Not available	Common migrant and winter visitor. Found in Deep Bay area, Long Valley, Kam Tin.	Fellowes et al. (2002): RC	KFBG
Little Ringed Plover <i>Charadrius dubius</i>	Not available	Not available	Resident, common winter visitor and passage migrant. Widely distributed in freshwater areas throughout Hong Kong.	Fellowes et al. (2002): (LC)	KFBG
Common Greenshank <i>Tringa nebularia</i>	Not available	Not available	Abundant passage migrant and winter visitor. Found in Deep Bay area.	Fellowes et al. (2002): RC	KFBG
Great Cormorant <i>Phalacrocorax carbo</i>	Not available	Not available	Common winter visitor. Widely distributed in coastal areas throughout Hong Kong.	Fellowes et al. (2002): PRC	KFBG
Yellow Bittern <i>Ixobrychus sinensis</i>	-	√	Uncommon summer visitor and common passage migrant. Found in Deep Bay area, Chek Keng, Tai Long Wan.	Fellowes et al. (2002): (LC)	AEIAR-201/2016 KFBG
Cinnamon Bittern <i>Ixobrychus cinnamomeus</i>	Not available	Not available	Uncommon passage migrant and scarce summer visitor. Found in Deep Bay area, Long Valley, Tai Yuen (Sheung Shui), Pui O.	Fellowes et al. (2002): LC	KFBG

Species	Location <sup>1 3 6 7 9 10 11</sup>		Rarity and Distribution in Hong Kong <sup>2 8 11</sup>	Conservation status <sup>4 5 7 11</sup>	Source <sup>1 3 6 7 9 10 11</sup>
	Application Site	Study Area			
Black-crowned Night Heron <i>Nycticorax nycticorax</i>	Not available	Not available	Common resident and migrant. Widely distributed in Hong Kong.	Fellowes et al. (2002): LC	KFBG
Grey Heron <i>Ardea cinerea</i>	-	√	Common winter visitor. Found in Deep Bay area, Starling Inlet, Kowloon Park, Cape D'Aguilar.	Fellowes et al. (2002): PRC	AFCD AEIAR-201/2016
Purple Heron <i>Ardea purpurea</i>	Not available	Not available	Uncommon passage migrant. Found in Deep Bay area.	Fellowes et al. (2002): RC	KFBG
Chinese Pond Heron <i>Ardeola bacchus</i>	-	√	Common resident. Widely distributed in Hong Kong.	Fellowes et al. (2002): PRC	AFCD AEIAR-201/2016 KFBG
Eastern Cattle Egret <i>Bubulcus coromandus</i>	-	√	Resident and common passage migrant. Widely distributed in Hong Kong.	Fellowes et al. (2002): LC	AFCD AEIAR-201/2016 KFBG
Great Egret <i>Ardea alba</i>	Not available	Not available	Common resident, migrant and winter visitor. Widely distributed in Hong Kong.	Fellowes et al. (2002): PRC	KFBG
Intermediate Egret <i>Ardea intermedia</i>	Not available	Not available	Resident and passage migrant. Found in Deep Bay area, Tai Long Wan, Starling Inlet, Tai O, Cape D'Aguilar.	Fellowes et al. (2002): RC	KFBG

Species	Location <sup>1 3 6 7 9 10 11</sup>		Rarity and Distribution in Hong Kong <sup>2 8 11</sup>	Conservation status <sup>4 5 7 11</sup>	Source <sup>1 3 6 7 9 10 11</sup>
	Application Site	Study Area			
Little Egret <i>Egretta garzetta</i>	-	√	Common resident, migrant and winter visitor. Widely distributed in coastal area throughout Hong Kong.	Fellowes et al. (2002): PRC	AEIAR-201/2016 KFBG
Crested Serpent Eagle <i>Spilornis cheela</i>	Not available	Not available	Common resident. Widely distributed in shrublands on hillsides throughout Hong Kong.	China Red Data Book Status: VU; Fellowes et al. (2002): (LC); Cap. 586; List of Wild Animals under State Priority Conservation: Class II; CITES: Appendix II	KFBG
Eastern Imperial Eagle <i>Aquila heliaca</i>	Not available	Not available	Common winter visitor. Found in Deep Bay area, Ma Tso Lung.	China Red Data Book Status: VU; IUCN Red List: VU; Fellowes et al. (2002): GC; Cap. 586; List of Wild Animals under State Priority Conservation: Class I; Red List of China's Vertebrates: EN; CITES: Appendix II	KFBG
Common Kestrel <i>Falco tinnunculus</i>	Not available	Not available	Common autumn migrant and winter visitor. Widely distributed in Hong Kong.	Cap. 586; List of Wild Animals under State Priority Conservation: Class II; CITES: Appendix II	AFCD
Black Kite <i>Milvus migrans</i>	-	√	Common resident and winter visitor. Widely distributed in Hong Kong.	Fellowes et al. (2002): (RC); Cap. 586; List of Wild Animals under State Priority Conservation: Class II; CITES: Appendix II	AFCD AEIAR-201/2016 KFBG
Asian Barred Owlet <i>Glaucidium cuculoides</i>	Not available	Not available	Locally common resident. Widely distributed in woodland of the north and central New Territories.	Cap. 586; List of Wild Animals under State Priority Conservation: Class II; CITES: Appendix II	KFBG



Species	Location <sup>1 3 6 7 9 10 11</sup>		Rarity and Distribution in Hong Kong <sup>2 8 11</sup>	Conservation status <sup>4 5 7 11</sup>	Source <sup>1 3 6 7 9 10 11</sup>
	Application Site	Study Area			
Eastern Buzzard <i>Buteo japonicus</i>	Not available	Not available	Common winter visitor. Widely distributed in Hong Kong.	Cap. 586; List of Wild Animals under State Priority Conservation: Class II; CITES: Appendix II	KFBG
Crested Goshawk <i>Accipiter trivirgatus</i>	-	√	Common resident. Widely distributed in woodlands and shrublands throughout Hong Kong.	China Red Data Book Status: Rare; Cap. 586; List of Wild Animals under State Priority Conservation: Class II; CITES: Appendix II	AEIAR-201/2016 KFBG
Collared Crow <i>Corvus torquatus</i>	-	√	Locally common resident. Found in Inner Deep Bay area, Nam Chung, Kei Ling Ha, Tai Mei Tuk, Pok Fu Lam, Chek lap Kok, Shuen Wan, Lam Tsuen.	IUCN Red List: VU; Fellowes et al. (2002): LC	AFCD AEIAR-201/2016 KFBG
White-throated Kingfisher <i>Halcyon smyrnensis</i>	-	√	Common resident. Widely distributed in coastal areas throughout Hong Kong	Fellowes et al. (2002): (LC); List of Wild Animals under State Priority Conservation: Class II	AEIAR-201/2016 KFBG
Black-capped Kingfisher <i>Halcyon pileata</i>	Not available	Not available	Common resident. Widely distributed in coastal areas throughout Hong Kong	Fellowes et al. (2002): (LC); List of Wild Animals under State Priority Conservation: Class II	KFBG
Pied Kingfisher <i>Ceryle rudis</i>	Not available	Not available	Uncommon passage migrant and winter visitor. Widely distributed in coastal areas throughout Hong Kong.	Fellowes et al. (2002): (LC)	KFBG
Common Greenshank <i>Tringa nebularia</i>	Not available	Not available	Abundant passage migrant and winter visitor. Found in Deep Bay area.	Fellowes et al. (2002): RC	AFCD

Species	Location <sup>1 3 6 7 9 10 11</sup>		Rarity and Distribution in Hong Kong <sup>2 8 11</sup>	Conservation status <sup>4 5 7 11</sup>	Source <sup>1 3 6 7 9 10 11</sup>
	Application Site	Study Area			
Eurasian Coot <i>Fulica atra</i>	Not available	Not available	Uncommon winter visitor. Found in Deep Bay area, Plover Cove Reservoir, Shuen Wan.	Fellowes et al. (2002): RC	KFBG
Greater Coucal <i>Centropus sinensis</i>	√	√	Common resident. Widely distributed in Hong Kong.	China Red Data Book Status: VU; List of Wild Animals under State Priority Conservation: Class II	AEIAR-201/2016 KFBG
Lesser Coucal <i>Centropus bengalensis</i>	-	√	Uncommon resident. Widely distributed in Hong Kong.	China Red Data Book Status: VU; List of Wild Animals under State Priority Conservation: Class II	AEIAR-201/2016 KFBG
White-bellied Erpornis <i>Erpornis zantholeuca</i>	Not available	Not available	Uncommon resident. Found in Tai Po Kau, Shing Mun, Ho Chung, Kowloon Hills, Ng Tung Chai, Wu Kau Tang, Sha Tau Kok, A Ma Wat, Kop Tong, Lau Shui Heung.	Fellowes et al. (2002): LC	AFCD
White-cheeked Starling <i>Spodiopsar cineraceus</i>	Not available	Not available	Locally common winter visitor. Found in Deep Bay area, Kam Tin, Long Valley.	Fellowes et al. (2002): PRC	AFCD
Speckled Piculet <i>Picumnus innominatus</i>	Not available	Not available	Rare resident. Found in Wong Chuk Yeung, Tai Po Kau.	Fellowes et al. (2002): LC	KFBG
Alexandrine Parakeet <i>Psittacula eupatria</i>	Not available	Not available	Locally common resident. Found in Kowloon Park.	Cap. 586; List of Wild Animals under State Priority Conservation: Class II; CITES: Appendix II	KFBG

Species	Location <sup>1 3 6 7 9 10 11</sup>		Rarity and Distribution in Hong Kong <sup>2 8 11</sup>	Conservation status <sup>4 5 7 11</sup>	Source <sup>1 3 6 7 9 10 11</sup>
	Application Site	Study Area			
Chinese Hwamei <i>Garrulax canorus</i>	Not available	Not available	Common resident. Widely distributed in hillside shrubland throughout Hong Kong.	Cap. 586; List of Wild Animals under State Priority Conservation: ; CITES: Appendix II	KFBG
White-cheeked Starling <i>Spodiopsar cineraceus</i>	Not available	Not available	Locally common winter visitor. Found in Deep Bay area, Kam Tin, Long Valley.	Fellowes et al. (2002): PRC	KFBG
Siberian Rubythroat <i>Calliope calliope</i>	Not available	Not available	Common winter visitor and passage migrant. Widely distributed in Hong Kong.	List of Wild Animals under State Priority Conservation: Class II	KFBG
Chinese Grosbeak <i>Eophona migratoria</i>	Not available	Not available	Common winter visitor. Found in Kam Tin, Nam Chung, Shek Kong, Deep Bay area, Ho Chung, Lam Tsuen, Hok Tau, Island House and Kowloon Park.	Fellowes et al. (2002): LC	KFBG
Common Rosefinch <i>Carpodacus erythrinus</i>	Not available	Not available	Rare winter visitor and migrant. Widely distributed in Hong Kong.	Fellowes et al. (2002): LC	KFBG
Grey-capped Greenfinch <i>Chloris sinica</i>	Not available	Not available	Scarce resident. Found in Shing Mun River, Lam Tsuen, Ping Shan, Lung Kwu Tang, Ho Man Tin, Tuen Mun.	Fellowes et al. (2002): LC	KFBG
<b>Butterfly</b>					



Species	Location <sup>1 3 6 7 9 10 11</sup>		Rarity and Distribution in Hong Kong <sup>2 8 11</sup>	Conservation status <sup>4 5 7 11</sup>	Source <sup>1 3 6 7 9 10 11</sup>
	Application Site	Study Area			
Swallowtail <i>Papilio xuthus</i>	√		Rare. Kap Lung, Ma On Shan, Tai Tam, Sha Lo Wan, Kat O, Lung Kwu Tan, Wu Kau Tang, Lung Kwu Chau	-	AFCD AEIAR-201/2016
Pale Palm Dart <i>Telicota colon</i>	Not available	Not available	Rare. Widely distributed throughout Hong Kong.	Fellowes et al. (2002): LC	KFBG
Metallic Cerulean <i>Jamides alecto</i>	Not available	Not available	Very rare. Victoria Peak, Fung Yuen, Chuen Lung, Mui Wo	-	KFBG
Danaid Eggfly <i>Hypolimnys misippus</i>	Not available	Not available	Uncommon. Ngau Ngak Shan, Lung Kwu Tan, Hong Kong Wetland Park, Mount Parker, Cloudy Hill, Lin Ma Hang	Fellowes et al. (2002): LC	KFBG
Pigmy Scrub Hopper <i>Aeromachus pygmaeus</i>	-	√	Very rare. Cheung Sheung, Yung Shue O, Kuk Po	Fellowes et al. (2002): RC	AEIAR-198/2016
Tailed Sulphur <i>Dercas verhuelli</i>	-	√	Rare. Widely distributed throughout Hong Kong	-	AEIAR-198/2016
Plain Hedge Blue <i>Celastrina lavendularis</i>	-	√	Very rare. Chuen Lung, Kap Lung, Tai Po Kau, Shing Mun Country Park, Tai Lam Country Park, Kadoorie Farm and Botanic Garden, Ngau Ngak Shan.	Fellowes et al. (2002): LC	AEIAR-198/2016
Grass Demon	√	√	Rare. Widely distributed throughout Hong Kong.	-	AEIAR-201/2016

Species	Location <sup>1 3 6 7 9 10 11</sup>		Rarity and Distribution in Hong Kong <sup>2 8 11</sup>	Conservation status <sup>4 5 7 11</sup>	Source <sup>1 3 6 7 9 10 11</sup>
	Application Site	Study Area			
<i>Udaspes folus</i>					
<b>Odonate</b>					
Blue Chaser <i>Potamarcha congener</i>	Not available	Not available	Common. Found in small weedy ponds, puddles and marshes. Widely distributed in the New Territories.	Fellowes et al. (2002): LC	AFCD KFBG
Scarlet Basker <i>Urothemis signata</i>	-	√	Common. Common in areas with abandoned fish ponds throughout Hong Kong.	Fellowes et al. (2002): LC	AFCD AEIAR-198/2016 AEIAR-201/2016 KFBG
<b>Amphibian</b>					
Chinese Bullfrog <i>Hoplobatrachus chinensis</i>	-	√	Widely distributed in Lantau Island and New Territories.	Fellowes et al. (2002): PRC; List of Wild Animals under State Priority Conservation: Class II; Red List of China's Vertebrates: EN	AEIAR-198/2016 2014
<b>Mammal</b>					
Short-nosed Fruit Bat <i>Cynopterus sphinx</i>	-	√	Very common. Very widely distributed in urban and countryside areas throughout Hong Kong.	Cap. 170	AEIAR-198/2016

Species	Location <sup>1 3 6 7 9 10 11</sup>		Rarity and Distribution in Hong Kong <sup>2 8 11</sup>	Conservation status <sup>4 5 7 11</sup>	Source <sup>1 3 6 7 9 10 11</sup>
	Application Site	Study Area			
Unidentified Bat Species 1	-	√	-	Cap. 170	AEIAR-201/2016
Unidentified Bat Species 2	-	√	-	Cap. 170	AEIAR-201/2016
Porcupine scat	-	√	Very common. Very widely distributed in countryside areas throughout Hong Kong, except for Lantau Island.	Fellowes et al. (2002): PGC; Cap. 170	AEIAR-198/2016
Eurasian Otter	-	Near border of Yuen Leng Tsai (<900m from Study Area)	Rare/Species of Conservation Concern. Restricted to Mai Po, Lok Ma Chau, Hoo Hok Wai, and nearby areas.	China Red Data Book Status: VU; Fellowes et al. (2002): RC; Cap. 170; Cap. 586; List of Wild Animals under State Priority Conservation: Class II; Red List of China's Vertebrates: EN; CITES: Appendix I	AFCD
<b>Aquatic fauna</b>					
Small snakehead <i>Channa asiatica</i>	-	√	Uncommon in the wild. Records from a few streams in North district and on Lantau Island. The fish is also cultivated in some fish farms and are available from fish market.	Fellowes et al. (2002): LC	AEIAR-198/2016



Species	Location <sup>1 3 6 7 9 10 11</sup>		Rarity and Distribution in Hong Kong <sup>2 8 11</sup>	Conservation status <sup>4 5 7 11</sup>	Source <sup>1 3 6 7 9 10 11</sup>
	Application Site	Study Area			
<i>Somanniathelphusa zanklon</i>	-	✓	Hong Kong (New Territories: lower course of Lam Tsuen River and Su Kwun)	Fellowes et al. (2002): GC IUCN: Endangered	AEIAR-198/2016

Notes:

1. Agreement No. AEIAR-198/2016 Site Formation and Associated Infrastructural Works for Development of Columbarium, Crematorium and Related Facilities at Sandy Ridge Cemetery – Design and Construction Final Environmental Impact Assessment Report
2. Agreement No. AEIAR-201/2016 Engineering Study for Police Facilities in Kong Nga Po – Feasibility Study
3. List of Species Recorded near Lo Wu Station Road by AFCD (extracted from data collected in the territorial-wide long-term monitoring survey on major taxon groups from 2002)
4. AFCD (2023). AFCD Biodiversity Information Hub.
5. Cap. 170 Wild Animals Protection Ordinance.
6. Fellowes *et al.* (2002). Wild animals to watch: Terrestrial and freshwater fauna of conservation concern in Hong Kong.
  - For conservation status listed by Fellowes *et al.* (2002), letters in parentheses indicate that the assessment is on the basis of restrictedness in breeding and/or roosting sites rather than in general occurrence.
7. International Union of Conservation for Nature (2023). The IUCN Red List of Threatened Species. Version 2022-2.
8. Reels (2019). An annotated check list of Hong Kong dragonflies and assessment of their local conservation significance.
9. Tam *et al.* (2011). The Dragonflies of Hong Kong.
10. Wilson, K.D.P. (1997). An annotated checklist of the Hong Kong dragonflies with recommendations for their conservation. *Memoirs of Hong Kong Natural History Society*. 21. 1 – 69.

Abbreviations:

Conservation Status in Fellowes *et al.* (2002): GC = Global Concern; LC = Local Concern; PGC = Potential Global Concern; PRC = Potential Regional Concern; RC = Regional Concern

## 5 RESULTS OF ECOLOGICAL BASELINE SURVEYS

### 5.1 Ecological Survey

#### ***Habitat***

5.1.1 Twelve types of habitats were identified within the Study Area, including agricultural land, developed area, grassland/shrubland, marsh, natural watercourse, modified watercourse, orchard, plantation, pond, wasteland, wet grassland, and woodland (**Figure 4**). The area of the respective habitats within the Study Area and the Application Site are tabulated in **Table 5.1**. Representative photo of each habitat is shown in **Figure 5**.

**Table 5.1 Sizes of Habitats within the Study Area**

Habitat	Application Site	Study Area
	Size (ha)	Size (ha)
Agricultural Land	-	8.7
Developed Area	-	43.1
Grassland/Shrubland	-	18.6
Marsh	-	0.24
Modified Watercourse	-	0.6
Natural Watercourse	-	0.9
Orchard	-	2.4
Plantation	-	14.0
Pond	-	5.0
Wasteland	1.4	0.2
Wet Grassland	0.2	4.3
Woodland	-	8.2
Total	1.6	106.2

Note:

The size of habitats is rounded off to the nearest one decimal place.

#### **Agricultural Land**

5.1.2 Agricultural land within the Study Area have scattered distribution mainly at the western and eastern parts of the Study Area. The agricultural land in western side of the Application Site is still active, while most of the agricultural land in the eastern side were fallow land, which is left unplanted or uncultivated for a period. Thus, weedy species, such as *Bidens alba* and *Echinochloa colona*, were commonly found.

### Developed Area

- 5.1.3 Developed area within the Study Area consisted of villages, residential areas, roads, and other anthropogenic structures. This habitat was largely paved with concrete and was prone to human disturbance. Vegetation colonizing in this habitat mainly consisted of plantation/ornamental species such as *Ficus microcarpa*, *Melaleuca cajuputi* subsp. *Cumingiana* and *Tabebuia* sp. and weedy species such as *Kyllinga nemoralis* and *Pilea microphylla*.

### Grassland/Shrubland

- 5.1.4 Grassland/Shrubland was found at the hillside and hilltop of the hills at the northern and southern parts of the Study Area. This habitat was formed where trees are difficult to re-colonising due to some unfavourable conditions such as frequent hill fires, poor soil quality or strong wind. Grass and herb species such as *Dicranopteris pedate*, *Neyraudia reynaudiana* and *Ischaemum barbatum*, and shrub species such as *Baeckea frutescens* and *Rhodomyrtus tomentosa* could also commonly encountered in this habitat.

### Marsh

- 5.1.5 A patch of Marsh was found at the western part of the Study Area. Standing water beneath the vegetation was observed in most area of the marsh during survey. As there was no obvious water source (such as watercourse) linked to the marsh, indicating that this marsh was likely to be nourished by sub-surface water from adjacent areas. This habitat was derived from abandoned agricultural land and the marsh is surrounded by agricultural land in fact. Wetland-associated herbal species (such as *Persicaria orientalis*, *Brachiaria mutica* and *Commelina diffusa*) made up the major component of the vegetation assemblage. Weedy species such as *Paspalum conjugatum* and *Bidens alba* could also be occasionally observed in this habitat. Terrestrial woody species was hardly found in this habitat, displaying the tendency to undergo succession to a more terrestrial environment was not apparent.

### Modified Watercourse

- 5.1.6 Sections of modified watercourse were identified at the north-eastern and south-western part of the Application Site. The modified watercourses were associated with developed area, agricultural land and wet grassland inside the Study Area. The beds and banks of the watercourse were modified and muddy. Associating with the village and urbanized areas, this section of watercourse was prone to human disturbance, and exotic species, such as *Kyllinga polyphylla* and *Ludwigia erecta*, were commonly found.

### Natural Watercourse

- 5.1.7 Sections of natural watercourse were identified within the Study Area and these sections are mainly associating with plantation, grassland/shrubland and woodland. The substrate of this section of watercourse consisted of sand, rocks and/or stones. These sections of watercourse were likely to be free of human disturbance due to limited accessibility.

### Orchard



- 5.1.8 Orchards were identified at eastern and south-western adjacent to the Project Site within the Study Area. This habitat is man-made and was under management for fruit production. *Musa x paradisiaca*, *Dimocarpus longan* and *Psidium guajava* were the major fruit trees cultivated in the orchard. Other fruit trees could be found in this habitat includes *Mangifera indica* and *Eriobotrya japonica*.

#### Plantation

- 5.1.9 Plantation was mainly found at roadside, hillside and on engineering slopes. The canopy of this habitat was dominated by plantation/landscape species in general, such as *Acacia confusa* and *Ficus microcarpa*. Plantation next to developed area was prone to human disturbance, weedy species such as *Asystasia micrantha*, *Bidens alba* and *Eragrostis tenella* could be commonly encountered at the understorey.

#### Pond

- 5.1.10 This habitat was abandoned pond with overgrown vegetation and lentic waterbodies with surface water extensively covered with both weedy and aquatic species, such as *Eichhornia crassipes*, *Mikania micrantha*, *Nelumbo nucifera* and *Commelina diffusa*, and obviously without fish farming practice. They mainly scattered at the western and central part of the Study Area.

#### Wasteland

- 5.1.11 Wasteland refers to land without determined use but was largely colonized by weedy species. Wasteland within the Application Site were barren land in the past according to aerial photos, which was prone to human disturbance. The species found was mainly fast-colonizing species, such as *Sesbania cannabina*, *Leucaena leucocephala* and *Bidens alba*. While wasteland outside the Application Site were the surrounding area of the wasteland habitat, thus, the description of these habitats within the Study Area are the same as that mentioned under description of habitats within the Application Site.

#### Wet Grassland

- 5.1.12 Wet grassland was identified at north-western part inside the Application Site and western part of the Study Area. They were formed by abandoned agricultural land and wet in nature, growing with both hydrophilic and weedy herbal species, such as *Brachiaria mutica*, *Callipteris esculenta* and *Mikania micrantha* were commonly found within Application Site, while *Alocasia macrorrhizos*, *Brachiaria mutica*, *Colocasia esculenta*, *Ipomoea cairica* and *Mikania micrantha* were commonly found in outside Application Site.

#### Woodland

- 5.1.13 Woodland stands were identified at the eastern, north-eastern and north-western parts of the Study Area. The woodland habitat was largely natural, the canopy of woodland composed of lowland forest species such as *Celtis sinensis*, *Melia azedarach*, *Aporosa dioica*, *Macaranga tanarius* var. *tomentosa* and *Cinnamomum camphora*, reaching 5 to 12 meters. It had a complex structure with dense and well-developed understorey where native climbers (e.g. *Paederia scandens*, *Diploclisia glaucescens* and *Embelia laeta*), shrubs (e.g. *Ficus hispida*, *Litsea rotundifolia* var. *oblongifolia* and *Maesa perlaris*) and herbs (such as *Cyclosorus parasiticus*, *Pteris semipinnata* and *Liriope spicata*) could be found.

## Vegetation

- 5.1.14 A total of 206 plant species were recorded within the Study Area, among which 116 and 88 are known to be native and exotic to Hong Kong respectively and the remaining 2 species are of uncertain origin (**Appendix A**). *Aquilaria sinensis*, *Ichnocarpus frutescens* and *Persicaria orientalis* are the 3 flora species of conservation importance recorded within the Study Area. Locations of these species of conservation importance within the Study Area are shown in **Figure 6**.
- 5.1.15 Photos of selected plant species of conservation importance are enclosed in **Figure 7**. Plant species and their relative abundance within each habitat are listed in **Appendix A**. Details of the flora species of conservation importance recorded are summarized in **Table 5.15**.
- 5.1.16 *Dimocarpus longan* and *Podocarpus macrophyllus* are exotic to Hong Kong and not considered of conservation importance, despite being listed as Vulnerable by IUCN (2023), listed as endangered or vulnerable in Threatened Species List of China's Higher Plants, listed as vulnerable in China Plant Red Data Book, and/or listed under Category II in the List of Wild Plants under State Protection.
- 5.1.17 *Araucaria heterophylla* is listed as Vulnerable by IUCN (2023), however, it is exotic and the recorded individual was cultivated. Thus, they are not considered as species of conservation.
- 5.1.18 *Citrus reticulata* and *Nelumbo nucifera* are exotic to Hong Kong and not considered of conservation importance, despite being listed under Category II in the List of Wild Plants under State Protection.
- 5.1.19 *Michelia figo* is protected under Cap. 96A and are also regarded as rare and very rare respectively by Corlett (2000). However, it is exotic and the recorded individuals were cultivated. Thus, they are not considered as species of conservation.
- 5.1.20 *Livistona chinensis* is exotic to Hong Kong and not considered of conservation importance, despite being listed as vulnerable in Threatened Species List of China's Higher Plants. Thus, they are not considered as species of conservation.
- 5.1.21 *Keteleeria fortunei* were found in the orchard outside the Project Site but within the Study Area which is cultivated and not considered as species of conservation importance, despite being regarded as very rare in shrubland of Hong Kong (Corlett et al. 2000) and protected under Cap. 96A, included in "Rare and Precious Plants of Hong Kong" (Hu et al. 2003), China Plant Red Data Book (Fu and Chin 1992), Illustration of Rare & Endangered plant in Guangdong Province (Wu and Hu 1988, Category II of the List of Wild Plants under State Protection (State Forestry Administration & Ministry of Agriculture 2021), and categorized as "Vulnerable" in China Red Data Book (Fu and Chin 1992) and the Threatened Species List of China's Higher Plants (Qin et al. 2017).
- 5.1.22 *Ocimum basilicum* is regarded as very rare by Corlett (2000), yet it is cultivated in developed area outside the Project Site but within the Study Area. It is not considered as species of conservation.

- 5.1.23 *Cyperus odoratus*, *Mimosa diplotricha* and *Typha angustifolia* are regarded as rare by Corlett (2000), yet it is exotic. It is not considered as species of conservation.

### **Avifauna**

- 5.1.24 Thirty avifauna species were recorded within the Study Area (**Appendix B**). Most of the avifauna species are common resident and widely distributed in Hong Kong. No roosting, breeding or nursery behaviour was observed within the Study Area. All wild avifauna are protected under Cap. 170 Wild Animals Protection Ordinance. Among the avifauna species recorded, 6 avifauna species were considered as species of conservation importance i.e. Chinese Pond Heron, Black-crowned Night Heron, Grey Heron, Crested Serpent Eagle, Black Kite and Greater Coucal. All of them are common in Hong Kong. However, none of them were recorded within the Application Site.

- 5.1.25 Location of avifauna species of conservation importance is shown in **Figure 6**, while evaluation of the species of conservation importance is stated in **Table 5.16**.

### **Butterfly**

- 5.1.26 A total of 20 butterfly species were recorded within the Study Area (**Appendix C**). Most of the recorded butterfly species are regarded as very common or common in Hong Kong, and widely distributed throughout Hong Kong (AFCD, 2022). Only one butterfly species i.e. Metallic Cerulean was considered as species of conservation importance. Metallic Cerulean was recorded outside the Application Site, in agricultural land away from the Application Site.

- 5.1.27 Location of butterfly species of conservation importance is shown in **Figure 6**, while evaluation of the species of conservation importance is stated in **Table 5.16**.

### **Odonate**

- 5.1.28 Thirteen odonate species were recorded within the Study Area (**Appendix D**). All of the odonate species are abundant and common in Hong Kong, and/or widely distributed throughout Hong Kong (AFCD, 2022 & Tam *et al.*, 2011). Only one odonate species, Scarlet Basker was considered as species of conservation importance. Hainan Clubtail is found in pond habitat outside the Application Site.

- 5.1.29 Location of odonate species of conservation importance is shown in **Figure 6**, while evaluation of the species of conservation importance is stated in **Table 5.16**.

### **Firefly**

- 5.1.30 Only one species of firefly i.e. Rimmed Window Firefly with low number was recorded within the Study Area (**Appendix E**). The species is common in Hong Kong and is not considered as species of conservation importance.

### **Herpetofauna (Reptile and Amphibian)**

- 5.1.31 Two reptile species were identified within the Study Area (**Appendix F**). All the reptile species are widely distributed in Hong Kong (AFCD, 2022). No species are considered as species of conservation importance.



- 5.1.32 Six amphibian species were identified within the Study Area (**Appendix F**). Most of the amphibian species are widely distributed in Hong Kong (AFCD, 2022). No species are considered as species of conservation importance.

### ***Terrestrial Mammal***

- 5.1.33 A total of 9 terrestrial mammal species was identified by active searching, ultrasonic bat detector and camera trapping. Seven species of them were bat species, only 1 of the species was recorded during active searching and camera trapping, others are recorded by ultrasonic bat detector.
- 5.1.34 During the active search of survey and camera trapping, only one terrestrial mammal species i.e. Wild Boar was identified within the Study Area (**Appendix G1**). It is not considered as species of conservation importance in Hong Kong.
- 5.1.35 Of the bat species recorded by ultrasonic bat detector, 8 bat species was identified within the Study Area (**Appendix G2**). As all wild bats are protected under Cap. 170 Wild Animals Protection Ordinance, all bats are considered as species of conservation importance. However, no roosting sites of those bat species were found within the Application Site as well as the Study Area.
- 5.1.36 Due to the mobility of bats, and no specific habitat utilization was observed, location of the recorded bat species is not shown. Evaluation of the bat species of conservation importance is stated in **Table 5.16**.

### ***Freshwater Community***

- 5.1.37 Four freshwater species were recorded within the Study Area (**Appendix H**). Among the freshwater species, 3 fish species and 1 invertebrate species were recorded. Not only native fish species were recorded but also exotic species were observed. All of the species including the invertebrate are widely distributed in Hong Kong.

## **5.2 Evaluation of Habitats and Species of Conservation Importance**

- 5.2.1 The ecological importance of habitats, flora and fauna species of conservation importance recorded within the Ecological Study Area are evaluated in **Table 5.2** to **5.14** according to the EIAO-TM.
- 5.2.2 A total of 3 flora, 6 avifauna, 1 butterfly, 1 odonate and 8 terrestrial mammal species of conservation importance were identified in the Study Area during the ecological survey for present study. Besides, according to the reviewed literature, some other species of conservation importance were also recorded in the vicinity of the Application Site or Study Area.
- 5.2.3 In accordance with Table 3, Annex 8 of the EIAO-TM, the ecological value of species was assessed in terms of protection status e.g. fauna protected under WAPO except avifauna, and flora and fauna protected under regional/global legislation/conventions, species distribution e.g. endemic, and rarity e.g. rare or restricted. Flora and fauna species of conservation importance recorded within the Study Area from both the present study and reviewed literature were evaluated according to the EIAO-TM in **Table 5.15** and **Table 5.16** respectively. As the locations of the species from AFCD and KFBG are not available, they are not put in **Table 5.12** to **Table 5.16**. However, the ecological values of the habitats already took those species into consideration.

5.2.4 Species of flora and fauna with conservation importance were given special attention. In accordance with Table 3, Annex 8 of the EIAO-TM, the ecological value of species was assessed in terms of protection status, distribution, and rarity. Flora or fauna species protected by the following laws/regulations, listed under the following conventions and/or endemic to Hong Kong, were considered to be species of conservation importance. However, this excludes exotic weeds, escaped cultivars or captive species, vagrants and introduced species which have lower ecological value. Species which are classified by IUCN as Near Threatened (NT), Least Concern (LC), Data Deficient (DD), or Not Evaluated (NE), and not covered by any other laws/regulations/conventions are not considered of conservation importance in the present study.

- Category I or II in List of Wild Animals under State Priority Conservation;
- Category I/II/III in List of Wild Plants under State Priority Conservation;
- China Plant Red Data Book;
- China Red Data Book of Endangered Animals;
- China Species Red List;
- Fauna species considered of concern in Fellowes *et al.* (2002);
- Forestry Regulations (Cap. 96A) which are subsidiary legislation of the Forests and Countryside Ordinance (Cap. 96);
- Illustration of Rare & Endangered Plant in Guangdong Province;
- Plant species considered 'Rare' or 'Very Rare' listed by Corlett *et al.* (2000), or regarded as rare by Yip *et al.* (2010) where applicable;
- PRC Wild Animal Protection Law;
- Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586);
- Rare and Precious Plants of Hong Kong;
- Red List of China's Vertebrates by Jiang *et al.* (2016);
- The Convention on International Trade in Endangered Species of Wild Fauna and Flora (CITES);
- The International Union for Conservation of Nature and Natural Resources (IUCN) Red List of Threatened Species;
- Threatened Species List of China's Higher Plants (Qin *et al.* 2017); and
- Wild Animals Protection Ordinance (Cap. 170) (except birds as all wild birds are protected under the ordinance but their conservation importance is not equal)

**Table 5.2 Evaluation of Habitats within the Application Site**

Criteria	Application Site	
	Habitat	
	Wasteland	Wet grassland
	Description	
Naturalness	Man-made and subject to intensive and incessant anthropogenic disturbance	Semi-natural, comprising exotic species
Size	About 1.4ha	About 0.2ha
Diversity	Low floral diversity, comprising a high proportion of exotic flora species, and low faunal diversity	Low floral and faunal diversity
Rarity	From survey of present study: none;  From reviewed literature: Greater Coucal, Grass Demon and Swallowtail	Neither flora nor fauna species of conservation importance was recorded
Re-creatability	Readily re-created	Readily re-created
Fragmentation	None observed	None observed
Ecological linkage	None observed	Ecologically connected to the modified watercourse just outside the Application Site
Potential value	Very low	Low
Nursery/breeding ground	No significant nursery or breeding ground known or observed	No significant nursery or breeding ground known or observed
Age	Ecologically non-applicable	Less than 10 years of age
Abundance/ richness of wildlife	Very low faunal abundance	Very low faunal abundance
Overall ecological value	<b>Low</b>	<b>Low</b>



**Table 5.3 Evaluation of Agricultural Land within the Study Area**

Criteria	Description
Naturalness	Man-made
Size	About 8.7ha
Diversity	Low floral diversity; moderate faunal diversity
Rarity	From survey of present study: Black-crowned Night Heron, Chinese Pond Heron, Greater Coucal and Metallic Cerulean;  From reviewed literature: Little Egret, Chinese Pond Heron, Eastern Cattle Egret, Grey Heron, Black Kite, Crested Goshawk, Chinese Bullfrog, Grass Demon, Scarlet Basker, <i>Channa asiatica</i> ;  39 bird species of conservation importance were recorded by a study of KFBG
Re-creatability	Readily re-created
Fragmentation	None observed
Ecological linkage	Agricultural land to the west of the Application Site functionally linked to woodland, pond, natural watercourse
Potential value	Low due to its man-made nature
Nursery/breeding ground	No significant nursery or breeding ground known or observed
Age	Ecologically non-applicable
Abundance/richness of wildlife	High diversity of birds to the west of the Application Site
Overall ecological value	<b>Agricultural land to the west of the Application Site: Medium; agricultural land to the east of the Application Site: Low</b>

**Table 5.4 Evaluation of Developed Area within the Study Area**

Criteria	Description
Naturalness	Man-made and subject to intensive and incessant anthropogenic disturbance
Size	About 43.1ha
Diversity	Low floral diversity, comprising a high proportion of exotic flora species; low overall faunal diversity, mainly consisting of disturbance-tolerant and locally widespread fauna species
Rarity	From survey of present study: <i>Aquilaria sinensis</i> , Scarlet Basker  From reviewed literature: <i>Aquilaria sinensis</i> , unidentified bat sp. 2
Re-creatability	Readily re-created
Fragmentation	None observed
Ecological linkage	Ecologically non-applicable
Potential value	Very low, given the intensive and incessant anthropogenic disturbance

Criteria	Description
Nursery/breeding ground	No significant nursery or breeding ground known or observed
Age	Ecologically non-applicable
Abundance/richness of wildlife	Low
Overall ecological value	<b>Very Low</b>

**Table 5.5 Evaluation of Grassland/Shrubland within the Study Area**

Criteria	Description
Naturalness	Semi-natural
Size	About 18.6ha
Diversity	Very low floral diversity and very low faunal diversity
Rarity	From survey of present study: Crested Serpent Eagle From reviewed literature: Porcupine scat
Re-creatability	Readily re-created
Fragmentation	None observed
Ecological linkage	Functionally linked to woodland
Potential value	Low due to human disturbance and hill fire
Nursery/breeding ground	No significant nursery or breeding ground known or observed
Age	Ecologically non-applicable
Abundance/richness of wildlife	Very low faunal abundance
Overall ecological value	<b>Low</b>

**Table 5.6 Evaluation of Marsh within the Study Area**

Criteria	Description
Naturalness	Semi-natural. Its fringes have been subject to frequent disturbance, owing to the vicinity to active agricultural land
Size	About 0.24ha
Diversity	Low floral and faunal diversity
Rarity	From survey of present study: <i>Persicaria orientalis</i> From reviewed literature: none
Re-creatability	Re-creatable but need time to mature
Fragmentation	None observed
Ecological linkage	Ecologically connected to wet grassland
Potential value	Low due to small size of the habitat
Nursery/breeding ground	No significant nursery or breeding ground known or observed
Age	About 5 years of age in general
Abundance/richness of wildlife	Low

Criteria	Description
Overall ecological value	<b>Medium</b>

**Table 5.7 Evaluation of Modified Watercourse within the Study Area**

Criteria	Description
Naturalness	Subject to modification for irrigation purposes
Size	About 0.6ha
Diversity	Very low floral and faunal diversity
Rarity	From survey of present study: none From reviewed literature: <i>Somanniathelphusa zanklon</i>
Re-creatability	Readily re-created
Fragmentation	None observed
Ecological linkage	Ecologically linked to wet grassland
Potential value	Low given its current condition
Nursery/breeding ground	Might be the breeding ground of <i>Somanniathelphusa zanklon</i> and other aquatic fauna
Age	Ecologically non-applicable
Abundance/richness of wildlife	Very low faunal abundance
Overall ecological value	<b>Low to medium</b>

**Table 5.8 Evaluation of Natural Watercourse within the Ecological Study Area**

Criteria	Description
Naturalness	Mostly natural, but subject to human disturbance in some sections
Size	About 0.9ha
Diversity	Low floral and faunal diversity
Rarity	From survey of present study: none From reviewed literature: none
Re-creatability	Natural sections are difficult to re-create
Fragmentation	The lower courses of the watercourses are fragmented by modified section, although the stream flow is still maintained
Ecological linkage	Ecologically connected to woodland, wet grassland and agricultural land
Potential value	Medium, if proper enhancement can be applied
Nursery/breeding ground	Might be the breeding ground of aquatic fauna
Age	Not ecologically applicable
Abundance/richness of wildlife	Low
Overall ecological value	<b>Medium</b>



**Table 5.9 Evaluation of Orchard within the Study Area**

Criteria	Description
Naturalness	Artificial, comprising mostly of exotic fruit tree species
Size	About 2.4ha
Diversity	Low floral and faunal diversity
Rarity	From survey of present study: none  From reviewed literature: Greater Coucal, Collared Crow, unidentified bat sp. 1
Re-creatability	Readily re-created
Fragmentation	None observed
Ecological linkage	Ecological linkage with agricultural land
Potential value	Low
Nursery/breeding ground	No significant nursery or breeding ground known or observed
Age	At least 10 years of age in general
Abundance/richness of wildlife	Low faunal abundance
Overall ecological value	<b>Low</b>

**Table 5.10 Evaluation of Plantation within the Study Area**

Criteria	Description
Naturalness	Artificial, comprising mostly of exotic tree species
Size	About 14ha
Diversity	Low floral and faunal diversity
Rarity	From survey of present study: none  From reviewed literature: <i>Aquilaria sinensis</i> , White-throated Kingfisher, Lesser Coucal, Short-nosed Fruit Bat, unidentified bat sp. 2
Re-creatability	Readily re-created
Fragmentation	None observed
Ecological linkage	Some patches of plantation are ecologically linked with woodland
Potential value	Low to medium if active management implemented
Nursery/breeding ground	No significant nursery or breeding ground known or observed
Age	At least 20 years of age in general
Abundance/richness of wildlife	Low faunal abundance
Overall ecological value	<b>Low to medium</b>

**Table 5.11 Evaluation of Pond within the Study Area**

Criteria	Description
Naturalness	Man-made
Size	About 5ha

Criteria	Description
Diversity	Very low floral and faunal diversity
Rarity	From survey of present study: Grey Heron, Black Kite and Scarlet Basker  From reviewed literature: Little Grebe, Little Egret, Chinese Pond Heron, Yellow Bittern
Re-creatability	Readily re-created
Fragmentation	None observed
Ecological linkage	Not hydrologically connected to other waterbodies within the Study Area
Potential value	Medium if active management implemented
Nursery/breeding ground	No significant nursery or breeding ground known or observed
Age	Not readily determinable
Abundance/richness of wildlife	Low faunal abundance
Overall ecological value	<b>Low to medium</b>

**Table 5.12 Evaluation of Wasteland within the Study Area**

Criteria	Description
Naturalness	Man-made and subject to intensive and incessant anthropogenic disturbance
Size	About 0.2ha
Diversity	Low floral diversity, comprising a high proportion of exotic flora species; and low faunal diversity
Rarity	From survey of present study: none  From reviewed literature: none
Re-creatability	Readily re-created
Fragmentation	None observed
Ecological linkage	None observed
Potential value	Very low
Nursery/breeding ground	No significant nursery or breeding ground known or observed
Age	Ecologically non-applicable
Abundance/richness of wildlife	Very low faunal abundance
Overall ecological value	<b>Low</b>

**Table 5.13 Evaluation of Wet Grassland within the Study Area**

Criteria	Description
Naturalness	Semi-natural, comprising exotic species
Size	About 4.3ha
Diversity	Low floral and faunal diversity

Criteria	Description
Rarity	From survey of present study: none From reviewed literature: Pigmy Scrub Hopper, Plain Hedge Blue
Re-creatability	Readily re-created
Fragmentation	None observed
Ecological linkage	Ecologically connected to woodland, pond and watercourse
Potential value	Low
Nursery/breeding ground	No significant nursery or breeding ground known or observed
Age	Less than 10 years of age
Abundance/richness of wildlife	Very low faunal abundance
Overall ecological value	<b>Low</b>

**Table 5.14 Evaluation of Woodland within the Study Area**

Criteria	Description
Naturalness	Largely natural
Size	About 8.2ha
Diversity	Low floral and faunal diversity
Rarity	From survey of present study: <i>Aquilaria sinensis</i> and <i>Ichnocarpus frutescens</i> From reviewed literature: Tailed Sulphur
Re-creatability	Can be recreated but takes time
Fragmentation	None observed
Ecological linkage	Some patches of plantation are ecologically linked with woodland, wetland grassland, pond and watercourse
Potential value	Medium if active management implemented
Nursery/breeding ground	No significant nursery or breeding ground known or observed
Age	At least 30 years of age in general
Abundance/richness of wildlife	Low faunal abundance
Overall ecological value	<b>Medium</b>



**Table 5.15 Evaluation of Flora Species of Conservation Importance**

Scientific Names	Rarity and Distribution in Hong Kong <sup>1 10</sup>	Conservation status <sup>2 3 4 5 6 7 8 9</sup>	Location	
			Application Site	Study Area
<i>Aquilaria sinensis</i>	Common. Found in lowland forest and fung shui woods.	IUCN Red List of Threatened Species (2024): VU; Appendix II of CITES; Threatened Species List of China's Higher Plants: VU; China Plant Red Data Book: VU; Included in Illustrations of Rare & Endangered Plant in Guangdong Province; Listed in "Rare and Precious Plants of Hong Kong"; Cap. 586; State Protection (Category II)	-	Developed area, plantation and woodland
<i>Ichnocarpus frutescens</i>	Very rare, forest.	-	-	Woodland
<i>Persicaria orientalis</i>	Very rare (Corlett <i>et al.</i> 2000); Rare (Yip <i>et al.</i> 2010)	-	-	Marsh

**Table 5.16 Evaluation of Fauna Species of Conservation Importance**

Common Names	Scientific Names	Rarity and Distribution in Hong Kong <sup>1</sup>	Conservation status <sup>2 3 4 5 6 7 8 9 10 11 12 13 14</sup>	Location	
				Application Site	Study Area
Avifauna					

Common Names	Scientific Names	Rarity and Distribution in Hong Kong <sup>1</sup>	Conservation status <sup>2 3 4 5 6 7 8 9 10 11 12 13 14</sup>	Location	
				Application Site	Study Area
Little Grebe (from reviewed literature)	<i>Tachybaptus ruficollis</i>	Common resident. Found in Deep Bay area.	Fellowes et al. (2002): LC	-	Pond
Little Egret (from reviewed literature)	<i>Egretta garzetta</i>	Common resident, migrant and winter visitor. Widely distributed in coastal area throughout Hong Kong.	Fellowes et al. (2002): PRC	-	Agricultural land, pond
Eastern Cattle Egret (from reviewed literature)	<i>Bubulcus coromandus</i>	Resident and common passage migrant. Widely distributed in Hong Kong.	Fellowes et al. (2002): LC	-	Agricultural land
Chinese Pond Heron	<i>Ardeola bacchus</i>	Common resident. Widely distributed in Hong Kong.	Fellowes et al. (2002): PRC	-	Agricultural land, pond
Black-crowned Night Heron	<i>Nycticorax nycticorax</i>	Common resident and migrant. Widely distributed in Hong Kong.	Fellowes et al. (2002): LC	-	Agricultural land

Common Names	Scientific Names	Rarity and Distribution in Hong Kong <sup>1</sup>	Conservation status <sup>2 3 4 5 6 7 8 9 10 11 12 13 14</sup>	Location	
				Application Site	Study Area
Grey Heron	<i>Ardea cinerea</i>	Common winter visitor. Found in Deep Bay area, Starling Inlet, Kowloon Park, Cape D'Aguilar.	Cap. 170; Fellowes et al. (2002): PRC	-	Agricultural land, pond
Yellow Bittern (from reviewed literature)	<i>Ixobrychus sinensis</i>	Uncommon summer visitor and common passage migrant. Found in Deep Bay area, Chek Keng, Tai Long Wan.	Fellowes et al. (2002): (LC)	-	Pond
Black Kite	<i>Milvus migrans</i>	Common resident and winter visitor. Widely distributed in Hong Kong.	Fellowes et al. (2002): (RC); Cap. 586; List of Wild Animals under State Priority Conservation: Class II; CITES: Appendix II	-	Agricultural land, pond
Crested Serpent Eagle	<i>Spilornis cheela</i>	Common resident. Widely distributed in shrublands on hillsides throughout Hong Kong.	Fellowes et al. (2002): (LC); Cap. 586; List of Wild Animals under State Priority Conservation: Class II; CITES: Appendix II; China Red Data Book Status: Vulnerable	-	Grassland/shrubland

Common Names	Scientific Names	Rarity and Distribution in Hong Kong <sup>1</sup>	Conservation status <sup>2 3 4 5 6 7 8 9 10 11 12 13 14</sup>	Location	
				Application Site	Study Area
Crested Goshawk (from reviewed literature)	<i>Accipiter trivirgatus</i>	Common resident. Widely distributed in woodlands and shrublands throughout Hong Kong.	Cap. 586; List of Wild Animals under State Priority Conservation: Class II; CITES: Appendix II; China Red Data Book Status: Rare	-	Agricultural land
White-throated Kingfisher (from reviewed literature)	<i>Halcyon smyrnensis</i>	Common resident. Widely distributed in coastal areas throughout Hong Kong	Fellowes et al. (2002): (LC); List of Wild Animals under State Priority Conservation: Class II	-	Plantation
Greater Coucal	<i>Centropus sinensis</i>	Common resident. Widely distributed in Hong Kong.	List of Wild Animals under State Priority Conservation: Class II; China Red Data Book Status: Vulnerable	Wasteland	Agricultural land
Lesser Coucal (from reviewed literature)	<i>Centropus bengalensis</i>	Uncommon resident. Widely distributed in Hong Kong.	China Red Data Book Status: VU; List of Wild Animals under State Priority Conservation: Class II	-	Plantation
Collared Crow (from reviewed literature)	<i>Corvus torquatus</i>	Locally common resident. Found in Inner Deep Bay area, Nam Chung, Kei Ling Ha, Tai Mei Tuk, Pok Fu Lam, Chek lap Kok, Shuen Wan, Lam Tsuen.	Cap. 170; IUCN Red List: VU; Fellowes et al. (2002): LC	-	Orchard
<b>Butterfly</b>					



Common Names	Scientific Names	Rarity and Distribution in Hong Kong <sup>1</sup>	Conservation status <sup>2 3 4 5 6 7</sup> 8 9 10 11 12 13 14	Location	
				Application Site	Study Area
Metallic Cerulean	<i>Jamides alecto</i>	Very rare. Victoria Peak, Fung Yuen, Chuen Lung, Mui Wo	-	-	Agricultural land
Plain Hedge Blue (from reviewed literature)	<i>Celastrina lavendularis</i>	Very rare. Chuen Lung, Kap Lung, Tai Po Kau, Shing Mun Country Park, Tai Lam Country Park, Kadoorie Farm and Botanic Garden, Ngau Ngak Shan.	Fellowes et al. (2002): LC	-	Wet grassland
Grass Demon (from reviewed literature)	<i>Udaspes folus</i>	Rare. Widely distributed throughout Hong Kong.	-	Wasteland	Agricultural land
Swallowtail (from reviewed literature)	<i>Papilio xuthus</i>	Rare. Kap Lung, Ma On Shan, Tai Tam, Sha Lo Wan, Kat O, Lung Kwu Tan, Wu Kau Tang, Lung Kwu Chau	-	Wasteland	-
Pigmy Scrub Hopper (from reviewed literature)	<i>Aeromachus pygmaeus</i>	Very rare. Cheung Sheung, Yung Shue O, Kuk Po	Fellowes et al. (2002): RC	-	Wet Grassland
Tailed Sulphur (from reviewed literature)	<i>Dercas verhuelli</i>	Rare. Widely distributed throughout Hong Kong	-	-	Woodland
<b>Odonate</b>					
Scarlet Basker	<i>Urothemis signata</i>	Common. Common in areas with abandoned fish ponds throughout Hong Kong.	Fellowes et al. (2002): LC	-	Agricultural land, developed area, pond
<b>Herpetofauna</b>					

Common Names	Scientific Names	Rarity and Distribution in Hong Kong <sup>1</sup>	Conservation status <sup>2 3 4 5 6 7 8 9 10 11 12 13 14</sup>	Location	
				Application Site	Study Area
Chinese Bullfrog (from reviewed literature)	<i>Hoplobatrachus chinensis</i>	Widely distributed in Lantau Island and New Territories.	Fellowes et al. (2002): PRC; List of Wild Animals under State Priority Conservation: Class II; Red List of China's Vertebrates: EN	-	Agricultural land
<b>Terrestrial Mammal</b>					
Chinese Noctule	<i>Nyctalus plancyi</i>	Fairly widely distributed in countryside areas throughout Hong Kong.	Fellowes et al. (2002): PRC; Cap. 170	Present	
Chinese Pipistrelle	<i>Hypsugo pulveratus</i>	Only several records in the countryside areas at Ting Kau, Ma On Shan and Lin Ma Hang, and several records of stray individuals inside buildings.	Fellowes et al. (2002): (LC); Cap. 170	Present	
Greater Bent-winged Bat	<i>Miniopterus magnater</i>	Data deficient.	Fellowes et al. (2002): PRC; Cap. 170	Present	
Himalayan Leaf-nosed Bat	<i>Hipposideros armiger</i>	Very common. Widely distributed in countryside areas throughout Hong Kong.	Fellowes et al. (2002): (LC); Cap. 170	Present	
Japanese Pipistrelle	<i>Pipistrellus abramus</i>	Widely distributed throughout Hong Kong.	Cap. 170	Present	
Least Pipistrelle	<i>Pipistrellus tenuis</i>	Ten-something records found in Nam Chung, Sheung Wo Hang, Lin Ma Hang, Plover Cove Country Park, Yuen Long, Shek Pik, Deep Water Bay, Ho Pui and Ho Chung.	Cap. 170	Present	

Common Names	Scientific Names	Rarity and Distribution in Hong Kong <sup>1</sup>	Conservation status <sup>2 3 4 5 6 7 8 9 10 11 12 13 14</sup>	Location	
				Application Site	Study Area
Lesser Bamboo Bat	<i>Tylonycteris pachypus</i>	Fairly widely distributed in countryside areas throughout Hong Kong.	Fellowes et al. (2002): (LC); Cap. 170	Present	
Lesser Yellow Bat	<i>Scotophilus kuhlii</i>	Uncommon. Fairly widely distributed in countryside areas throughout Hong Kong.	Fellowes et al. (2002): (LC); Cap. 170	Present	
Short-nosed Fruit Bat (from reviewed literature)	<i>Cynopterus sphinx</i>	Very widely distributed in urban and countryside areas throughout Hong Kong.	Cap. 170	-	Plantation
Unidentified bat sp. 1 (from reviewed literature)	-	-	Cap. 170	-	Orchard
Unidentified bat sp. 2 (from reviewed literature)	-	-	Cap. 170	-	Developed area, plantation
Porcupine (from reviewed literature)	<i>Hystrix brachyura</i>	Very common. Very widely distributed in countryside areas throughout Hong Kong, except for Lantau Island.	Fellowes et al. (2002): PGC; Cap. 170	-	Grassland/shrubland
<b>Freshwater Community</b>					
Small Snakehead (from reviewed literature)	<i>Channa asiatica</i>	Uncommon in the wild. Records from a few streams in North district and on Lantau Island. The fish is also cultivated in some fish	Fellowes et al. (2002): LC	-	Agricultural land

Common Names	Scientific Names	Rarity and Distribution in Hong Kong <sup>1</sup>	Conservation status <sup>2 3 4 5 6 7 8 9 10 11 12 13 14</sup>	Location	
				Application Site	Study Area
		farms and are available from fish market.			
Freshwater Crab (from reviewed literature)	<i>Somanniathelphusa zanklon</i>	Distributed quite widely in the northern and western New Territories and Lantau Island of Hong Kong	Fellowes et al. (2002): GC; IUCN Red List Status: EN; Endemic to Hong Kong	-	Modified watercourse

Remark: all wild avifauna species are protected under Cap. 170 Wild Animals Protection Ordinance in Hong Kong<sup>2</sup>.

## Notes:

1. AFCD (2023). AFCD Biodiversity Information Hub.
  2. Cap. 170 Wild Animals Protection Ordinance.
  3. Cap. 586 Protection of Endangered Species of Animals and Plants Ordinance.
  4. Convention on International Trade in Endangered Species of Wild Flora and Fauna. Appendices I, II and III.
  5. Fellowes *et al.* (2002). Wild animals to watch: Terrestrial and freshwater fauna of conservation concern in Hong Kong.
    - For conservation status listed by Fellowes *et al.* (2002), letters in parentheses indicate that the assessment is on the basis of restrictedness in breeding and/or roosting sites rather than in general occurrence.
  6. International Union of Conservation for Nature (2023). The IUCN Red List of Threatened Species. Version 2022-2.
  7. Jiang, Z. G., Jiang, J. P., Wang, Y. Z., Zhang, E., Zhang, Y. Y., Li, L. L., ... & Dong, L. (2016). Red list of China's vertebrates.
  8. List of Wild Animals under State Priority Conservation (2021).
  9. Reels (2019). An annotated check list of Hong Kong dragonflies and assessment of their local conservation significance.
  10. Stanton & Leven (2016). Distribution, habitat utilisation and conservation status of the freshwater crab, *Somanniathelphusa zanklon* Ng & Dudgeon, 1992 (Crustacea: Brachyura: Gecarcinucidae) endemic to Hong Kong.
  11. Tam *et al.* (2011). The Dragonflies of Hong Kong.
  12. Wang (1999). China Red Data Book of Endangered Animals: Mammalia.
  13. Zhao & Wang (1998). China Red Data Book of Endangered Animals: Amphibia and Reptilia.
  14. Zheng & Wang (1998). China Red Data Book of Endangered Animals: Aves.
- As bats are very mobile, and no specific habitat utilization of the recorded bats was observed (except Short-Nosed Fruit Bat), locations of bats were recorded by within the Application Site or outside the Application Site.

## Abbreviations:

- Conservation Status in Fellowes *et al.* (2002): GC = Global Concern; LC = Local Concern; PGC = Potential Global Concern; PRC = Potential Regional Concern; RC = Regional Concern
- Conservation Status: CR = Critically Endangered; EN = Endangered; VU = Vulnerable



## **6 IMPACT IDENTIFICATION AND EVALUATION**

### **6.1 Proposed Construction Works and Operation Mode**

- 6.1.1 The Application Site is about 1.6ha. A total of two 2-storey structures are proposed at the Application Site for warehouses, offices and washrooms, and the remaining area is reserved for parking and loading/unloading spaces and circulation area. The Site is proposed to be filled wholly with concrete for site formation of the abovementioned items.
- 6.1.2 The Application Site will be used as warehouse for storage of miscellaneous goods, including but not limited to packaged food, package beverage, apparel, footwear, electronic goods, etc. The operation hours of the proposed development are Monday to Saturday from 7am to 7pm.

### **6.2 Impact Evaluation Criteria**

- 6.2.1 Ecological impacts of the proposed development were assessed based upon the ecological resources considered at risk. Measures were proposed to mitigate negative impacts, and residual impacts were predicted assuming implementation of all feasible mitigation measures. Impact assessment and planning of mitigation measures were conducted in accordance with the Technical Memorandum (TM) on EIA Process.
- 6.2.2 The significance of ecological impacts was evaluated based primarily on the criteria set forth in Table 1, Annex 8 of the TM:
- habitat quality;
  - species affected;
  - size/abundance of habitats/organisms affected;
  - duration of impacts;
  - reversibility of impacts; and
  - magnitude of environmental changes.
- 6.2.3 Direct, indirect and cumulative impacts are generally ranked as "minor", "moderate" or "severe", although in a few cases a ranking of "insignificant" (less than "minor") may be given. The ranking of a given impact varied based on the criteria listed above. For example, an impact might be ranked as "minor" if it affected only common species and habitats, or if it affected only small numbers of individuals or small areas, whereas it might be ranked as "severe" if it affected rare species or habitats, large numbers of individuals or large areas. The major factors giving rise to a ranking are explained in the text. As noted in Annex 16 of the TM, a degree of professional judgment is involved in the evaluation of impacts.
- 6.2.4 The potential ecological impacts arising from the construction works, including loss of habitats, removal of vegetation, and disturbance to animals, were assessed with reference to the criteria stated in Annexes 8 and 16 of the EIAO-TM, which are currently the most comprehensive guidance for ecological impact assessment.
- 6.2.5 The major ecological impacts associated with the proposed works include:
- Direct habitat loss, either permanent or temporary, due to site formation and construction works within the Application Site;

- Direct and indirect impacts to flora and fauna species, in particular those of conservation importance, arising from mortality;
- Disturbance impacts to surrounding habitats and fauna during construction;
- Disturbance impacts to surrounding fauna, habitats and recognized sites of conservation importance during operation;
- Night-time light impacts.

### 6.3 Construction Phase

#### ***Direct Impact – Habitat Loss***

- 6.3.1 Direct impact of the implementation of proposed construction works would be loss of habitats including wasteland and wet grassland. The estimated loss of the two types of habitats is shown in **Table 6.1**.

**Table 6.1 Estimated Size of Habitats Affected by the Proposed Construction Works**

Habitat	Ecological Value	Size of Habitat Loss
Wasteland	Low	1.4ha
Wet grassland	Low	0.2ha
Total		1.6 ha

- 6.3.2 Loss of habitats and associated vegetation due to site formation will constitute direct ecological impacts of the construction. The works area will be limited to the Application Site, no additional site clearance is expected.
- 6.3.3 Estimated habitat loss within the Application Site would be about 1.4ha of wasteland, and about 0.2ha of wet grassland.
- 6.3.4 The impact of the loss of wasteland and the associated flora and fauna is considered **minor** due to its small extent of low overall ecological value and the presence of low abundance of common species. While for the wet grassland is also of low ecological value, and only common native and exotic species were recorded, loss of a small area would have an impact of low magnitude and considered **minor**. No mitigation for the habitat loss is required. Tree loss within the Application Site will be compensated with no less than 1:1 ratio.

#### ***Indirect Impact – Disturbance generated during construction phase***

- 6.3.5 Potential indirect impacts for the surroundings during construction phase include construction traffic and construction activities that generate noise, dust, vibration and human disturbance during construction. Sensitive ecological receiver near the Application Site includes the birds in agricultural lands and ponds. Disturbance may discourage terrestrial fauna from using the surrounding habitats as breeding and roosting sites. Terrestrial fauna may be forced to use potential alternative locations in the vicinity. However, the surrounding habitats of the Application Site are already surrounded by developed area, wildlife in the vicinity have been habituated to disturbance. In addition, as no piling works will be involved, the potential impact of construction disturbance would be limited. Due to the temporary and localized nature of the impacts, potential impacts to flora and fauna are ranked as **minor**, if other good site practices are adopted.

### ***Indirect Impact – Light Glare***

- 6.3.6 If the construction site has strong lightings or flood light, there might be light glare impacts to nocturnal wildlife including firefly in the vicinity during any nighttime construction. However, there will not be nighttime construction works for the Project, and there will be no foreseeable security light source during the construction phase. The impacts due to increased night-time light during construction is therefore **insignificant**.

### ***Indirect Impact – Water Quality and Site Run-off***

- 6.3.7 Due to the removal of vegetation cover in wasteland and wetland grassland within the Application Site, the watercourse in close proximity might potentially be impacted by surface runoff, especially during rainstorm. Sediments produced from the eroded site surfaces might further pollute the periphery habitats. Furthermore, wash water from dust suppression sprays; and chemicals spillage such as fuel, oil, solvents and lubricants from maintenance of construction machinery and equipment might also pollute the surrounding habitats.
- 6.3.8 Elevated suspended solid levels caused by site runoff could increase the suspended solids load in the water bodies, and could decrease dissolved oxygen levels. A lower oxygen level would affect stationary species, whilst mobile species would tend to temporarily avoid the area. The result could be a temporary reduction in aquatic life abundance and/or change in distribution.
- 6.3.9 The watercourse section which locates just outside the Application Site will be potentially impacted by the surface runoff during construction phase. The ecological value of the watercourse is ranked as low to medium but it is considered an agricultural ditch for irrigation purpose. The recorded fauna abundance and diversity is low. It is expected the impact from surface runoff would be transient. Hence the potential impact due to surface runoff is considered **minor to moderate**. To avoid and minimize potential contamination of water, the construction runoff should be controlled by implementation of mitigation measures such as good site practice.

### ***Indirect Impact – Recognized Sites of Conservation Importance and Important Habitats***

- 6.3.10 Recognized sites of conservation importance within the Study Area and in the vicinity include Man Kam To Road Egretty and Ho Sheung Heung Egretty located more than 500m from the Application Site, and the flightlines of the breeding ardeids from these two egrettries will not be affected. Hence, potential ecological impacts to these recognized sites are not expected. While the important habitats i.e. ponds and agricultural lands that support a variety of birds are already surrounded by developed area, wildlife in the vicinity have been habituated to disturbance, potential impacts to these habitats are considered **minor** due to the nature and scale of the proposed development.

### ***Indirect Impact – Species of Conservation Importance***

- 6.3.11 Species of conservation importance found within the Application Site from both the survey of present study or reviewed literature included Greater Coucal, Grass Demon and Swallowtail. These species of conservation importance however were of very low abundance. These species are also highly mobile and there are more

suitable habitats for the recorded species of conservation importance in the vicinity (such as woodland, agricultural land, grassland/shrubland). No breeding activity was discovered during the survey period neither. Thus, the ecological impacts are considered **minor**, taken consideration of the habitat size and quality (i.e. low ecological value in the Application Site) as well as disturbance. While potential indirect impacts to the species of conservation importance recorded from the survey of present study as well as from AFCD, KFBG or other reviewed literature are also considered **minor**, as no piling works will be involved.

- 6.3.12 Eurasian Otter is a semi-aquatic mammal which forages in water and nests on land. It also inhabits terrestrial areas adjacent to water bodies, such as rivers, lakes, ponds, streams and coastal areas. As the Application Site comprised of wasteland and wet grassland which are not typical habitats for Eurasian Otter, and there were no records and signs of Eurasian Otter within the survey period, potential impacts to this species are not likely.

## 6.4 Operational Phase

### ***Direct Impact – Operational Phase Permanent Habitat loss***

- 6.4.1 The direct impacts during operational phase would be the areas permanently occupied by the project elements during construction, and in this case would be the area occupied by the proposed development (i.e. the same as the permanent habitat loss during the construction phase). No additional habitat loss will occur during operational phase.

### ***Indirect Impact – Human Disturbance***

- 6.4.2 Human activities within the Application Site might potentially affect the utilization of surrounding habitats by fauna during operation phase. The Application Site will be operated as temporary warehouse for storage. Only permitted staff and operator will be present within the Application Site, significant disturbance due to human activities during operation phase is not anticipated.
- 6.4.3 Habitats adjacent to the Project Site included watercourse, agricultural land, pond, wet grassland, orchard and developed area. Compared to habitats further away (e.g., woodland and majority of ponds and agricultural lands), these habitats are more likely to be disturbed by the operation of the warehouse. Due to the temporary nature and scale of the proposed development, the potential impact to these habitats and associated fauna due to human activities is ranked as **minor**.

### ***Indirect Impact – Water Quality***

- 6.4.4 There could be potential indirect impacts to the water quality of the surrounding watercourse from surface run-off and pollution events from the development. This nonpoint pollution may have various impacts to the local freshwater environment. Magnitude of impacts would be dependent upon the pollution type and quantity of pollutant. Increased stormwater runoff may also lead to increased siltation if there are areas with bare soils. The stormwater from the Application Site would be collected by the drainage facilities. Since the watercourse outside the Application Site has low abundance and diversity of freshwater species, and there will be 3m buffer between the Application Site and the watercourse, the indirect impact caused by stormwater would be **minor**.



### ***Indirect Impacts – Light Glare***

- 6.4.5 The behaviours of nocturnal wildlife including firefly might be affected by the lightings of the proposed warehouse, i.e. nocturnal animals either avoid or are attracted to lighted areas. However, the surroundings of the Application Site in particular the northern and southern sides are developed area, villages and warehouses are already present in nearby localities, and fauna inhabiting in nearby habitats have probably habituated to lighting. Therefore, potential impacts to fauna from this source are ranked as **minor**. However, as a precautionary measure, implementation of good site practices would still be recommended to minimise the impacts of the artificial lighting/glare as much as possible such as limiting the angle of the security lighting.

### ***Indirect Impacts – Bird Collision***

- 6.4.6 Bird collision risk would be more prominent when the building consists of extensive reflective glass façade such that the birds flying nearby are confused by the reflected image inside the glass which is normally the image of the sky and/or nearby environment. Considering that the proposed development of warehouse would not have extensive glass façade, and lack of identified flight lines across the Application Site, the potential bird collision impact is considered **insignificant**.

### ***Potential Impact on Recognized Sites of Conservation Importance, Important Habitat, and Species of Conservation Importance***

- 6.4.7 During the operational phase, the utilization of the proposed warehouse would be limited as the visitors would be controlled. Human disturbances, noises from the proposed operations will be localized. The potential impacts to Man Kam To Road Egret and Ho Sheung Heung Egret would be **insignificant**.
- 6.4.8 As important habitats, the key agricultural lands and ponds that support bird communities are in close proximity of the Application Site. However, limited human disturbance from the operation of the proposed development is expected. Since the habitats within the Study Area are already surrounded by developed area, wildlife in the vicinity have been habituated to disturbance, potential impacts to these habitats as well as the species of conservation importance recorded from the survey of present study, AFCD, KFBG or other reviewed literature are considered **minor**.

## **7 IMPACT AVOIDANCE, MINIMIZATION AND MITIGATION MEASURES**

### **7.1 General**

- 7.1.1 According to the principles in the EIAO-TM Annex 16 and EIAO Guidance Note 3/2010, ecological impacts on important habitats and the associated wildlife caused by the proposed development should be avoided, minimized and mitigated where practicable.
- 7.1.2 The potential impacts arising from the construction and operation of the proposed development have been assessed. The following mitigation measures are recommended.

## 7.2 Impact Avoidance

- 7.2.1 The proposed development has avoided sensitive habitats such as agricultural lands and ponds with diverse bird species, marsh, and woodland. Only habitats of low ecological value, including wasteland and wet grassland will be affected. Besides, there will be 3m separation between the Application Site and the nearby watercourse to avoid the watercourse being affected by the construction works.
- 7.2.2 The Application Site will be accessed mainly by existing road network during both construction and operation phases. There will be no impact due to temporary or permanent loss of habitats from construction of access.

## 7.3 Impact Minimization

### ***Site Hoarding and Good Site Practices***

- 7.3.1 Site hoarding would be erected along the construction site boundary. Together with good site practice would be implemented for dust, noise, water quality and site surface run-off to adopted by the Project, which will be adequate to any potential indirect impacts to the surrounding environment during both construction and operation phase. The minimization measures as follows:
- Implementation of mitigation measures specified in ProPECC PN 1/94 to control site runoff and drainage at all work sites during construction;
  - Implementation of noise control measures at all construction sites to reduce impacts of construction noise to wildlife habitats adjacent works area;
  - Installation of site hoarding as temporary noise barrier where construction works will be undertaken;
  - The use of movable noise barrier;
  - The use of temporary noise screening structures or purpose-built temporary noise barriers;
  - Implementation of dust control measures at all construction sites to minimise dust nuisance to adjacent wildlife habitats during construction activities;
  - Construction debris and spoil should be covered up and/or properly disposed of as soon as possible to avoid being washed into nearby waterbodies by rain;
  - Construction effluent, site run-off and sewage should be properly collected and/or treated, Wastewater from a construction site should be managed with the following approach in descending order;
  - All dusty materials shall be sprayed with water prior to any loading, unloading or transfer operation so as to maintain the dusty material wet;
  - Proper locations for discharge outlets of wastewater treatment facilities well away from the natural watercourse should be identified;
  - Prohibition and prevention of open fires within the work site boundary during construction;
  - Regular checking should be undertaken to ensure that the work site boundaries are not exceeded and avoid damage to the vegetation in surrounding areas; and
  - Supervisory staff should be assigned to station on site to closely supervise and monitor the works.

- 7.3.2 In, addition, construction works will be programmed to minimize soil filling works in rainy season (generally from April to September). If filling works could not be avoided in these months or at any time of year when rainstorms are likely, temporarily exposed soil surfaces will be covered (e.g. by tarpaulin), to prevent storm runoff from washing across exposed soil surfaces.
- 7.3.3 The above measures will all contribute to the minimization of potential construction disturbance to the surrounding habitats and associated fauna. With the implementation of these measures and the screening effects of the hoarding, noise and disturbance impact as well as the water quality impact would be mitigated to an acceptable level and no residual impact is anticipated.

***Good Practice of Night-time Light***

- 7.3.4 Although mitigation measures would not be required for the potential nighttime light impact, it is recommended to avoid orientating any external flood light towards outside the Application Site during both construction and operational phases to minimize any potential disturbance.

## 8 RESIDUAL IMPACTS

- 8.1.1 The residual environmental impacts refer to the net environmental impacts after the implementation of mitigation measures. The residual impact will be the loss of wasteland (1.4ha) and wet grassland (0.2ha) of low ecological value. The loss of these habitats is considered **minor**, and no corresponding mitigation is required. Potential indirect impacts during both construction and operation phases will be mitigated by the recommended measures. With the implementation of the recommended mitigation measures, it is anticipated that all potential ecological impacts will be reduced to an acceptable level. As a result, no adverse residual impact is anticipated during both construction and operational phases.

## 9 CUMULATIVE IMPACT

- 9.1.1 No cumulative impacts as no construction project within the vicinity of the proposed construction.

## 10 CONCLUSION

- 10.1.1 Information on the ecological baseline conditions of the Application Site was collected through literature review and surveys, and they were integrated into the present EcolA to support the application.
- 10.1.2 Within the Application Site, about 1.4ha of wasteland and about 0.2ha of wet grassland will be lost directly. Due to the low ecological value of the habitats, the potential impact due to loss of those habitats within the Application Site is considered minor.
- 10.1.3 This application would satisfy the requirements listed in Town Planning Board Guidelines No. 12C (TPB PG-No. 12C).



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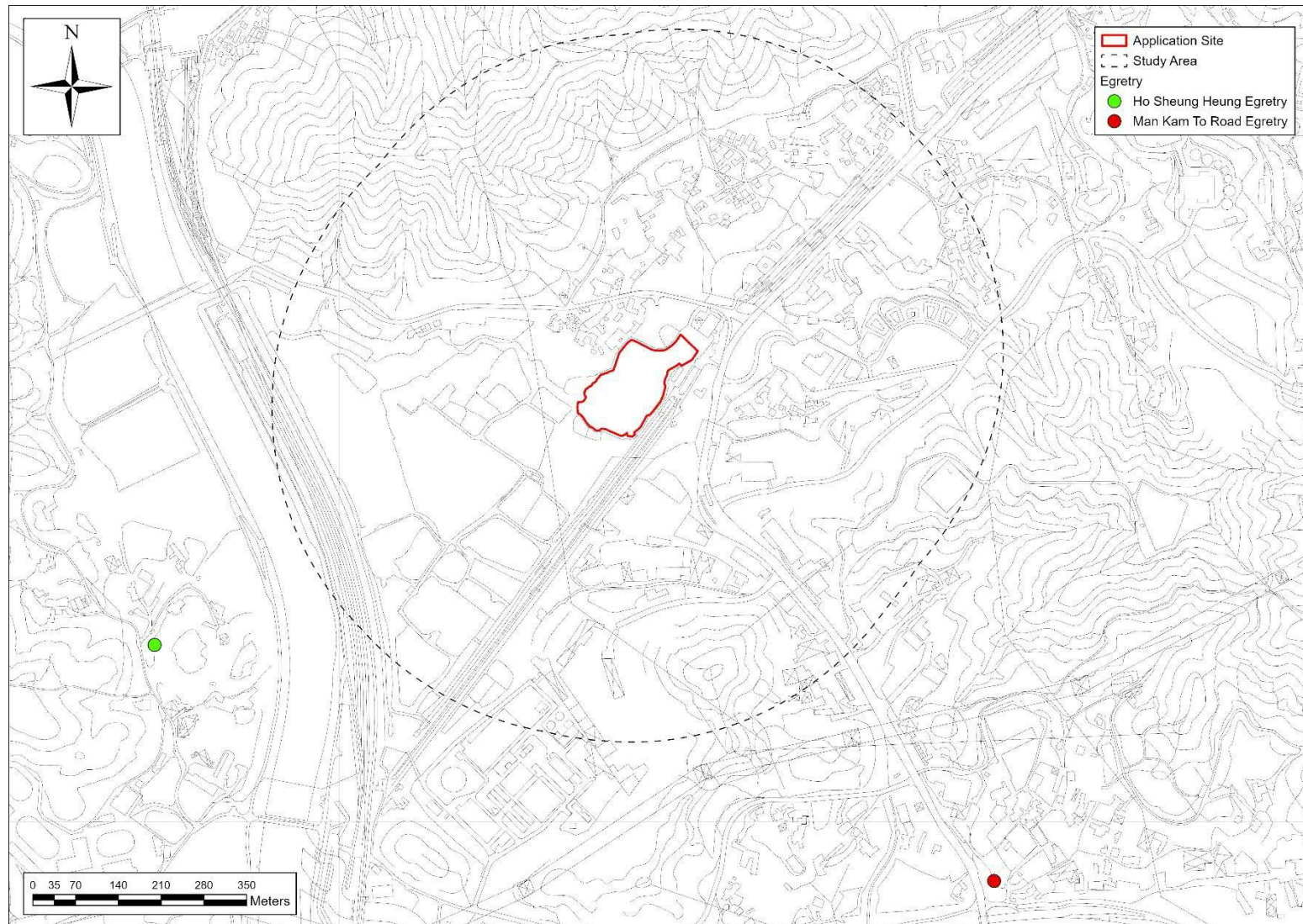
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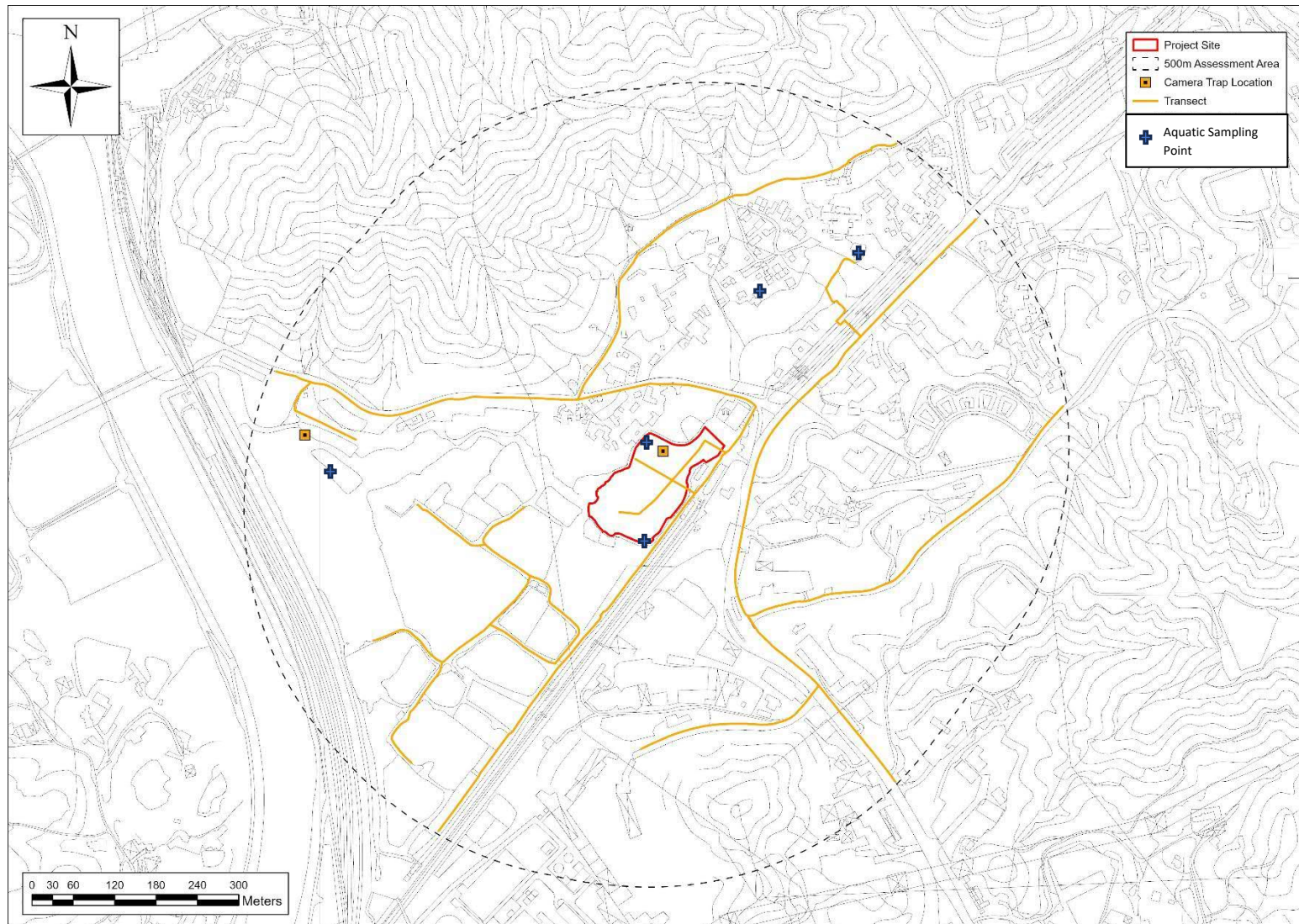
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**Figure 1 The Locations of Application Site, Study Area, and Egrettries**



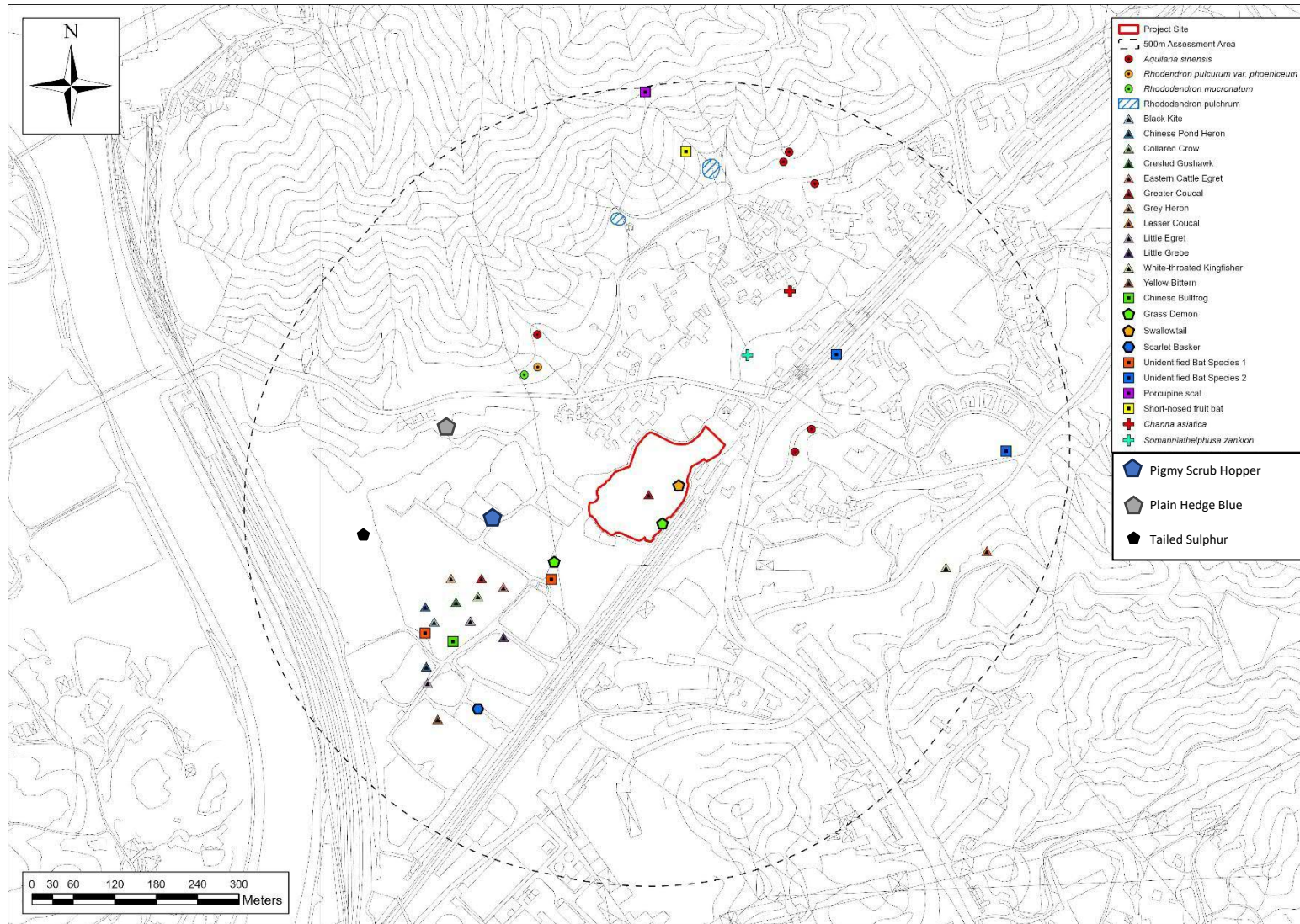


**Figure 2**      **Location of Ecological Survey Transects, Aquatic Sampling Points, Camera Traps**



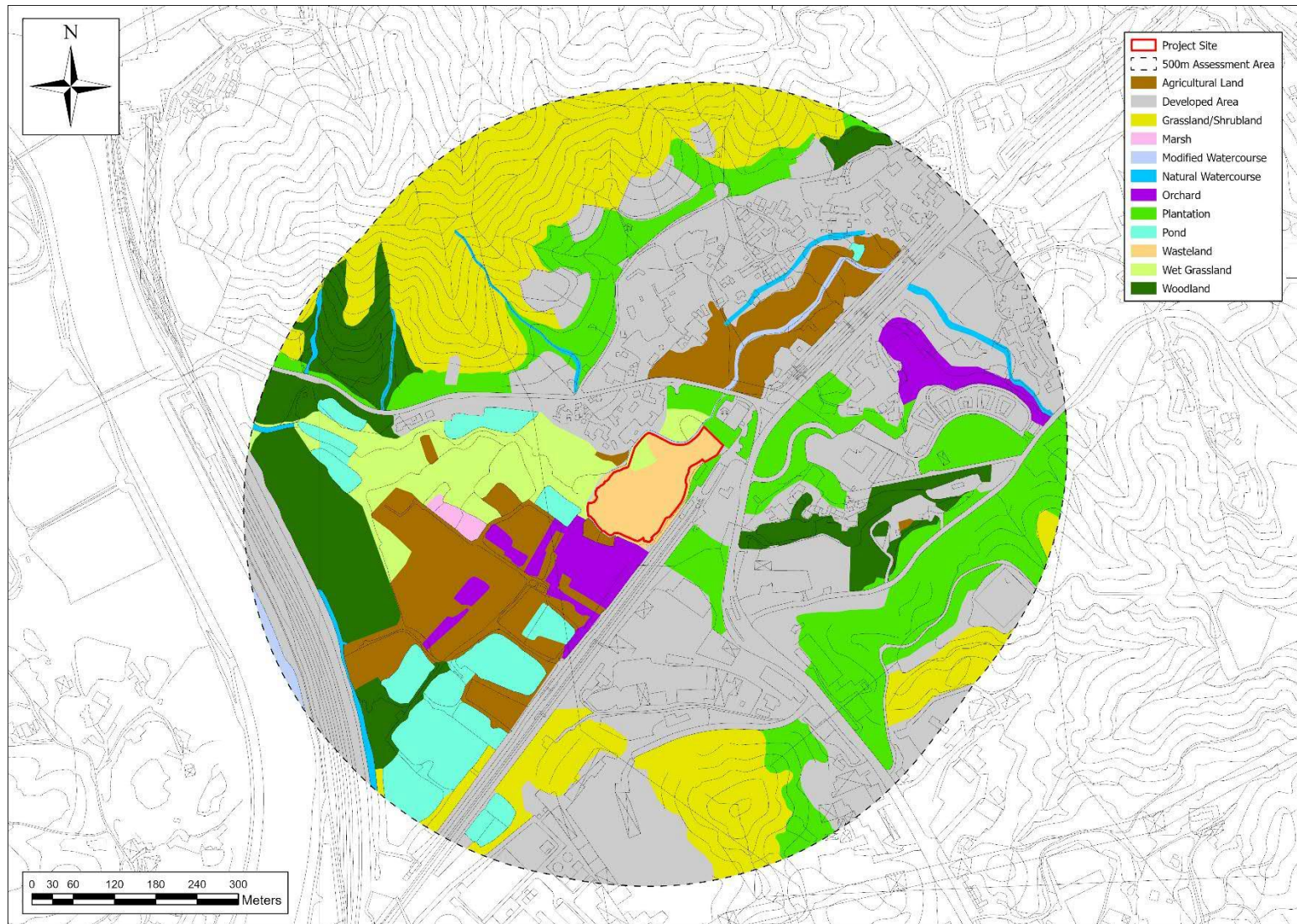


**Figure 3 Species of Conservation Importance within the Study Area from Reviewed Literature**





**Figure 4**     **Habitat Map of the Application Site and the Study Area**





**Figure 5**      **Habitat Photos**



Agricultural Land



Developed Area



Grassland/Shrubland



Marsh



Modified Watercourse



Natural Watercourse

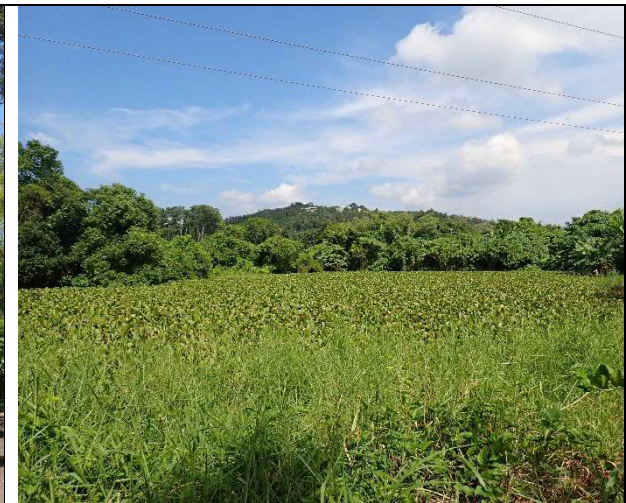




Orchard



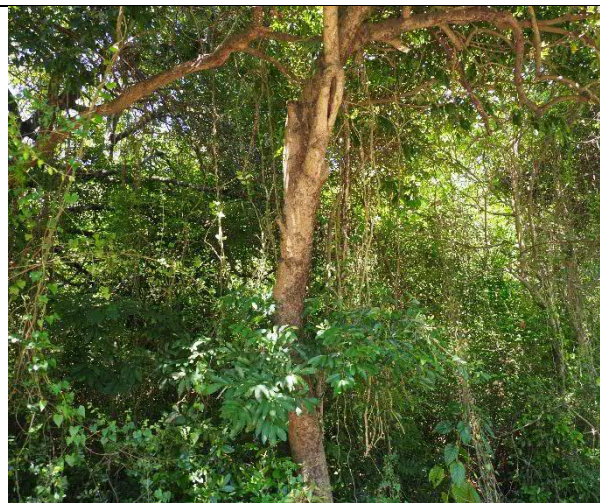
Plantation



Pond



Wet grassland



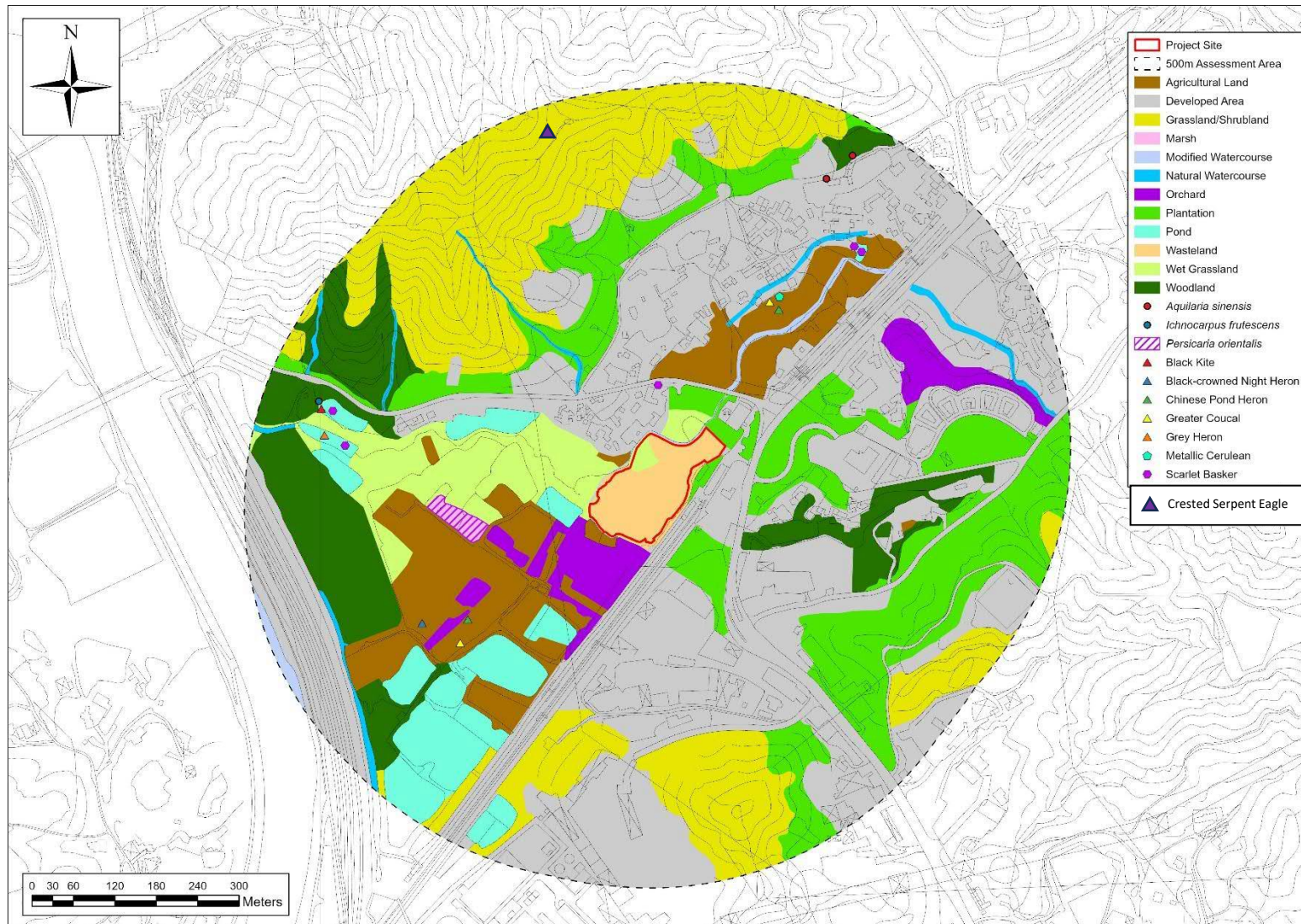
Woodland



Wasteland



**Figure 6**      **Locations of Species of Conservation Importance**





**Figure 7**      **Photos of Plant Species of Conservation Importance**



*Aquilaria sinensis*



*Ichnocarpus frutescens*



*Persicaria orientalis*

## Appendix A Flora Species Recorded within the Study Area

Scientific name	Chinese name	Growth form	Origin	Rarity and distribution in Hong Kong <sup>1</sup>	Protection and conservation status <sup>2 3 4 5 6 7</sup>	Relative Abundance within Study Area														
						Within Application Site		Outside Application Site												
								WA	WG	AGR	DA	GS	MA	MW	NW	OR	PL	PO	WA	WG
<i>Acacia confusa</i>	台灣相思	Tree	Exotic	-					o						c					
<i>Adenosma glutinosum</i>	毛麝香	Herb	Native	Very common						o										
<i>Aeschynomene americana</i>	美洲合萌	Herb	Exotic	-		s		s										s		
<i>Agave americana</i>	龍舌蘭	Herb	Exotic	-					s						s					
<i>Ageratum conyzoides</i>	藿香薊	Herb	Exotic	Common		s		o	o						s		s			
<i>Aglaonema modestum</i>	廣東萬年青	Herb	Exotic	-								o								
<i>Alangium chinense</i>	八角楓	Tree	Native	Common											s				s	
<i>Aleurites moluccana</i>	石栗	Tree	Exotic	-											s					
<i>Alocasia macrorrhizos</i>	海芋	Herb	Native	Very common			o	o					c	o				c	o	
<i>Alternanthera philoxeroides</i>	空心莧	Herb	Exotic	Common		o										o	o			
<i>Alysicarpus ovalifolius</i>	圓葉鏈莢豆	Herb	Exotic	-					s											
<i>Alysicarpus vaginalis</i>	鏈莢豆	Herb	Native	Very common		o														
<i>Amaranthus viridis</i>	綠莧	Herb	Native	Very common				o	s											
<i>Ampelopsis heterophylla</i> var. <i>kulingensis</i>	牯嶺蛇葡萄	Climber	Native	Common				s												

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown)  
with Ancillary Facilities for a Period of 3 Years and Associated Filling  
of Land in "Agriculture" Zone

October 2024

Scientific name	Chinese name	Growth form	Origin	Rarity and distribution in Hong Kong <sup>1</sup>	Protection and conservation status <sup>2 3 4 5 6 7</sup>	Relative Abundance within Study Area													
						Within Application Site		Outside Application Site											
						WA	WG	AGR	DA	GS	MA	MW	NW	OR	PL	PO	WA	WG	WL
<i>Anredera cordifolia</i>	落葵薯	Climber	Exotic	Restricted				o											
<i>Apluda mutica</i>	水蔗草	Herb	Native	Very common		o												o	
<i>Aporosa dioica</i>	銀柴	Tree	Native	Very common											s				c
<i>Aquilaria sinensis</i>	土沉香	Tree	Native	Common	Cap. 586 Rare and Precious Plants of Hong Kong: NT in China China Plant Red Data Book: VU Illustrations of Rare & endangered plant in Guangdong Province List of Wild Plants under State Priority Conservation: Class 2 Threatened Species List of China's Higher Plants: VU, endemic species IUCN Red List: VU CITES Appendix II				s										s
<i>Araucaria heterophylla</i>	異葉南洋杉	Tree	Exotic	-	IUCN Red List: VU				s										



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October 2024

Scientific name	Chinese name	Growth form	Origin	Rarity and distribution in Hong Kong <sup>1</sup>	Protection and conservation status <sup>2,3,4,5,6,7</sup>	Relative Abundance within Study Area													
						Within Application Site		Outside Application Site											
						WA	WG	AGR	DA	GS	MA	MW	NW	OR	PL	PO	WA	WG	WL
<i>Asystasia micrantha</i>	小花十萬錯	Herb	Exotic	-					s					o	c				o
<i>Baeckea frutescens</i>	崗松	Shrub	Native	Very common						c									
<i>Bauhinia</i> sp.	羊蹄甲屬	-	-	-										s					o
<i>Bidens alba</i>	白花鬼針草	Herb	Exotic	Very common		c		c	s	s	o	s		o	o			s	
<i>Bischofia javanica</i>	秋楓	Tree	Native	Common															o
<i>Blechnum orientale</i>	烏毛蕨	Herb	Native	Very common						s									
<i>Bombax ceiba</i>	木棉	Tree	Exotic	-		o													
<i>Brachiaria mutica</i>	巴拉草	Herb	Exotic	Common			c	o			c	o						c	
<i>Breynia fruticosa</i>	黑面神	Shrub	Native	Very common						s									
<i>Bridelia tomentosa</i>	土蜜樹	Shrub	Native	Very common				s							s				o
<i>Broussonetia papyrifera</i>	構樹	Tree	Native	Very common			s		s					o					o
<i>Cajanus scarabaeoides</i>	蔓草蟲豆	Climber	Native	Common						s									
<i>Callipteris esculenta</i>	菜蕨	Herb	Native	Common			c	s				c		s				c	
<i>Carica papaya</i>	番木瓜	Tree	Exotic	-				o	s						s				
<i>Catharanthus roseus</i>	長春花	Shrub	Exotic	Common					s						s				
<i>Celtis sinensis</i>	朴樹	Tree	Native	Common				s							s				c

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October 2024

Scientific name	Chinese name	Growth form	Origin	Rarity and distribution in Hong Kong <sup>1</sup>	Protection and conservation status <sup>2,3,4,5,6,7</sup>	Relative Abundance within Study Area													
						Within Application Site		Outside Application Site											
						WA	WG	AGR	DA	GS	MA	MW	NW	OR	PL	PO	WA	WG	WL
<i>Centella asiatica</i>	積雪草	Herb	Native	Very common					s			s							
<i>Cinnamomum camphora</i>	樟	Tree	Native	Common					s										c
<i>Citrus limonia</i>	黎檬	Tree	Exotic	-				o											
<i>Citrus reticulata</i>	柑橘	Tree	Exotic	-	List of Wild Plants under State Priority Conservation: Class 2									o					
<i>Claoxylon indicum</i>	白桐樹	Tree	Native	Common										s					
<i>Clausena lansium</i>	黃皮	Tree	Exotic	-				s											o
<i>Cleome rutidosperma</i>	皺子白花菜	Herb	Exotic	Restricted				s	s										
<i>Clerodendrum japonicum</i>	楨桐	Shrub	Exotic	-										s					
<i>Cocculus orbiculatus</i>	木防己	Climber	Native	Common				s											
<i>Codiaeum variegatum</i>	變葉木	Shrub	Exotic	-					s										
<i>Colocasia esculenta</i>	芋	Herb	Native	-			o						s					c	
<i>Commelina diffusa</i>	節節草	Herb	Native	Common							o	o				o		o	
<i>Conyza bonariensis</i>	香絲草	Herb	Exotic	Very common				s	s										
<i>Corchorus aestuans</i>	甜麻	Herb	Native	Common				s											
<i>Cratoxylum cochinchinense</i>	黃牛木	Tree	Native	Very common						s					s				
<i>Crotalaria pallida</i> var. <i>obovata</i>	豬屎豆	Herb	Exotic	Common															s
<i>Croton crassifolius</i>	雞骨香	Shrub	Native	Very common						s									

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						WA	WG	AGR	DA	GS	MA	MW	NW	OR	PL	PO	WA	WG	WL
<i>Cuscuta chinensis</i>	菟絲子	Herb	Native	Common			s											s	
<i>Cyclosorus interruptus</i>	間斷毛蕨	Herb	Native	Common			o	s								s		s	
<i>Cyclosorus parasiticus</i>	華南毛蕨	Herb	Native	Very common				s	s			s	o						o
<i>Cymbopogon hamatulus</i>	扭鞘香茅	Herb	Native	Very common						o									
<i>Cyperus difformis</i>	異型莎草	Herb	Native	Very common		s												s	
<i>Cyperus involucratus</i>	風車草	Herb	Exotic	Restricted			o					s						s	
<i>Cyperus iria</i>	碎米莎草	Herb	Native	Common				s										s	
<i>Cyperus odoratus</i>	斷節莎	Herb	Exotic	Rare				s			s					s		s	
<i>Cyperus surinamensis</i>	蘇里南莎草	#REF!	Exotic	-		s			s										
<i>Desmodium heterocarpon</i> var. <i>strigosum</i>	糙毛假地豆	Shrub	Native	-						s									s
<i>Dicranopteris pedata</i>	芒萁	Herb	Native	Very common						c									
<i>Dimocarpus longan</i>	龍眼	Tree	Exotic	Restricted	China Plant Red Data Book: VU List of Wild Plants under State Priority Conservation: Class 2 Threatened Species List of China's Higher Plants: VU									c	o				o

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<i>Dioscorea bulbifera</i>	黃獨	Climber	Native	Common									s						
<i>Diploclisia glaucescens</i>	蒼白秤鈎風	Climber	Native	Common															s
<i>Dracaena fragrans</i>	巴西鐵樹	Shrub	Exotic	-					s					s					
<i>Drymaria cordata</i>	荷蓮豆	Herb	Native	Common								o							
<i>Duhalea cappa</i>	羊耳菊	Herb	Native	Common						s									
<i>Duranta erecta</i>	假連翹	Climber	Exotic	-										s					
<i>Echinochloa colona</i>	光頭稗	Herb	Native	Very common				c	s									s	
<i>Eichhornia crassipes</i>	鳳眼藍	Herb	Exotic	Common												c			
<i>Elephantopus tomentosus</i>	白花地膽草	Herb	Native	Common											s				
<i>Eleusine indica</i>	牛筋草	Herb	Native	Very common				o											
<i>Embelia laeta</i>	酸藤子	Climber	Native	Very common															s
<i>Emilia sonchifolia</i>	一點紅	Herb	Native	Very common					s						s				
<i>Eragrostis tenella</i>	鯽魚草	Herb	Native	Very common		s									o		s		
<i>Eremochloa ciliaris</i>	蜈蚣草	Herb	Native	Very common						s									
<i>Eriobotrya japonica</i>	枇杷	Tree	Exotic	-				s						o					
<i>Euphorbia hirta</i>	飛揚草	Herb	Exotic	Very common					s										

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<i>Euphorbia hypericifolia</i>	通奶草	Herb	Native	Common		s											s		
<i>Eurya chinensis</i>	米碎花	Shrub	Native	Very common															s
<i>Fallopia multiflora</i>	何首烏	Herb	Native	Restricted										s					
<i>Ficus benjamina</i>	垂葉榕	Tree	Exotic	-											s				
<i>Ficus elastica</i>	印度榕	Tree	Exotic	-											s				
<i>Ficus hirta</i>	粗葉榕	Shrub	Native	Common											s				s
<i>Ficus hispida</i>	對葉榕	Shrub	Native	Very common		s			o					o	o		s	s	o
<i>Ficus microcarpa</i>	榕樹	Tree	Native	Common					c						c				o
<i>Ficus pandurata</i>	琴葉榕	Shrub	Native	Restricted															s
<i>Ficus religiosa</i>	菩提樹	Tree	Exotic	Restricted											s				
<i>Ficus variegata</i> var. <i>chlorocarpa</i>	青果榕	Tree	Native	Common					s										
<i>Fimbristylis dichotoma</i>	兩歧飄拂草	Herb	Native	Very common		s				s							s		
<i>Fimbristylis littoralis</i>	水虱草	Herb	Native	Very common				o											
<i>Flueggea virosa</i>	白飯樹	Shrub	Native	Common					s										
<i>Gymnanthemum amygdalinum</i>	南非葉	Shrub	Exotic	-											s				
<i>Hedyotis corymbosa</i>	傘房花耳草	Herb	Native	-					s										
<i>Helicteres angustifolia</i>	山芝麻	Shrub	Native	Very common						o									
<i>Heterosmilax gaudichaudiana</i>	合絲肖菝葜	Climber	Native	Common															s
<i>Hibiscus mutabilis</i>	木芙蓉	Shrub	Exotic	-		s													

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<i>Hibiscus rosa-sinensis</i>	朱槿	Shrub	Exotic	-											s				
<i>Hydrocotyle verticillata</i>	銅錢草	Herb	Exotic	-												s			
<i>Hylocereus undatus</i>	量天尺	Herb	Exotic	-					s										
<b><i>Ichnocarpus frutescens</i></b>	<b>腰骨藤</b>	<b>Climber</b>	<b>Native</b>	<b>Very rare</b>															<b>s</b>
<i>Ipomoea aquatica</i>	蕹菜	Herb	Exotic	Very common		s												o	
<i>Ipomoea cairica</i>	五爪金龍	Climber	Exotic	Very common			s				s							c	o
<i>Ipomoea triloba</i>	三裂葉薯	Herb	Native	-		c		c									s		s
<i>Ischaemum barbatum</i>	粗毛鴨嘴草	Herb	Native	Very common						o									
<i>Keteleeria fortunei</i>	油杉	Tree	Native	very rare	Cap. 96A Rare and Precious Plants of Hong Kong: VU in China China Plant Red Data Book: VU Illustrations of Rare & endangered plant in Guangdong Province List of Wild Plants under State Priority Conservation: Class 2 Threatened Species List of China's Higher Plants: VU									s					

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								AGR	DA	GS	MA	MW	NW	OR	PL	PO	WA	WG	WL
					IUCN Red List: NT														
<i>Kyllinga nemoralis</i>	單穗水蜈蚣	Herb	Native	Very common					o										
<i>Kyllinga polyphylla</i>	水蜈蚣	Herb	Exotic	Common		o		s				c						s	
<i>Lantana camara</i>	馬纓丹	Shrub	Exotic	Very common						s					s				
<i>Leucaena leucocephala</i>	銀合歡	Tree	Exotic	Common		c	s	c						o	o		c	s	o
<i>Ligustrum sinense</i>	山指甲	Tree	Native	Common					s						o				
<i>Lindernia crustacea</i>	母草	Herb	Native	Restricted					s			o							
<i>Lindernia rotundifolia</i>	圓葉母草	Herb	Exotic	-								s							
<i>Liquidambar formosana</i>	楓香	Tree	Native	Common					s										s
<i>Liriope spicata</i>	山麥冬	Herb	Native	Very common									s						s
<i>Litsea glutinosa</i>	潺槁樹	Tree	Native	Very common											s				s

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<i>Litsea rotundifolia</i> var. <i>oblongifolia</i>	豺皮樟	Shrub	Native	Very common															o
<i>Livistona chinensis</i>	蒲葵	Tree	Exotic	-	Threatened Species List of China's Higher Plants: VU				s						s				
<i>Lophostemon confertus</i>	紅膠木	Tree	Exotic	-											s				
<i>Ludwigia erecta</i>	美洲水丁香	Herb	Exotic	-				o				c				o		o	
<i>Ludwigia hyssopifolia</i>	草龍	Herb	Native	-				s				s				o		s	
<i>Lygodium japonicum</i>	海金沙	Herb	Native	Very common											s				
<i>Lygodium scandens</i>	小葉海金沙	Herb	Native	Common					s	s					o				
<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	Tree	Native	Common				o	s			s		o	s			s	c
<i>Maesa perlaris</i>	鯽魚膽	Shrub	Native	Common															o
<i>Mallotus paniculatus</i>	白楸	Tree	Native	Very common															o
<i>Malvastrum coromandelianum</i>	賽葵	Shrub	Native	Common				s											
<i>Mangifera indica</i>	芒果	Tree	Exotic	-				o	s					o					
<i>Manihot esculenta</i>	木薯	Shrub	Exotic	-					s										
<i>Mariscus cyperoides</i>	磚子苗	Herb	Native	Very common				s	s									s	
<i>Melaleuca cajuputi</i> subsp. <i>Cumingiana</i>	白千層	Tree	Exotic	-					c						s				
<i>Melia azedarach</i>	苦楝	Tree	Exotic	Common									s	s	c			s	c
<i>Merremia hederacea</i>	魚黃草	Climber	Native	Restricted														o	



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								WA	WG	AGR	DA	GS	MA	MW	NW	OR	PL	PO	WA
<i>Michelia figo</i>	含笑	Shrub	Exotic	Very rare	Cap. 96A				s						s				
<i>Microcos nervosa</i>	破布葉	Shrub	Native	Common											s				
<i>Microstegium ciliatum</i>	剛莠竹	Herb	Native	Very common					s					s					
<i>Mikania micrantha</i>	微甘菊	Herb	Exotic	Very common		o	c	o	s		s	o		o	o	o	o	c	o
<i>Mimosa diplotricha</i>	巴西含羞草	Herb	Exotic	Rare		s													
<i>Mimosa pudica</i>	含羞草	Herb	Exotic	Very common		c			s						s		o		
<i>Miscanthus floridulus</i>	五節芒	Herb	Native	Common		o	s	o	s	s							o		
<i>Morus alba</i>	桑	Tree	Native	Common					s					o					
<i>Murraya paniculata</i>	九里香	Tree	Exotic	-					s					o					
<i>Musa x paradisiaca</i>	大蕉	Herb	Exotic	-				o	s					c					
<i>Myriophyllum aquaticum</i>	粉綠狐尾藻	Herb	Exotic	-												s			
<i>Nelumbo nucifera</i>	蓮	Herb	Exotic	-	List of Wild Plants under State Priority Conservation: Class 2											o		s	
<i>Nephrolepis auriculata</i>	腎蕨	Herb	Native	Common											s				
<i>Neyraudia reynaudiana</i>	類蘆	Herb	Native	Very common						o									
<i>Ocimum basilicum</i>	羅勒	Herb	Native	Very rare					s										
<i>Oxalis corniculata</i>	酢漿草	Herb	Native	Very common											s				

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<i>Paederia scandens</i>	雞矢藤	Climber	Native	Very common		o			s						s		o		o
<i>Palhinhaea cernua</i>	鋪地蜈蚣	Herb	Native	Very common						s									
<i>Panicum maximum</i>	大黍	Herb	Exotic	Common		o		o	s	o	s				o	o			o
<i>Paspalum conjugatum</i>	兩耳草	Herb	Native	Common					s		o								
<i>Paspalum urvillei</i>	絲毛雀稗	Herb	Exotic	Common		o											o		
<i>Passiflora foetida</i>	龍珠果	Climber	Exotic	Very common		s		o							s		s		
<i>Persea americana</i>	鱧梨	Tree	Exotic	-					s					s					
<i>Persicaria barbata</i>	毛蓼	Herb	Native	Common			s					s						s	
<i>Persicaria chinensis</i>	火炭母	Herb	Native	Very Common					s					s					
<i>Persicaria glabra</i>	光蓼	Herb	Exotic	Restricted			s												
<i>Persicaria lapathifolia</i>	大馬蓼	Herb	Native	Common												s		s	
<b><i>Persicaria orientalis</i></b>	<b>紅蓼</b>	<b>Herb</b>	<b>Native</b>	<b>Very rare</b>							<b>c</b>								
<i>Phyllanthus debilis</i>	銳尖葉下珠	Shrub	-	-					s										
<i>Phyllanthus reticulatus</i>	小果葉下珠	Shrub	Native	Common					s						s				s
<i>Pilea microphylla</i>	小葉冷水花	Herb	Exotic	Very common					o										
<i>Pinus elliotii</i>	濕地松	Tree	Exotic	-											s				
<i>Platycladus orientalis</i>	側柏	Tree	Exotic	-					s										

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<i>Pluchea sagittalis</i>	翼莖闊苞菊	Herb	Exotic	-		s													
<i>Plumeria rubra</i>	雞蛋花	Tree	Exotic	-											s				s
<i>Podocarpus macrophyllus</i>	羅漢松	Tree	Native	Restricted	List of Wild Plants under State Priority Conservation: Class 2 Threatened Species List of China's Higher Plants: VU				s										
<i>Praxelis clematidea</i>	假臭草	Herb	Exotic	Very common						s								o	
<i>Psidium guajava</i>	番石榴	Tree	Exotic	Common				s						c					
<i>Psychotria asiatica</i>	九節	Tree	Native	Very common															c
<i>Pteris semipinnata</i>	半邊旗	Herb	Native	Very common					s				s						o
<i>Pteris vittata</i>	蜈蚣蕨	Herb	Native	Very common						s									
<i>Pycneus polystachyos</i>	多枝扁莎	Herb	Native	Very common		s											s		
<i>Rhaphiolepis indica</i>	石斑木	Shrub	Native	Very common															s
<i>Rhododendron pulchrum</i>	錦繡杜鵑	Shrub	Exotic	-											s				
<i>Rhodomyrtus tomentosa</i>	桃金娘	Shrub	Native	Very common						o									

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<i>Rhus hypoleuca</i>	白背鹽膚木	Shrub	Native	Common						o					s				
<i>Ruellia coerulea</i>	蘭花草	Herb	Exotic	-										s					
<i>Sacciolepis indica</i>	囊穎草	Herb	Native	Very common		s													
<i>Sageretia thea</i>	雀梅藤	Shrub	Native	Very common															s
<i>Sapium sebiferum</i>	烏桕	Tree	Native	Common			o												
<i>Schefflera arboricola</i>	鵝掌藤	Climber	Exotic	-					s										
<i>Senna siamea</i>	鐵刀木	Tree	Exotic	-											s				
<i>Sesbania cannabina</i>	田菁	Herb	Exotic	Common		c		o									c		
<i>Sida rhombifolia</i>	白背黃花稔	Shrub	Native	Common					s										
<i>Solanum torvum</i>	水茄	Shrub	Exotic	Common		s								o					
<i>Spermacoce remota</i>	光葉豐花草	Herb	Exotic	-		s				s							s		
<i>Stachytarpheta cayennensis</i>	藍蝶猿尾木	Herb	Exotic	-						s									
<i>Stephania longa</i>	黃箕篤	Climber	Native	Common					s										s
<i>Sterculia lanceolata</i>	假蘋婆	Tree	Native	Very common									s						s
<i>Sterculia nobilis</i>	蘋婆	Tree	Exotic	-										s					
<i>Synedrella nodiflora</i>	金腰箭	Herb	Exotic	Very common					s						s				
<i>Syngonium podophyllum</i>	合果芋	Herb	Exotic	-					s					s					s



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<i>Tabebuia</i> sp.	風鈴木屬	Tree	Exotic	-					c										s
<i>Thysanolaena latifolia</i>	棕葉蘆	Herb	Native	Common		s		s								o		s	
<i>Tinospora sinensis</i>	中華青牛膽	Climber	Native	Common				s					s	s					
<i>Trema tomentosa</i>	山黃麻	Shrub	Native	Common						s					s				
<i>Typha angustifolia</i>	水燭	Herb	Exotic	Rare												s			
<i>Typhonium blumei</i>	犁頭尖	Herb	Native	Restricted					s						s				
<i>Urena lobata</i>	肖梵天花	Herb	Native	Common		s											s	o	
<i>Wedelia trilobata</i>	三裂葉蟛蜞菊	Herb	Exotic	Common		o						o		o	s			c	
<i>Wikstroemia indica</i>	了哥王	Shrub	Native	Common						o									
Total number of flora species recorded within the Study Area					206	35	15	44	67	30	9	18	9	34	54	15	18	34	49

Notes:

1. Corlett *et al.* (2000). Hong Kong vascular plants: distribution and status.
  2. Convention on International Trade in Endangered Species of Wild Fauna and Flora (2024). Appendices I, II and III.
  3. Forestry Regulations, the subsidiary legislation of the Forests and Countryside Ordinance (Cap. 96A).
  4. Fu & Chin (1992). China Plant Red Data Book – Rare and Endangered Plants.
  5. Hu *et al.* (2003). Rare and Precious Plants of Hong Kong.
  6. International Union of Conservation for Nature. (2024). The IUCN Red List of Threatened Species. Version 2024-1.
  7. National Forestry and Grassland Administration and the Ministry of Agricultural and Rural Affairs. (2021). List of Wild Plants under the State Priority Protection.
  8. Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586).
  9. Qin *et al.* (2017). Threatened Species List of China's Higher Plants.
  10. Wu *et al.* (1988). Illustration of Rare & endangered plant in Guangdong Province.
  11. Species in bold are considered of conservation importance.
- \* *Araucaria heterophylla*, *Casuarina equisetifolia*, *Citrus reticulata*, *Dimocarpus longan*, *Euphorbia hirta*, *Euphorbia hypericifolia*, *Hylocereus undatus*, *Lagerstroemia speciosa*, *Litchi chinensis*, *Livistona chinensis*, *Michelia x alba*, *Nelumbo nucifera*, *Opuntia stricta* var. *dillenii*, *Pterocarpus indicus*, *Rhodoleia championii* and *Tabebuia chrysantha* are all exotic to Hong Kong and not considered of conservation importance.

Abbreviations:

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- Habitat: AGR = Agricultural Land; DA = Developed Area; GS = Grassland/Shrubland; MA = Marsh; MW = Modified Watercourse; NW = Natural Watercourse; O = Orchard; PL = Plantation; PO = Pond; WA = Wasteland; WG = Wet Grassland; WL = Woodland
- Protection and conservation status: CR = Critically endangered; EN = Endangered; VU = Vulnerable
- Abundance: c=Common; o=Occasional and s=Scarce

## Appendix B Avifauna Species Recorded within the Study Area

Common Names	Scientific Names	Rarity and Distribution in Hong Kong <sup>1</sup>	Conservation status <sup>2 3 4 5 6 7</sup>	Relative Abundance within Study Area													
				Within Application Site		Outside Application Site											
				WA	WG	AGR	DA	GS	MA	MW	NW	OR	PL	PO	WA	WG	WL
Chinese Francolin	<i>Fringilla monticola</i>	Common resident. Widely distributed in grassland throughout Hong Kong.	-					1									
Black-crowned Night Heron	<i>Nycticorax nycticorax</i>	Common resident and migrant. Widely distributed in Hong Kong.	Fellowes et al. (2002): LC			1											
Chinese Pond Heron	<i>Ardeola bacchus</i>	Common resident. Widely distributed in Hong Kong.	Fellowes et al. (2002): PRC			5											
Grey Heron	<i>Ardea cinerea</i>	Common winter visitor. Found in Deep Bay area, Starling Inlet, Kowloon Park, Cape D'Aguilar.	Fellowes et al. (2002): PRC											2			
Crested Serpent Eagle	<i>Spilornis cheela</i>	Common resident. Widely distributed in shrublands on hillsides throughout Hong Kong.	China Red Data Book Status: VU; Fellowes et al. (2002): (LC); Cap. 586; List of Wild Animals under State Priority Conservation: Class II; CITES: Appendix II					1									
Black Kite	<i>Milvus migrans</i>	Common resident and winter visitor. Widely distributed in Hong Kong.	Fellowes et al. (2002): (RC); Cap. 586; List of Wild Animals under State Priority Conservation: Class II; CITES: Appendix II					2									
White-breasted Waterhen	<i>Amauromis phoenicurus</i>	Common resident. Widely distributed in wetland throughout Hong Kong.	-			1											
Spotted Dove	<i>Spilopelia chinensis</i>	Abundant resident. Widely distributed in Hong Kong.	-	2		6	2										
Greater Coucal	<i>Centropus sinensis</i>	Common resident. Widely distributed in Hong Kong.	China Red Data Book Status: VU; List of Wild Animals under State Priority Conservation: Class II			1											

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Common Names	Scientific Names	Rarity and Distribution in Hong Kong <sup>1</sup>	Conservation status <sup>2 3 4 5 6 7</sup>	Relative Abundance within Study Area													
				Within Application Site		Outside Application Site											
				WA	WG	AGR	DA	GS	MA	MW	NW	OR	PL	PO	WA	WG	WL
Asian Koel	<i>Eudynamys scolopaceus</i>	Common resident. Widely distributed in Hong Kong.	-			1											
House Swift	<i>Apus nipalensis</i>	Abundant spring migrant and common resident. Widely distributed in Hong Kong.	-			6									4		
Long-tailed Shrike	<i>Lanius schach</i>	Common resident. Widely distributed in open areas throughout Hong Kong.	-	1													
Black Drongo	<i>Dicrurus macrocercus</i>	Common summer visitor. Widely distributed in open area throughout Hong Kong.	-	4													
Hair-crested Drongo	<i>Dicrurus hottentottus</i>	Common migrant and winter visitor, and locally common resident. Widely distributed in wooded area throughout Hong Kong.	-									1		8			
Red-billed Blue Magpie	<i>Urocissa erythroryncha</i>	Common resident. Widely distributed in woodland edges throughout Hong Kong.	-				2						2				
Large-billed Crow	<i>Corvus macrorhynchos</i>	Common resident. Widely distributed in Hong Kong.	-				1									2	
Cinereous Tit	<i>Parus cinereus</i>	Common resident. Widely distributed in Hong Kong.	-										2				4
Red-whiskered Bulbul	<i>Pycnonotus jocosus</i>	Abundant resident. Widely distributed in Hong Kong.	-	50		5	4						4				2
Chinese Bulbul	<i>Pycnonotus sinensis</i>	Abundant resident. Widely distributed in Hong Kong.	-			4											



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of Land in "Agriculture" Zone

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Common Names	Scientific Names	Rarity and Distribution in Hong Kong <sup>1</sup>	Conservation status <sup>2 3 4 5 6 7</sup>	Relative Abundance within Study Area													
				Within Application Site		Outside Application Site											
				WA	WG	AGR	DA	GS	MA	MW	NW	OR	PL	PO	WA	WG	WL
Yellow-bellied Prinia	<i>Prinia flaviventris</i>	Common resident. Widely distributed in Hong Kong.	-	4		2											
Common Tailorbird	<i>Orthotomus sutorius</i>	Common resident. Widely distributed in Hong Kong.	-														1
Masked Laughingthrush	<i>Pterorhinus perspicillatus</i>	Abundant resident. Widely distributed in shrubland throughout Hong Kong.	-			4											
Swinhoe's White-eye	<i>Zosterops simplex</i>	Abundant resident. Widely distributed in Hong Kong.	-														6
Black-collared Starling	<i>Gracupica nigricollis</i>	Common resident. Widely distributed in Hong Kong.	-	2		2								2	80		
Oriental Magpie-Robin	<i>Copsychus saularis</i>	Abundant resident. Widely distributed in Hong Kong.	-			2	2										
Amur Stonechat	<i>Saxicola stejnegeri</i>	Common passage migrant and winter visitor. Widely distributed in open cultivated fields throughout Hong Kong.	-	2													
Scarlet-backed Flowerpecker	<i>Dicaeum cruentatum</i>	Common resident. Widely distributed in wooded area throughout Hong Kong.	-				2										
Eurasian Tree Sparrow	<i>Passer montanus</i>	Abundant resident. Widely distributed in Hong Kong.	-				30										
Scaly-breasted Munia	<i>Lonchura punctulata</i>	Abundant resident. Widely distributed in Hong Kong.	-			6								3			
White Wagtail	<i>Motacilla alba</i>	Resident, common passage migrant and winter visitor. Widely distributed in Hong Kong.	-				2										

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Remark: all wild avifauna species are protected under Cap. 170 Wild Animals Protection Ordinance in Hong Kong<sup>2</sup>.

Notes:

1. AFCD (2023). AFCD Biodiversity Information Hub.
2. Cap. 170 Wild Animals Protection Ordinance.
3. Cap. 586 Protection of Endangered Species of Animals and Plants Ordinance.
4. Convention on International Trade in Endangered Species of Wild Flora and Fauna. Appendices I, II and III.
5. Fellowes *et al.* (2002). Wild animals to watch: Terrestrial and freshwater fauna of conservation concern in Hong Kong.
  - For conservation status listed by Fellowes *et al.* (2002), letters in parentheses indicate that the assessment is on the basis of restrictedness in breeding and/or roosting sites rather than in general occurrence.
6. List of Wild Animals under State Priority Conservation (2021).
7. Zheng & Wang (1998). China Red Data Book of Endangered Animals: Aves.
8. Species in bold are considered of conservation importance.

Abbreviations:

- Conservation Status in Fellowes *et al.* (2002): GC = Global Concern; LC = Local Concern; PGC = Potential Global Concern; PRC = Potential Regional Concern; RC = Regional Concern
- Habitat: AGR = Agricultural Land; DA = Developed Area; GS = Grassland/Shrubland; MA = Marsh; MW = Modified Watercourse; NW = Natural Watercourse; O = Orchard; PL = Plantation; PO = Pond; WA = Wasteland; WG = Wet Grassland; WL = Woodland

## Appendix C Butterfly Species Recorded within the Study Area

Common Names	Scientific Names	Rarity and Distribution in Hong Kong <sup>1</sup>	Conservation status <sup>2 3 4 5 6 7</sup>	Relative Abundance within Study Area													
				Within Application Site		Outside Application Site											
				WA	WG	AGR	DA	GS	MA	MW	NW	OR	PL	PO	WA	WG	WL
Formosan Swift	<i>Borbo cinnara</i>	Common. Widely distributed throughout Hong Kong.	-	1													
<b>Metallic Cerulean</b>	<b><i>Jamides alecto</i></b>	<b>Very rare. Victoria Peak, Fung Yuen, Chuen Lung, Mui Wo</b>	-			8											
Tailless Line Blue	<i>Prosotas dubiosa</i>	Vagrant. North Lantau Island	-	4													
Plum Judy	<i>Abisara echerius</i>	Very common. Widely distributed throughout Hong Kong	-	2													
Common Indian Crow	<i>Euploea core</i>	Common. Widely distributed throughout Hong Kong	-				2										
Staff Sergeant	<i>Athyma selenophora</i>	Common. Widely distributed throughout Hong Kong	-														1
White-edged Blue Baron	<i>Euthalia phemius</i>	Common. Widely distributed throughout Hong Kong.	-	1													
Red Ring Skirt	<i>Hestina assimilis</i>	Common. Widely distributed throughout Hong Kong.	-														1
Great Eggfly	<i>Hypolimnast bolina</i>	Common. Widely distributed throughout Hong Kong	-				1	1									
Common Sailer	<i>Neptis hylas</i>	Very common. Widely distributed throughout Hong Kong	-				1						1				
Dark-brand Bush Brown	<i>Mycalesis mineus</i>	Very common. Widely distributed throughout Hong Kong	-												2		
Red Helen	<i>Papilio helenus</i>	Very common. Widely distributed throughout Hong Kong	-										2				
Great Mormon	<i>Papilio memnon</i>	Very common. Widely distributed throughout Hong Kong	-				1										

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Common Names	Scientific Names	Rarity and Distribution in Hong Kong <sup>1</sup>	Conservation status <sup>2 3 4 5 6 7</sup>	Relative Abundance within Study Area													
				Within Application Site		Outside Application Site											
				WA	WG	AGR	DA	GS	MA	MW	NW	OR	PL	PO	WA	WG	WL
Common Mormon	<i>Papilio polytes</i>	Very common. Widely distributed throughout Hong Kong	-			1	2						1			2	
Spangle	<i>Papilio protenor</i>	Very common. Widely distributed throughout Hong Kong	-				1										1
Lemon Emigrant	<i>Catopsilia pomona</i>	Common. Widely distributed throughout Hong Kong	-										4				
Three-spot Grass Yellow	<i>Eurema blanda</i>	Common. Widely distributed throughout Hong Kong	-												4		
Common Grass Yellow	<i>Eurema hecabe</i>	Very common. Widely distributed throughout Hong Kong	-										4	3	4		
Great Orange Tip	<i>Hebomoia glaucippe</i>	Common. Widely distributed throughout Hong Kong	-					1									
Yellow Orange Tip	<i>Ixias pyrene</i>	Uncommon. Widely distributed throughout Hong Kong	-											1			
Indian Cabbage White	<i>Pieris canidia</i>	Very common. Widely distributed throughout Hong Kong	-			2											

## Notes:

- AFCD (2023). AFCD Biodiversity Information Hub.
- Fellowes *et al.* (2002). Wild animals to watch: Terrestrial and freshwater fauna of conservation concern in Hong Kong.
  - For conservation status listed by Fellowes *et al.* (2002), letters in parentheses indicate that the assessment is on the basis of restrictedness in breeding and/or roosting sites rather than in general occurrence.
- Species in bold are considered of conservation importance.

## Abbreviations:

- Conservation Status in Fellowes *et al.* (2002): GC = Global Concern; LC = Local Concern; PGC = Potential Global Concern; PRC = Potential Regional Concern; RC = Regional Concern
- Habitat: AGR = Agricultural Land; DA = Developed Area; GS = Grassland/Shrubland; MA = Marsh; MW = Modified Watercourse; NW = Natural Watercourse; O = Orchard; PL = Plantation; PO = Pond; WA = Wasteland; WG = Wet Grassland; WL = Woodland



## Appendix D Odonate Species Recorded within the Study Area

Common Names	Scientific Names	Rarity and Distribution in Hong Kong <sup>1</sup>	Conservation status <sup>2 3 4 5 6 7</sup>	Relative Abundance within Study Area													
				Within Application Site		Outside Application Site											
				WA	WG	AGR	DA	GS	MA	MW	NW	OR	PL	PO	WA	WG	WL
Pale-spotted Emperor	<i>Anax guttatus</i>	Common. Widely distributed in ponds and sluggish streams throughout Hong Kong.	-											1			
Orange-tailed Sprite	<i>Ceragrion auranticum</i>	Abundant. Widely distributed in weedy ponds, marshes, abandoned fields or grasslands adjacent to waters.	-	2													
Blue Dasher	<i>Brachydiplax chalybea</i>	Common. Widely distributed in marshes and weedy ponds throughout Hong Kong.	-											6			
Forest Chaser	<i>Lyriothemis elegantissima</i>	Common. Frequents marshes beside woodlands. Widespread throughout Hong Kong.	-			1											
Russet Percher	<i>Neurothemis fulvia</i>	Common. Found in marshes, cultivated areas, streams, tanks and irrigation feeders, sometimes even found in nearly dried out marshy areas. Widely distributed throughout Hong Kong.	-													1	
Green Skimmer	<i>Orthetrum sabina sabina</i>	Abundant. Widely distributed in all wetland habitats throughout Hong Kong.	-				2							2			
Wandering Glider	<i>Pantala flavescens</i>	Abundant. Widely distributed all over Hong Kong.	-	40		5								10			
Variegated Flutterer	<i>Rhyothemis variegata arria</i>	Common. Widely distributed in marshes, ponds and tanks throughout Hong Kong.	-				4										
Crimson Dropwing	<i>Trithemis aurora</i>	Abundant. Found in marshes, ponds, streams, and/or even ornamental ponds in urban areas. Widely distributed throughout Hong Kong.	-			1											
Scarlet Basker	<i>Urothemis signata</i>	<b>Common. Common in areas with abandoned fish ponds throughout Hong Kong.</b>	Fellowes et al. (2002): LC											3			
Dingy Dusk-darter	<i>Zyxomma petiolatum</i>	Common. Widely distributed in thick undergrowth, tree foliage and shady spots near water courses throughout Hong Kong.	-											1			
Regal Pond Cruiser	<i>Epophthalmia elegans</i>	Common. Always patrols along the edge of large ponds with a regular path.	-											1			

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Common Names	Scientific Names	Rarity and Distribution in Hong Kong <sup>1</sup>	Conservation status <sup>2 3 4 5 6 7</sup>	Relative Abundance within Study Area													
				Within Application Site		Outside Application Site											
				WA	WG	AGR	DA	GS	MA	MW	NW	OR	PL	PO	WA	WG	WL
		Widely distributed in reservoirs and large ponds throughout Hong Kong.															
Yellow Featherlegs	<i>Copera marginipes</i>	Abundant. Widely distributed in lowland streams, ditches, and weedy margins of pond throughout Hong Kong.	-														12

Notes:

1. AFCD (2023). AFCD Biodiversity Information Hub.
2. Fellowes *et al.* (2002). Wild animals to watch: Terrestrial and freshwater fauna of conservation concern in Hong Kong.
  - For conservation status listed by Fellowes *et al.* (2002), letters in parentheses indicate that the assessment is on the basis of restrictedness in breeding and/or roosting sites rather than in general occurrence.
3. Reels (2019). An annotated check list of Hong Kong dragonflies and assessment of their local conservation significance.
4. Tam *et al.* (2011). The Dragonflies of Hong Kong.
5. **Species in bold are considered of conservation importance.**

Abbreviations:

- Conservation Status in Fellowes *et al.* (2002): GC = Global Concern; LC = Local Concern; PGC = Potential Global Concern; PRC = Potential Regional Concern; RC = Regional Concern
- Habitat: AGR = Agricultural Land; DA = Developed Area; GS = Grassland/Shrubland; MA = Marsh; MW = Modified Watercourse; NW = Natural Watercourse; O = Orchard; PL = Plantation; PO = Pond; WA = Wasteland; WG = Wet Grassland; WL = Woodland

Appendix E Firefly Species Recorded within the Study Area

Common Names	Scientific Names	Rarity and Distribution in Hong Kong	Conservation status	Relative Abundance within Study Area													
				Within Application Site		Outside Application Site											
				WA	WG	AGR	DA	GS	MA	MW	NW	OR	PL	PO	WA	WG	WL
Rimmed Window Firefly	<i>Pyrocoelia analis</i>	Widespread.	-											3			

Abbreviations:

- Habitat: AGR = Agricultural Land; DA = Developed Area; GS = Grassland/Shrubland; MA = Marsh; MW = Modified Watercourse; NW = Natural Watercourse; O = Orchard; PL = Plantation; PO = Pond; WA = Wasteland; WG = Wet Grassland; WL = Woodland

## Appendix F Herpetofauna Species Recorded within the Study Area

Common Names	Scientific Names	Rarity and Distribution in Hong Kong <sup>1</sup>	Conservation status <sup>2 3 4 5 6 7</sup>	Relative Abundance within Study Area														
				Within Application Site		Outside Application Site												
						WA	WG	AGR	DA	GS	MA	MW	NW	OR	PL	PO	WA	WG
Amphibian																		
Bowring's Gecko	<i>Hemidactylus bowringii</i>	Distributed throughout Hong Kong.	-				+											
Chinese Gecko	<i>Gekko chinensis</i>	Widely distributed throughout Hong Kong.	-				+											
Reptile																		
Asiatic Painted Frog	<i>Kaloula pulchra</i>	Widely distributed in Hong Kong.	-													+		
Butler's Pigmy Frog	<i>Microhyla butleri</i>	Widely distributed in Hong Kong.	-							+								
Ornate Pigmy Frog	<i>Microhyla fissipes</i>	Widely distributed in Hong Kong.	-							+								
Marbled Pigmy Frog	<i>Microhyla pulchra</i>	Widely distributed in Hong Kong.	-							+						+		
Paddy Frog	<i>Fejervarya limnocharis</i>	Widely distributed in Hong Kong.	-				+		+			+						
Brown Tree Frog	<i>Polypedates megacephalus</i>	Widely distributed throughout Hong Kong.	-									+				+		

### Notes:

- AFCD (2023). AFCD Biodiversity Information Hub.
- Cap. 170 Wild Animals Protection Ordinance.
- Fellowes *et al.* (2002). Wild animals to watch: Terrestrial and freshwater fauna of conservation concern in Hong Kong.
  - For conservation status listed by Fellowes *et al.* (2002), letters in parentheses indicate that the assessment is on the basis of restrictedness in breeding and/or roosting sites rather than in general occurrence.
- International Union of Conservation for Nature (2023). The IUCN Red List of Threatened Species. Version 2022-2.
- Jiang, Z. G., Jiang, J. P., Wang, Y. Z., Zhang, E., Zhang, Y. Y., Li, L. L., ... & Dong, L. (2016). Red list of China's vertebrates.
- List of Wild Animals under State Priority Conservation (2021).
- Zhao & Wang (1998). China Red Data Book of Endangered Animals: Amphibia and Reptilia.

### Abbreviations:

- Conservation Status in Fellowes *et al.* (2002): GC = Global Concern; LC = Local Concern; PGC = Potential Global Concern; PRC = Potential Regional Concern; RC = Regional Concern
- Conservation Status: CR = Critically Endangered; EN = Endangered; VU = Vulnerable
- Habitat: AGR = Agricultural Land; DA = Developed Area; GS = Grassland/Shrubland; MA = Marsh; MW = Modified Watercourse; NW = Natural Watercourse; O = Orchard; PL = Plantation; PO = Pond; WA = Wasteland; WG = Wet Grassland; WL = Woodland



## Appendix G1 Mammal Species Recorded within the Study Area

Common Names	Scientific Names	Rarity and Distribution in Hong Kong <sup>1</sup>	Conservation status <sup>2 3 4 5 6 7</sup>	Relative Abundance within Study Area													
				Within Application Site		Outside Application Site											
				WA	WG	AGR	DA	GS	MA	MW	NW	OR	PL	PO	WA	WG	WL
Eurasian Wild Pig	<i>Sus scrofa</i>	Very common. Very widely distributed in countryside areas throughout Hong Kong.	-												+		

Remark: all wild bat species are protected under Cap. 170 Wild Animals Protection Ordinance in Hong Kong<sup>2</sup>.

### Notes:

1. AFCD (2023). AFCD Biodiversity Information Hub.
2. Cap. 170 Wild Animals Protection Ordinance.
3. Species in bold are considered of conservation importance.
4. Bat species recorded by Acoustic Bat Detector and mammal species recorded by Infrared Camera Trap are excluded.

### Abbreviations:

- Conservation Status in Fellowes *et al.* (2002): GC = Global Concern; LC = Local Concern; PGC = Potential Global Concern; PRC = Potential Regional Concern; RC = Regional Concern
- Habitat: AGR = Agricultural Land; DA = Developed Area; GS = Grassland/Shrubland; MA = Marsh; MW = Modified Watercourse; NW = Natural Watercourse; O = Orchard; PL = Plantation; PO = Pond; WA = Wasteland; WG = Wet Grassland; WL = Woodland

## Appendix G2 Bat Species Recorded within the Study Area by Acoustic Bat Detector

Common Names	Scientific Names	Rarity and Distribution in Hong Kong <sup>1</sup>	Conservation status <sup>2 3 4 5 6 7</sup>
Greater Bent-winged Bat	<i>Miniopterus magnater</i>	Data deficient.	Fellowes et al. (2002): PRC; Cap. 170
Himalayan Leaf-nosed Bat	<i>Hipposideros armiger</i>	Very common. Widely distributed in countryside areas throughout Hong Kong.	Fellowes et al. (2002): (LC); Cap. 170
Least Pipistrelle	<i>Pipistrellus tenuis</i>	Uncommon. Ten-something records found in Nam Chung, Sheung Wo Hang, Lin Ma Hang, Plover Cove Country Park, Yuen Long, Shek Pik, Deep Water Bay, Ho Pui and Ho Chung.	Cap. 170
Chinese Noctule	<i>Nyctalus plancyi</i>	Common. Fairly widely distributed in countryside areas throughout Hong Kong.	Fellowes et al. (2002): PRC; Cap. 170
Lesser Yellow Bat	<i>Scotophilus kuhlii</i>	Uncommon. Fairly widely distributed in countryside areas throughout Hong Kong.	Fellowes et al. (2002): (LC); Cap. 170
Chinese Pipistrelle	<i>Hypsugo pulveratus</i>	Rare/Species of Conservation Concern. Only several records in the countryside areas at Ting Kau, Ma On Shan and Lin Ma Hang, and several records of stray individuals inside buildings.	Fellowes et al. (2002): (LC); Cap. 170
Japanese Pipistrelle	<i>Pipistrellus abramus</i>	Very common. Widely distributed throughout Hong Kong.	Cap. 170
Lesser Bamboo Bat	<i>Tylonycteris pachypus</i>	Very common. Fairly widely distributed in countryside areas throughout Hong Kong.	China Red Data Book Status: Rare; Fellowes et al. (2002): (LC); Cap. 170

Remark: all wild bat species are protected under Cap. 170 Wild Animals Protection Ordinance in Hong Kong<sup>2</sup>.

### Notes:

1. AFCD (2023). AFCD Biodiversity Information Hub.
2. Cap. 170 Wild Animals Protection Ordinance.
3. Wang (1999). China Red Data Book of Endangered Animals: Mammalia.
4. Fellowes *et al.* (2002). Wild animals to watch: Terrestrial and freshwater fauna of conservation concern in Hong Kong

- For conservation status listed by Fellowes *et al.* (2002), letters in parentheses indicate that the assessment is on the basis of restrictedness in breeding and/or roosting sites rather than in general occurrence.
- 5. Species in bold are considered of conservation importance.
- 6. As bats are highly mobile, and no specific habitat utilization of the recorded bats was observed, locations of bats were recorded by within the Application Site or outside the Application Site.

Abbreviations:

- Conservation Status in Fellowes *et al.* (2002): GC = Global Concern; LC = Local Concern; PGC = Potential Global Concern; PRC = Potential Regional Concern; RC = Regional Concern

## Appendix H Freshwater Species Recorded within the Study Area

Common Names	Scientific Names	Rarity and Distribution in Hong Kong <sup>1</sup>	Conservation status <sup>2 3 4 5 6 7</sup>	Relative Abundance within Study Area													
				Within Application Site		Outside Application Site											
				WA	WG	AGR	DA	GS	MA	MW	NW	OR	PL	PO	WA	WG	WL
Mosquito fish	<i>Gambusia affinis</i>	Introduced as a mosquito-control agent, widespread in local freshwater bodies.	-		+					+	+					+	
Dwarf snakehead	<i>Channa gachua</i>	Probably an introduced species. Records from a few streams in North District.								+	+						
Typical Tilapia	<i>Tilapia</i> sp.	-	-							+	+					+	
Apple snail	<i>Ampullariidae</i> sp.				+	+			+	+	+					+	

### Notes:

- AFCD (2023). AFCD Biodiversity Information Hub.
- Fellowes *et al.* (2002). Wild animals to watch: Terrestrial and freshwater fauna of conservation concern in Hong Kong.
  - For conservation status listed by Fellowes *et al.* (2002), letters in parentheses indicate that the assessment is on the basis of restrictedness in breeding and/or roosting sites rather than in general occurrence.
- International Union of Conservation for Nature (2023). The IUCN Red List of Threatened Species. Version 2022-2.
- Reels (2019). An annotated check list of Hong Kong dragonflies and assessment of their local conservation significance.
- Stanton & Leven. (2016). Distribution, habitat utilisation and conservation status of the freshwater crab, *Somanniathelphusa zanklon* Ng & Dudgeon, 1992 (Crustacea: Brachyura: Gecarcinucidae) endemic to Hong Kong.
- Tam *et al.* (2011). The Dragonflies of Hong Kong.
- Species in bold are considered of conservation importance.

### Abbreviations:

- Relative abundance: + = scarce, ++ = occasional, +++ = abundant
- Conservation Status in Fellowes *et al.* (2002): GC = Global Concern; LC = Local Concern; PGC = Potential Global Concern; PRC = Potential Regional Concern; RC = Regional Concern
- Conservation Status: EN = Endangered; VU = Vulnerable



**Previous s.16 Applications**

**Rejected Applications**

<b>Application No.</b>	<b>Proposed Development</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
A/NE-FTA/151	Proposed Temporary Goods Reshuffling Yards for a Period of 3 Years	24.7.2015 (on review)	R1, R3 & R5
A/NE-FTA/156	Proposed Temporary Unloading/Loading Platforms for a Period of 3 Years	9.10.2015	R1, R4 & R5
A/NE-FTA/182	Proposed Filling of Land and Pond for Permitted Agricultural Use (Hydroponic Farm)	6.4.2018	R2, R5 & R6
A/NE-FTA/186	Filling of Land for Permitted Agricultural Use (Hydroponic Farm)	7.9.2018	R5, R6 & R7

**Rejection Reasons**

- R1 The proposed use was not in line with the planning intention of the “Agriculture” (“AGR”) zone for the area which was primarily intended to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis.
- R2 The planning intention of the “AGR” zone was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justifications for land/pond filling of 2 to 3m in height (+6.5mPD) for agricultural purpose.
- R3 The proposed use did not comply with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13E) in that there was no previous planning approval granted at the site; the proposed development was not compatible with the surrounding land uses which were predominantly rural in character; there were adverse departmental comments on the application; and the applicant failed to demonstrate that the development would have no adverse traffic, environmental and landscape impacts on the surrounding areas.
- R4 The application did not comply with the TPB PG-No. 13E in that there was no previous planning approval granted at the site; the proposed development was not compatible with the surrounding land uses which were predominantly rural in character; there were adverse departmental comments on the application; and the applicant failed to demonstrate that the development would have no adverse environmental and landscape impacts on the surrounding area.
- R5 Approval of the application would set an undesirable precedent for similar applications within the same “AGR” zone. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.

- R6 The applicant failed to demonstrate that the filling of land and pond would not cause adverse drainage, environmental, ecological, landscape and traffic impacts on the surrounding area.
- R7 The planning intention of the “AGR” zone was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justifications for land filling of 1.5m in height (5mPD to 6mPD) for agricultural purpose.

**Similar s.16 Applications for Temporary Warehouse  
in the vicinity of the application site within/partly within the “Agriculture” zone  
in the Fu Tei Au and Sha Ling Area**

**Approved Applications**

<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>
A/NE-FTA/201*	Proposed Temporary Cold Storage for Poultry and Distribution Centre for a Period of 3 Years and Land Filling for Site Formation Works	28.5.2021 (revoked on 28.12.2023)
A/NE-FTA/220*	Proposed Temporary Cold Storage for Poultry and Distribution Centre for a Period of 3 Years and Filling of Land for Site Formation Works	10.11.2023
A/NE-FTA/238	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years and Associated Filling of Land	21.6.2024

**Remarks**

\* Application No. A/NE-FTA/220 occupies part of the application site of application No. A/NE-FTA/201.

**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- no objection to the application;
- the application site (the Site) comprises Lot 526 in D.D. 89 held under New Grant No. 6514 for the purpose of agriculture only and no structure shall be erected on the lot. The remaining lots in the Site are Old Schedule Agricultural Lots No. 427 S.D, 427 RP, 427 S.E RP, 433, 445, 446, 447, 458 S.B RP, 462, 463, 464, 465, 466, 518 RP, 520 RP, 521, 522, 523, 524, 525 S.A and 525 RP all in D.D. 89 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land is granted to the Site; and
- detailed advisory comments are in **Appendix V**.

**2. Traffic**

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

- no comment on the application from traffic engineering perspective;
- approval condition on the implementation of traffic management measures as proposed by the applicant within 9 months from the date of planning approval to the satisfaction of C for T or of the Town Planning Board shall be imposed; and
- the proposed vehicular access between Man Kam To Road and the Site is not managed by the Transport Department. The applicant should seek comments from the responsible party.

Comments of the Chief Engineer/Technical Services, Railway Development Office, Highways Department (CE/TS, RDO, HyD):

- the Site would encroach onto the preliminary alignment of Northern Link Eastern Extension which is now under planning as mentioned in the Hong Kong Major Transport Infrastructure Development Blueprint promulgated by the Government in December 2023. However, considering the temporary use of warehouse (excluding dangerous goods godown) with ancillary facilities of the subject application for a period of three years, he has no particular comment on the application.

**3. Drainage**

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

- having considered that the application is to facilitate the relocation of affected brownfield operators affected by the new development areas and in order to streamline the process and act as a facilitator, he has no objection in principle to the application provided that a revised drainage impact assessment (DIA) would be submitted afterwards;



- should the application be approved, approval conditions should be included to request the applicant to submit a revised DIA and the flood mitigation measures proposed in the DIA and any other stormwater drainage facilities should be implemented and maintained at all times during the planning approval period;
- detailed comments on the application and the submitted DIA are appended in **Appendix V**; and
- the Site is in an area where no public sewerage connection is available. Environmental Protection Department should be consulted regarding the sewage treatment/disposal facilities for the proposed use.

#### 4. **Landscape**

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

- with reference to the aerial photo of 2023, the Site is located in an area of rural inland plains landscape character comprising farmlands, temporary structures, domestic dwellings, vegetated areas and tree clusters. Noticeable change to the existing rural landscape character is anticipated. Based on the site record, the Site is covered by self-seeded plants and some trees of common and undesirable species;
- with reference to the Further Information (FI) (**Appendix Ic**), it is noted that a total no. of 28 existing trees including 1 no. of dead tree are identified within the Site. All existing trees will be affected and proposed to be felled. Based on the landscape proposal (**Drawing A-4**), 28 nos. of new trees with continuous soil trench of minimum 1.2m(W) x 1.2m(D) are proposed within the Site to the northwest and southwest along the boundary. She has no further comments on the FI; and
- detailed advisory comments are in **Appendix V**.

#### 5. **Fire Safety**

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

- no objection in principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction; and
- detailed comments on the FSIs proposal are appended in **Appendix V**.

#### 6. **New Development Area**

Comment of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD):

- it is noted that the proposed temporary warehouse (excluding dangerous goods godown) with ancillary facilities on a three-year basis and associated filling of land (the subject development) are located within the proposed development area of Lo Wu/Man Kam To (LW/MKT) under the Planning and Engineering (P&E) Study for New Territories North (NTN) New Town and Man Kam To which was already commenced on 29.10.2021. While

the implementation programme of LW/MKT is being formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Hence, the applicant is reminded that subject to the land use planning in the P&E Study, the subject development, if approved, may need to be vacated for the site formation works.

## **7. Other Departments**

The following government departments have no comment on/no objection to the application:

- Chief Highway Engineer/New Territories East, Highways Department;
- Chief Building Surveyor/New Territories West, Buildings Department;
- Chief Engineer/Construction, Water Supplies Department; and
- District Officer (North), Home Affairs Department.

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
  - (i) the Site comprises Lot 526 in D.D. 89 held under New Grant No. 6514 for the purpose of agriculture only and no structure shall be erected on the lot. The remaining lots in the Site are Old Schedule Agricultural Lots No. 427 S.D, 427 RP, 427 S.E RP, 433, 445, 446, 447, 458 S.B RP, 462, 463, 464, 465, 466, 518 RP, 520 RP, 521, 522, 523, 524, 525 S.A and 525 RP all in D.D. 89 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land (GL) is granted to the Site;
  - (ii) the lot owners shall apply to her office for Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structures to be erected within the private lots and the occupation of GL. The application for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate by LandsD. Given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered; and
  - (iii) the applicant/lot owners should comply with all the land filling requirements imposed by relevant Government departments. GL should not be disturbed unless with prior approval;
- (c) to note the comments of the Commissioner for Transport (C for T) that the proposed vehicular access between Man Kam To Road and the Site is not managed by the Transport Department. The applicant should seek comments from the responsible party;
- (d) to note the comments of the Chief Engineer/Technical Services, Railway Development Office, Highways Department (CE/TS, RDO, HyD) that the Site would encroach onto the preliminary alignment of Northern Link Eastern Extension which is now under planning as mentioned in the Hong Kong Major Transport Infrastructure Development Blueprint promulgated by the Government in December 2023;
- (e) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that:
  - (i) the Site is largely covered with herbaceous plants and tree saplings and is not fully accessible. A small portion of the Site at the north (partly within Lots 464 and 465 in D.D. 89 and the adjacent GL) is a marsh. Watercourse and marsh are located adjacent to the Site. There are records of aquatic fauna, dragonflies, butterflies and birds within and in the vicinity of the Site. Due to the sensitivity of the nearby habitats, an ecological impact assessment (EcoIA) is required to assess the potential ecological impact on the Site and its surroundings. Any wetland habitats within the Site should be excluded from the application. The applicant should also propose mitigation measures to avoid pollution and disturbance to the nearby natural environment, in particular on the wetland habitats and fauna;

- (ii) it is noted from the Further Information (FI) (**Appendix Ic**) that the wetland within the Site was still included as part of the Site. His comment on excluding any wetland habitats within the Site remains valid;
- (iii) in addition to the buffer area mentioned in the Responses to Comments of the FI (**Appendix Ic**), any wetland habitats within the Site should be excluded from the application; and
- (iv) specific comments on the FI (**Appendix Ic**)
  - the wetland habitats have been underrated;
  - the habitat photos in Figure 5 revealed that the habitat type should be “Grassland” instead of “Wasteland”;
  - the potential value and overall ecological value of “Wasteland” (which he is of the view the habitat should be “Grassland” instead) and “Wet Grassland” have been underrated; and
  - did not agree that that direct loss of the wet grassland should be evaluated as “minor”. As mentioned above, direct loss of wetland habitats should be avoided. The applicant should revise the site boundary and update the relevant paragraph as appropriate;
- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape of Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant should seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (g) to note the comments of the Director of Environmental Protection (DEP) that:
  - (i) to implement the relevant mitigation measures and follow the requirements in the latest ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ and sewerage facilities shall be provided in accordance to Professional Persons Environmental Consultative Committee Practices Notes PN 1/23; and
  - (ii) to strictly comply with all environmental protection/pollution ordinances, in particular the Water Pollution Control Ordinance and Noise Control Ordinance;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - (i) the applicant should minimise the possible adverse environmental impacts on the existing watercourse in his design and during construction. DAFC and DEP should be consulted on possible environmental and/or ecological impacts of the proposed use; and
  - (ii) the Site is in an area of no public sewerage connection is available. EPD should be consulted regarding the sewage treatment/disposal facilities for the proposed use;
  - (iii) the applicant is advised on the following comments on the application and the submitted drainage impact assessment (DIA) (**Appendix Ib**):
    - para. 1.2.2 – the applicant should advise entrance path in the layout plan and provide further justification on the proposed substantial landfilling height all over the site area;



- para. 4.1.3 & 4.1.4 – the operation mechanism seems contradictory at two paragraphs. The applicant should review if the rainstorm water would overflow to manhole A, or controlled by penstock during rainstorm events. Please also clarify if the stored water would be discharged by gravity or pumping system after the rainstorm event;
  - Figure 3
    - ✧ in addition to the proposed drainage layout plan, the applicant should provide the existing drainage layout for reference and to demonstrate that the drainage impact to the existing drainage system is acceptable to other parties in the vicinity;
    - ✧ the invert level at the proposed storage tank should be provided;
    - ✧ the applicant should advise if hoarding/fencing would be erected along the site boundary and design for uninterrupted path for overland flow from external catchment areas;
    - ✧ cross-sections showing the formation levels of the Site and areas in the vicinity should be provided;
  - Figure 4-1 – the applicant should elaborate the land status of the “area suspected with flood storage” with aerial photo and/or existing site photo, and also if the existing flood storage area collects flow from catchment area outside the development area. If confirmative, the applicant should further advise how the proposed drainage design could cater for the flow from external catchments;
  - Appendix A1 – the applicant should supplement the adoption of the time of consideration (ToC) at 3 min;
  - Appendix B – it appears that the proposed no-less-than-1920m<sup>3</sup> flood storage facility was not shown on the proposed site layout plan. Please supplement on the layout plan and provide the relevant dimension and schematic details to demonstrate the feasibility on site;
  - the storage tank and the associated drainage system should be ready before commencement of any construction works that might induce drainage impacts; and
  - photos should be submitted clearly showing the current conditions of the area around the Site, the existing drainage/flowpaths around the Site, the proposed drainage from the Site to the downstream existing watercourse. The locations of the camera and the direction of each photo should also be indicated on a plan.
- (i) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant should submit relevant layout plans incorporated with the proposed FSIs to his satisfaction. In addition, the following points should be noted:
- (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
  - (ii) the location of the proposed FSIs to be installed should be clearly marked on the layout plans;

if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

- (j) to note the comments of Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that the proposed temporary warehouse (excluding dangerous goods godown) with ancillary facilities on a three-year basis and associated filling of land (the subject development) are located within the proposed development area of Lo Wu/Man Kam To (LW/MKT) under the Planning and Engineering (P&E) Study for New Territories North (NTN) New Town and Man Kam To which was already commenced on 29.10.2021. While the implementation programme of LW/MKT is being formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Hence, subject to the land use planning in the P&E Study, the subject development may need to be vacated for the site formation works; and
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
  - (i) it is noted that two new structures are proposed in the application. Before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works, designated exempted works or minor works commenced under the simplified requirements under the BO. Otherwise they are unauthorized buildings works (UBWs). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
  - (ii) for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under the BO;
  - (iii) any temporary shelters or converted containers for storage or office, canteen or other uses are considered as temporary buildings and subject to the control of Part VII of the Building (Planning) Regulations (B(P)R);
  - (iv) the Site shall be provided with means of obtaining access thereto from a street under regulation 5 of the B(P)R and emergency vehicular access shall be provided under regulation 41D of B(P)R;
  - (v) if the Site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the BA under regulation 19(3) of the B(P)R at building plan submission stage;
  - (vi) in general there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the applicant should note the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under regulation 72 of B(P)R and Division 3 of Design Manual: Barrier Free Access 2008;
  - (vii) the applicant should note the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of foul water and surface water respectively;

- (viii) the headroom of the storey not be excessive, otherwise gross floor area of the storey will be considered double counting under regulation 23(3)(a) of the B(P)R subject to justification; and
- (ix) formal submission under the BO is required for any proposed new works, including any temporary structures, site formation works like filling of ponds and land and site formation drainage works. Detailed comments under BO on individual sites for private developments such as permissible plot ratio, site coverage, emergency vehicular access, private streets and/or access roads, barrier free access and facilities, compliance with the sustainable building design guidelines, etc. will be formulated at the formal building plan submission stage.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

**To : Secretary, Town Planning Board**

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

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有關的規劃申請編號 The application no. to which the comment relates

A/NE-FTA/247

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

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「提意見人」姓名/名稱 Name of person/company making this comment 李榮基-24

簽署 Signature  日期 Date 2024.7.5



## 就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

240715-132420-33726

提交限期

Deadline for submission:

16/07/2024

提交日期及時間

Date and time of submission:

15/07/2024 13:24:20

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-FTA/247

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lau Cheuk Fung

意見詳情

Details of the Comment :

1. The proposed temporary warehouse is not in align with the planning intention of the “AGR” zone one that was preliminary to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
2. The proposed development is VERY close to (even within) a large, continue, active and quality farming area to the southwest of the site. The closest distance between the development site and active farmland is ONLY 60m. It is anticipated that the warehouse operation and construction will pose water pollution, noise pollution and visual impact to the nearby farmland. BUT no technical assessment is submitted to TPB.
3. To the south of Lo Wu Station Road and Sandy Ridge is a quality and active farming area, which is potential to be a “Agricultural Priority Area” to support the agricultural development in Northern Metropolis. Such proposed development will set an undesirable precedent case for similar application in this area in the future.
4. The filling of land will cause IRREVERSIBLE impact to this planned farmland.
5. NO Sewerage & Drainage Impact Assessment is provided to proof the warehouse will not pose impact to the nearby waterbody and active farmland.

3

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

240716-174210-98728

**提交限期****Deadline for submission:**

16/07/2024

**提交日期及時間****Date and time of submission:**

16/07/2024 17:42:10

**有關的規劃申請編號****The application no. to which the comment relates:**

A/NE-FTA/247

**「提意見人」姓名/名稱****Name of person making this comment:**

女士 Ms. Lai

**意見詳情****Details of the Comment :**

這份A/NE-FTA247擬議包括填土工程（不多於2.5米高），這片土地再次被要求填高泥土，在2018年間已有擬議A/NE- FTA/ 182事件填了高過預期高度泥土、破壞周邊環境包括疏水、排水和造成水浸等問題，被要求還原可接受主水平+泥土。原本農地受破壞，借機改變用途。填上混凝土就很難翻生了。

期望有關當局關注這地段土地填土的高度和周圍環境和道路是否可以取得平衡共存？只要有規劃地改變，不要個別團體利益先行。

土地填土過高改變現有環境，加上疏水、排水等系統應付需求，居民生活環境受到影響，最重要是不要水浸和倒灌等危機。

還有這份擬議北面有大明渠通過，它是這地段唯一排水道，由東面流經羅湖道下渠道沿途收集周邊雨水、山水等，時刻保持通順，土地填高泥土，應該有加護土牆等工程保護、保障這條渠道，理應得到有關當局批准和監察。

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

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**From:**  
**Sent:** 2024-07-15 星期一 15:58:21  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** DHK's comment on A/NE-FTA/247  
**Attachment:** 20240716 A\_NE-FTA\_247 Man Kam To Temp Warehouse and Land Filling in AGR.pdf

Dear Sir/Madam,

Our comment on the following application is attached:

1. A/NE-FTA/247

Thank you for your attention.

Regards,  
Samuel Wong  
Project Officer | Designing Hong Kong Limited



15 July 2024

Chairman and Members

Town Planning Board

15/F, North Point Government Offices

333 Java Road, North Point, Hong Kong

Fax: 2877 0245;

Email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land  
(Application No. A/NE-FTA/247)**

Dear Chairman and Members,

Designing Hong Kong Limited **objects** the captioned for the following reasons:

- The proposed area is zoned as "**Agriculture (AGR)**". The planning intention of this zone is primarily for retaining and safeguarding good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- It is noted that several applications at the same site were **rejected** by the Board between 2015 and 2018 with the following reason:  
  
"Approval of the application would set an undesirable precedent for similar applications within the same "AGR" zone. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area."
- From the Google Earth's aerial image, the proposed site has been cleared and destroyed in late 2017 and later reinstated as the existing condition. We concern the Town Planning Board may be rewarding an "**Destroy First, Development Later**" **practice** and **unauthorized development** here through the approval of captioned application.
- Active farming activities are still found at the South and West of the application site which shows a good potential for this site for rehabilitation for cultivation and other agricultural purposes.
- The approval of the application would set an undesirable precedent for other applications within the "Agriculture (AGR)" zone, and lead to a general degradation of the rural environment of the area.

Here we submit our concerns for your consideration.

Yours,

**Designing Hong Kong Limited**



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**From:**  
**Sent:** 2024-07-15 星期一 02:55:01  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/NE-FTA/247 DD 89 Nam Kam To Road

A/NE-FTA/247

Lots in D.D. 89 and Adjoining Government Land, near Lo Wu Station Road, Man Kam To Road, New Territories

Site area: About 16,256m<sup>2</sup> Includes Government Land of about 80m<sup>2</sup>

Zoning: "Agriculture"

Applied Development: Warehouse / 19 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objections. In 2018 the site was rejected under an application for Hydroponic Farming. But since then the government has reneged on its pledges to phase out brownfield operations and is fully committed to converting every field in NT to such use.

Members should refer to the papers and minutes re 186 and question why the site has been completely stripped of vegetation and is now being applied for a use that is not Col 2. Neither is the area one of those designated under the manipulative Notes that effectively render zoning obsolete.

This is an area with considerable farming activity. There are ponds on adjacent lots. The site is beside a playground so the introduction of frequent trips by large vehicles is certainly not appropriate.

Why has the government not ensured that its mega construction projects do not include sturdy multi floor warehouses?

The application should be rejected as it is inconceivable that white becomes black in such a short time frame.

Mary Mulvihill

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**From:**  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Thursday, 1 November 2018 2:35 AM HKT  
**Subject:** Re: A/NE-FTA/186 DD 89 Nam Kam To Road

Dear TPB Members,

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The 7 Sept minutes include additional information with regard to illegal operations at this site:

DEP had also received environmental complaints concerning the site in the past three years and during one of their ambush operation, **a truck driver was caught red-handed dumping construction and demolition waste at the Site and he was convicted under Waste Disposal Ordinance.**

PD: The Site was over 1.5 hectares and **majority of it had been filled up without planning permission. The current application was a "Destroy First, Build Later" case.** Although the northern part of the Site covering Lots 466, 520RP, 521 to 523 in DD89 had once obtained approvals from the Agriculture, Fisheries and Conservation Department and LandsD for erection of agricultural structures, the land filling activities at that part of the Site exceeding +3.9mPD had never been agreed by relevant departments and the relevant Letter of Approval (LoA) and associated Certificates of Exemption (for Building Works and Site Formation) were cancelled and revoked on 12.10.2017.

It is blatantly obvious that this application has zero merit and that the relevant authorities must pursue remedial measures so that the site is restored.

Mary Mulvihill

---

**From:**

**To:** "tpbpd" <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>

**Sent:** Monday, August 6, 2018 2:20:24 AM

**Subject:** A/NE-FTA/186 DD 89 Nam Kam To Road

A/NE-FTA/186

Lots in D.D. 89 and Adjoining Government Land, near Lo Wu Station Road, Man Kam To Road, New Territories

Site area : About 15,836m<sup>2</sup> Includes Government Land of about 67m<sup>2</sup>

Zoning : "Agriculture"

Applied Development : Hydroponic Farm

Dear TPB Members,

Back again albeit a reduction in size and .....land filling to only 6m.

On 6 April when Application 182 was discussed the following details were revealed:

The District Lands Officer/North, Lands Department (LandsD) did not support the application from the land administration point of view on the grounds that **there were illegal structures on the site, illegal occupation of government land and illegal landfilling activities had been carried out on the site.** As for the rest of the site, the **land/pond filling activities had never obtained permission from relevant departments.** The Director of Agriculture, Fisheries and Conservation (DAFC) objected to the application from nature conservation point of view in that **the application site and its vicinity was a piece of wetland consisted of marsh/watercourse/etc., which might be of considerable ecological value,** and the applicant failed to identify and address any potential ecological impact that might arise from the proposed land filling activity. The Commissioner for Transport did not support the application at this stage as the applicant



should carry out a traffic impact assessment covering Man Kam To Road, Po Shek Wu Road, Jockey Club Road and road network of the Sheung Shui/Fanling district. The Chief Town Planner/Urban Design and Landscape, Planning Department (PlanD) objected to the application from landscape planning point of view **as there was an extensive unauthorised land filling of at least 2m in height and unauthorised significant vegetation clearance at the site prior to application**. The Director of Environmental Protection (DEP) and the Chief Engineer/Mainland North, Drainage Services Department had reservations on the application as there was no technical assessment to demonstrate that the proposed use would not result in adverse drainage impacts. **DEP had also received environmental complaints concerning the site from 2015 to 2018.**

Even Plan D did not support application, indicating that that it is seriously bad. The application site was over 2 hectares and majority of it had been filled without planning permission. The current application was for further filling of the entire site to about +6.5mPD (which was about 2 to 3m in thickness based on original ground level), which was a **"Destroy First, Build Later"** case.

The extensive filling of land and pond with hard surface was considered incompatible with the rural agricultural landscape character in the area and the **applicant had not provided any justification for the required depth of land-filling (i.e. over 5mPD) for erection of hydroponic farm/greenhouses** and ancillary facilities.

Precisely, this type of activity does not require land filling and should be carried out on industrial sites as hydroponic farming is nothing more than an artificial form of farming and studies indicate that the produce lacks certain elements that only produce grown in the earth can provide.

Members must again reject what is an obvious Destroy First, Build Later development.

Mary Mulvihill

---

**From:**

**To:** "tpbpd" <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>

**Sent:** Tuesday, March 6, 2018 2:29:13 AM

**Subject:** A/NE-FTA/182 DD 89 Nam Kam To Road

A/NE-FTA/182

Lots in D.D. 89 and Adjoining Government Land, near Lo Wu Station Road, Man Kam To Road, NT

Site area : About 20,800m<sup>2</sup> Includes Government Land of about 100 m<sup>2</sup>

Zoning : "Agriculture"

Applied Development : Filling of Land and Pond 6.5m for Hydroponic Farm

Dear TPB Members,

Give over. Even a townie like me knows that hydroponic farming is essentially industrial in nature and can be carried out inside buildings, on roof tops, etc.

The produce is planted in containers on stands filled with nutrient solution. There is no direct planting into the earth so no land filling is required.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

---

This is obviously an ongoing unapproved brownfield and the land filling is a Destroy to Build project. Note location close to Lo Wu.

TPB must reject this application as approval would set a most undesirable precedent.

Mary Mulvihill



---

**From:**  
**Sent:** 2024-07-16 星期二 13:16:18  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Cc:**  
**Subject:** Comments on the Section 16 Application No. A/NE-FTA/247  
**Attachment:** TPB20240716(FTA247).pdf

Dear Sir/Madam,

Please refer to the attachment for the captioned.

Yours faithfully,  
Ng Hei Man (Mr.)  
Campaign Manager  
The Conservancy Association

T:

D:

F:

Registered Name 註冊名稱 : The Conservancy Association 長春社  
(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)

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長春社

Since 1968

The Conservancy Association

16<sup>th</sup> July 2024

Town Planning Board  
15/F North Point Government Offices  
333 Java Road  
North Point  
Hong Kong

By e-mail: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

Dear Sir/Madam,

Comments on the Section 16 Application No. A/NE-FTA/247

The Conservancy Association OBJECTS to the captioned application.

**1. Not in line with the planning intention of Agriculture (AGR) zone**

According to the draft Fu Tei Au & Sha Ling Outline Zoning Plan (OZP) No. S/NE-FTA/18, the planning intention of AGR zone “*is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes*”. From the figures in the application, the entire site would be filled by concrete. We worry that agricultural land would no longer be arable after the temporary use. We do not think that such plan is in line with the planning intention.

**2. Adverse environmental impact**

We worry that there would be several potential adverse environmental impacts:

- Adverse impact on Greater painted-snipe and other wetland-associated species: Abandoned agricultural land would become seasonally wet and offer a range of opportunities for wetland-associated and aquatic fauna. Previous studies<sup>1</sup> have revealed that Greater painted-snipe was once recorded in agricultural land in Sha

---

<sup>1</sup> Ove Arup (2016), Site Formation and Associated Infrastructural Works for Development of Columbarium, Crematorium and Related Facilities at Sandy Ridge Cemetery – Design and Construction, Final Environmental Impact Assessment Report.

Ling. This is a rare and localised breeding species in Hong Kong<sup>2</sup> such that any breeding sites is of conservation importance. Since similar habitat can be spotted in the application site, we worry that direct loss of agricultural land would also pose adverse ecological impact on Greater painted-snipe, and other wetland-associated species.

- Potential impact on the watercourse: two watercourses are spotted at southern and northern periphery of the application site. No sufficient details are available to demonstrate any indirect ecological impacts would be resulted, and how these impacts could be mitigated. Meanwhile, potential drainage impacts are also not evaluated in details. We worry that the proposed land and pond filling activities would largely change the hydrology of the site, and such change would affect the adjacent agricultural activities and temporary uses.
- No plans on land recovery: The filling of the Site will be no more than 2.5m. Afterwards, warehouse office, washroom, loading/unloading space for container vehicles, private car parking space, etc., would be provided at the site. However, no details are available to illustrate how the land would be recovered after the proposed temporary use.

### 3. Undesirable precedent for similar applications

According to aerial photos of Google Earth Pro, this site has been subject to land formation and vegetation clearance (Figure 1-3) since 2017. we suspected that this is a case of “destroy first, build later”.

Planning Department and members of Town Planning Board (TPB) should alert that TPB has announced approaches to deter “destroy first, build later” activities in 2011. It stated that “the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development

---

<sup>2</sup> Carey G.J., Chalmers M.L., Diskin D.A., Kennerley P.R., Leader P.J., Leven M.R., Lewthwaite R.W., Melville M.S., Turnbull M. and Young L. (2001). The Avifauna of Hong Kong. Hong Kong Bird Watching Society



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on the site concerned”<sup>3</sup>. Therefore, this application should not be given any sympathetic consideration, or it will set an undesirable precedent for similar cases in future.

Yours faithfully,  
The Conservancy Association

---

<sup>3</sup> Town Planning Board adopts approaches to deter "destroy first, build later" activities (2011).  
<http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>



**Figure 1-3** According to aerial photos of Google Earth Pro, the application site (marked in red) has been subject to land formation and vegetation clearance since 2017





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## The Conservancy Association



FZ11

7

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

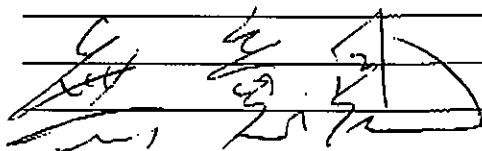
By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/NE-FTA/247 Received on 23/09/2024

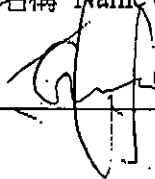
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



「提意見人」姓名/名稱 Name of person/company making this comment 侯志強

簽署 Signature



日期 Date

2024.10.12



FI 1

8

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

241019-113854-34943

提交限期

Deadline for submission:

25/10/2024

提交日期及時間

Date and time of submission:

19/10/2024 11:38:54

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-FTA/247

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Yuen Kwai Mui

意見詳情

Details of the Comment :

這個位置時常水浸以令居民困擾  
而且影響排水 請撤銷這個申請



☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

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**From:**  
**Sent:** 2024-10-20 星期日 03:17:55  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Re: A/NE-FTA/247 DD 89 Nam Kam To Road

Dear TPB Members,

In view of the drainage issues and proximity to watercourses this application has to be rejected IF, and regretablely this is doubtful, TPB'S OWN APPROVED GUIDELINES HAVE ANY SUBSTANCE.

This district is Cat 3 and 4, **"existing" and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not acceptable"**

TPB PG-No. 13G (Revised April 2023)

TOWN PLANNING BOARD GUIDELINES FOR APPLICATION FOR OPEN STORAGE AND PORT BACK-UP USES UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

There is no justification for approval.

Mary Mulvihill

---

**From:**  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Monday, 15 July 2024 2:55 AM HKT  
**Subject:** A/NE-FTA/247 DD 89 Nam Kam To Road

A/NE-FTA/247

Lots in D.D. 89 and Adjoining Government Land, near Lo Wu Station Road, Man Kam To Road, New Territories

Site area: About 16,256m<sup>2</sup> Includes Government Land of about 80m<sup>2</sup>

Zoning: "Agriculture"

Applied Development: Warehouse / 19 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objections. In 2018 the site was rejected under an application for Hydroponic Farming. But since then the government has reneged on its pledges to phase out brownfield operations and is fully committed to converting every field in NT to such use.

Members should refer to the papers and minutes re 186 and question why the site has been completely stripped of vegetation and is now being applied for a use that is not Col 2. Neither is the area one of those designated under the manipulative Notes that effectively render zoning obsolete.

This is an area with considerable farming activity. There are ponds on adjacent lots. The site is beside a playground so the introduction of frequent trips by large vehicles is certainly not appropriate.

Why has the government not ensured that its mega construction projects do not include sturdy multi floor warehouses?

The application should be rejected as it is inconceivable that white becomes black in such a short time frame.

Mary Mulvihill

---

**From:**

**To:** tpbpd <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>

**Date:** Thursday, 1 November 2018 2:35 AM HKT

**Subject:** Re: A/NE-FTA/186 DD 89 Nam Kam To Road

Dear TPB Members,

The 7 Sept minutes include additional information with regard to illegal operations at this site:

DEP had also received environmental complaints concerning the site in the past three years and during one of their ambush operation, **a truck driver was caught red-handed dumping construction and demolition waste at the Site and he was convicted under Waste Disposal Ordinance.**

PD: The Site was over 1.5 hectares and **majority of it had been filled up without planning permission. The current application was a "Destroy First, Build Later" case.** Although the northern part of the Site covering Lots 466, 520RP, 521 to 523 in DD89 had once obtained approvals from the Agriculture, Fisheries and Conservation Department and LandsD for erection of agricultural structures, the land filling activities at that part of the Site exceeding +3.9mPD had never been agreed by relevant departments and the relevant Letter of Approval (LoA) and associated Certificates of Exemption (for Building Works and Site Formation) were cancelled and revoked on 12.10.2017.

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A/NE-FTA/186

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Back again albeit a reduction in size and .....land filling to only 6m.

On 6 April when Application 182 was discussed the following details were revealed:

The District Lands Officer/North, Lands Department (LandsD) did not support the application from the land administration point of view on the grounds that **there were illegal structures on the site, illegal occupation of government land and illegal landfilling activities had been carried out on the site**. As for the rest of the site, the **land/pond filling activities had never obtained permission from relevant departments**. The Director of Agriculture, Fisheries and Conservation (DAFC) objected to the application from nature conservation point of view in that **the application site and its vicinity was a piece of wetland consisted of marsh/watercourse/etc., which might be of considerable ecological value**, and the applicant failed to identify and address any potential ecological impact that might arise from the proposed land filling activity. The Commissioner for Transport did not support the application at this stage as the applicant should carry out a traffic impact assessment covering Man Kam To Road, Po Shek Wu Road, Jockey Club Road and road network of the Sheung Shui/Fanling district. The Chief Town Planner/Urban Design and Landscape, Planning Department (PlanD) objected to the application from landscape planning point of view **as there was an extensive unauthorised land filling of at least 2m in height and unauthorised significant vegetation clearance at the site prior to application**. The Director of Environmental Protection (DEP) and the Chief Engineer/Mainland North, Drainage Services Department had reservations on the application as there was no technical assessment to demonstrate that the proposed use would not result in adverse drainage impacts. **DEP had also received environmental complaints concerning the site from 2015 to 2018**.

Even Plan D did not support application, indicating that that it is seriously bad. The application site was over 2 hectares and majority of it had been filled without planning permission. The current application was for further filling of the entire site to about +6.5mPD (which was about 2 to 3m in thickness based on original ground level), which was a **"Destroy First, Build Later"** case.

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Mary Mulvihill

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**To:** "tpbpd" <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>

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The produce is planted in containers on stands filled with nutrient solution. There is no direct planting into the earth so no land filling is required.

This is obviously an ongoing unapproved brownfield and the land filling is a Destroy to Build project. Note location close to Lo Wu.

TPB must reject this application as approval would set a most undesirable precedent.

Mary Mulvihill



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**From:**  
**Sent:** 2024-10-25 星期五 08:00:00  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Comments on the Section 16 Application No. A/NE-FTA/247  
**Attachment:** TPB20241025(FTA247).pdf

Dear Sir/Madam,

Please refer to the attachment for the captioned.

Yours faithfully,  
Ng Hei Man (Mr.)  
Campaign Manager  
The Conservancy Association

T:  
D:  
F:

Registered Name 註冊名稱 : The Conservancy Association 長春社  
(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)

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25<sup>th</sup> October 2024

Town Planning Board  
15/F North Point Government Offices  
333 Java Road  
North Point  
Hong Kong

By e-mail: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

Dear Sir/Madam,

Comments on the Section 16 Application No. A/NE-FTA/247

The Conservancy Association OBJECTS to the captioned application.

**1. Not in line with the planning intention of Agriculture (AGR) zone**

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We worry that there would be several potential adverse environmental impacts:

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Ling. This is a rare and localised breeding species in Hong Kong<sup>2</sup> such that any breeding sites is of conservation importance. Since similar habitat can be spotted in the application site, we worry that direct loss of agricultural land would also pose adverse ecological impact on Greater painted-snipe, and other wetland-associated species.

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Planning Department and members of Town Planning Board (TPB) should alert that TPB has announced approaches to deter “destroy first, build later” activities in 2011. It stated that “the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned”<sup>3</sup>. Therefore, this application should not be given

<sup>2</sup> Carey G.J., Chalmers M.L., Diskin D.A., Kennerley P.R., Leader P.J., Leven M.R., Lewthwaite R.W., Melville M.S., Turnbull M. and Young L. (2001). The Avifauna of Hong Kong. Hong Kong Bird Watching Society

<sup>3</sup> Town Planning Board adopts approaches to deter "destroy first, build later" activities (2011).



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any sympathetic consideration, or it will set an undesirable precedent for similar cases in future.

Yours faithfully,  
The Conservancy Association



Figure 1-3 According to aerial photos of Google Earth Pro, the application site (marked in red) has been subject to land formation and vegetation clearance since 2017





# 長春社

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## The Conservancy Association





香港北角渣華道333號  
北角政府合署15樓  
城市規劃委員會

有關：反對檔號A／NE－FTA／247申請事宜



敬啟者：

我等是

袁煥宇祖全體後人，我等反對上述標題所示

的申請，我等後人及註冊司理人袁國仁先生，從未授權或委托什麼祖堂物業管理公司或土地物業管理公司將我等祖堂土地改變任何用途。不知道申請人將我等祖堂土地強行納入其申請範圍內，我等後人不能接受，申請人是否有觸發法律行為。敬請貴處小心處理這個申請。

同時，我等發現貴處公佈上述標題的告示中，只有丈量號碼而沒有地段號碼希望貴處能改善告示通告，謝謝！此信。

袁煥宇祖全體後人：

二零二四年十月廿四日

---

**From:**  
**Sent:** 2024-10-25 星期五 21:02:20  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** KFBG's comments on 11 planning applications  
**Attachment:** 241025 s16 FTA 247c.pdf; 241025 s16 KTN 1023 & 1024c.pdf; 241025 s16 KTN 1053.pdf; 241025 s16 HTF 1181.pdf; 241025 s16 HTF 1171.pdf; 241025 s12a TYST 9-10c.pdf; 241025 s12a LFS 13c.pdf; 241025 s12a LFS 12.pdf; 241025 s16 LYT 835.pdf

Dear Sir/ Madam,

Attached please see our comments regarding 11 applications. There are NINE pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

Email Disclaimer:

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

25th October, 2024.

By email only

Dear Sir/ Madam,

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with  
Ancillary Facilities for a Period of 3 Years and Associated Filling of Land  
(A/NE-FTA/247)**

1. We refer to the captioned.
2. There are at least four rejected applications covering the current application site. Reasons for the rejection of two of these applications are reproduced below:

**A/NE-FTA/156 - Proposed Temporary Unloading/Loading Platforms for a Period of 3 Years**

*(a) the application is not in line with the planning intention of the "Agriculture" ("AGR") zone for the area which is primarily intended to retain and safeguard good agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis;*

*(b) the application does not comply with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13E) in that there is no previous planning approval granted at the site; the proposed development is not compatible with the surrounding land uses which are predominantly rural in character; there are adverse departmental comments on the application; and the applicant fails to demonstrate that the development would have no adverse environmental and landscape*

*impacts on the surrounding area; and*

*(c) the approval of the application would set an undesirable precedent for similar applications within the same "AGR" zone. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.*

A/NE-FTA/186 - Filling of Land for Permitted Agricultural Use (Hydroponic Farm) (withdrawn eventually)

*(a) the planning intention of the "Agriculture" ("AGR") zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justifications for land filling of 1.5m in height (5mPD to 6mPD) for agricultural purpose;*

*(b) the applicant fails to demonstrate that the filling of land would not cause adverse drainage, environmental, ecological, landscape and traffic impacts on the surrounding area; and*

*(c) the approval of the application would set an undesirable precedent for other similar applications within the "AGR" zone. The cumulative impact of approving such applications would result in a general degradation of the environment of the area.*

3. We urge the Board to consider whether any of the above reasons would also be applicable to the current application.

4. We also urge the Board to look at some recent photos showing the site and the habitats nearby (**Figure 1**). The application site is indeed located within a locality called 'Sandy Ridge Wetland Mosaic' in our recent farmland bird survey report<sup>1</sup>. Based on the survey carried out by our experts, we consider that the ecological value of this mosaic was the highest (among the nine surveyed sites) and worth to be protected appropriately. This finding echoes with the results of a Planning Department study; in a study by the Planning

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<sup>1</sup><https://www.kfbg.org/images/download/kfbg%20northern%20metropolis%20bird%20report%20sept%202023%20eng.pdf>

Department regarding the (former) Frontier Closed Area<sup>2</sup>, the following statements are mentioned:

*“The area to the southwest of Sandy Ridge, bounded to the west by the Ng Tung River and rail line and to the south by the Man Kam To Road, comprises active and inactive agricultural land, both wet and dry, and inactive fish ponds. This combination of habitats is generally attractive to birds, and this area is no exception. Twenty wetland-dependant species were recorded in the five surveys carried out as part of this study, including the rare Greater Painted-snipe. Although breeding was not actually proven, its occurrence throughout the year, the presence of calling birds in May and the presence of both inactive and wet agricultural areas suggests very strongly that breeding occurs...”*

*The area lies close to Long Valley, and there are ecological linkages with this area, as shown by the occurrence of similar wetland dependent species, in particular, Cattle Egret, Common Teal, Greater Painted-snipe, Black-winged Stilt, Little Ringed Plover, Common Snipe and sandpipers Tringa, which are typical species at Long Valley but not in other, nearby wetland habitats...*

*The area also provides foraging grounds for Chinese Pond Herons nesting at the nearby Ho Sheung Heung Egretty, which lies across the Ng Tung River. These birds were seen flying directly from the egretty to the area during surveys.*

*A single Eurasian Otter was recorded in one of the inactive fish ponds in the wet agricultural area to the southwest of Sha Ling in January 2009. This is the only record of the species in this area of Hong Kong east of the Ng Tung River. Of conservation significance (‘Near Threatened’, IUCN; ‘Vulnerable’, China Red Data Book), the Hong Kong distribution of this protected species appears to be confined to the northwest New Territories (Shek 2006). The area provides potentially suitable breeding habitat...”*

5. We would also like to remind the Board that the application site has suffered from large-scale environmental destruction in the past; enforcement and reinstatement notices have also been issued. We urge the Board to look at the on-site and aerial photos taken in various years as shown in our previous submissions (in **Appendix 1**) attached under the current letter.

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<sup>2</sup> [https://www.epd.gov.hk/epd/SEA/eng/files/LandUsePlanningforClosedArea\\_Chp7\[1\].pdf](https://www.epd.gov.hk/epd/SEA/eng/files/LandUsePlanningforClosedArea_Chp7[1].pdf)



We urge the Board to seriously investigate the history of the site (i.e., the serious environmental destruction appeared in the past) as well as the reasons by the then Town Planning Board to reject the aforementioned applications.

6. We would also like to remind the current Town Planning Board that a spokesman for the Board has said, *'The Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned.'* This is documented in a government press release entitled 'Town Planning Board adopts approaches to deter "destroy first, build later" activities'<sup>3</sup>.

7. We urge the current Board to understand (and can also appropriately implement) the stance as claimed by the aforementioned spokesman.

8. Based on the photos in **Figure 1**, it seems that some vegetation clearance has been carried out recently within the application site; but the area in general is still largely green and the site would still have some ecological connectivity with the wetland and farmland to the west of the site.

9. Regarding this application, we urge the Board to consider the followings:

- whether the approval would set a precedent for similar cases in this area
- potential cumulative impacts caused by the approval of this application, especially on the farmland and wetland to the west of the site
- Is the submitted drainage impact assessment able to address the potential drainage impact? Obviously the site is located in a low-lying area with human settlements nearby as shown in **Figure 1**.
- Are there any other potential impacts needed to be addressed, such as environmental, ecological, visual and landscape, etc., and have/ should these potential impacts, if any, been/ be adequately addressed by relevant impact assessments? If these impacts are needed to be addressed, have relevant (and adequate) impact assessments been submitted to support this application?
- In view of the ecological value of the nearby farmland and wetland, should an ecological impact assessment be carried out? If not, why is it not required?

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<sup>3</sup> <https://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>





嘉道理農場暨植物園公司  
**Kadoorie Farm & Botanic Garden Corporation**

10. We urge the Board to unequivocally reject this application as we consider Agriculture zone should not be turned into brownfield site in general; the use is definitely not in line with the planning intention of the zoning of concern and we are also concerned about the potential ecological impacts that would be caused by the proposed use (we cannot see from the gists and town planning board website that an ecological impact assessment has been submitted for this application).

11. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

**Figure 1.** The site (indicated by the arrow) and the habitats to the west of the site.

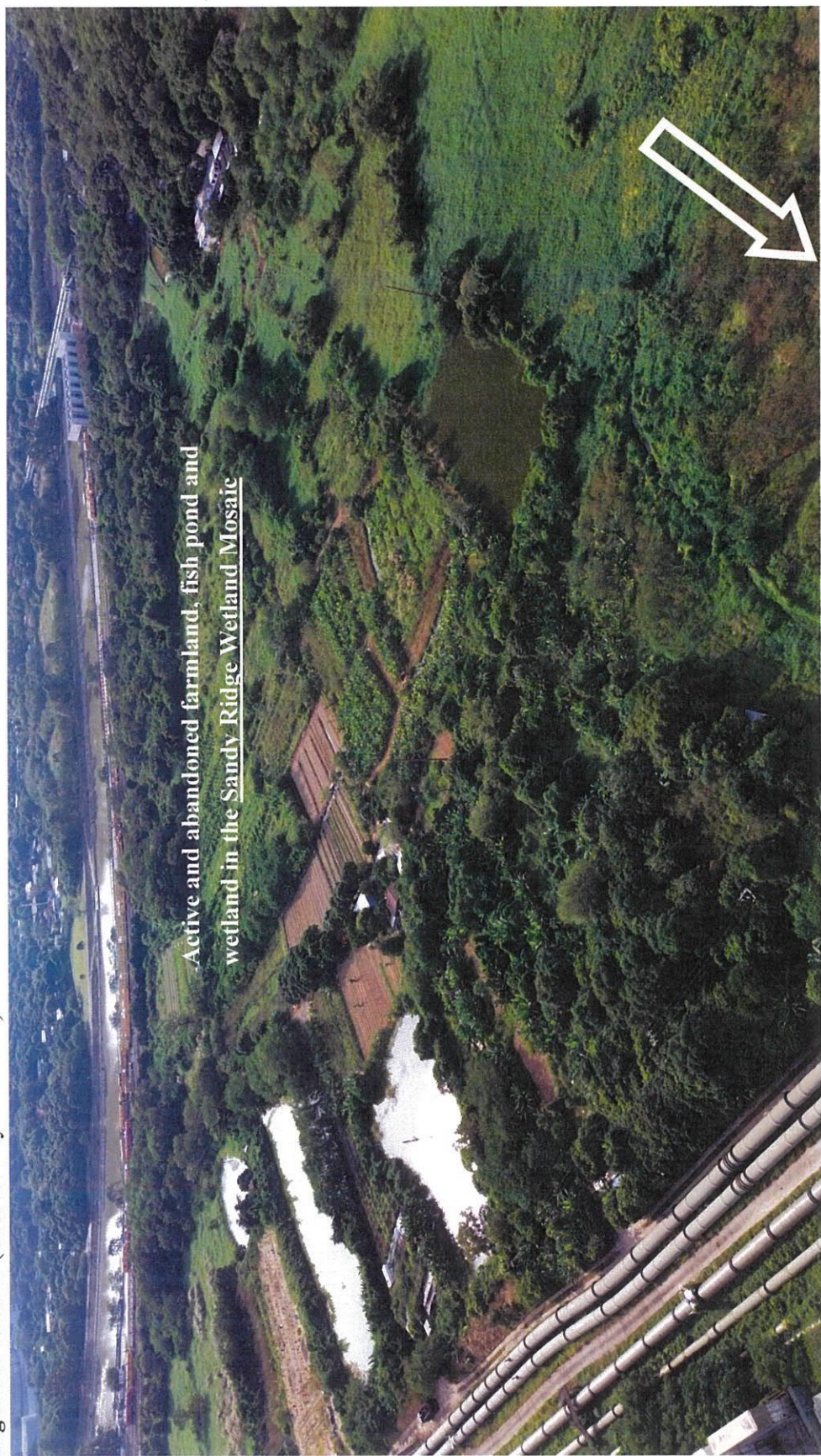
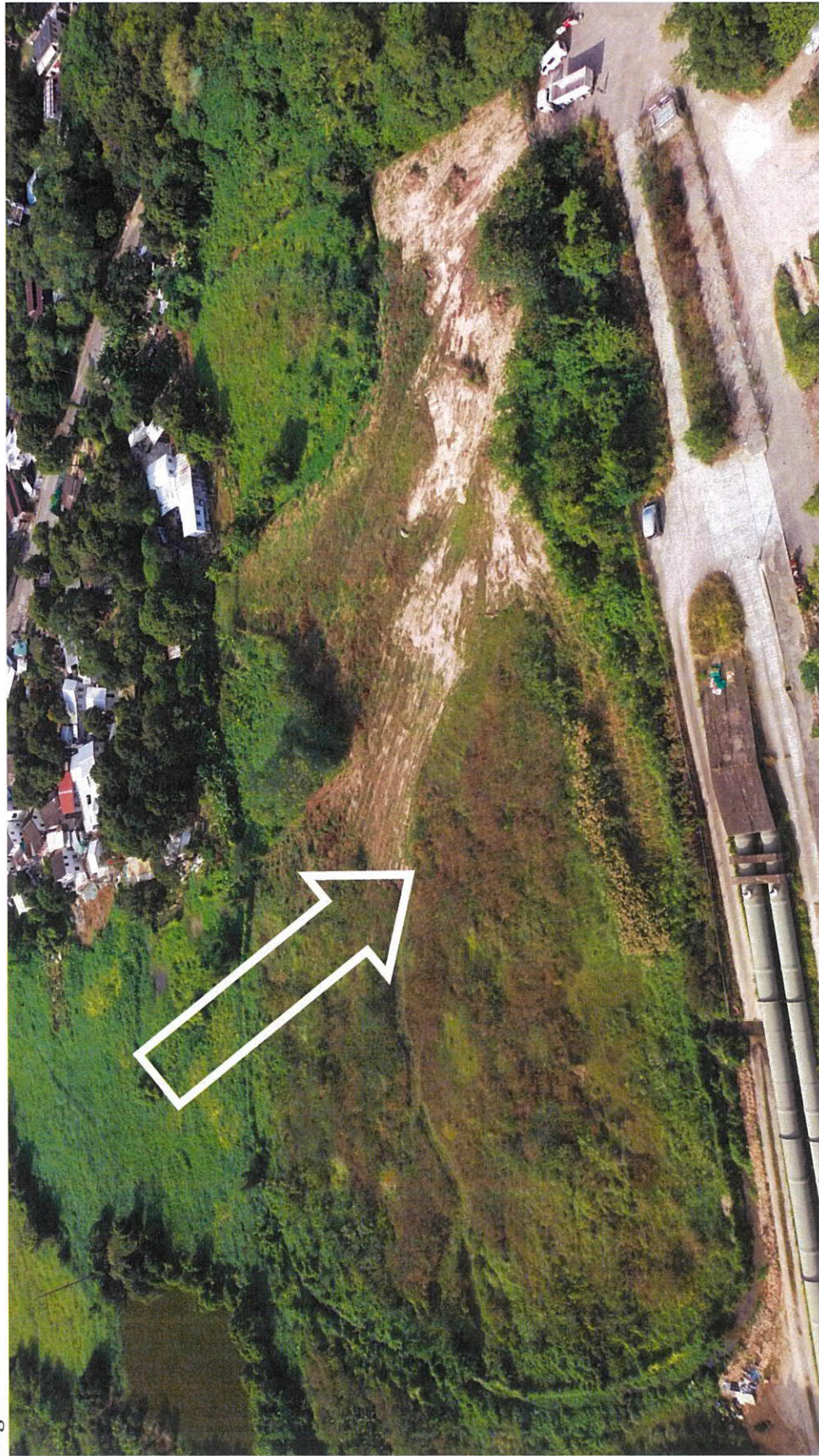




Figure 1. Cont'd.





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

22nd October, 2018.

By email only

Dear Sir/ Madam,

**Filling of Land for Permitted Agricultural Use (Hydroponic Farm)**

**(A/NE-FTA/186)**

**(Review under Section 17)**

1. We refer to the captioned.
2. The application for planning permission of the captioned was rejected in September, 2018, and the reasons for rejection are reproduced below:

*(a) the planning intention of the "Agriculture" ("AGR") zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justifications for land filling of 1.5m in height (5mPD to 6mPD) for agricultural purpose;*

*(b) the applicant fails to demonstrate that the filling of land would not cause adverse drainage, environmental, ecological, landscape and traffic impacts on the surrounding area; and*

*(c) the approval of the application would set an undesirable precedent for other similar applications within the "AGR" zone. The cumulative impact of approving such applications would result in a general degradation of the environment of the area.*

3. Based on our observation from the Planning Department, there are enforcement and



reinstatement notices issued for cases covering the current application site, and we could not see any compliance notice issued (information retrieved on 19th October, 2018). We would like to ask the Board to liaise with the relevant authorities as to whether or not the site is already properly reinstated. We strongly urge the Board to consider whether or not it is appropriate to approve an application if there are outstanding enforcement cases covering the application site.

4. Finally, we urge the Board to read our previous submission (**Appendix 1**) for more information.

5. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

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Kadoorie Farm & Botanic Garden Corporation

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

30th July, 2018.

By email only

Dear Sir/ Madam,

**Filling of Land for Permitted Agricultural Use (Hydroponic Farm)**  
**(A/NE-FTA/186)**

1. We refer to the captioned.
2. There was a similar application (for filling of land and pond, and hydroponic farm) at the current application site earlier this year (i.e., A/NE-FTA/182) and we objected to the application (please see our submission for the previous application, **Appendix 1**). The application was rejected by the Town Planning Board in April 2018 and the reasons for rejection are reproduced below:

*(a) the planning intention of the "Agriculture" ("AGR") zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justifications for land/pond filling of 2 to 3m in height (+6.5mPD) for agricultural purpose;*

*(b) the applicant fails to demonstrate that the filling of land and pond would not cause adverse drainage, environmental, ecological, landscape and traffic impacts on the surrounding area; and*

*(c) the approval of the application would set an undesirable precedent for other similar applications within the "AGR" zone. The cumulative impact of approving such applications would result in a general degradation of the environment of the area.*

3. According to the information retrieved from the Planning Department in July 2018, there are currently some outstanding enforcement cases (i.e., E/NE-FTA/163 and E/NE-FTA/168) covering the current application site and no compliance notices have been issued.
4. A Reinstatement Notice (RN) was issued for case no. E/NE-FTA/163 and the requirements in general included: (1) to remove the fill materials, and (2) to grass the areas. This RN expired on 2nd March, 2018. We visited the site again in July 2018; on-site photographs taken during the visit are shown in **Figure 1**. We urge the Board to compare these recent photographs with photographs taken in May 2015 and February 2018 as shown in **Appendix 1**.
5. Although the locality is not covered with conservation zonings, we hope that the Board will recall the farmland and fish pond areas to the southwest of Sandy Ridge has been considered to be of high conservation concern as described in our previous submission for A/NE-FTA/182 in **Appendix 1** (indeed, this is revealed from a Planning Department's study). However, based on our latest observations in July 2018, we consider that this site is now no longer able to provide suitable habitats for most wetland fauna including species of conservation importance like the Greater Painted Snipe, which has once been recorded in the area.
6. The original habitats at the site (e.g., shallow ponds and abandoned farmlands) are still subject to impacts (i.e., direct habitat loss) caused by the unauthorised land filling activity (see **Figure 1**). From an ecological point of view, we do not consider that the site has been properly reinstated in any way. We are unable to discern that the site has even been properly 'grassed' (see **Figure 1**) which is just one of the two requirements in the RN (expired in March 2018).
7. We hope that the Board will send a clear message to the public that any destroy first and develop later activities would (and should) NOT be tolerated, which is, indeed, a statement made by the Board<sup>1</sup>. We also urge the Board to request the Planning Department speed-up the handling process for enforcement cases (the first Enforcement Notice was issued on 21st September 2017).
8. In 2016, the Ombudsman carried out an investigation on Government control of

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<sup>1</sup> <http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>



fly-tipping and land filling on private land. According to their report published in 2018<sup>2</sup>, the Ombudsman considers that:

- (1) *Planning Department takes too long to enforce RNs.*
- (2) *Planning Department's prosecution actions have little deterrent effect.*
- (3) *...Protecting zones of ecological/conservation value from damage by landfilling activities should be a paramount factor for consideration. When drawing up RNs, Plan D should assess in a more prudent manner whether the requirements of the RNs can genuinely serve the purposes of conserving ecological habitats and reinstating the site to its satisfaction, with more weight placed on conservation of natural habitats and not slanting in favour of the RN recipients.*

9. In the report, we also note the following statement:

*'In response to the query concerning "destroy first, build later", Plan D (Planning Department) has indicated to us that in order to protect the rural areas and natural environment, TPB had decided in as early as 2011 to take appropriate measures to deter such tactic. All applications for planning permission for sites involved in unauthorised development would be subject to investigation first. Should an unauthorised development be confirmed, TPB would vet the application concerned based on the land condition of the site before damage. If Plan D has already taken enforcement action on the site under application and served an RN in accordance with TPO, then TPB would only consider the application with reference to the reinstated condition of the site as required by the RN. The above measures serve to deter the use of "destroy first, build later" tactic.'*

10. Finally, the Ombudsman made recommendations for the Planning Department to:

- (1) *review the enforcement procedures to avoid unnecessary repeat inspections, and to take resolute further enforcement actions against offenders who delay their compliance with RNs;*
- (2) *alert the court to the seriousness of the problem in cases of a serious nature, and seek*

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<sup>2</sup> [http://ofomb.ombudsman.hk/abc/files/DI410\\_ES\\_E-1\\_2\\_2018\\_0.pdf](http://ofomb.ombudsman.hk/abc/files/DI410_ES_E-1_2_2018_0.pdf)



*more severe penalties in terms of heavier fines for stronger deterrent effect; and*

*(3) review the factors to be considered in drawing up RNs; where sites of ecological/conservation value are involved, to require the RN recipients as far as possible to fully reinstate the sites to their original state in order to achieve the purpose of conservation.*

11. It is highly frustrating to see a site with such considerable ecological value being destroyed, which is unauthorised. In the meantime, nothing has been done to reinstate the site properly, despite the fact that a RN has been issued, and there have even been two planning applications for land filling for so-called agriculture use (hydroponics farm) in the impacted area. We would be extremely surprised if the Board considers that this application can still be approved under these circumstances. We would also request that the Board strongly urge the Planning Department to speed up the processing of the enforcement cases and to require appropriate reinstatement actions.

12. Finally, we wish to bring to the attention of the Board that Government has NO intention of encouraging the spread of hydroponic farms on arable land/ AGR zones; such a trend has not been encouraged in the New Agriculture Policy. Hydroponic farms should better be developed in industrial areas as recommended by Government (**Appendix 1**).

13. We urge the Board to unequivocally reject this application and to impress upon the Planning Department to take prompt action in order to properly reinstate the site.

14. Thank you for your attention.

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Figure 1. On-site photographs taken in July 2018 showing the site and its surroundings.





Figure 1. Cont'd.





Figure 1. Cont'd.





Figure 1. Cont'd.







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Kadoorie Farm & Botanic Garden Corporation

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

27th February, 2018.

By email only

Dear Sir/ Madam,

**Proposed Filling of Land and Pond for Permitted Agricultural Use (Hydroponic Farm)**  
**(A/NE-FTA/182)**

1. We refer to the captioned. We strongly object to this application.
2. We urge the Board to seriously consider and deliberate upon the information as outlined below.

Current status of the site

3. Firstly, we request that the Board view some on-site photographs taken in May 2015 and February 2018 (**Figure 1**) as well as some aerial photographs taken in recent years (**Figure 2**), which show the site and its surroundings. As can be seen, a well-vegetated area with considerable landscape value has been completely transformed into bare ground with a paved road and much construction waste was observed dumped in the area. According to information from the Planning Department, a large part of the application site was involved in an enforcement case E/NE-FTA/163, and, both enforcement and reinstatement notices have already been issued for this site. The 'predominant unauthorised development use' involved are: '*land/ pond filling, dumping and site formation*', and the requirements of the reinstatement notice are: '*(i) to remove the fill materials on the areas...; and (ii) to grass the areas...*'. The expiry date for the reinstatement notice is 2nd March, 2018.

4. We would like to remind the Board of the statements in a government press release<sup>1</sup>, as

<sup>1</sup> <http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>

below:

*“For a rezoning application or a planning application for an application site involved in an unauthorised development (UD) such as illegal land/pond filling, the Board will not make a decision on the application before full investigation into whether the UD constitutes an abuse of the application process is made. In addition, when the application site is subject to enforcement action, the Board will take into account the reinstated condition of the site as required in the reinstatement notice (RN) issued by the Planning Authority (PA) under the Town Planning Ordinance when considering the application. The reinstated condition of the application site as required in the RN will not be considered by the Board as a planning gain in the application.”*

*‘The Board (Town Planning Board) is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned,’ a spokesman for the Board said.”*

5. Our understanding of the planning application system is that it should be an “apply first and develop later (after getting permission from the Town Planning Board)” regime. If every applicant simply adopts a contrary approach, why do we still need the planning application system? If such an approach is to be allowed, how can the integrity of the planning application system be maintained? We urge the Board to seriously consider these questions.

The Government is not going to facilitate hydroponic farms to be established on arable land, under the New Agriculture Policy

6. In late 2014, the Government initiated a public consultation for the New Agriculture Policy (NAP). We provided our submission and stated the following:

*“Quite simply, hydroponics is, in fact, a highly mechanised food-factory system operating within an enclosed, soil-less, controlled and completely sterile laboratory environment – it does not need to be, and actually should not be built on soil. Should the Agri-Park be set-up on agricultural land, hydroponics should never be a technology for consideration within such an area as it destroys the most fundamental agriculture resource, i.e., soil. Hydroponics lives in industrial estates.”*

7. After public consultation, the Government began the implementation of the NAP<sup>2</sup>, and regarding hydroponics, the following was mentioned by Government<sup>2, 3</sup>:

*“Exploring ways to facilitate establishment of hydroponics or other similar operations in industrial buildings/zones.”<sup>2</sup>*

*“to explore feasible ways to facilitate establishment of hydroponics or other similar operations in industrial buildings, e.g., reviewing the land planning regime to permit such uses on industrial zones subject to fire and building safety consideration.”<sup>3</sup>*

8. From the above, our understanding is that the Government wishes to promote the development of hydroponic farms in **industrial buildings/ zones**. We do not see that the Government is going to encourage hydroponic farms to become widespread on arable land/ in Agriculture zones – there is simply no such intention by Government. In this regard, the Board should seriously consider whether approving this application would send an inconsistent (and in our view, inappropriate) message to the general public and land owners, encouraging them to build more and more hydroponic farms on arable land/ in Agriculture zones. Indeed, under the NAP, such development is neither stated nor even facilitated by Government.

#### High ecological and conservation importance of the area

9. In a study by the Planning Department regarding the (former) Frontier Closed Area<sup>4</sup>, the following statements are mentioned:

*“The area to the southwest of Sandy Ridge, bounded to the west by the Ng Tung River and rail line and to the south by the Man Kam To Road, comprises active and inactive agricultural land, both wet and dry, and inactive fish ponds. This combination of habitats is generally attractive to birds, and this area is no exception. Twenty wetland-dependant species were recorded in the five surveys carried out as part of this study, including the rare Greater Painted-snipe. Although breeding was not actually proven, its occurrence throughout the year, the presence of calling birds in May and the*

<sup>2</sup> <http://www.info.gov.hk/gia/general/201601/14/P201601140558.htm>

<sup>3</sup> [http://gia.info.gov.hk/general/201601/14/P201601140558\\_0558\\_158223.pdf](http://gia.info.gov.hk/general/201601/14/P201601140558_0558_158223.pdf)

<sup>4</sup> [http://www.pland.gov.hk/pland\\_en/misc/FCA/files\\_072010/Final\\_Report/041-02%20Final%20Report%20\(C hapter%207\).pdf](http://www.pland.gov.hk/pland_en/misc/FCA/files_072010/Final_Report/041-02%20Final%20Report%20(C hapter%207).pdf)



*presence of both inactive and wet agricultural areas suggests very strongly that breeding occurs...*

*The area lies close to Long Valley, and there are ecological linkages with this area, as shown by the occurrence of similar wetland dependent species, in particular, Cattle Egret, Common Teal, Greater Painted-snipe, Black-winged Stilt, Little Ringed Plover, Common Snipe and sandpipers Tringa, which are typical species at Long Valley but not in other, nearby wetland habitats...*

*The area also provides foraging grounds for Chinese Pond Herons nesting at the nearby Ho Sheung Heung Egrettry, which lies across the Ng Tung River. These birds were seen flying directly from the egrettry to the area during surveys.*

*A single **Eurasian Otter** was recorded in one of the inactive fish ponds in the wet agricultural area to the southwest of Sha Ling in January 2009. This is the only record of the species in this area of Hong Kong east of the Ng Tung River. Of conservation significance ('Near Threatened', IUCN; 'Vulnerable', China Red Data Book), the Hong Kong distribution of this protected species appears to be confined to the northwest New Territories (Shek 2006). The area provides potentially suitable breeding habitat...*

10. From the above, we know that at least two species of very high conservation interest, which are the Greater Painted-snipe (彩鷸) and Eurasian Otter (水獺) are recorded in the area and both are suspected to be breeding in the area as well<sup>4</sup>. The area in general would also support habitats which are suitable to wetland birds from Long Valley (塱原) and the Ho Sheung Heung Egrettry (河上鄉鷺鳥林). Simply speaking, the area in general is a mosaic of wetland habitats supporting a variety of wetland species.

11. Based on the aerial photographs and our recent on-site observation, we consider that the above statements are still largely valid – that means the area where the site is located is still of unique ecological and conservation importance. Although the area has been partially in-filled (mainly in and around the present application site), much of its remaining parts are still largely intact, rural in nature and vegetated (e.g., please see the recent aerial photographs), and can still function as wetland habitats (e.g., the ponds).

12. We are highly concerned that approval of this application would set an undesirable precedent for other similar applications (e.g., for filling of arable land and ponds) in this

highly sensitive area. We urge the Board to seriously consider the potential cumulative impacts of approving this application. If the farmland and ponds become further filled, it can be envisaged that the ecological function and conservation importance of the entire area will disappear permanently. The ecological impacts caused (i.e., net loss in both wetland area and function) can be considered to be highly significant as these wetlands (e.g., inactive wet agricultural land and ponds) can provide habitats for many species of conservation concern (e.g., Greater Painted Snipe, Eurasian Otter and breeding Egrets).

#### Potential drainage impacts of this application

13. The entire locality where the site is situated is located within a lowland basin, sandwiched between the Lo Wu Station Road and the pipelines of the Water Supplies Department, and, the western side of the area is adjacent to the Ng Tung River. As shown in the aerial and on-site photographs, there are village houses not far from the site located within the same basin. According to the gist of this application, the height of the proposed land and pond filling will be up to 6.5 mPD and there would also be stream diversion. As previously mentioned, some parts of the site have been subject to unauthorised filling; the level of some parts of the site is now already higher than the immediate surroundings as can be seen from the recent on-site photographs.

14. Under the above circumstances, we urge the Board to seriously consider whether the approval of this application would aggravate the flooding risk of the area by placing the nearby houses and residents (if any) in a vulnerable situation. According to the gist, there is no drainage impact assessment provided for this application.

#### Rejected planning applications for filling of land/ pond for ('permitted') agriculture uses

15. The present application is not the first of its kind applying for filling of land/ ponds for ('permitted') agriculture uses. We note that many of these applications were rejected by the Board. Some examples and the reasons to reject them are reproduced below (duplicated reasons are not shown):

- (a) A/YL-KTN/347 – Proposed filling of pond for agricultural use in Agriculture zone; application for planning permission and review application both rejected in 2010 and 2011, respectively, because:

- *the applicant failed to demonstrate in the submission that the proposed filling of pond would not cause adverse ecological, landscape and drainage impacts on the*



- site and the surrounding areas; and*
- *the approval of the application would set an undesirable precedent for similar applications within the subject "AGR" zone. The cumulative effect of approving such application would result in adverse ecological impact and loss of fish ponds in the area.*
- (b) A/YL-TT/372 – Proposed filling of land for permitted agricultural use in Agriculture zone; rejected in 2016 because:
- *the proposed filling of land for construction of an access road and structures ancillary to agricultural use is not in line with the planning intention of the "Agriculture" ("AGR") zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. The applicant fails to demonstrate in the submission that the proposed land filling is essential for genuine agricultural propose; and*
  - *the approval of the application would set an undesirable precedent for similar applications within the "AGR" zone. The cumulative effect of approving such application would result in a general degradation of the environment of the area and adverse landscape impact on the surrounding areas.*
- (c) A/NE-TK/542 – Proposed filling of land up to 1.6 m for permitted agricultural use; largely within Agriculture zone; rejected in 2015 because:
- *the planning intention of the "Agriculture" ("AGR") zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justifications for land filling of 1.6m high for agricultural purpose;*
  - *the applicant fails to demonstrate that the filling of land would not cause adverse drainage, landscape and **geotechnical impacts** on the surrounding area; and*
- (d) A/SK-TMT/61 – Proposed filling of land for permitted agriculture use in Green Belt;

rejected in 2017 because:

- *the applicant fails to demonstrate that there is a need for filling of land for agricultural use at the Site;*
- *approval of the application would set an undesirable precedent for similar applications within the "Green Belt" zone. The cumulative effect of approving such similar proposals would result in a general degradation of the environment and bring about adverse impact on drainage and landscape of the area.*

(e) A/YL-PS/253 – Proposed filling of land for agricultural use (growing of organic vegetables and mushrooms and ancillary office) in Green Belt; rejected in 2006 because:

- *no strong justifications had been provided to demonstrate that filling of land under the current application was essential and inevitable for carrying out agricultural activities on site;*
- *there was no information in the submission to demonstrate that the development under application would not have adverse drainage impact on the surrounding area and aggravate flooding in the area; and*

(f) A/NE-KTS/338 – Proposed filling of land (about 1m to 1.2m in depth) for agriculture use and two on-farm domestic structures in Green Belt; application for planning permission and review application both rejected in 2013 because:

- *the proposed development was not in line with the Town Planning Board (TPB) Guidelines for Application for Development within Green Belt Zone under Section 16 of the Town Planning Ordinance (TPB PG-No. 10) in that there was a general presumption against development in a "Green Belt" ("GB") zone, and land filling would only be considered in exceptional circumstances and had to be justified with very strong planning grounds. There was insufficient information in the submission to demonstrate that the proposed land filling was for genuine agricultural purpose;*
- *extensive clearance of existing natural vegetation and land filling had been*



*involved at the application site and affected the existing natural landscape. The applicant had failed to demonstrate that the proposed development would not cause adverse traffic and landscape impacts on the surrounding areas; and*

- *the approval of the application would set an undesirable precedent for similar applications within the "GB" zone. The cumulative effect of approving such application would **result in** general degradation of the environment of the area and **adverse traffic and landscape impacts** on the surrounding areas.*

(g) A/NE-MUP/55 – Land filling for permitted agricultural use (plant nursery) in Agriculture zone; rejected in 2008 because:

- *After deliberation, the Committee decided to reject the application and the reason was that the granting of approval to the illegal land filling operation would set an undesirable precedent for other similar applications within the "Agriculture" zone. The cumulative impacts of approving such similar applications would result in a general degradation to the environment of the area.*

(h) A/YL-LFS/202 – Proposed land filling (by 1.2 m) for agricultural use in Green Belt; application for planning permission and review application both rejected in 2010 because:

- *the proposed materials for filling, including boulders as a substrata, were not suitable for farming (this reason was not used in the rejection of the review application); and*
- *the site would be higher than the surrounding areas after the proposed land filling. The applicant failed to justify the need to fill up the site and the filling depth being applied for, and to demonstrate that the proposed land filling would not have adverse drainage and landscape impacts on the surrounding area.*

16. For the present application, we urge the Board to consider the following questions:

- Is there any information provided to show that the current application (involving land and pond filling as well as stream diversion in a lowland basin) would not cause any adverse landscape, drainage and ecological impacts?

- Has the applicant provided sufficient and valid information and justifications to demonstrate that there is an essential and inevitable need to fill-up the land and ponds to the proposed height up to 6.5 mPD for genuine agricultural purposes/ carrying out genuine agricultural activities?
- Would the potential cumulative impacts of approving such application result in adverse ecological impact and loss of fish ponds in the area?
- Would the potential cumulative effect of approving such application result in a general degradation of the environment and bring about adverse impacts on drainage, landscape and traffic of the area?
- Is the application in line with the **planning intention of the “Agriculture” (“AGR”)** zone which is **primarily to retain and safeguard good quality agricultural land/farm/fish ponds** for agricultural purposes and to **retain fallow arable land with good potential for rehabilitation** for cultivation and other agricultural purposes?

17. To conclude, we are highly concerned that the approval of this application would set a highly undesirable precedent for other similar applications and potentially cause the proliferation of such activities, i.e., filling of ponds and land in this highly sensitive area. We also consider the AGR zone in the area of concern should be protected from undesirable impacts. In order to safeguard the important wildlife habitats (and at the same time retain good quality agricultural land/ fish ponds for traditional agricultural purposes and fallow arable land with good potential for rehabilitation for traditional genuine cultivation), we urge the Board to unequivocally reject this application.

18. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

cc. Designing Hong Kong  
Hong Kong Bird Watching Society  
The Conservancy Association  
WWF-HK



**Figure 1.** On-site photographs taken in May 2015 and February 2018, showing the site (approximately indicated by the red arrow) and its surroundings.

2015



2018





Figure 1. Cont'd.

2015



2018





Figure 1. Cont'd.





Figure 1. Cont'd.

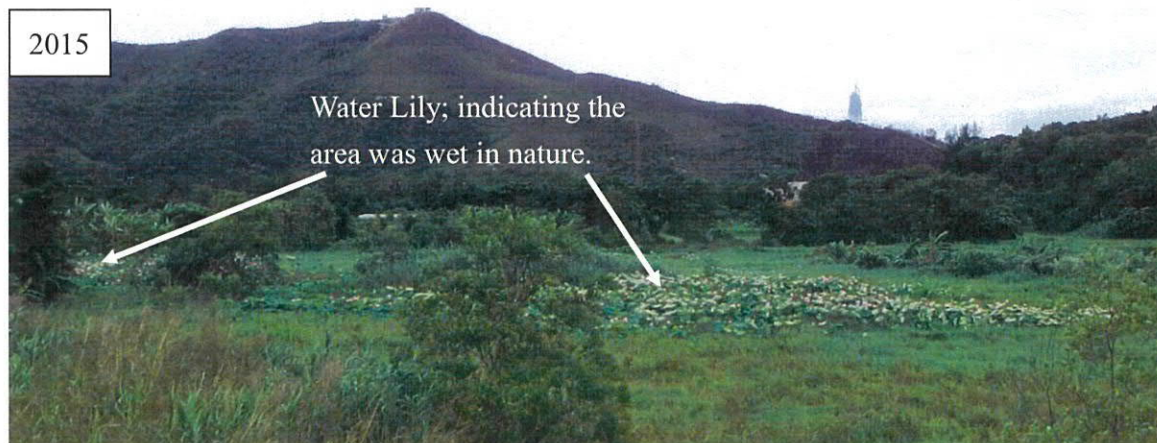




Figure 1. Cont'd.





Figure 1. Cont'd.





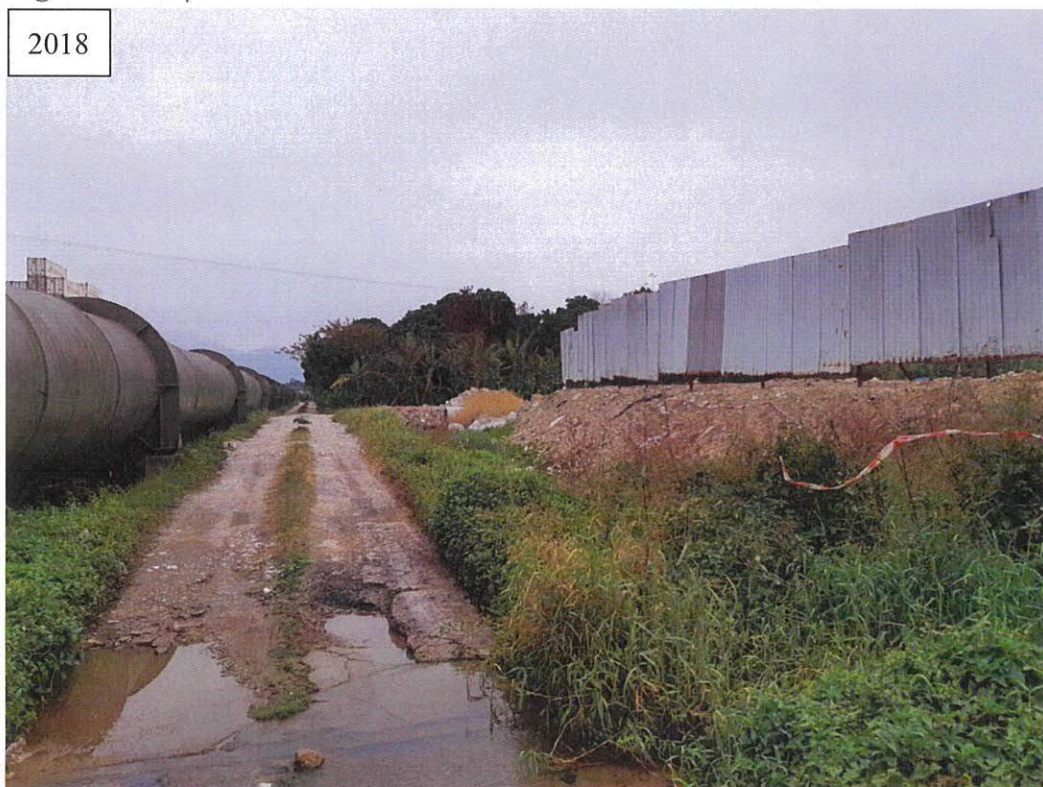
Figure 1. Cont'd.





Figure 1. Cont'd.

2018



2018





Figure 1. Cont'd.

2018



2018





**Figure 2.** Aerial photographs showing the locality (the site and its surroundings are approximately marked by the red rectangle).





Figure 2. Cont'd.





Figure 2. Cont'd.





Figure 2. Cont'd.



FI2

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致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

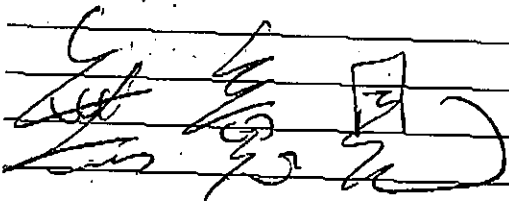
By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/NE-FTA/247 Received on 15/10/2024

意見詳情 (如有需要，請另頁說明)


Details of the Comment (use separate sheet if necessary)



「提意見人」姓名/名稱 Name of person/company making this comment

侯志強

簽署 Signature



日期 Date

2024.11.11



---

**From:**  
**Sent:** 2024-11-18 星期一 08:48:36  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** WWF submission on the application on the Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" zone in Man Kam To (A/NE-FTA/247)  
**Attachment:** s16A A\_NE-FTA\_247 20241118\_WWF.pdf

Dear Sir/Madam,

Please find WWF-Hong Kong's submission on the captioned application.  
See attached file:

s16A A\_NE-FTA\_247 20241118\_WWF.pdf

Thank you for your attention.

Best regards,  
Bonnie Leung (Ms.)  
Conservation Officer, Conservation Policy | WWF 世界自然基金會香港分會  
Tel:

Registered Name 註冊名稱: World Wide Fund For Nature Hong Kong 世界自然(香港)基金會  
(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司).  
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18 November 2024

**Chairman and members**

**Town Planning Board**

15/F North Point Government Offices,  
333 Java Road, North Point, Hong Kong  
(E-mail: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

**By E-mail ONLY**

Dear Sir/Madam,

**Re: Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with  
Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in  
“Agriculture” zone in Man Kam To (A/NE-FTA/247)**

WWF would like to lodge an objection to the captioned proposal.

**Not in line with planning intention of “Agriculture” zone**

The application site falls within an area zoned “Agriculture” (“AGR”) under the approved Fu Tei Au and Sha Ling Outline Zoning Plan No. S/NE-FTA/18 which the planning intention is “*primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes.*” In the absence of any assessments, the applicant failed to demonstrate that the proposed development would not surpass the site’s environmental acceptability as an agricultural land.

The Outline Zoning Plan also stated that “AGR” zone “*is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.*” According to the satellite image retrieved from Google Earth (Fig 1.), the site is mainly soil-based, which retains potential for agricultural revitalization. The proposed development is not in line with the planning intention of “AGR”, even on a temporary basis. Therefore, we recommend that the site should not be used for purpose other than its intended landuse.

**together possible™**

**Irreversible destruction caused by filling of land with concrete**

The irreversible effects of concrete filling on agricultural land pose significant concerns. The proposal involves using concrete to fill the land to a depth of not more than 2.5 meters, raising concerns about the long-term impact on soil quality at the site. The direct impacts of concretisation include increased pH and alterations in the chemical composition of the soil, affecting the soil structure and its ability to support crops growth. Additionally, the impermeable nature of concrete surfaces leads to increased surface runoff and groundwater depletion. The combination of these effects disrupts natural ecosystems, resulting in a loss of biodiversity which negatively impacts soil nutrient cycles and exacerbates soil degradation.

While it is technically possible to remove concrete and restore the agricultural land in the future, the process would require substantial resources and may not fully return the land to its original state. The recovery of soil health and the re-establishment of biodiversity can take years, if not decades, further complicating the restoration efforts. Considering the long-lasting consequences of concrete filling, the approval of this proposal will induce a significant risk to local biodiversity and jeopardizes the site's potential for agricultural rehabilitation.

**Undesirable precedent on agricultural landscape**

According to the latest available satellite image (Fig 1.), there was a large piece of actively managed agricultural land southwest of the site at least until 10 March 2023. The proposed development will cause irreversible destruction to the agricultural land which is incompatible with the rural and agricultural landscape. As such, we are concerned that approval of this proposal would set an undesirable precedent for other similar applications involving concrete filling, the cumulative effect of which would adversely impact the agricultural landscape.

We would be grateful if our comments could be considered by the Town Planning Board and the captioned proposal rejected.

Yours faithfully,  
Bonnie LEUNG (Ms.)  
Conservation Officer, Conservation Policy  
WWF Hong Kong



**Fig 1. Satellite image showing large piece of agriculture land southwest of the project site. The site remained as soil-based as of 10 March 2023.**



Image source: Google earth (accessed on 14 November 2024)



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**From:**  
**Sent:** 2024-11-18 星期一 14:54:27  
**To:** tspd/PLAND <tspd@pland.gov.hk>; enquire1/PLAND  
<enquire@pland.gov.hk>; tpbpd/PLAND  
<tpbpd@pland.gov.hk>; Enquiry NDO/HAD  
<don@had.gov.hk>; e-Enquiry Counter/LAO/LANDSD  
<landsd@landsd.gov.hk>; Enquiry/HQS/DSD  
<enquiry@dsd.gov.hk>  
**Subject:** 有關反對規劃申請編號 A/NE-FTA/247  
**Attachment:** 2024.11.12.pdf

敬啟者：

本人為打鼓嶺沙嶺村居民福利會代表，冼先生。  
附件為反對臨時貨物調渡場的信件，請參閱，敬候回覆，謝謝。

冼先生  
電話：

# 打鼓嶺沙嶺村居民福利會

2024 年 11 月 12 日

敬啟者：

(有關規劃申請編號 A/NE-FTA/247)

(擬議臨時貨物調渡場)

本會就有關上述申請，並廣泛諮詢村民，同時召開村民大會討論，會上全體村民一致堅決反對以上有關申請。理由如下：

1. 相關地段土地用途屬農業地帶，與規劃許可不符。
2. 上述申請之相關地段位處低窪，並不適宜進行填土工程。因該地段周邊緊貼民居，填土工程會令附近居民有嚴重水浸的高風險隱憂。
3. 申請範圍內仍有村民以務農謀生，填土工程會影響務農村民的生計。而中央位置有上萬尺濕池魚塘，填土工程同時破壞本大自然生態環境，造成環境污染。
4. 該申請並無提供擬議車輛通道，本會評估該申請會利用文錦渡旁作車輛通道。文錦渡路的車輛車速一般較快，而該臨時通道狹窄，令車輛減速轉彎等容易造成交通意外。評估通道下有數條東江水管，更不宜有重型車輛經常行駛，萬一東江水管因工程而受到破壞，後果不堪設想。同時，東江水管旁有數戶村民在居住，經常在斜坡上行駛重型車輛，實對村民造成極大危險。
5. 申請工程位置不適宜有大量車輛進出，避免構成危機問題。



有關申請無論在土地規劃上，現場環境、排水設施、車輛通道、村民居所安全問題、東江水管隱憂、如何彌補受破壞的土地環境，完全欠缺處理方案。因此，本會堅決反對有關申請。謝謝！

此致

正本呈送 城市規劃委員會

副本呈送 規劃處、北區民政事務處、渠務署



打鼓嶺沙嶺村居民福利會

主席李樹榮： 李樹榮 謹啟

2024 年 11 月 12 日

以下反對村民簽村民簽署：

2024 年 11 月 12 日

姓名	身份證首四位數字	姓名	身份證首四位數字
黃騰光		李樹平	
黃佩詩		李錦澤	
黃佩雯		劉德華	
呂米高		吳偉文	
李麗鈴		張建中	
林作池		黃志平	
黃偉傑		戴偉森	
黃寧志		戴燕婷	
陳綺文		張細藍	
黃家豪		李樹棠	
周鳳		莫楊見	
黃松泰		冼志彪	
曾玉嬌		冼子釗	
黃慧婷		冼嘉儀	
黃俊彥		廖少芬	
黃俊康		黃順業	
阮如		梁宗明	



以下反對村民簽村民簽署：

2024 年 11 月 12 日

姓名	身份證首四位數字	姓名	身份證首四位數字
李麗蘭		陳國偉	
劉祖壽		薛珮如	
劉卓謙		薛富健	
劉壽玲		陳月秋	
鄭昌發		黃贊偉	
陳沛明			
劉雨雅			
賴月英			
陳威成			
鄭小寶			
洪嘉慧			
馮惠湘			
羅成定			
羅紹熙			
羅記海			
林曉僑			
劉展蘭			

合共 4 頁

---

**From:**  
**Sent:** 2024-11-21 星期四 15:07:09  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Cc:** dafoffice/AFCD <dafoffice@afcd.gov.hk>  
**Subject:** KFBG's comments on A/NE-FTA/247  
**Attachment:** 241121 s16 FTA 247c.pdf

Dear Sir/ Madam,

Attached please see our comments regarding A/NE-FTA/247. There is one pdf file attached to this email. If you cannot see/ download/ open this file, please notify us through email.

Also, please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

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

21st November, 2024.

By email only

Dear Sir/ Madam,

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with  
Ancillary Facilities for a Period of 3 Years and Associated Filling of Land  
(A/NE-FTA/247)**

1. We refer to the captioned.

Town Planning Board adopts approaches to deter "destroy first, build later" activities

2. In our previous submission just sent about one month ago regarding the same application, we already showed the extensive environmental destruction at the site in the past (please see relevant photos in the appendices below showing our submissions regarding some rejected/withdrawn applications covering the current site).

3. Again, we would like to remind the current Town Planning Board that a spokesman for the Board has said, *'The Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned.'* This is documented in a government press release entitled 'Town Planning Board adopts approaches to deter "destroy first, build later" activities'<sup>1</sup>.

4. Now, according to the Ecological Impact Assessment (EcoIA) submitted for this application, the main habitat at the site is regarded as 'wasteland' with 'low' ecological value. However, based on our on-site observation in the past and aerial photos, before the extensive

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<sup>1</sup> <https://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>



environmental destruction, the site should contain wetlands and was well-vegetated (please refer to relevant photos in our past submissions in the appendices below).

5. We urge the Board to seriously consider all the above and also the own statement made by the Board, and then to consider how the stance as emphasised in the statement should be appropriately implemented.

Are the EcoIA and associated ecological surveys comprehensive enough?

*Fails to mention the otter record in the pond to the west of the application site*

6. There was an Eurasian Otter, a mammal species of high conservation concern in Hong Kong and China<sup>2</sup>, recorded in a pond to the west of the application site, and this is well documented in a report by the Planning Department (PlanD)<sup>3</sup>. We also recorded the sign of otter (confirmed by DNA analysis) in Ng Tung River recently and this finding was covered by some news reports in August 2024 (e.g. <sup>4, 5</sup>). The aforementioned pond habitat as well as a small portion of Ng Tung River are covered under the Study Area of the EcoIA. However, these findings are not mentioned at all in the EcoIA.

7. Although the record by PlanD was made long time ago (in 2009), our recent finding in Ng Tung River clearly suggests that this species would still appear in the area in general. Indeed, according to a local study by The University of Hong Kong<sup>6</sup>, this species has a wide home range and fish ponds are their important foraging habitats. We therefore believe that, in view of the ecological connectivity between Ng Tung River and the pond habitat to the west of the application site (ecologically connected by a watercourse), the latter habitat (i.e., the ponds to the west of the application site) can be accessed by otters and would provide forage ground for this species.

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<sup>2</sup> <https://www.kfbg.org/en/fauna-conservation/otters>

<sup>3</sup> [https://www.epd.gov.hk/epd/SEA/eng/files/LandUsePlanningforClosedArea\\_Ch7\[1\].pdf](https://www.epd.gov.hk/epd/SEA/eng/files/LandUsePlanningforClosedArea_Ch7[1].pdf)

<sup>4</sup> <https://news.rthk.hk/rthk/en/component/k2/1767974-20240828.htm>

<sup>5</sup> <https://www.thestandard.com.hk/section-news/section/8/265754/Sign-of-threatened-Eurasian-otter-found-in-Sheung-Shui>

<sup>6</sup> McMillan, S. E., Wong, A. T. C., Tang, S. S. Y., Yau, E. Y. H., Gomersall, T., Wong, P. Y. H., Vu, A. K. H., Sin, S. Y. W., Hau, B. C. H., & Bonebrake, T. C. (2022). Spraints demonstrate small population size and reliance on fishponds for Eurasian otter (*Lutra lutra*) in Hong Kong. *Conservation Science and Practice*, e12851.

<https://doi.org/10.1111/csp2.12851>



8. This species, however, is sensitive to human activities. Based on the communication with a researcher on this species in Kinmen Island (Dr. Yuan Shou-li<sup>7</sup>), otter records were found reduced when there were increased human activities/ disturbance nearby. Also, although this species mainly relies on water bodies as their foraging habitats, they still need to utilise terrestrial areas as their resting and even breeding grounds (e.g., bush or thicket) (e.g., see

<sup>8</sup>). For instance, two baby otters were found in a thick bush in Kinmen (Dr. Yuan personal communication). Whether or not the well-vegetated areas surrounding the application site can provide resting or even breeding grounds for otters is unknown; however, in view of the conservation importance of this species in Hong Kong and China<sup>2</sup>, we recommend a precautionary approach should be considered. The same mindset should also be applied when considering the disturbance impact on this species.

9. The EcoIA does mention the presence of otter within Yuen Leng Tsai (< 900m from the Study Area; NOT within the Study Area). However, it fails to mention the otter record by PlanD and also our recent finding in Ng Tung River (even both habitats are under the Study Area). We cannot understand how this would happen (as this information can be assessed easily through internet). Eurasian Otter is highly mobile and it is significant to mention the recent finding in Ng Tung River (part of it is within the Study Area) as well as the past record within the pond habitat (which is well within the Study Area) – this is an indication of a potential Ecological Habitat Network – which is highly relevant to ecological evaluation. The absence of these findings in the current EcoIA is an obvious omission, and we urge the Board (in consultation with relevant authorities) to consider whether the present EcoIA can provide a comprehensive picture on the potential impacts of this application on otters and its potential habitats.

*Are the EcoIA and associated ecological surveys adequate?*

10. The surveys for the EcoIA were conducted from August to October 2024. Obviously this survey period did not cover the peak wintering season of migratory birds. KFBG conducted a comprehensive survey on the ecological value of some selected farmland sites within the Northern Metropolis, and the results were published in a report in 2023<sup>9</sup>; the

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<sup>7</sup> Dr. Yuan belongs to the Kinmen Wildlife Rehabilitation and Conservation Association and has studied otters on Kinmen Island for at least one decade (and is still ongoing).

<sup>8</sup><https://cieem.net/wp-content/uploads/2019/07/B359157-Otter-Breeding-Sites-Conserving-Natura-2000-River-s-Series.pdf>

<sup>9</sup><https://www.kfbg.org/images/download/kfbg%20northern%20metropolis%20bird%20report%20sept%202022>

farmlands and ponds to the south of Lo Wu Station Road (i.e., those to the west of the current application site) are included in our survey, and this survey site is called ‘Sandy Ridge Wetland Mosaic’ (habitats and location of this site already clearly described and indicated/illustrated, respectively, in our report). Based on our evaluation, the ecological value of Sandy Ridge Wetland Mosaic was the highest among surveyed sites, and we recorded 98 bird species at this site (our survey covered 12 months (including both dry and wet seasons))<sup>9</sup>. The pond and farmland habitats surveyed under Sandy Ridge Wetland Mosaic are well covered under the Study Area of the present EcoIA. However, the present EcoIA only recorded 30 bird species in the Study Area.

11. We understand that the results of our report<sup>9</sup> are mentioned in the EcoIA (as part of the literature review). However, in Table 5.16 of the EcoIA (supposed evaluating fauna species of conservation concern (including those from literature review)), bird species of conservation concern recorded in Sandy Ridge Wetland Mosaic in our report are not listed; the EcoIA claims: ‘*As the locations of the species from AFCD and KFBG are not available, they are not put in Table 5.12 to Table 5.16.*’ We cannot understand this approach. In our KFBG report, the habitats and location of Sandy Ridge Wetland Mosaic are already clearly described and indicated/illustrated (i.e., with aerial photo showing the site), respectively, and the habitats surveyed at Sandy Ridge Wetland Mosaic are well covered under the Study Area of the current EcoIA. We absolutely cannot see why the bird species of conservation concern (which are also highly mobile and can easily move across similar suitable habitats) recorded by us in the same area cannot be included and evaluated (in Table 5.16).

12. The EcoIA also mentions: ‘*the ecological values of the habitats already took those species (recorded by KFBG) into consideration.*’ However, we cannot see that the bird species of conservation concern recorded by us are fully considered in relevant habitat evaluation. For instance, in Table 5.11 of the EcoIA (evaluation of pond), the Great Cormorant – a bird species of conservation concern recorded by us and usually inhabits pond habitats – is not mentioned, and the ecological value of pond is considered to be ‘low-medium’.

13. We also observed that a bird species included in the Red List of China’s vertebrates<sup>10</sup>

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3%20eng.pdf

<sup>10</sup> Jiang, Z., Jiang, J., Wang, Y., Zhang, E., Zhang, Y., Li, L., Xie, F., Cai, B., Cao, L., Zheng, G., Dong, L., Zhang, Z., Ding, P., Luo, Z., Ding, C., Ma, Z., Tang, S., Cao, W., Li, C., Hu, H., Ma, Y., Wu, Y., Wang, Y., Zhou,



and recorded by the survey conducted for the EcoIA, Chinese Francolin, is not even considered as a species of conservation concern (e.g., not listed in Table 5.16). But ‘Red List of China’s Vertebrates by Jiang et al. (2016)’ is claimed to be included as reference for conservation importance under Section 5.2.4 of the EcoIA.

14. Indeed, we spent 12 months and recorded 98 bird species (including 39 species of conservation concern) in Sandy Ridge Wetland Mosaic; in contrast, the ecological survey (three months only) for the EcoIA only recorded 30 bird species (even lower than the no. of bird species of conservation concern recorded by us; please note that the surveyed habitats under these two studies are largely overlapped). And the 39 bird species of conservation concern recorded by us are not all mentioned for evaluation (i.e., in Table 5.16 of the EcoIA; because ‘their locations are not available’, as claimed in the EcoIA).

15. In view of all the above, we urge the Board (in consultation with relevant authorities) to seriously consider whether the present surveys under the EcoIA, or the EcoIA itself, can provide sufficient/ adequate data/ information/ evaluation to support an appropriate assessment regarding the ecological value of the habitats nearby. The EcoIA considers that the ponds and agricultural land to the west of the application site are of low-medium and medium ecological value only, respectively (vs ‘highest ecological value’ as mentioned in our bird survey report published in 2023 (please note that our findings are obtained by comparing the Sandy Ridge Wetland Mosaic with some other similar farmland sites in Northern Metropolis)).

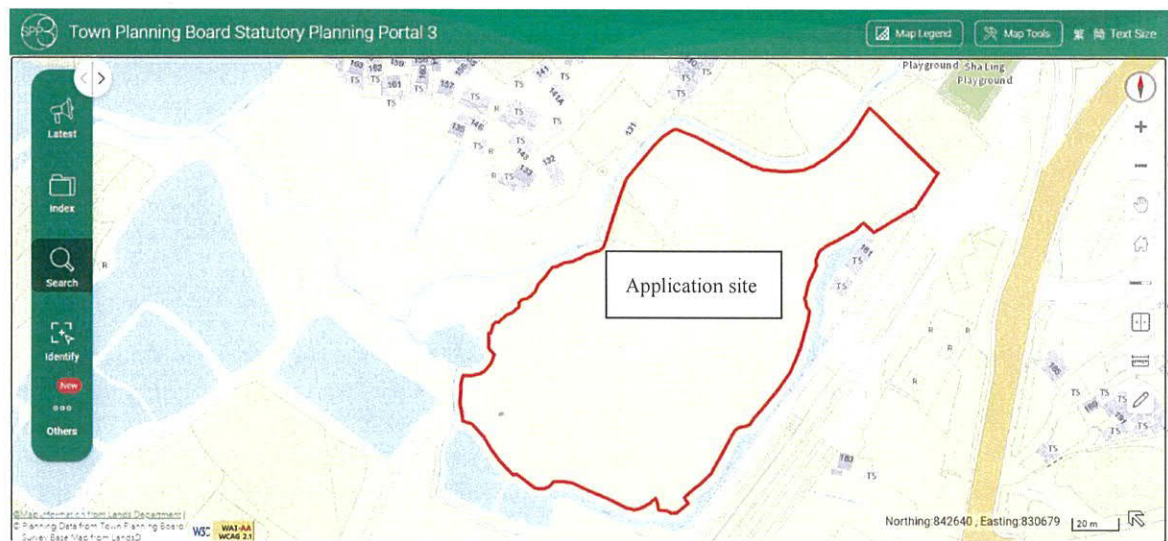
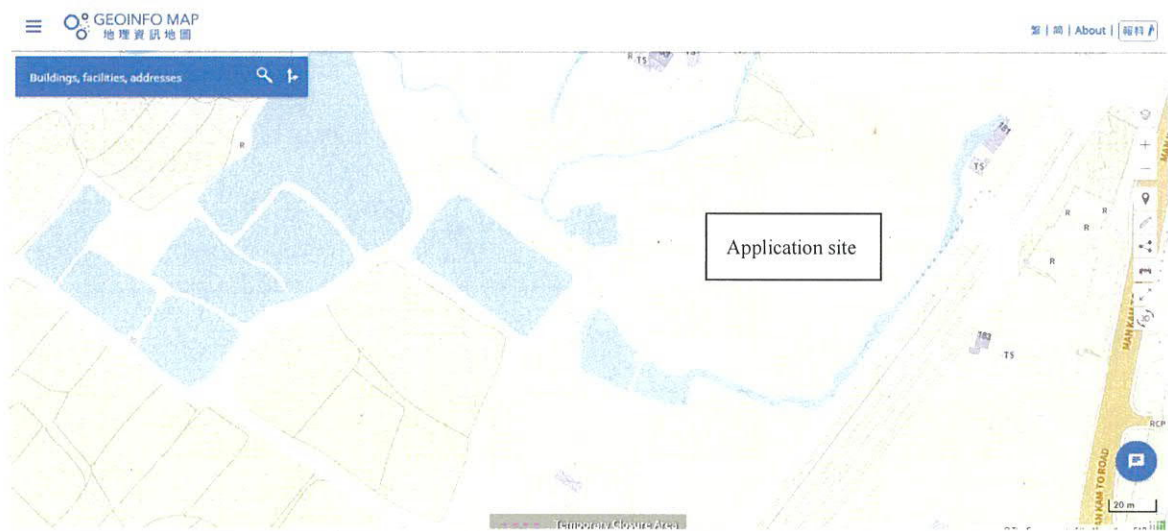
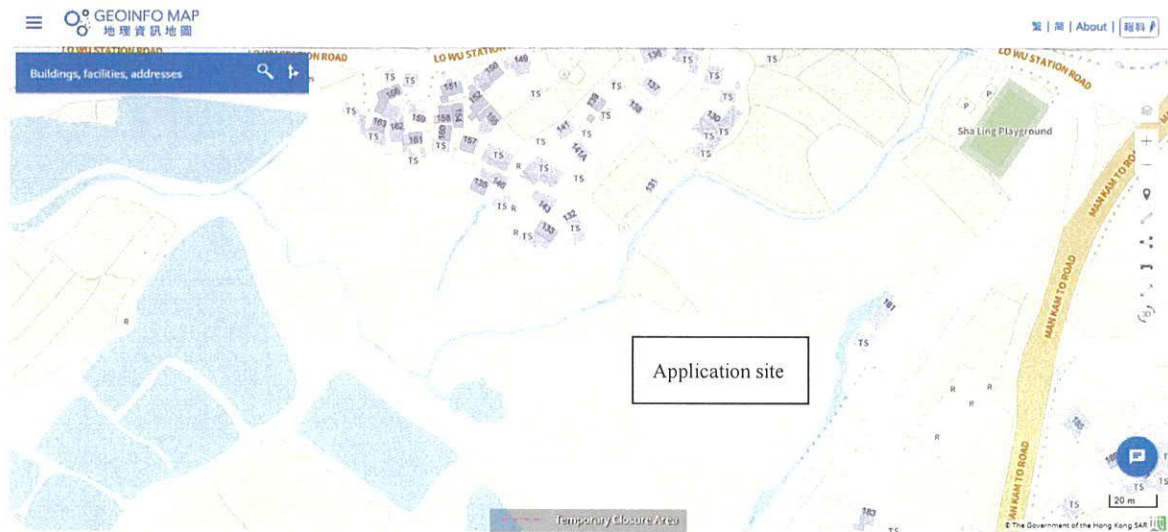
Is the habitat map adequate to reflect the habitats and the habitat connectivity on-site?

16. We urge the Board to look at the maps below from the Lands Department (GeoInfo map) showing the site and its surroundings (and also a map from the Town Planning Board Statutory Planning Portal 3; the base map is also from Lands Department); the blue areas are supposed showing water features such as ponds and watercourses.

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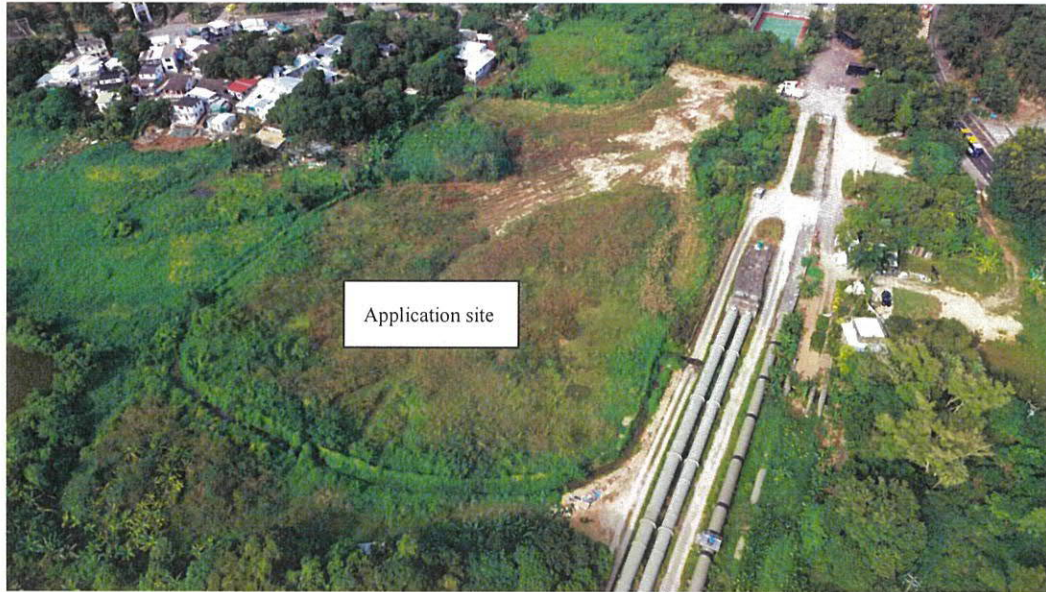
K., Liu, S., Chen, Y., Li, J., Feng, Z., Wang, Y., Wang, B., Li, C., Song, X., Cai, L., Zang, C., Zeng, Y., Meng, Z., Fang, H. & Ping, X. (2016) Red List of China’s Vertebrates. Biodiversity Science 24, 500–551.







17. Then we urge the Board to look at a photo taken in Oct 2024 below; as shown, the site is also bounded by a watercourse-like feature at least at the southern portion (matching with the Lands Department's map in this area).



18. Then we urge the Board to look at the habitat map below (extracted from the EcoIA).



19. We cannot see that the habitat map above can clearly reflect some of the water features as shown in the Lands Department's map or our photo. We urge the Board (in consultation with relevant authorities) to seriously consider whether this habitat map can adequately



reflect the habitats on-site. This is crucial as an adequate habitat map should not only be able to reflect habitats but also habitat connectivity, which is important to know when assessing ecological value.

Would there be potential water quality impacts on surrounding wetlands, watercourses and ponds?

20. The above maps from Lands Department and also the photo should have reflected that the general area where the application site is located would have some water features (e.g., watercourses; in fact, we call this area the ‘Sandy Ridge Wetland Mosaic’). Indeed, as indicated in the habitat map above, the application site is also very close to a habitat called wet grassland (and the site itself also contains a piece of wet grassland), which is also considered as a wetland habitat. This wet grassland is adjacent to ponds and marsh, as well as the agricultural land. According to the Lands Department’s map, there would also be watercourse-like features adjacent to the northern and southern parts of the application site and these features extend into this wet grassland.

21. The EcoIA mentions: *‘The Application Site is about 1.6ha. A total of two 2-storey structures are proposed at the Application Site for warehouses, offices and washrooms, and the remaining area is reserved for parking and loading/unloading spaces and circulation area. The Site is proposed to be to be filled wholly with concrete for site formation of the abovementioned items.’* **Would surface runoff with potential contaminants enter the nearby wetlands during this proposed site formation process?**

22. We can see that a drainage impact assessment (DIA) has been submitted for this application. But we urge the Board (in consultation with relevant authorities) to consider whether there would be potential water quality impacts caused by the proposed filling of land with concrete, and if it is a concern, whether this needs to be adequately evaluated; if yes, has the submitted assessments been able to address this potential impact, or should an adequate water quality impact assessment be submitted? Also, would there be potential sewage impact, and should a sewage impact assessment be submitted/ has such an assessment been submitted to address the potential sewage impact?

Would filling the existing site with concrete cause permanent and irreversible impacts?

23. The EcoIA classifies the main habitat within the site as ‘wasteland’ (i.e., *land without determined use but was largely colonized by weedy species*). As shown in our recent photo the site is still largely vegetated. The EcoIA also mentions that within the site there is a piece



of wet grassland. Overall that means in general vegetation can still be growing at the site.

24. We urge the Board to consider:

- After the site is wholly filled with concrete (as mentioned in the EcoIA), can vegetation grow at the site?
- After this 'temporary' use ceases operation/ occupying the site, can the site be reinstated to a status allowing vegetation to grow?
- Would the temporary use (with the proposed filling of the whole site with concrete as mentioned in the EcoIA) cause direct, permanent and irreversible impacts on the site, and permanently and irreversibly affect its arability?
- Would the land still be suitable for farming after filling with concrete (even the concrete removed), and can the filled concrete be completely removed?
- Would there be land contamination issue potentially affecting the suitability of the site to be used as farmland for growing crops for human consumption?
- Does the site need to be reinstated after the proposed temporary use stops operating/ functioning (e.g., the planning permission expired); if not, is this appropriate?

25. As mentioned in many of our submissions, our Country is promoting the Construction of Ecological Civilisation. We seriously urge the Board to consider whether approving this application would be in line with this National Policy.

#### Potential cumulative impact of approving this application

26. As shown in many of our recent photos (please refer to those in our previous submission sent about one month ago; also attached below), the Sandy Ridge Wetland Mosaic is still largely vegetated and rural in nature, and still contains many ponds and farmlands (active/ abandoned; wet/ dry). The EcoIA also reveals that a substantial portion of this area is covered with wet grassland (i.e., a type of wetland). Development is largely limited in this area with only some human settlements. We urge the Board to consider whether the approval of this application would set a precedent for similar applications in this area and the potential cumulative impacts of the approval of this application on the remaining rural land with many habitats for many wildlife species of conservation concern.

#### Would the approval encourage more illegal filling of land?

27. The general history of the site in recent years, based on our on-site observation and information from the PlanD, can be summarised as follows: 1. well vegetated area with

wetland likely to be evolved from abandoned farmland, 2. illegally filled extensively, 3. PlanD carried out enforcement action, 4. some planning applications submitted (but withdrawn/ rejected) and reinstatement conducted (but become 'wasteland' as identified in the EcoIA) and, now, 5. an application submitted for 'temporary' warehouse and the site is proposed to be wholly filled with concrete.

28. If this application is approved eventually, we urge the Board and relevant authorities to seriously consider whether it would encourage more illegal land filling in the area.

29. We urge the Board to unequivocally reject this application as the proposed use is not in line with the planning intention of the AGR zone; please note that active agricultural activities are still extensively practicing within this AGR zone and this AGR zone is also providing habitats for many species of conservation importance (**'highest ecological value'**<sup>9</sup>).

30. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

cc. AFCD  
WWF-HK  
Hong Kong Bird Watching Society  
The Conservancy Association

The Secretary,  
Town Planning Board,  
15/F, North Point Government Offices,  
333, Java Road, North Point,  
Hong Kong.  
(Email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

25th October, 2024.

By email only

Dear Sir/ Madam,

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with**  
**Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**  
**(A/NE-FTA/247)**

1. We refer to the captioned.
2. There are at least four rejected applications covering the current application site. Reasons for the rejection of two of these applications are reproduced below:

A/NE-FTA/156 - Proposed Temporary Unloading/Loading Platforms for a Period of 3 Years

*(a) the application is not in line with the planning intention of the "Agriculture" ("AGR") zone for the area which is primarily intended to retain and safeguard good agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis;*

*(b) the application does not comply with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13E) in that there is no previous planning approval granted at the site; the proposed development is not compatible with the surrounding land uses which are predominantly rural in character; there are adverse departmental comments on the application; and the applicant fails to demonstrate that the development would have no adverse environmental and landscape*



*impacts on the surrounding area; and*

*(c) the approval of the application would set an undesirable precedent for similar applications within the same "AGR" zone. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.*

A/NE-FTA/186 - Filling of Land for Permitted Agricultural Use (Hydroponic Farm) (withdrawn eventually)

*(a) the planning intention of the "Agriculture" ("AGR") zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justifications for land filling of 1.5m in height (5mPD to 6mPD) for agricultural purpose;*

*(b) the applicant fails to demonstrate that the filling of land would not cause adverse drainage, environmental, ecological, landscape and traffic impacts on the surrounding area; and*

*(c) the approval of the application would set an undesirable precedent for other similar applications within the "AGR" zone. The cumulative impact of approving such applications would result in a general degradation of the environment of the area.*

3. We urge the Board to consider whether any of the above reasons would also be applicable to the current application.

4. We also urge the Board to look at some recent photos showing the site and the habitats nearby (**Figure 1**). The application site is indeed located within a locality called 'Sandy Ridge Wetland Mosaic' in our recent farmland bird survey report<sup>1</sup>. Based on the survey carried out by our experts, we consider that the ecological value of this mosaic was the highest (among the nine surveyed sites) and worth to be protected appropriately. This finding echoes with the results of a Planning Department study; in a study by the Planning

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<sup>1</sup><https://www.kfbg.org/images/download/kfbg%20northern%20metropolis%20bird%20report%20sept%202023%20eng.pdf>

Department regarding the (former) Frontier Closed Area<sup>2</sup>, the following statements are mentioned:

*“The area to the southwest of Sandy Ridge, bounded to the west by the Ng Tung River and rail line and to the south by the Man Kam To Road, comprises active and inactive agricultural land, both wet and dry, and inactive fish ponds. This combination of habitats is generally attractive to birds, and this area is no exception. Twenty wetland-dependant species were recorded in the five surveys carried out as part of this study, including the rare Greater Painted-snipe. Although breeding was not actually proven, its occurrence throughout the year, the presence of calling birds in May and the presence of both inactive and wet agricultural areas suggests very strongly that breeding occurs...*

*The area lies close to Long Valley, and there are ecological linkages with this area, as shown by the occurrence of similar wetland dependent species, in particular, Cattle Egret, Common Teal, Greater Painted-snipe, Black-winged Stilt, Little Ringed Plover, Common Snipe and sandpipers Tringa, which are typical species at Long Valley but not in other, nearby wetland habitats...*

*The area also provides foraging grounds for Chinese Pond Herons nesting at the nearby Ho Sheung Heung Egretty, which lies across the Ng Tung River. These birds were seen flying directly from the egretty to the area during surveys.*

*A single Eurasian Otter was recorded in one of the inactive fish ponds in the wet agricultural area to the southwest of Sha Ling in January 2009. This is the only record of the species in this area of Hong Kong east of the Ng Tung River. Of conservation significance (‘Near Threatened’, IUCN; ‘Vulnerable’, China Red Data Book), the Hong Kong distribution of this protected species appears to be confined to the northwest New Territories (Shek 2006). The area provides potentially suitable breeding habitat...”*

5. We would also like to remind the Board that the application site has suffered from large-scale environmental destruction in the past; enforcement and reinstatement notices have also been issued. We urge the Board to look at the on-site and aerial photos taken in various years as shown in our previous submissions (in **Appendix 1**) attached under the current letter.

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<sup>2</sup> [https://www.epd.gov.hk/epd/SEA/eng/files/LandUsePlanningforClosedArea\\_Chp7\[1\].pdf](https://www.epd.gov.hk/epd/SEA/eng/files/LandUsePlanningforClosedArea_Chp7[1].pdf)



We urge the Board to seriously investigate the history of the site (i.e., the serious environmental destruction appeared in the past) as well as the reasons by the then Town Planning Board to reject the aforementioned applications.

6. We would also like to remind the current Town Planning Board that a spokesman for the Board has said, *'The Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned.'* This is documented in a government press release entitled 'Town Planning Board adopts approaches to deter "destroy first, build later" activities'<sup>3</sup>.

7. We urge the current Board to understand (and can also appropriately implement) the stance as claimed by the aforementioned spokesman.

8. Based on the photos in **Figure 1**, it seems that some vegetation clearance has been carried out recently within the application site; but the area in general is still largely green and the site would still have some ecological connectivity with the wetland and farmland to the west of the site.

9. Regarding this application, we urge the Board to consider the followings:

- whether the approval would set a precedent for similar cases in this area
- potential cumulative impacts caused by the approval of this application, especially on the farmland and wetland to the west of the site
- Is the submitted drainage impact assessment able to address the potential drainage impact? Obviously the site is located in a low-lying area with human settlements nearby as shown in **Figure 1**.
- Are there any other potential impacts needed to be addressed, such as environmental, ecological, visual and landscape, etc., and have/ should these potential impacts, if any, been/ be adequately addressed by relevant impact assessments? If these impacts are needed to be addressed, have relevant (and adequate) impact assessments been submitted to support this application?
- In view of the ecological value of the nearby farmland and wetland, should an ecological impact assessment be carried out? If not, why is it not required?

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<sup>3</sup> <https://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>



10. We urge the Board to unequivocally reject this application as we consider Agriculture zone should not be turned into brownfield site in general; the use is definitely not in line with the planning intention of the zoning of concern and we are also concerned about the potential ecological impacts that would be caused by the proposed use (we cannot see from the gists and town planning board website that an ecological impact assessment has been submitted for this application).

11. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

Figure 1. The site (indicated by the arrow) and the habitats to the west of the site.

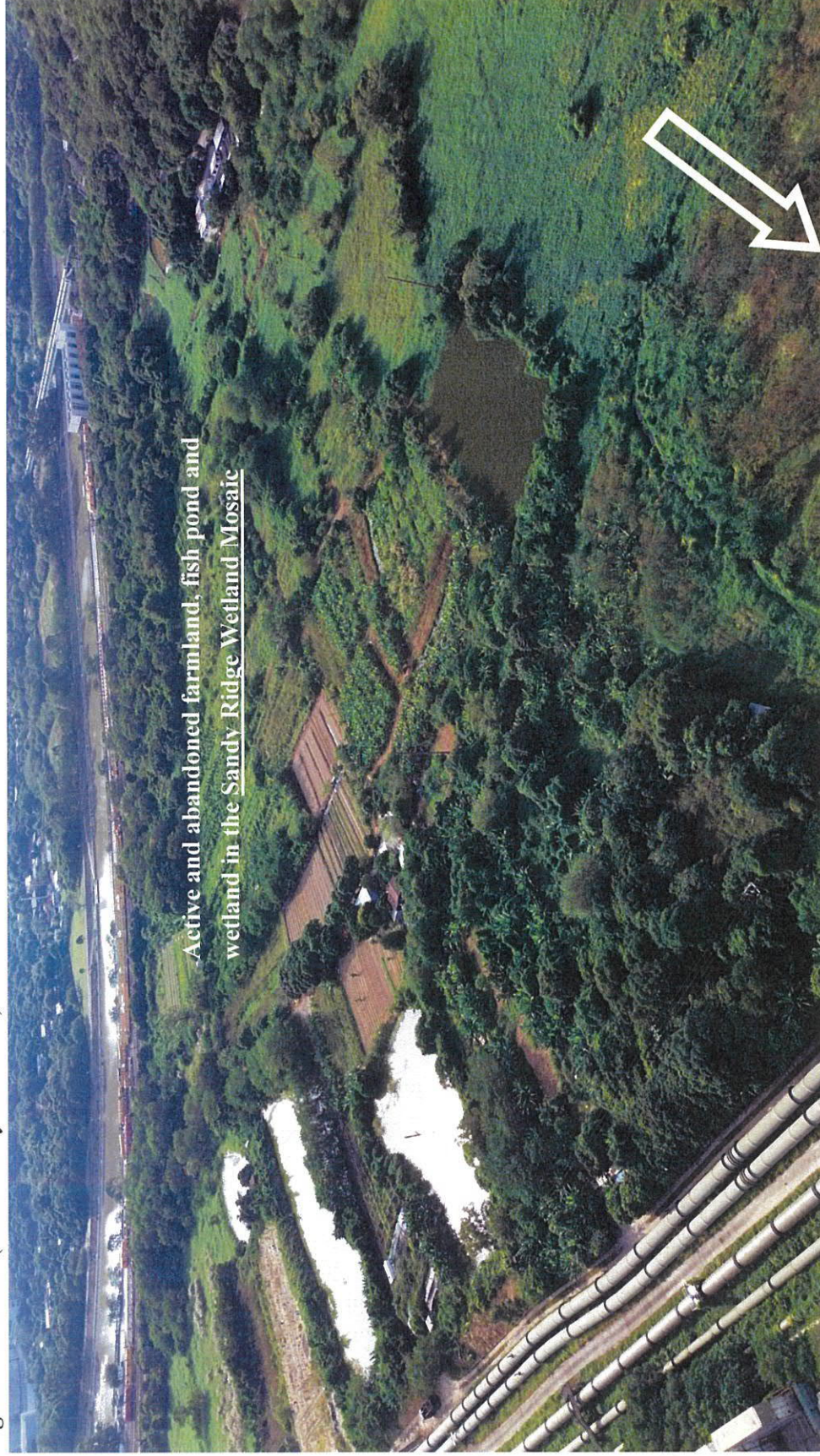
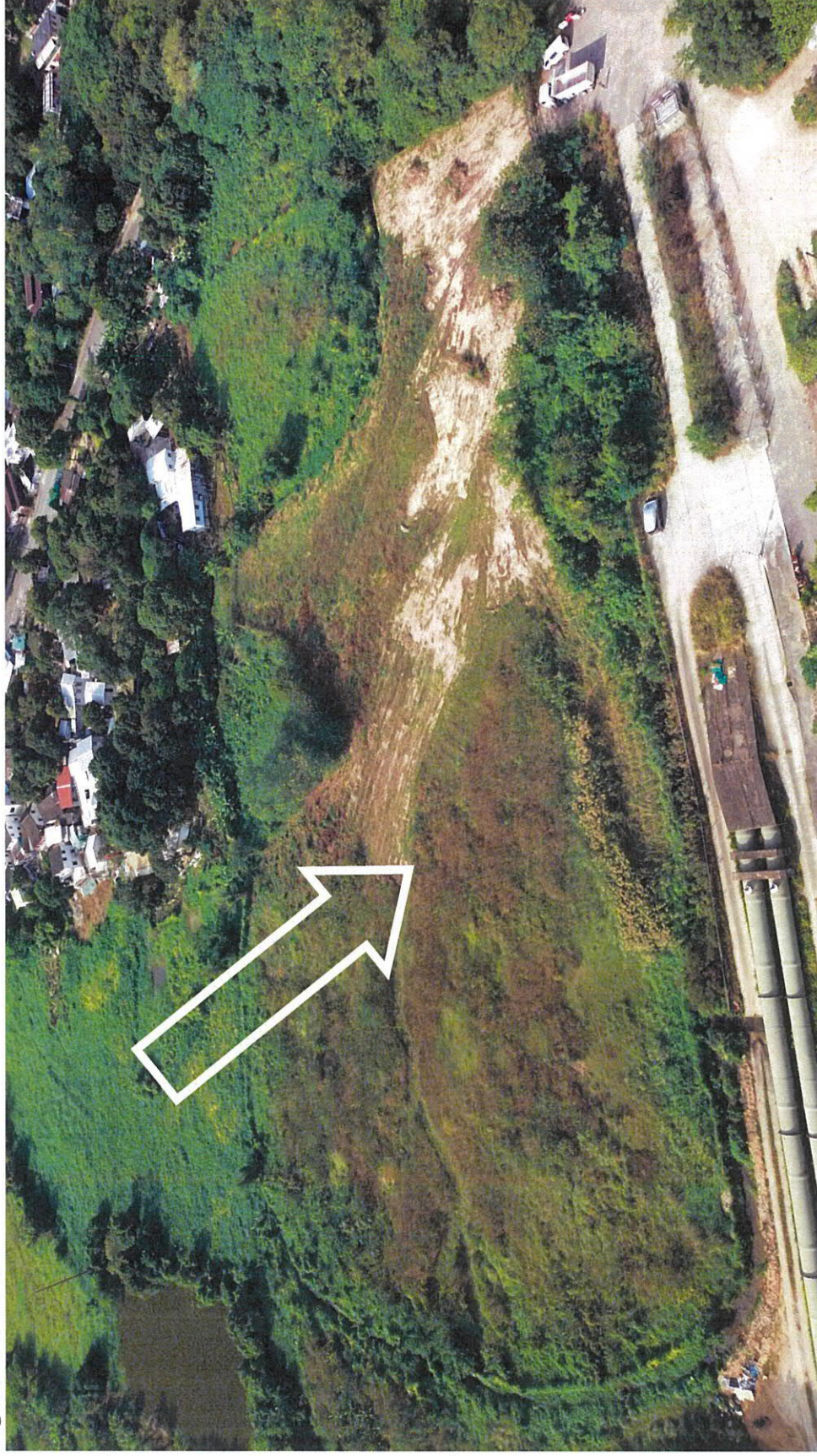




Figure 1. Cont'd.





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

22nd October, 2018.

By email only

Dear Sir/ Madam,

**Filling of Land for Permitted Agricultural Use (Hydroponic Farm)**

**(A/NE-FTA/186)**

**(Review under Section 17)**

1. We refer to the captioned.
2. The application for planning permission of the captioned was rejected in September, 2018, and the reasons for rejection are reproduced below:

*(a) the planning intention of the "Agriculture" ("AGR") zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justifications for land filling of 1.5m in height (5mPD to 6mPD) for agricultural purpose;*

*(b) the applicant fails to demonstrate that the filling of land would not cause adverse drainage, environmental, ecological, landscape and traffic impacts on the surrounding area; and*

*(c) the approval of the application would set an undesirable precedent for other similar applications within the "AGR" zone. The cumulative impact of approving such applications would result in a general degradation of the environment of the area.*

3. Based on our observation from the Planning Department, there are enforcement and

reinstatement notices issued for cases covering the current application site, and we could not see any compliance notice issued (information retrieved on 19th October, 2018). We would like to ask the Board to liaise with the relevant authorities as to whether or not the site is already properly reinstated. We strongly urge the Board to consider whether or not it is appropriate to approve an application if there are outstanding enforcement cases covering the application site.

4. Finally, we urge the Board to read our previous submission (**Appendix 1**) for more information.

5. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

cc. Designing Hong Kong



嘉道理農場暨植物園公司  
Kadoorie Farm & Botanic Garden Corporation

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

30th July, 2018.

By email only

Dear Sir/ Madam,

**Filling of Land for Permitted Agricultural Use (Hydroponic Farm)**  
**(A/NE-FTA/186)**

1. We refer to the captioned.
2. There was a similar application (for filling of land and pond, and hydroponic farm) at the current application site earlier this year (i.e., A/NE-FTA/182) and we objected to the application (please see our submission for the previous application, **Appendix 1**). The application was rejected by the Town Planning Board in April 2018 and the reasons for rejection are reproduced below:

*(a) the planning intention of the "Agriculture" ("AGR") zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justifications for land/pond filling of 2 to 3m in height (+6.5mPD) for agricultural purpose;*

*(b) the applicant fails to demonstrate that the filling of land and pond would not cause adverse drainage, environmental, ecological, landscape and traffic impacts on the surrounding area; and*

*(c) the approval of the application would set an undesirable precedent for other similar applications within the "AGR" zone. The cumulative impact of approving such applications would result in a general degradation of the environment of the area.*



3. According to the information retrieved from the Planning Department in July 2018, there are currently some outstanding enforcement cases (i.e., E/NE-FTA/163 and E/NE-FTA/168) covering the current application site and no compliance notices have been issued.
4. A Reinstatement Notice (RN) was issued for case no. E/NE-FTA/163 and the requirements in general included: (1) to remove the fill materials, and (2) to grass the areas. This RN expired on 2nd March, 2018. We visited the site again in July 2018; on-site photographs taken during the visit are shown in **Figure 1**. We urge the Board to compare these recent photographs with photographs taken in May 2015 and February 2018 as shown in **Appendix 1**.
5. Although the locality is not covered with conservation zonings, we hope that the Board will recall the farmland and fish pond areas to the southwest of Sandy Ridge has been considered to be of high conservation concern as described in our previous submission for A/NE-FTA/182 in **Appendix 1** (indeed, this is revealed from a Planning Department's study). However, based on our latest observations in July 2018, we consider that this site is now no longer able to provide suitable habitats for most wetland fauna including species of conservation importance like the Greater Painted Snipe, which has once been recorded in the area.
6. The original habitats at the site (e.g., shallow ponds and abandoned farmlands) are still subject to impacts (i.e., direct habitat loss) caused by the unauthorised land filling activity (see **Figure 1**). From an ecological point of view, we do not consider that the site has been properly reinstated in any way. We are unable to discern that the site has even been properly 'grassed' (see **Figure 1**) which is just one of the two requirements in the RN (expired in March 2018).
7. We hope that the Board will send a clear message to the public that any destroy first and develop later activities would (and should) NOT be tolerated, which is, indeed, a statement made by the Board<sup>1</sup>. We also urge the Board to request the Planning Department speed-up the handling process for enforcement cases (the first Enforcement Notice was issued on 21st September 2017).
8. In 2016, the Ombudsman carried out an investigation on Government control of

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<sup>1</sup> <http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>

fly-tipping and land filling on private land. According to their report published in 2018<sup>2</sup>, the Ombudsman considers that:

- (1) *Planning Department takes too long to enforce RNs.*
  - (2) *Planning Department's prosecution actions have little deterrent effect.*
  - (3) *...Protecting zones of ecological/conservation value from damage by landfilling activities should be a paramount factor for consideration. When drawing up RNs, Plan D should assess in a more prudent manner whether the requirements of the RNs can genuinely serve the purposes of conserving ecological habitats and reinstating the site to its satisfaction, with more weight placed on conservation of natural habitats and not slanting in favour of the RN recipients.*
9. In the report, we also note the following statement:
- 'In response to the query concerning "destroy first, build later", Plan D (Planning Department) has indicated to us that in order to protect the rural areas and natural environment, TPB had decided in as early as 2011 to take appropriate measures to deter such tactic. All applications for planning permission for sites involved in unauthorised development would be subject to investigation first. Should an unauthorised development be confirmed, TPB would vet the application concerned based on the land condition of the site before damage. If Plan D has already taken enforcement action on the site under application and served an RN in accordance with TPO, then TPB would only consider the application with reference to the reinstated condition of the site as required by the RN. The above measures serve to deter the use of "destroy first, build later" tactic.'*
10. Finally, the Ombudsman made recommendations for the Planning Department to:
- (1) *review the enforcement procedures to avoid unnecessary repeat inspections, and to take resolute further enforcement actions against offenders who delay their compliance with RNs;*
  - (2) *alert the court to the seriousness of the problem in cases of a serious nature, and seek*

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<sup>2</sup> [http://ofomb.ombudsman.hk/abc/files/DI410\\_ES\\_E-1\\_2\\_2018\\_0.pdf](http://ofomb.ombudsman.hk/abc/files/DI410_ES_E-1_2_2018_0.pdf)

*more severe penalties in terms of heavier fines for stronger deterrent effect; and*

*(3) review the factors to be considered in drawing up RNs; where sites of ecological/conservation value are involved, to require the RN recipients as far as possible to fully reinstate the sites to their original state in order to achieve the purpose of conservation.*

11. It is highly frustrating to see a site with such considerable ecological value being destroyed, which is unauthorised. In the meantime, nothing has been done to reinstate the site properly, despite the fact that a RN has been issued, and there have even been two planning applications for land filling for so-called agriculture use (hydroponics farm) in the impacted area. We would be extremely surprised if the Board considers that this application can still be approved under these circumstances. We would also request that the Board strongly urge the Planning Department to speed up the processing of the enforcement cases and to require appropriate reinstatement actions.

12. Finally, we wish to bring to the attention of the Board that Government has NO intention of encouraging the spread of hydroponic farms on arable land/ AGR zones; such a trend has not been encouraged in the New Agriculture Policy. Hydroponic farms should better be developed in industrial areas as recommended by Government (**Appendix 1**).

13. We urge the Board to unequivocally reject this application and to impress upon the Planning Department to take prompt action in order to properly reinstate the site.

14. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

cc. Designing Hong Kong



**Figure 1.** On-site photographs taken in July 2018 showing the site and its surroundings.





Figure 1. Cont'd.





Figure 1. Cont'd.





Figure 1. Cont'd.







嘉道理農場暨植物園公司  
Kadoorie Farm & Botanic Garden Corporation

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

27th February, 2018.

By email only

Dear Sir/ Madam,

**Proposed Filling of Land and Pond for Permitted Agricultural Use (Hydroponic Farm)**  
**(A/NE-FTA/182)**

1. We refer to the captioned. We strongly object to this application.
2. We urge the Board to seriously consider and deliberate upon the information as outlined below.

Current status of the site

3. Firstly, we request that the Board view some on-site photographs taken in May 2015 and February 2018 (**Figure 1**) as well as some aerial photographs taken in recent years (**Figure 2**), which show the site and its surroundings. As can be seen, a well-vegetated area with considerable landscape value has been completely transformed into bare ground with a paved road and much construction waste was observed dumped in the area. According to information from the Planning Department, a large part of the application site was involved in an enforcement case E/NE-FTA/163, and, both enforcement and reinstatement notices have already been issued for this site. The 'predominant unauthorised development use' involved are: '*land/ pond filling, dumping and site formation*', and the requirements of the reinstatement notice are: '*(i) to remove the fill materials on the areas...; and (ii) to grass the areas...*'. The expiry date for the reinstatement notice is 2nd March, 2018.

4. We would like to remind the Board of the statements in a government press release<sup>1</sup>, as

<sup>1</sup> <http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>

below:

*“For a rezoning application or a planning application for an application site involved in an unauthorised development (UD) such as illegal land/pond filling, the Board will not make a decision on the application before full investigation into whether the UD constitutes an abuse of the application process is made. In addition, when the application site is subject to enforcement action, the Board will take into account the reinstated condition of the site as required in the reinstatement notice (RN) issued by the Planning Authority (PA) under the Town Planning Ordinance when considering the application. The reinstated condition of the application site as required in the RN will not be considered by the Board as a planning gain in the application.”*

*‘The Board (Town Planning Board) is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned,’ a spokesman for the Board said.”*

5. Our understanding of the planning application system is that it should be an “apply first and develop later (after getting permission from the Town Planning Board)” regime. If every applicant simply adopts a contrary approach, why do we still need the planning application system? If such an approach is to be allowed, how can the integrity of the planning application system be maintained? We urge the Board to seriously consider these questions.

The Government is not going to facilitate hydroponic farms to be established on arable land, under the New Agriculture Policy

6. In late 2014, the Government initiated a public consultation for the New Agriculture Policy (NAP). We provided our submission and stated the following:

*“Quite simply, hydroponics is, in fact, a highly mechanised food-factory system operating within an enclosed, soil-less, controlled and completely sterile laboratory environment – it does not need to be, and actually should not be built on soil. Should the Agri-Park be set-up on agricultural land, hydroponics should never be a technology for consideration within such an area as it destroys the most fundamental agriculture resource, i.e., soil. Hydroponics lives in industrial estates.”*



7. After public consultation, the Government began the implementation of the NAP<sup>2</sup>, and regarding hydroponics, the following was mentioned by Government<sup>2, 3</sup>:

*“Exploring ways to facilitate establishment of hydroponics or other similar operations in industrial buildings/zones.”<sup>2</sup>*

*“to explore feasible ways to facilitate establishment of hydroponics or other similar operations in industrial buildings, e.g., reviewing the land planning regime to permit such uses on industrial zones subject to fire and building safety consideration.”<sup>3</sup>*

8. From the above, our understanding is that the Government wishes to promote the development of hydroponic farms in **industrial buildings/ zones**. We do not see that the Government is going to encourage hydroponic farms to become widespread on arable land/ in Agriculture zones – there is simply no such intention by Government. In this regard, the Board should seriously consider whether approving this application would send an inconsistent (and in our view, inappropriate) message to the general public and land owners, encouraging them to build more and more hydroponic farms on arable land/ in Agriculture zones. Indeed, under the NAP, such development is neither stated nor even facilitated by Government.

#### High ecological and conservation importance of the area

9. In a study by the Planning Department regarding the (former) Frontier Closed Area<sup>4</sup>, the following statements are mentioned:

*“The area to the southwest of Sandy Ridge, bounded to the west by the Ng Tung River and rail line and to the south by the Man Kam To Road, comprises active and inactive agricultural land, both wet and dry, and inactive fish ponds. This combination of habitats is generally attractive to birds, and this area is no exception. Twenty wetland-dependant species were recorded in the five surveys carried out as part of this study, including the rare Greater Painted-snipe. Although breeding was not actually proven, its occurrence throughout the year, the presence of calling birds in May and the*

<sup>2</sup> <http://www.info.gov.hk/gia/general/201601/14/P201601140558.htm>

<sup>3</sup> [http://gia.info.gov.hk/general/201601/14/P201601140558\\_0558\\_158223.pdf](http://gia.info.gov.hk/general/201601/14/P201601140558_0558_158223.pdf)

<sup>4</sup> [http://www.pland.gov.hk/pland\\_en/misc/FCA/files\\_072010/Final\\_Report/041-02%20Final%20Report%20\(Capter%207\).pdf](http://www.pland.gov.hk/pland_en/misc/FCA/files_072010/Final_Report/041-02%20Final%20Report%20(Capter%207).pdf)

*presence of both inactive and wet agricultural areas suggests very strongly that breeding occurs...*

*The area lies close to Long Valley, and there are ecological linkages with this area, as shown by the occurrence of similar wetland dependent species, in particular, Cattle Egret, Common Teal, Greater Painted-snipe, Black-winged Stilt, Little Ringed Plover, Common Snipe and sandpipers Tringa, which are typical species at Long Valley but not in other, nearby wetland habitats...*

*The area also provides foraging grounds for Chinese Pond Herons nesting at the nearby Ho Sheung Heung Egrettry, which lies across the Ng Tung River. These birds were seen flying directly from the egrettry to the area during surveys.*

*A single **Eurasian Otter** was recorded in one of the inactive fish ponds in the wet agricultural area to the southwest of Sha Ling in January 2009. This is the only record of the species in this area of Hong Kong east of the Ng Tung River. Of conservation significance ('Near Threatened', IUCN; 'Vulnerable', China Red Data Book), the Hong Kong distribution of this protected species appears to be confined to the northwest New Territories (Shek 2006). The area provides potentially suitable breeding habitat... "*

10. From the above, we know that at least two species of very high conservation interest, which are the Greater Painted-snipe (彩鶺) and Eurasian Otter (水獺) are recorded in the area and both are suspected to be breeding in the area as well<sup>4</sup>. The area in general would also support habitats which are suitable to wetland birds from Long Valley (塱原) and the Ho Sheung Heung Egrettry (河上鄉鷺鳥林). Simply speaking, the area in general is a mosaic of wetland habitats supporting a variety of wetland species.

11. Based on the aerial photographs and our recent on-site observation, we consider that the above statements are still largely valid – that means the area where the site is located is still of unique ecological and conservation importance. Although the area has been partially in-filled (mainly in and around the present application site), much of its remaining parts are still largely intact, rural in nature and vegetated (e.g., please see the recent aerial photographs), and can still function as wetland habitats (e.g., the ponds).

12. We are highly concerned that approval of this application would set an undesirable precedent for other similar applications (e.g., for filling of arable land and ponds) in this



highly sensitive area. We urge the Board to seriously consider the potential cumulative impacts of approving this application. If the farmland and ponds become further filled, it can be envisaged that the ecological function and conservation importance of the entire area will disappear permanently. The ecological impacts caused (i.e., net loss in both wetland area and function) can be considered to be highly significant as these wetlands (e.g., inactive wet agricultural land and ponds) can provide habitats for many species of conservation concern (e.g., Greater Painted Snipe, Eurasian Otter and breeding Egrets).

#### Potential drainage impacts of this application

13. The entire locality where the site is situated is located within a lowland basin, sandwiched between the Lo Wu Station Road and the pipelines of the Water Supplies Department, and, the western side of the area is adjacent to the Ng Tung River. As shown in the aerial and on-site photographs, there are village houses not far from the site located within the same basin. According to the gist of this application, the height of the proposed land and pond filling will be up to 6.5 mPD and there would also be stream diversion. As previously mentioned, some parts of the site have been subject to unauthorised filling; the level of some parts of the site is now already higher than the immediate surroundings as can be seen from the recent on-site photographs.

14. Under the above circumstances, we urge the Board to seriously consider whether the approval of this application would aggravate the flooding risk of the area by placing the nearby houses and residents (if any) in a vulnerable situation. According to the gist, there is no drainage impact assessment provided for this application.

#### Rejected planning applications for filling of land/ pond for ('permitted') agriculture uses

15. The present application is not the first of its kind applying for filling of land/ ponds for ('permitted') agriculture uses. We note that many of these applications were rejected by the Board. Some examples and the reasons to reject them are reproduced below (duplicated reasons are not shown):

- (a) A/YL-KTN/347 – Proposed filling of pond for agricultural use in Agriculture zone; application for planning permission and review application both rejected in 2010 and 2011, respectively, because:

- *the applicant failed to demonstrate in the submission that the proposed filling of pond would not cause adverse ecological, landscape and drainage impacts on the*



*site and the surrounding areas; and*

- *the approval of the application would set an undesirable precedent for similar applications within the subject "AGR" zone. The cumulative effect of approving such application would result in adverse ecological impact and loss of fish ponds in the area.*

(b) A/YL-TT/372 – Proposed filling of land for permitted agricultural use in Agriculture zone; rejected in 2016 because:

- *the proposed filling of land for construction of an access road and structures ancillary to agricultural use is not in line with the planning intention of the "Agriculture" ("AGR") zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. The applicant fails to demonstrate in the submission that the proposed land filling is essential for genuine agricultural propose; and*
- *the approval of the application would set an undesirable precedent for similar applications within the "AGR" zone. The cumulative effect of approving such application would result in a general degradation of the environment of the area and adverse landscape impact on the surrounding areas.*

(c) A/NE-TK/542 – Proposed filling of land up to 1.6 m for permitted agricultural use; largely within Agriculture zone; rejected in 2015 because:

- *the planning intention of the "Agriculture" ("AGR") zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justifications for land filling of 1.6m high for agricultural purpose;*
- *the applicant fails to demonstrate that the filling of land would not cause adverse drainage, landscape and **geotechnical impacts** on the surrounding area; and*

(d) A/SK-TMT/61 – Proposed filling of land for permitted agriculture use in Green Belt;

rejected in 2017 because:

- *the applicant fails to demonstrate that there is a need for filling of land for agricultural use at the Site;*
- *approval of the application would set an undesirable precedent for similar applications within the "Green Belt" zone. The cumulative effect of approving such similar proposals would result in a general degradation of the environment and **bring about adverse impact on drainage and landscape of the area.***

(e) A/YL-PS/253 – Proposed filling of land for agricultural use (growing of organic vegetables and mushrooms and ancillary office) in Green Belt; rejected in 2006 because:

- *no strong justifications had been provided to demonstrate that filling of land under the current application was essential and inevitable for carrying out agricultural activities on site;*
- *there was no information in the submission to demonstrate that the development under application would not have adverse drainage impact on the surrounding area and aggravate flooding in the area; and*

(f) A/NE-KTS/338 – Proposed filling of land (about 1m to 1.2m in depth) for agriculture use and two on-farm domestic structures in Green Belt; application for planning permission and review application both rejected in 2013 because:

- *the proposed development was not in line with the Town Planning Board (TPB) Guidelines for Application for Development within Green Belt Zone under Section 16 of the Town Planning Ordinance (TPB PG-No. 10) in that there was a general presumption against development in a "Green Belt" ("GB") zone, and land filling would only be considered in exceptional circumstances and had to be justified with very strong planning grounds. **There was insufficient information in the submission to demonstrate that the proposed land filling was for genuine agricultural purpose;***
- *extensive clearance of existing natural vegetation and land filling had been*



*involved at the application site and affected the existing natural landscape. The applicant had failed to demonstrate that the proposed development would not cause adverse traffic and landscape impacts on the surrounding areas; and*

- *the approval of the application would set an undesirable precedent for similar applications within the "GB" zone. The cumulative effect of approving such application would **result in** general degradation of the environment of the area and **adverse traffic and landscape impacts** on the surrounding areas.*

(g) A/NE-MUP/55 – Land filling for permitted agricultural use (plant nursery) in Agriculture zone; rejected in 2008 because:

- *After deliberation, the Committee decided to reject the application and the reason was that the granting of approval to the illegal land filling operation would set an undesirable precedent for other similar applications within the "Agriculture" zone. The cumulative impacts of approving such similar applications would result in a general degradation to the environment of the area.*

(h) A/YL-LFS/202 – Proposed land filling (by 1.2 m) for agricultural use in Green Belt; application for planning permission and review application both rejected in 2010 because:

- *the proposed materials for filling, including boulders as a substrata, were not suitable for farming (this reason was not used in the rejection of the review application); and*
- *the site would be higher than the surrounding areas after the proposed land filling. The applicant failed to justify the need to fill up the site and the filling depth being applied for, and to demonstrate that the proposed land filling would not have adverse drainage and landscape impacts on the surrounding area.*

16. For the present application, we urge the Board to consider the following questions:

- Is there any information provided to show that the current application (involving land and pond filling as well as stream diversion in a lowland basin) would not cause any adverse landscape, drainage and ecological impacts?



- Has the applicant provided sufficient and valid information and justifications to demonstrate that there is an essential and inevitable need to fill-up the land and ponds to the proposed height up to 6.5 mPD for genuine agricultural purposes/ carrying out genuine agricultural activities?
- Would the potential cumulative impacts of approving such application result in adverse ecological impact and loss of fish ponds in the area?
- Would the potential cumulative effect of approving such application result in a general degradation of the environment and bring about adverse impacts on drainage, landscape and traffic of the area?
- Is the application in line with the **planning intention of the “Agriculture” (“AGR”)** zone which is **primarily to retain and safeguard good quality agricultural land/farm/fish ponds** for agricultural purposes and to **retain fallow arable land with good potential for rehabilitation** for cultivation and other agricultural purposes?

17. To conclude, we are highly concerned that the approval of this application would set a highly undesirable precedent for other similar applications and potentially cause the proliferation of such activities, i.e., filling of ponds and land in this highly sensitive area. We also consider the AGR zone in the area of concern should be protected from undesirable impacts. In order to safeguard the important wildlife habitats (and at the same time retain good quality agricultural land/ fish ponds for traditional agricultural purposes and fallow arable land with good potential for rehabilitation for traditional genuine cultivation), we urge the Board to unequivocally reject this application.

18. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

cc. Designing Hong Kong  
Hong Kong Bird Watching Society  
The Conservancy Association  
WWF-HK

**Figure 1.** On-site photographs taken in May 2015 and February 2018, showing the site (approximately indicated by the red arrow) and its surroundings.

2015



2018





Figure 1. Cont'd.

2015



2018





Figure 1. Cont'd.





**Figure 1. Cont'd.**

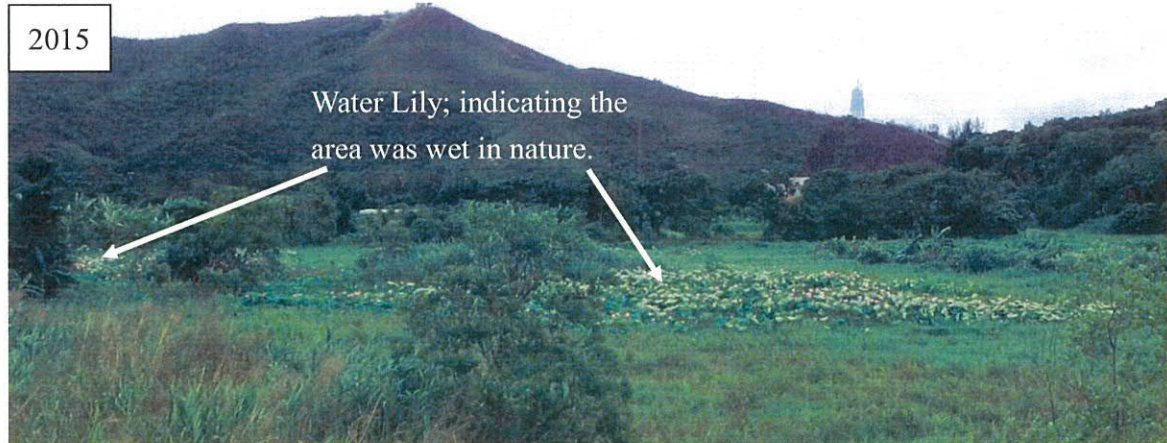




Figure 1. Cont'd.





Figure 1. Cont'd.





Figure 1. Cont'd.





Figure 1. Cont'd.

2018



2018





Figure 1. Cont'd.





**Figure 2.** Aerial photographs showing the locality (the site and its surroundings are approximately marked by the red rectangle).





Figure 2. Cont'd.





Figure 2. Cont'd.





Figure 2. Cont'd.



致：城市規劃委員會

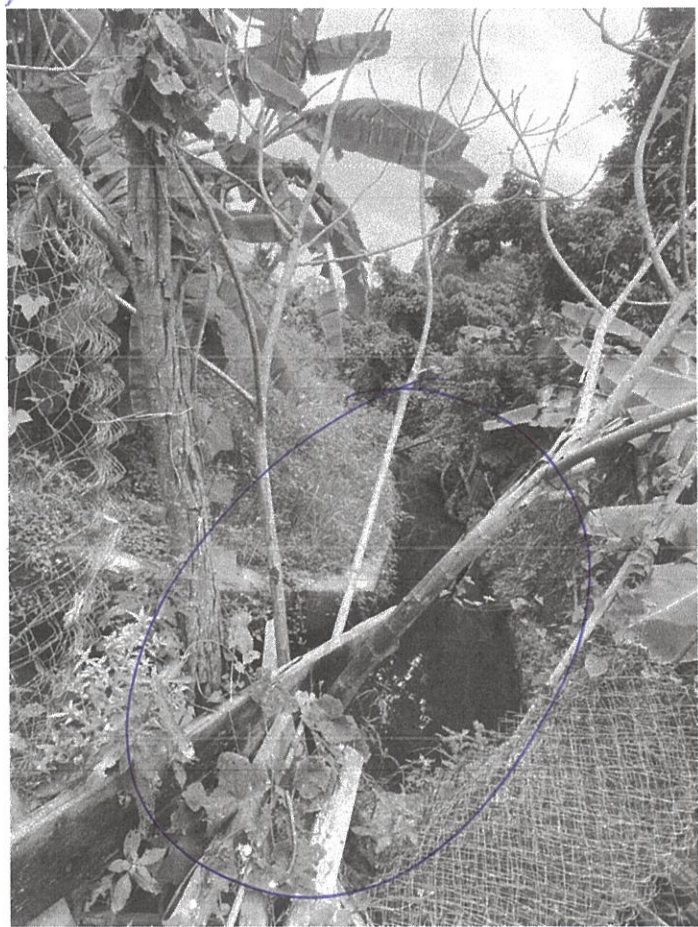
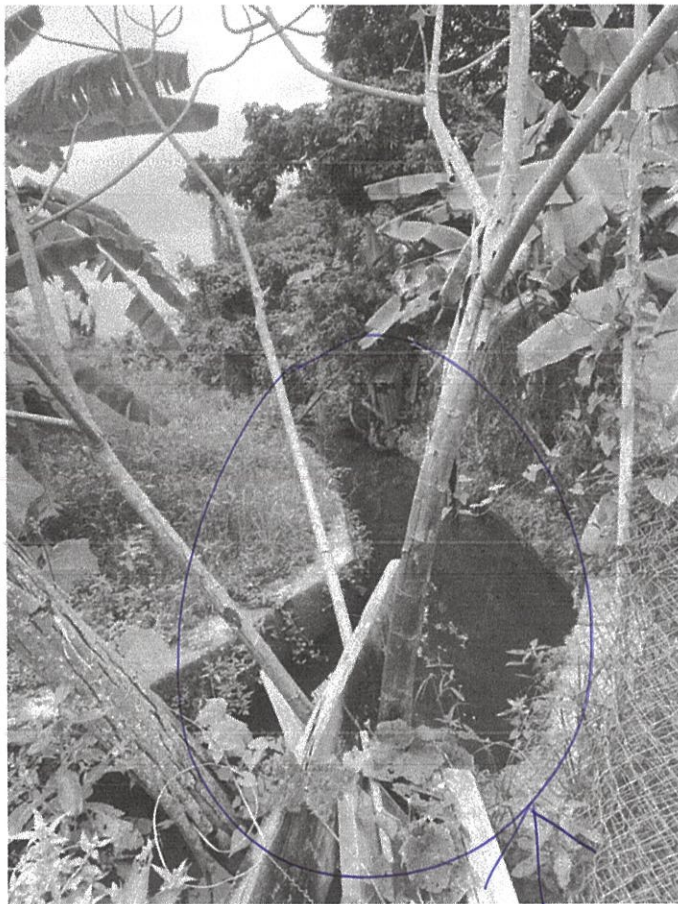
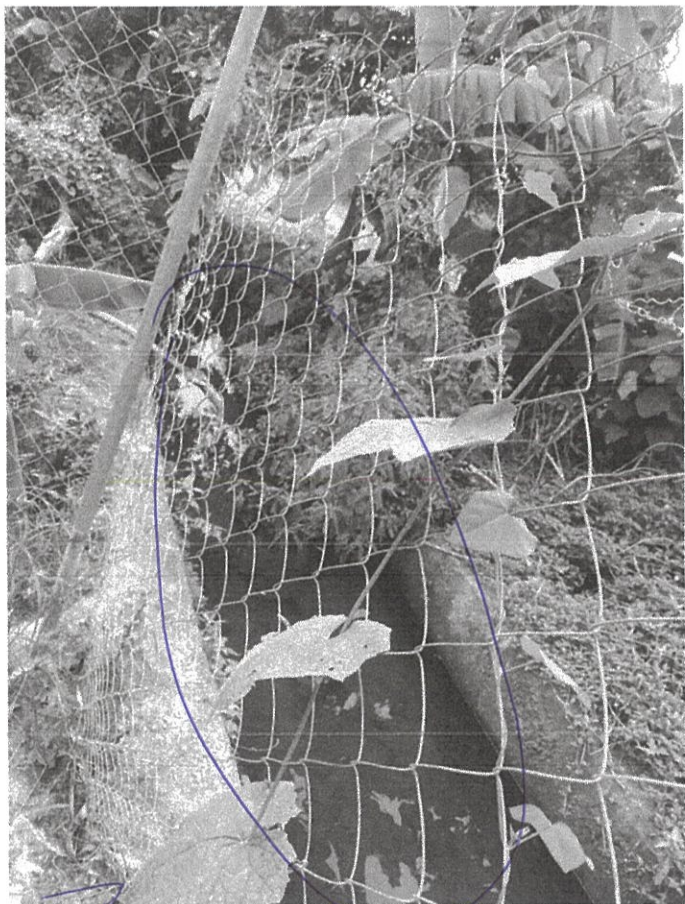
有關於貴司申請編號：A/NE-FTA/247 在此  
規劃臨時貨倉，村民表示近日有此車輛  
在此倒泥頭，堵塞渠口，引致有居民房屋  
水浸，渠口不能暢通，而農作物亦受  
損，懇請盡快跟進事件！



謝謝！

村民 21/11/2024





↑ 水浸





☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

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**From:**  
**Sent:** 2024-11-22 星期五 02:24:19  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Re: A/NE-FTA/247 DD 89 Nam Kam To Road

Dear TPB Members,

The Applicant's statement raises a number of issues:

As the proposed development is intended to facilitate the relocation of the applicant's affected business premises in Hung Shui Kiu due to land resumption to pave way for the second phase development of Hung Shui Kiu/Ha Tsuen New Development Area, the special background of the application should be considered on individual merit.

THE ADMINISTRATION HAS YET TO MAKE A PUBLIC ANNOUNCEMENT THAT IN ORDER TO FACILITATE DEVELOPMENT OF HUNG SHUI KIU ALL AGRICULTURE ZONED LAND IN THE TERRITORY IS NOW OPEN TO BROWNFIELD DEVELOPMENT.

IT IS ABOUT TIME THAT TPB MEMBERS REQUEST DATA FROM DEVELOPMENT BUREAU RE THE ESTIMATED CUMULATIVE TOTAL OF AGRICULTURE ZONING IT INTENDS TO SUPPORT FOR THIS EXERCISE.

and approval of the current application would not set an undesirable precedent within the "AGR" zone.

UNDER THE AMENDMENTS TO  
**TPB PG-No. 13G (Revised April 2023): TOWN PLANNING BOARD GUIDELINES FOR APPLICATION FOR OPEN STORAGE AND PORT BACK-UP USES UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**  
 CONSIDERABLE TRACTS OF 'AGRICULTURE' ZONING HAVE ALREADY BEEN ALLOCATED UNDER CAT 2 GIVING THE COMMUNITY THE IMPRESSION THAT THE EXTENSION TO BROWNFIELD OPERATIONS WOULD BE CONFINED TO THESE LOCATIONS

The applicant will reinstate the Site to an amenity area after the planning approval period. SO DOES THE APPLICANT INTEND TO LOOK FOR ANOTHER SITE BEFORE THE THREE YEAR DEADLINE? OF COURSE NOT, THE INTENTION WOULD BE TO DEVELOPE A 'FOREVER HOME'. THIS STATEMENT SHOULD BE BANNED FROM THE APPLICATION PROCESS AS ONCE TRASHED THESE SITES WILL NEVER BE REINSTATED.

There are significant departmental objections so the streamlining this application cannot be tolerated.

Mary Mulvihill

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**From:**  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Sunday, 20 October 2024 3:17 AM HKT  
**Subject:** Re: A/NE-FTA/247 DD 89 Nam Kam To Road

Dear TPB Members,

In view of the drainage issues and proximity to watercourses this application has to be rejected IF, and regretablely this is doubtful, TPB'S OWN APPROVED GUIDELINES HAVE ANY SUBSTANCE.

This district is Cat 3 and 4, **"existing" and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not acceptable"**  
TPB PG-No. 13G (Revised April 2023)  
TOWN PLANNING BOARD GUIDELINES FOR APPLICATION FOR OPEN STORAGE AND PORT BACK-UP USES UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

There is no justification for approval.

Mary Mulvihill

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**From:**

**To:** tpbpd <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>

**Date:** Monday, 15 July 2024 2:55 AM HKT

**Subject:** A/NE-FTA/247 DD 89 Nam Kam To Road

A/NE-FTA/247

Lots in D.D. 89 and Adjoining Government Land, near Lo Wu Station Road, Man Kam To Road, New Territories

Site area: About 16,256m<sup>2</sup> Includes Government Land of about 80m<sup>2</sup>

Zoning: "Agriculture"

Applied Development: Warehouse / 19 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objections. In 2018 the site was rejected under an application for Hydroponic Farming. But since then the government has reneged on its pledges to phase out brownfield operations and is fully committed to converting every field in NT to such use.

Members should refer to the papers and minutes re 186 and question why the site has been completely stripped of vegetation and is now being applied for a use that is not Col 2. Neither is the area one of those designated under the manipulative Notes that effectively render zoning obsolete.

This is an area with considerable farming activity. There are ponds on adjacent lots. The site is beside a playground so the introduction of frequent trips by large vehicles is certainly not appropriate.



Why has the government not ensured that its mega construction projects do not include sturdy multi floor warehouses?

The application should be rejected as it is inconceivable that white becomes black in such a short time frame.

Mary Mulvihill

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**From:**

**To:** tpbpd <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>

**Date:** Thursday, 1 November 2018 2:35 AM HKT

**Subject:** Re: A/NE-FTA/186 DD 89 Nam Kam To Road

Dear TPB Members,

The 7 Sept minutes include additional information with regard to illegal operations at this site:

DEP had also received environmental complaints concerning the site in the past three years and during one of their ambush operation, **a truck driver was caught red-handed dumping construction and demolition waste at the Site and he was convicted under Waste Disposal Ordinance.**

PD: The Site was over 1.5 hectares and **majority of it had been filled up without planning permission. The current application was a "Destroy First, Build Later" case.** Although the northern part of the Site covering Lots 466, 520RP, 521 to 523 in DD89 had once obtained approvals from the Agriculture, Fisheries and Conservation Department and LandsD for erection of agricultural structures, the land filling activities at that part of the Site exceeding +3.9mPD had never been agreed by relevant departments and the relevant Letter of Approval (LoA) and associated Certificates of Exemption (for Building Works and Site Formation) were cancelled and revoked on 12.10.2017.

It is blatantly obvious that this application has zero merit and that the relevant authorities must pursue remedial measures so that the site is restored.

Mary Mulvihill

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**From:**

**To:** "tpbpd" <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>

**Sent:** Monday, August 6, 2018 2:20:24 AM

**Subject:** A/NE-FTA/186 DD 89 Nam Kam To Road

A/NE-FTA/186

Lots in D.D. 89 and Adjoining Government Land, near Lo Wu Station Road, Man Kam To Road, New Territories

Site area : About 15,836m<sup>2</sup> Includes Government Land of about 67m<sup>2</sup>

Zoning : "Agriculture"

Applied Development : Hydroponic Farm

Dear TPB Members,

Back again albeit a reduction in size and .....land filling to only 6m.

On 6 April when Application 182 was discussed the following details were revealed:

The District Lands Officer/North, Lands Department (LandsD) did not support the application from the land administration point of view on the grounds that **there were illegal structures on the site, illegal occupation of government land and illegal landfilling activities had been carried out on the site**. As for the rest of the site, the **land/pond filling activities had never obtained permission from relevant departments**. The Director of Agriculture, Fisheries and Conservation (DAFC) objected to the application from nature conservation point of view in that **the application site and its vicinity was a piece of wetland consisted of marsh/watercourse/etc., which might be of considerable ecological value**, and the applicant failed to identify and address any potential ecological impact that might arise from the proposed land filling activity. The Commissioner for Transport did not support the application at this stage as the applicant should carry out a traffic impact assessment covering Man Kam To Road, Po Shek Wu Road, Jockey Club Road and road network of the Sheung Shui/Fanling district. The Chief Town Planner/Urban Design and Landscape, Planning Department (PlanD) objected to the application from landscape planning point of view **as there was an extensive unauthorised land filling of at least 2m in height and unauthorised significant vegetation clearance at the site prior to application**. The Director of Environmental Protection (DEP) and the Chief Engineer/Mainland North, Drainage Services Department had reservations on the application as there was no technical assessment to demonstrate that the proposed use would not result in adverse drainage impacts. **DEP had also received environmental complaints concerning the site from 2015 to 2018.**

Even Plan D did not support application, indicating that that it is seriously bad. The application site was over 2 hectares and majority of it had been filled without planning permission. The current application was for further filling of the entire site to about +6.5mPD (which was about 2 to 3m in thickness based on original ground level), which was a **"Destroy First, Build Later"** case.

The extensive filling of land and pond with hard surface was considered incompatible with the rural agricultural landscape character in the area and the **applicant had not provided any justification for the required depth of land-filling (i.e. over 5mPD) for erection of hydroponic farm/greenhouses** and ancillary facilities.

Precisely, this type of activity does not require land filling and should be carried out on industrial sites as hydroponic farming is nothing more than an artificial form of farming and studies indicate that the produce lacks certain elements that only produce grown in the earth can provide.

Members must again reject what is an obvious Destroy First, Build Later development.

Mary Mulvihill

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**From:**

**To:** "tpbpd" <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>

**Sent:** Tuesday, March 6, 2018 2:29:13 AM

**Subject:** A/NE-FTA/182 DD 89 Nam Kam To Road

A/NE-FTA/182

Lots in D.D. 89 and Adjoining Government Land, near Lo Wu Station Road, Man Kam To Road, NT

Site area : About 20,800m<sup>2</sup> Includes Government Land of about 100 m<sup>2</sup>

Zoning : "Agriculture"

Applied Development : Filling of Land and Pond 6.5m for Hydroponic Farm

Dear TPB Members,

Give over. Even a townie like me knows that hydroponic farming is essentially industrial in nature and can be carried out inside buildings, on roof tops, etc.

The produce is planted in containers on stands filled with nutrient solution. There is no direct planting into the earth so no land filling is required.

This is obviously an ongoing unapproved brownfield and the land filling is a Destroy to Build project. Note location close to Lo Wu.

TPB must reject this application as approval would set a most undesirable precedent.

Mary Mulvihill



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19

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**From:**  
**Sent:** 2024-11-22 星期五 08:00:00  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Comments on the Section 16 Application No. A/NE-FTA/247  
**Attachment:** TPB20241122(FTA247).pdf

Dear Sir/Madam,

Please refer to the attachment for the captioned.

Yours faithfully,  
Ng Hei Man (Mr.)  
Campaign Manager  
The Conservancy Association

T:

D:

F:

Registered Name 註冊名稱 : The Conservancy Association 長春社  
(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)

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22<sup>nd</sup> November 2024

Town Planning Board  
15/F North Point Government Offices  
333 Java Road  
North Point  
Hong Kong

By e-mail: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

Dear Sir/Madam,

Comments on the Section 16 Application No. A/NE-FTA/247

The Conservancy Association OBJECTS to the captioned application.

**1. Not in line with the planning intention of Agriculture (AGR) zone**

According to the draft Fu Tei Au & Sha Ling Outline Zoning Plan (OZP) No. S/NE-FTA/18, the planning intention of AGR zone “*is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes*”. From the figures in the application, the entire site would be filled by concrete. We worry that agricultural land would no longer be arable after the temporary use. We do not think that such plan is in line with the planning intention.

**2. Adverse environmental impact**

We worry that there would be several potential adverse environmental impacts:

- Adverse impact on Greater painted-snipe and other wetland-associated species: Abandoned agricultural land would become seasonally wet and offer a range of opportunities for wetland-associated and aquatic fauna. Previous studies<sup>1</sup> have revealed that Greater painted-snipe was once recorded in agricultural land in Sha

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<sup>1</sup> Ove Arup (2016), Site Formation and Associated Infrastructural Works for Development of Columbarium, Crematorium and Related Facilities at Sandy Ridge Cemetery – Design and Construction, Final Environmental Impact Assessment Report.



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Ling. This is a rare and localised breeding species in Hong Kong<sup>2</sup> such that any breeding sites is of conservation importance. Since similar habitat can be spotted in the application site, we worry that direct loss of agricultural land would also pose adverse ecological impact on Greater painted-snipe, and other wetland-associated species.

- Potential impact on the watercourse: two watercourses are spotted at southern and northern periphery of the application site. No sufficient details are available to demonstrate any indirect ecological impacts would be resulted, and how these impacts could be mitigated. Meanwhile, potential drainage impacts are also not evaluated in details. We worry that the proposed land and pond filling activities would largely change the hydrology of the site, and such change would affect the adjacent agricultural activities and temporary uses.
- No plans on land recovery: The filling of the Site will be no more than 2.5m. Afterwards, warehouse office, washroom, loading/unloading space for container vehicles, private car parking space, etc., would be provided at the site. However, no details are available to illustrate how the land would be recovered after the proposed temporary use.

### 3. Undesirable precedent for similar applications

According to aerial photos of Google Earth Pro, this site has been subject to land formation and vegetation clearance (Figure 1-3) since 2017. we suspected that this is a case of “destroy first, build later”.

Planning Department and members of Town Planning Board (TPB) should alert that TPB has announced approaches to deter “destroy first, build later” activities in 2011. It stated that “the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned”<sup>3</sup>. Therefore, this application should not be given

<sup>2</sup> Carey G.J., Chalmers M.L., Diskin D.A., Kennerley P.R., Leader P.J., Leven M.R., Lewthwaite R.W., Melville M.S., Turnbull M. and Young L. (2001). The Avifauna of Hong Kong. Hong Kong Bird Watching Society

<sup>3</sup> Town Planning Board adopts approaches to deter "destroy first, build later" activities (2011). <http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>





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any sympathetic consideration, or it will set an undesirable precedent for similar cases in future.

Yours faithfully,  
The Conservancy Association

**Figure 1-3** According to aerial photos of Google Earth Pro, the application site (marked in red) has been subject to land formation and vegetation clearance since 2017





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