

2021年 4月 26日
此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 26 APR 2021
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-I
表格第 S16-I 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 proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) Construction of "New Territories Exempted House(s)";
興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas; and
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) Renewal of permission for temporary use or development in rural areas
位於鄉郊地區的臨時用途或發展的許可續期

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.info.gov.hk/tpb/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.info.gov.hk/tpb/te/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人

* Please attach documentary proof 請夾附證明文件

* Please insert number where appropriate 請在適當地地方註明編號

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/ML-MP/305
	Date Received 收到日期	26 APR 2021

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>), 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)
World Wide Fund for Nature Hong Kong

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)
PlanArch Consultants Limited

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)	Government Land on Tam Kon Chau Road, in D.D. 101 and 104, Mai Po, Yuen Long.
(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 163.3 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 N/A sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	..... 163.3 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 Mai Po & Fairview Park Outline Zoning Plan No. S/YL-MP/6
(e) Land use zone(s) involved 涉及的土地用途地帶	"Conservation Area" & "Government, Institution or Community"
(f) Current use(s) 現時用途	Road (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)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 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. 如上述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)^{#&}
於 (日/月/年)向每一名「現行土地擁有人」[#]遞送要求同意書[&]

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 (DD/MM/YYYY)[&]
於 (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on (DD/MM/YYYY)[&]
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[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on (DD/MM/YYYY)[&]
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[&]

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	
<input type="checkbox"/>	Type (i) Change of use within existing building or part thereof 第(i)類 更改現有建築物或其部分內的用途
<input checked="" type="checkbox"/>	Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s) 第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
<input checked="" type="checkbox"/>	Type (iii) Public utility installation / Utility installation for private project 第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
<input type="checkbox"/>	Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s) 第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
<input type="checkbox"/>	Type (v) Use / development other than (i) to (iii) above 第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.
 註 1: 可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix
 註 2: 如發展涉及靈灰安置所用途, 請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請			
(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足, 請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請

(a) Operation involved 涉及工程	<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 type="checkbox"/> Filling of land 填土		
	Area of filling 填土面積	sq.m 平方米	<input type="checkbox"/> About 約
	Depth of filling 填土厚度	m 米	<input type="checkbox"/> About 約
	<input checked="" type="checkbox"/> Excavation of land 挖土 (in "CA" zone only) (with back-filling of original material)		
	Area of excavation 挖土面積	147.2 sq.m 平方米	<input checked="" type="checkbox"/> About 約
	Depth of excavation 挖土深度	1 to 2.1 m 米	<input checked="" type="checkbox"/> About 約
(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) (請用圖則顯示有關土地/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))			
(b) Intended use/development 有意進行的用途/發展	Utility Installation for Private Project (underground stormwater drainage pipe)		

(iii) For Type (iii) application 供第(iii)類申請

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置		
	<input checked="" type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置		
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度		
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)
	Underground stormwater drainage pipe	1 no.	Diameter of pipe: about 0.45m Length of pipeline: 142m (Please refer to Plans 2, 3a and 3b for the indicative layout of the proposed installation)
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)			

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and also fill in the proposed use/development and development particulars in part (v) below –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至%
- ☐ Building height restriction 建築物高度限制
From 由m 米 to 至m 米
From 由mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由storeys 層 to 至storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至m
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

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

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

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積 sq.m 平方米 ☐ About 約
- Proposed plot ratio 擬議地積比率 ☐ About 約
- Proposed site coverage 擬議上蓋面積 % ☐ About 約
- Proposed no. of blocks 擬議座數
- Proposed no. of storeys of each block 每座建築物的擬議層數 storeys 層
☐ include 包括storeys of basements 層地庫
☐ exclude 不包括storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上) ☐ About 約
..... m 米 ☐ About 約

<input type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積		sq. m 平方米 <input type="checkbox"/> About 約
number of Units 單位數目		
average unit size 單位平均面積		sq. m 平方米 <input type="checkbox"/> About 約
estimated number of residents 估計住客數目		
<input type="checkbox"/> Non-domestic part 非住用部分		
		GFA 總樓面面積
<input type="checkbox"/> eating place 食肆	.....	sq. m 平方米 <input type="checkbox"/> About 約
<input type="checkbox"/> hotel 酒店	.....	sq. m 平方米 <input type="checkbox"/> About 約
(please specify the number of rooms 請註明房間數目)		
<input type="checkbox"/> office 辦公室	.....	sq. m 平方米 <input type="checkbox"/> About 約
<input type="checkbox"/> shop and services 商店及服務行業	.....	sq. m 平方米 <input type="checkbox"/> About 約
<input type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施	(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積)	
	
	
<input type="checkbox"/> other(s) 其他	(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積)	
	
	
<input type="checkbox"/> Open space 休憩用地	(please specify land area(s) 請註明地面面積)	
<input type="checkbox"/> private open space 私人休憩用地	.....	sq. m 平方米 <input type="checkbox"/> Not less than 不少於
<input type="checkbox"/> public open space 公眾休憩用地	.....	sq. m 平方米 <input type="checkbox"/> Not less than 不少於
(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)		
[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....
.....
.....
.....
.....
(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途		
.....		
.....		
.....		
.....		
.....		

7. Anticipated Completion Time of the Development Proposal
擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

End 2021

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是 No 否</p>	<p><input 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))</p> <p>.....</p> <p><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)</p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p>

9. 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，請另頁表示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。

<p>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?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是</p> <p>No 否</p>	<p><input 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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><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</p> <p><input type="checkbox"/></p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<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 type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <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) 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>N/A</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	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 type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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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 type="checkbox"/>																													

10. 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 Planning Statement

11. 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 an application to the Board 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

Betty S.F. Ho

Director

Name in Block Letters
姓名 (請以正楷填寫)

Position (if applicable)
職位 (如適用)

Professional Qualification(s)
專業資格

- ☐ Member 會員 / ☒ Fellow of 資深會員
☒ 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

Others 其他 .RPP.....

on behalf of
代表

PlanArch Consultants Limited

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

Date 日期

26/03/2021

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board 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

- 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：
 - 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
 - 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。
- 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。
- 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。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;

每個龕位內可安放的骨灰容器的最高數目；

- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and

在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及

- the total number of sets of ashes that may be interred in the columbarium.

在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Government Land on Tam Kon Chau Road in D.D.101 & 104, Mai Po, Yuen Long		
Site area 地盤面積	163.3 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 163.3 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	Approved Mai Po Outline Zoning Plan No. S/YL-MP/6		
Zoning 地帶	"Conservation Area" & "Government, Institution or Community"		
Applied use/ development 申請用途/發展	Utility Installation for Private Project (Underground Stormwater Drainage Pipe) with excavation and back-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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	<input type="checkbox"/> m 米 (Not more than 不多於)
		<input type="checkbox"/> mPD 米(主水平基準上) (Not more than 不多於)
		<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於) <input type="checkbox"/> (Include 包括) <input type="checkbox"/> (Exclude 不包括) <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台
	Non-domestic 非住用	<input type="checkbox"/> m 米 (Not more than 不多於)
		<input type="checkbox"/> mPD 米(主水平基準上) (Not more than 不多於)
		<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於) <input type="checkbox"/> (Include 包括) <input type="checkbox"/> (Exclude 不包括) <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台
	Composite 綜合用途	<input type="checkbox"/> m 米 (Not more than 不多於)
		<input type="checkbox"/> mPD 米(主水平基準上) (Not more than 不多於)
		<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於) <input type="checkbox"/> (Include 包括) <input type="checkbox"/> (Exclude 不包括) <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台
(iv) Site coverage 上蓋面積	<input type="checkbox"/> % About 約	
(v) No. of units 單位數目		
(vi) Open space 休憩用地	Private 私人	<input type="checkbox"/> sq.m 平方米 (Not less than 不少於)
	Public 公眾	<input type="checkbox"/> sq.m 平方米 (Not less than 不少於)

(vii) 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 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) _____ _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位 / 停車處總數 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) _____ _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
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 type="checkbox"/>
<hr/>		
Reports 報告書		
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 checked="" 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 checked="" type="checkbox"/>
Ecological Impact Assessment		
<hr/>		

Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號

WWF INFRASTRUCTURE UPGRADE PROJECT PSFSC

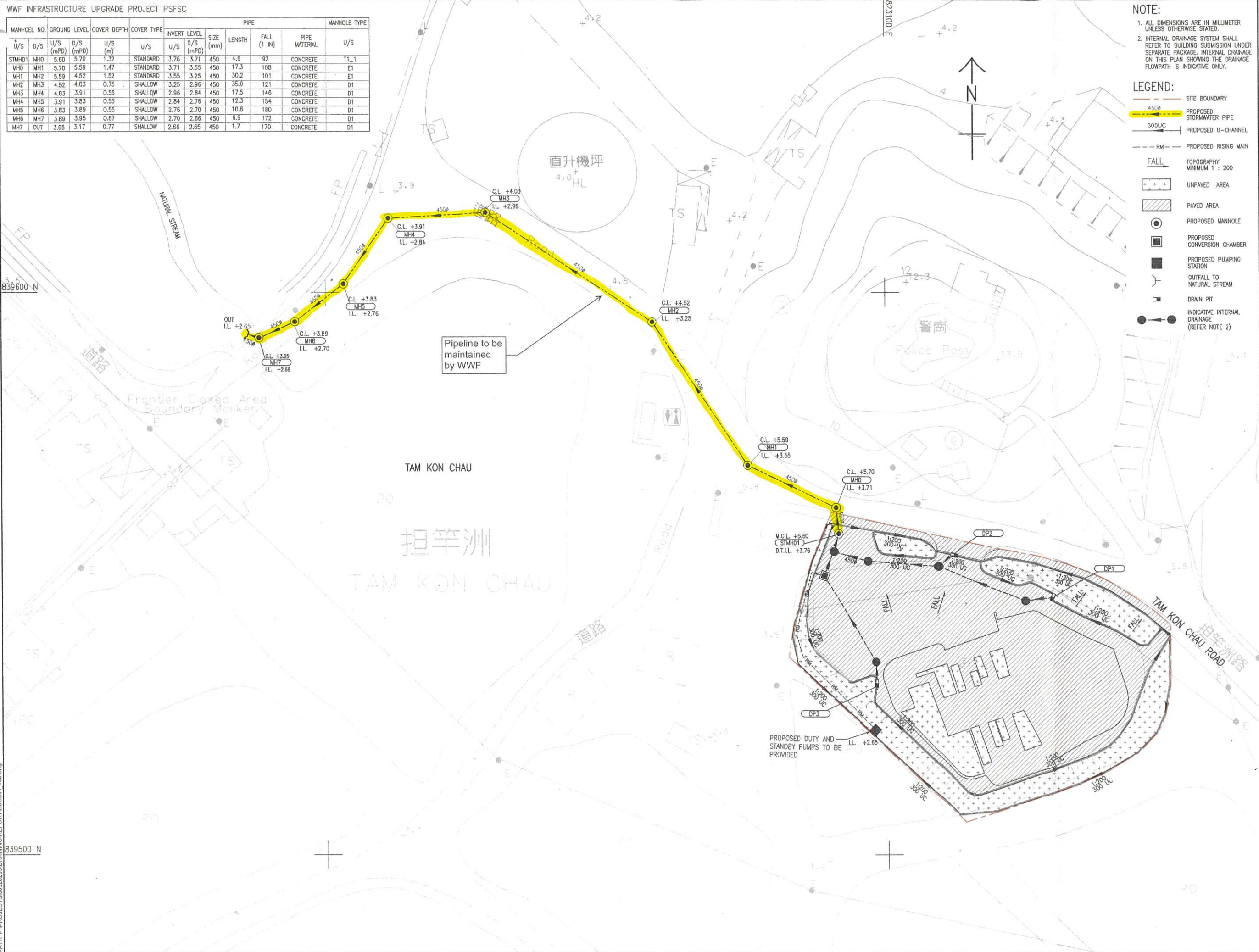
MANHOLE NO.		GROUND LEVEL		COVER DEPTH	COVER TYPE	PIPE					MANHOLE TYPE	
		U/S	D/S			INVERT LEVEL	SIZE (mm)	LENGTH	FALL (1 IN)	PIPE MATERIAL		U/S
U/S	D/S	U/S (mPD)	D/S (mPD)	U/S (m)	U/S	U/S	D/S (mPD)					
STMH01	MH0	5.60	5.70	1.32	STANDARD	3.76	3.71	450	4.6	92	CONCRETE	T1_1
MH0	MH1	5.70	5.59	1.47	STANDARD	3.71	3.55	450	17.3	108	CONCRETE	E1
MH1	MH2	5.59	4.52	1.52	STANDARD	3.55	3.25	450	30.2	101	CONCRETE	E1
MH2	MH3	4.52	4.03	0.75	SHALLOW	3.25	2.96	450	35.0	121	CONCRETE	D1
MH3	MH4	4.03	3.91	0.55	SHALLOW	2.96	2.84	450	17.5	146	CONCRETE	D1
MH4	MH5	3.91	3.83	0.55	SHALLOW	2.84	2.76	450	12.3	154	CONCRETE	D1
MH5	MH6	3.83	3.89	0.55	SHALLOW	2.76	2.70	450	10.8	180	CONCRETE	D1
MH6	MH7	3.89	3.95	0.67	SHALLOW	2.70	2.66	450	6.9	172	CONCRETE	D1
MH7	OUT	3.95	3.17	0.77	SHALLOW	2.66	2.65	450	1.7	170	CONCRETE	D1

NOTE:

1. ALL DIMENSIONS ARE IN MILLIMETER UNLESS OTHERWISE STATED.
2. INTERNAL DRAINAGE SYSTEM SHALL REFER TO BUILDING SUBMISSION UNDER SEPARATE PACKAGE. INTERNAL DRAINAGE ON THIS PLAN SHOWING THE DRAINAGE FLOWPATH IS INDICATIVE ONLY.

LEGEND:

- SITE BOUNDARY
- PROPOSED STORMWATER PIPE
- PROPOSED U-CHANNEL
- RM — PROPOSED RISING MAIN
- FALL — TOPOGRAPHY MINIMUM 1 : 200
- UNPAVED AREA
- PAVED AREA
- PROPOSED MANHOLE
- PROPOSED CONVERSION CHAMBER
- PROPOSED PUMPING STATION
- OUTFALL TO NATURAL STREAM
- DRAIN PIT
- INDICATIVE INTERNAL DRAINAGE (REFER NOTE 2)



8.0. Ref:

Ref:

Notes & Legend:
 1. All dimensions are in millimeter unless otherwise stated.
 2. Internal drainage system shall refer to building submission under separate package. Internal drainage on this plan showing the drainage flowpath is indicative only.

REV.	DATE	CHECKED BY	APPROVED BY

Project:

MAI PO NATURE RESERVE
 INFRASTRUCTURE UPGRADE
 PROJECT

Drawing Title:

PROPOSED DRAINAGE LAYOUT

Drawing No.:

60528239/DIA/FIGURE 3

Project Ref: T-16694 Scale: A3 1:600

File Name:

World Wide Fund for Nature Hong Kong
 WWF

Fairfield and Gould
 Project Manager
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TPB's Ref.: A/YL-MP/305
Our Ref.: pa/yl.mp/1608552

By Hand

Secretary
Town Planning Board
15/F., North Point Government Office
No. 333, Java Road
North Point, Hong Kong
(Attn.: Mr. Raymond KAN)

TOWN PLANNING BOARD
2021 JUN -8 P 5:31

RECEIVED

7 June 2021

Dear Sir,

**S.16 Application for Proposed Underground Stormwater Drainage Pipe and
Excavation and Back-filling of Land on Government Land on Tam Kon Chau Road in
DD101 and DD104, Mai Po, Yuen Long**

We refer to the captioned submission dated 26 March 2021, and the subsequent comments received from Government departments.

Comments from HyD, AFCD, HKPF and TD are noted. Enclosed please find 8 sets of the response to departmental comments for your consideration. The soft copy of the submission will be uploaded to the Town Planning Board's server subsequently.

For clarity, please note that P.4, P.6, P.7, P.19, and P.20 in the Ecological Impact Assessment (Appendix 2) in the 26 March 2021 submission will be replaced in the following order:

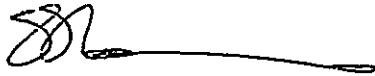
Page in Ecological Impact Assessment (Appendix 2) in 26.3.2021 submission	Replacement Page in Appendix A in 7.6.2021 F.I. submission
P.4	P.4a
P.6	P.6a
P.7	P.7a
P.19	P.19a
P.20	P.20a and P.20b

The above information serves as technical clarification under the section 5(c) of TPB Guideline 32, and we would like to seek an exemption from publication. In case you decide that the above information is accepted but not exempted from publication, we would like to proceed with the application with the further information.

Should you have any questions, please feel free to contact the undersigned.

Thank you for your kind attention.

Yours faithfully,
For and on behalf of
PlanArch Consultants Ltd.

A handwritten signature in black ink, appearing to be 'S. F. Ho', followed by a long horizontal line.

Betty S. F. Ho

	Comments	Response
1.	<p>Highways Department (HyD) Chief Highway Engineer/New Territories West Contact: Ms. Pasty CHEUNG (2762 4185)</p>	
	(i) Tam Kon Chau Road is not maintained by HyD;	Noted.
	(ii) Please be advised that the road as shown coloured yellow in the attached plan is maintained by HyD (see attached);	Noted.
	(iii) Please request the applicant to clarify the proposed vehicular access to the site. If no vehicular access to the site is proposed and the application is approved; it is recommended to highlight to the applicant that the application is approved on the understanding that there is and will be no vehicular access to/from the site. Otherwise, the proposed access arrangement should be approved by Transport Department;	<p>Please be advised that the application site is the proposed excavation area for the laying of pipes, which only involves width of about 1.15m and 128m in length.</p> <p>Since the application site is located on Tam Kon Chau Road, the small excavator, equipment, materials and tools will be transported/dropped off near the application site on Tam Kon Chau Road to carry out the works. It is noted that the proposed access arrangement would be subject to Transport Department's agreement.</p>
	(iv) Excavation Permit on government land and public footpath should be obtained from DLO/YL and this Regional Office respectively prior to commencement of excavation works on public roads; and	Noted. Should the application be approved by the Town Planning Board, the applicant will apply for the Excavation Permit from DLO/YL prior to the commencement of the land excavation works in the application site.
	(v) Adequate drainage measures should be provided to prevent surface water running from the site to the nearby public roads and drains.	Noted. Good site practice will be implemented during construction and contractors will follow all applicable mitigation measures specified in ProPECC PN 1/94 to ensure no adverse impact will be caused to the surrounding areas.

	Comments	Response
2.	Agriculture, Fisheries and Conservation Department (AFCD) Contact: Ms. Sandra CHOW (Tel: 2150 6924)	
(i)	Figure 2: It seems that the boundary of the environmental monitoring area (red polygon) is not completely shown. Please explain clearly how the boundary of the monitoring area from pipeline construction is demarcated. Also, please clarify if regular environmental monitoring would be conducted during the works.	<p>Noted. Enclosed please find revised Figure 2 on replacement page 4a at Appendix A.</p> <p>The justification for the demarcation of the boundary for the monitoring area was provided in the figure legend; i.e., "The environmental monitoring area from pipeline construction demarcated by the red polygon shows the fishponds and the complex of brackish marsh/natural watercourse habitats that could become impacted by spillage of soil and other construction-related pollutants. These are adjacent ponds that are individually and physically bounded and separated by bunds, preventing the spread to adjacent ponds, and the brackish marsh/stream complex." The demarcated area is termed an 'environmental monitoring area'.</p> <p>Regular environmental monitoring would be conducted during the works.</p>
(ii)	Section 2.1.2: Please specify the assessment period for the flora and fauna survey.	<p>The assessment period for flora and fauna was conducted between November 2016 and December 2017 on project-specific data and the ecological information around PSFSC, with additional data from the Mai Po management plan, and from WWF surveys in 2019 and 2020.</p>
(iii)	As the current application site is the new drainage pipeline instead of the Peter Scott Field Studies Centre (PSFSC),	<p>Noted. Please find revised Figure 3 on replacement page 6a of the Ecological Impact Assessment Report at Appendix A for your</p>

Comments	Response
please illustrate the project boundary of the new drainage pipeline and the corresponding habitat map within 500m.	consideration.
(iv) Table 1: The assessment of ecological value of the brackish gei wai and rain-fed ponds is missing.	Noted. Enclosed please find the updated Table 1 on replacement P.7a of the Ecological Impact Assessment Report at Appendix A for your consideration.
(v) It is mentioned that it is very unlikely that the construction work will affect the Short-nosed Fruit Bat because they are nocturnal. Please clarify if there is any restriction on the working hours of the construction work.	Please be advised that the construction hours will be restricted to 0800 to 1730, Monday to Saturday. There will be no construction works on Sundays and General Holiday. Such arrangement is in line with the requirements in Noise Control Ordinance (NCO) (Cap. 400).
(vi) Section 2.5.6. and Table 6: Please clarify if the "area" where the other mammal species have been recorded refers to the project area or study area.	"Area" referred to is the 'study area'.
(vii) Section 2.6.1 and Table 7: Please clarify why only resident species (with summer migrant) are listed.	Since only resident species (with summer migrant) are present during the working period, they are listed in Section 2.6.1 and Table 7.
(viii) Section 2.9.1 and Figure 3: Only two butterfly species are shown in Figure 3, as opposed to 3 rare/very rare species shown in Table 10. Please rectify the discrepancy.	Noted and please find revised Paragraph 2.9.1 on replacement page 19a, and revised Table 10 on replacement pages 20a and 20b of the Ecological Impact Assessment Report at Appendix A for your consideration.
(ix) Section 3.2.2: Please specify the allowable noise level and the relevant statutory requirement that refers to.	The allowable noise level is below 75 dB(A) within 100m based on the Noise Control Ordinance (Cap. 400).
(x) Section 4.3.1: Please confirm if the "ladder-like structure" will be provided (instead of "can provide"). If	A simple structure will be provided, and it will be like a log with bark leant against the side of the excavation so that animals can use

Comments	Response
affirmative, please provide the details.	to crawl out, should they fall in.
(xi) Section 4.4.1: (a) It is noted that "The works can be scheduled in the day time starting at least one hour after sunrise and end one hour before sunset (e.g. from 9am to 5pm)." The applicant should be committed to confirm this will be the case.	We would like to confirm that the construction work will be carried out from 0800 to 1730, which is at least one hour after sunrise and over one hour before sunset.
(b) There is no scientific proof to support the statement " <i>Surveys indicate that even with the noise and activity from construction in the Field Studies Centre many birds — ...are still active with no indication of being disturbed and no mitigation measures are necessary</i> ". Mitigation measures e.g. noise barriers are actually in place for the construction of the Field Studies Centre. Please clarify.	Noted. Mitigation measures such as the use of QPME, the limited extent of the works, the restriction of works hours, etc., will be adopted to mitigate potential impacts to the birds. In addition, the applicant will closely monitor the construction work to ensure that no adverse impact will be caused to the birds.
(c) Instead of stating no mitigation is necessary, the use of QPME, the limited extent of the works, the restriction of works hours, (having the works during summer months, if applicable) etc. should be regarded as mitigation measures required to mitigate any potential impact to the birds.	
(xii) Section 4.10.2: As mentioned in Section 4.4.1 on mitigation for birds, please specify the working hours of the excavation works to minimize the disturbance to	Working hours of the excavation works would be from 0800 to 1730.

	Comments	Response
	<p>wildlife.</p> <p>(xiii) Section 4.12.2: Please specify the precautions to be taken in the event of heavy rain or typhoon.</p>	<p>In the event of heavy rains or a typhoon, adequate precautions will be carried out to prevent piled soil from washing into the watercourses. The proposed works site inside or in the proximity of nearby habitats should be temporarily isolated, such as by placing of sandbags. In addition, excavated material should be covered up by tarpaulin to avoid being washed into nearby habitats by rain.</p>
<p>3. Commissioner of Police Contact: Mr. CHAN Kwong Hei of Lok Ma Chau Division, HKPF (Tel: 3661 4407)</p>	<p>Referring to the extract plans submitted by the applicant, the southern end of the proposed stormwater pipe is close to or even pass underneath the boundary security fence. It raises concern to boundary security during the construction process if excavation taking place adjacent to the fence causes any gap at the bottom of the fence which may allow any person gaining access to closed area without permission or illegal entrance into Hong Kong. Please be advised that Police would have the below comments based on the above consideration:</p> <p>i. Applicant should ensure that no alteration will be caused to the structure of boundary security fence;</p> <p>ii. Applicant should ensure that no unauthorized entry to closed area by any workers during the construction process unless he/she holds valid closed area permit for this construction purposes; and</p>	<p>Noted.</p> <p>The applicant and their contractor will ensure that there will be no alteration to the structure of the boundary security fence, no unauthorized entry to the closed area by any workers during construction without valid closed area permit for construction purposes.</p> <p>The applicant will uphold all necessary steps to secure the boundary fence during construction if any excavation or works concerning the southern part of the stormwater pipe will be taken place adjacent to the boundary fence.</p>

	Comments	Response
	iii. Applicant should take all necessary steps to secure the boundary fence during the construction if any excavation or works concerning the southern part of the stormwater pipe will be taken place adjacent to the boundary fence.	
4.	Transport Department Contact: Mr. TSE Ho Hang of (Tel: 2399 2727)	
	(i) The subject site is connected to Castle Peak Road – Mai Po via a section of Tam Kon Chau Road which is not managed by Transport Department. The land status of the local access should be clarified with the Lands Department by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly.	Noted. Should the application be approved by the Town Planning Board, the applicant shall clarify the management and maintenance responsibilities of the local access with the relevant lands and maintenance authorities accordingly.
	(ii) Please be informed that all vehicles of 10m or above are currently prohibited to enter Tam Kon Chau Road.	Noted.
	(iii) The proposed vehicular access route to/from the subject site should be clearly shown.	Please be advised that only transportation of a small excavator, equipment and pipes by one 5.5-ton lorry crane vehicle, and one 5.5m ³ concrete truck mixer to the application site via Tam Kon Chau Road will be needed to carry out the works. Please refer to a location plan showing the indicative vehicular route to the application site at Appendix B for your consideration. Please note that the proposed installation of the underground stormwater pipe is a small scale construction work, which will only

Comments	Response									
(iv) The applicant should provide details of trip generation for the proposed construction works and demonstrate the traffic generated from the subject site would not have traffic impact on Castle Peak Road – Mai Po.	<p>require minor excavation and back-filling of land in a small site of about 163.3sq.m.</p> <p>Please be advised that the construction works for the proposed underground stormwater drainage pipe will only involve transportation of a small excavator, equipment and pipes by one 5.5-ton lorry crane vehicle, as well as one 5.5m³ concrete truck mixer, to access the application site via Tam Kon Chau Road and carry out the construction works for 1-2 months.</p> <p>In view of the small scale of construction work to be involved, it is estimated that the trip generation will be minimal – please refer to the below table for details:</p> <table><tr><th></th><th>Roundtrips to Application Site</th><th>Proposed arrival time of work vehicle</th></tr><tr><td>Use of one 5.5 tons lorry crane vehicle</td><td>2-4 roundtrips per month</td><td>Between 10am and 4pm (off-peak hours)</td></tr><tr><td>Use of one 5.5m³ concrete truck mixer</td><td>1-2 roundtrips per month</td><td>Between 10am and 4pm (off-peak hours)</td></tr></table> <p>Both the loading/unloading activities and pouring of concrete will be completed quickly on-site and will leave application site once the work is finished.</p> <p>Workers will only take public transportation and then walk to the</p>		Roundtrips to Application Site	Proposed arrival time of work vehicle	Use of one 5.5 tons lorry crane vehicle	2-4 roundtrips per month	Between 10am and 4pm (off-peak hours)	Use of one 5.5m ³ concrete truck mixer	1-2 roundtrips per month	Between 10am and 4pm (off-peak hours)
	Roundtrips to Application Site	Proposed arrival time of work vehicle								
Use of one 5.5 tons lorry crane vehicle	2-4 roundtrips per month	Between 10am and 4pm (off-peak hours)								
Use of one 5.5m ³ concrete truck mixer	1-2 roundtrips per month	Between 10am and 4pm (off-peak hours)								

	Comments	Response
		<p>application site. Therefore, there will be no other traffic trips or car parking on daily basis during construction.</p>
(v)	<p>No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.</p>	<p>Since low traffic trip generation is expected, the construction work for the proposed use at the application site would not have traffic impact on Castle Peak Road – Mai Po.</p> <p>Noted. The applicant and contractors will ensure that there will be no queuing back to or reverse onto/from public road at any time due to the construction work.</p>

Appendix A

Replacement Pages for Submitted Ecological Impact Assessment Report

P.4a (revised Figure 2), P.6a (revised Figure 3), P.7a (revised Table 1),
P.19a (revised text for Para. 2.9.1), and P.20a and P.20b (revised Table 10)

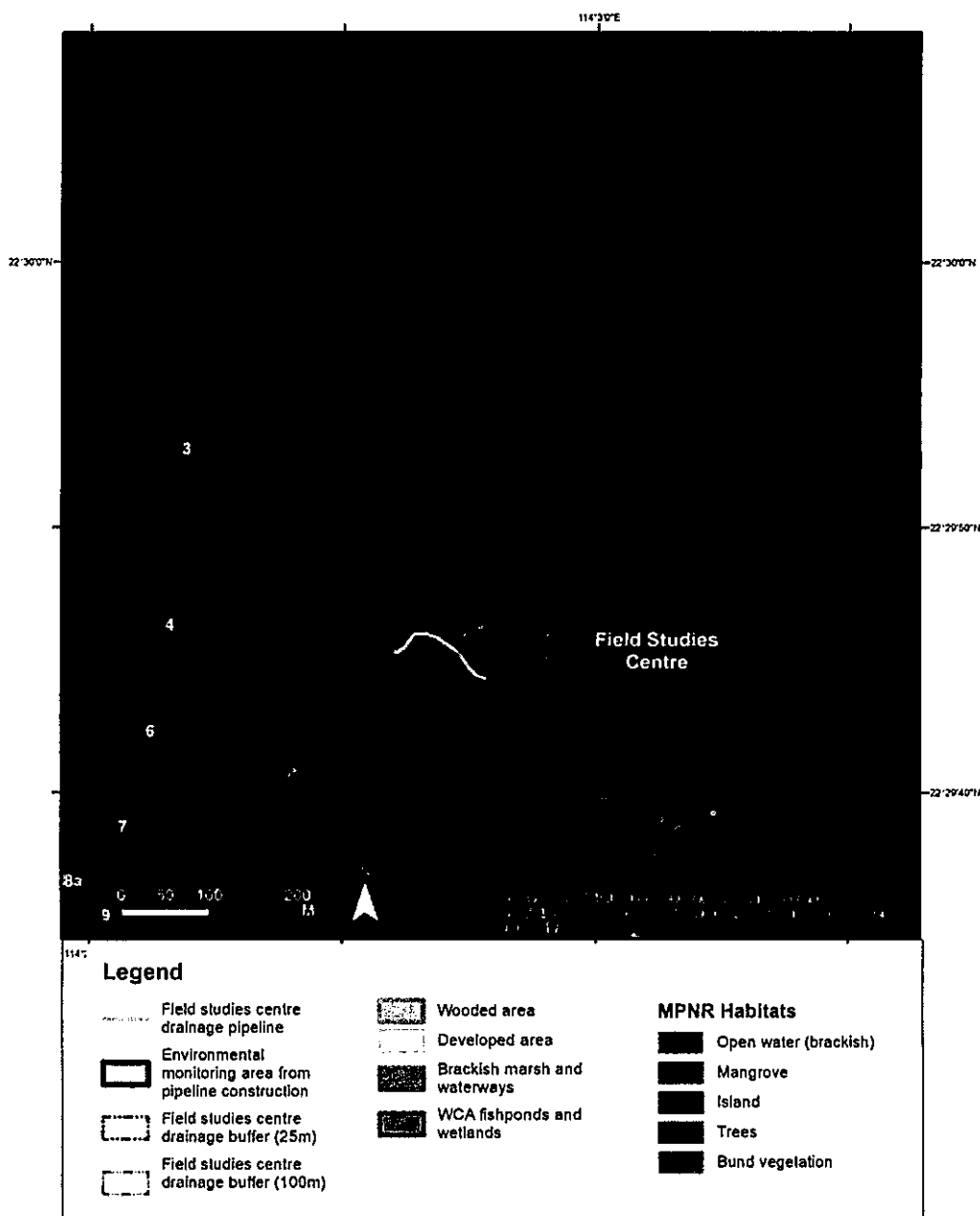
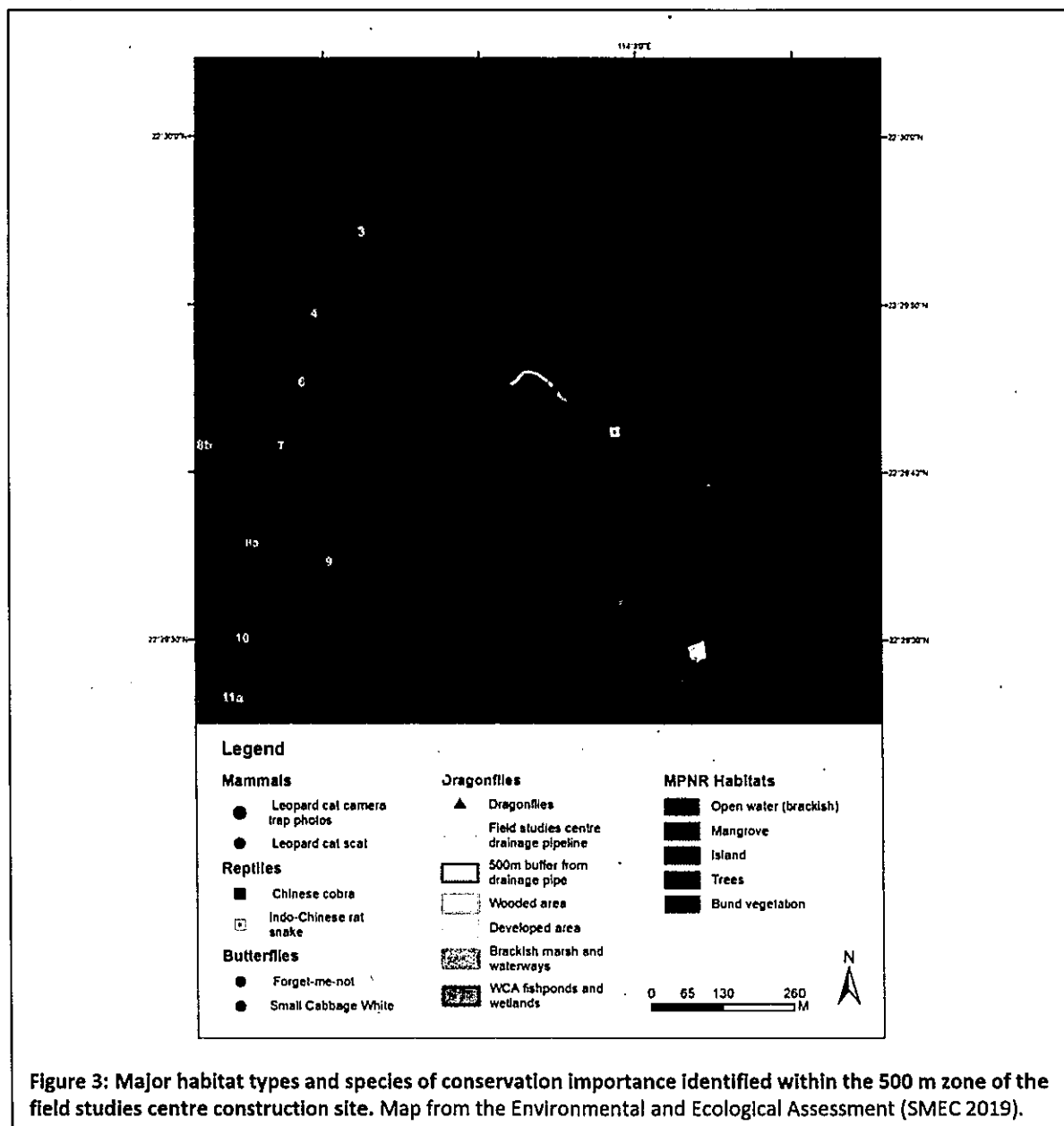


Figure 2. Project area showing the proposed stormwater drainage pipeline. The 25 and 100 m contours are shown to identify the extents of anthropogenic disturbance zones for presence and human activity and for noise attenuation from heavy machinery, respectively.

- The 25 m buffer from the pipeline trace identifies the distance of direct impact on wildlife species from the presence of people and related activity, a reasonable distance based on flight distances of wildlife in the area that is already habituated to human presence
- The 100 m buffer from the pipeline trace identifies the impact zone from noise caused by machinery during excavation, based on noise attenuation models created and tested under the ecological and environmental impact assessment (SMEC 2019).
- The environmental monitoring area from pipeline construction demarcated by the red polygon shows the fishponds and the complex of brackish marsh/natural watercourse habitats that could become impacted by spillage of soil and other construction-related pollutants. These are adjacent ponds that are individually and physically bounded and separated by bunds, preventing the spread to adjacent ponds, and the brackish marsh/stream complex.



- 2.2.1. Overall, none of the faunal species found in the major habitats can be considered either territorial or highly philopatric to that small area of impact. Thus, it is unlikely that excavating along the proposed stormwater drainage pipeline will have direct and permanent impacts on the fauna. Because the excavation will be along a paved area, there will be no impact on vegetation and floral species.
- 2.2.2. The area to be excavated is in a developed area with regular vehicular traffic and human presence and activity. Dogs were found from adjacent areas.
- 2.2.3. Thus, most wildlife in this area is habituated to relatively high ambient noise levels and human activity.

2.3. Major habitats

Brackish Gei Wai and Rain-fed Ponds in the Mai Po Nature Reserve

- 2.3.1. The gei wai and rainfed ponds are in the Mai Po Nature Reserve, which is over 150 m from the nearest point of the project area. These represent some of the most important habitats in the Mai Po Inner Deep Bay Ramsar site and support the important biodiversity in Mai Po.
- 2.3.2. An ecological assessment of the brackish gei wai and rainfed ponds in the Mai Po Nature Reserve by the Environmental and Ecological Assessment (2019)¹ is given in Table 1. Overall, the excavation site is over 150 m from these habitats and will not cause any direct physical damage to these habitats. Any noise will likely get attenuated to allowable ambient levels.

Table 1. Ecological values and ranking of the brackish gei wai and rain-fed ponds in the project area.
Table from the Environmental and Ecological Assessment (2019). SMEC. 2019. Environmental and Ecological Assessment. Peter Scott Field Studies Centre Demolition and Rebuild.

Table A6-7 Ecological Evaluation of MPNR Brackish Gei Wai and Rain-fed Ponds

Criteria	MPNR Brackish Gei Wai and Rain-fed Pond
Naturalness	Originally a modified habitat mosaic but actively managed to enhance its natural features.
Diversity	High diversity of fauna, especially birds, moderate diversity of flora.
Rarity	Actively managed wetlands are few in Hong Kong and MPNR is much the largest, thus rendering it unique in a Hong Kong context and rare in a regional context.
Re-creatability	Potentially re-creatable, especially if baseline conditions include existing coastal wetland habitats such as fish ponds, though some habitats such as mangroves would take some time to reach maturity and resource inputs would be high.
Fragmentation	Not fragmented.
Ecological linkage	Strong ecological linkages to other habitats in the Ramsar Site.
Potential value	Despite its high existing value, ongoing active management has the potential to increase value incrementally.
Nursery/breeding ground	Significant breeding ground, especially for wetland birds and some aquatic invertebrates and fish.
Age	Actively managed as a nature reserve for just over 30 years.
Abundance/richness of wildlife	Bird diversity and abundance are high to very high especially during migration and winter seasons. Other faunal groups are also more abundant and diverse than in most Deep Bay wetland areas.
Ecological value	Very High Ecological Value.

Commercial Fishponds in the Wetland Conservation Area

- 2.3.3. Fishponds are the dominant habitat in the project area (Figure 2). Most are actively maintained for pisciculture, and includes stocking, grow-out, and harvesting of fish. Pond management includes managing and monitoring of water quality and re-profiling ponds as necessary. Bund vegetation is regularly managed and is mostly maintained with very low vegetation. The

¹ SMEC. 2019. Environmental and Ecological Assessment. Peter Scott Field Studies Centre Demolition and Rebuild.

2.8. Amphibians

- 2.8.1. Five amphibian species (four frogs and one toad) were recorded in the EEA Study Area (Table 9). Three other frog species have been recorded in the vicinity (Table 9) and can be expected to occur in the project area. All species are common, widespread, and are of Least Concern. Although three records of the Asian Common Toad and one of Günther's Frog have been recorded from 'Developed Areas' all other records are from the wetlands. It is highly unlikely that the project excavation limited to the paved, developed area will affect the amphibian populations.

Table 9. List of amphibians expected to occur in the study area. List is derived from the Mai Po Nature Reserve management plan, 2019-2024. The species listed in bold text were recorded from the project area during the surveys.

COMMON NAME	SCIENTIFIC NAME	DISTRIBUTION IN HK	CONSERVATION STATUS
Asian Common Toad	<i>Duttaphrynus melanostictus</i>	Widely distributed in Hong Kong.	(LC)
Asiatic Painted Frog	<i>Kaloula pulchra</i>	Widely distributed in Hong Kong.	(LC)
Günther's Frog	<i>Hylarana guentheri</i>	Widely distributed in Hong Kong.	(LC)
Ornate Pigmy Frog	<i>Microhyla fissipes</i>	Widely distributed in Hong Kong.	(LC)
Paddy Frog	<i>Fejervarya limnocharis</i>	Widely distributed in Hong Kong.	(LC)
Spotted Narrow-mouthed Frog	<i>Kalophrynus interlineatus</i>	Widely distributed from low to moderate altitudes in northern and central New Territories.	(LC)
Brown Tree Frog	<i>Polypedates megacephalus</i>	Widely distributed in Hong Kong.	(LC)
Chinese Bullfrog	<i>Hoplobatrachus rugulosus</i>	Widely distributed in Lantau Island and New Territories.	PRC, (LC)

Key:

-Fellowes et al. (2002): PRC=Potential Regional Concern

-IUCN Red List of Threatened Species Status: (LC)=Least Concern

2.9. Butterflies

- 2.9.1. A total of 57 species of butterflies (including a complex of small blues that are difficult to identify to species) were recorded from the EEA Study Area (Table 10). Most are common in Hong Kong and widespread across the Territory (AFCD 2017). None are of particular conservation importance, except for two species; Forget-me-not (*Catochrysops strabo*), which are considered Very Rare in Hong Kong and listed as Species of Conservation Concern (AFCD 2017), and Small Cabbage White (*Pieris rapa*) which is considered to be Rare. These species were in the wooded area near the G/IC site (Figure 3). Since the excavation will not remove or impact any vegetation in the wooded area, the works will have no impact on these butterflies.

Table 10. Butterfly species recorded from the study area, and their status in Hong Kong. Information from the Environmental and Ecological Assessment (2019). SMEC. 2019. Environmental and Ecological Assessment. Peter Scott Field Studies Centre Demolition and Rebuild.

Conservation Status based on AFCD database. <https://www.afcd.gov.hk/english/conservation/hkbiobiodiversity/database>

COMMON NAME	SCIENTIFIC NAME	DISTRIBUTION IN HK	RARITY	CONSERVATION STATUS
Angled Castor	<i>Ariadne</i>	Widely distributed throughout Hong Kong	Common	N/A
Blue Tiger	<i>Tirumala limniace</i>	Widely distributed throughout Hong Kong	Common	N/A
Blue-spotted Crow	<i>Euploea midamus</i>	Widely distributed throughout Hong Kong	Very Common	N/A
Bush Hopper	<i>Ampittia dioscorides</i>	Widely distributed in abandoned paddy field throughout Hong Kong	Uncommon	N/A
Chestnut Angle	<i>Odontoptilum angulatum</i>	Widely distributed in shrubland and woodland throughout Hong Kong	Common	N/A
Chinese Dart	<i>Potanthus confucius</i>	Widely distributed in grassland throughout Hong Kong	Uncommon	N/A
Chinese Peacock	<i>Papilio bianor</i>	Widely distributed throughout Hong Kong	Common	N/A
Common Bluebottle	<i>Graphium sarpedon</i>	Widely distributed throughout Hong Kong	Very Common	N/A
Common Five-ring	<i>Ypthima baldus</i>	Widely distributed in grassland throughout Hong Kong	Very Common	N/A
Common Grass Yellow	<i>Eurema hecabe</i>	Widely distributed throughout Hong Kong	Common	N/A
Common Hedge Blue	<i>Acytolepis puspa</i>	Widely distributed throughout Hong Kong	Common	N/A
Common Indian Crow	<i>Euploea core</i>	Widely distributed throughout Hong Kong	Common	(LC)
Common Jay	<i>Graphium dason</i>	Widely distributed throughout Hong Kong	Common	N/A
Common Mapwing	<i>Cyrestis thyodamas</i>	Widely distributed in woodland area throughout Hong Kong	Common	N/A
Common Mime	<i>Chilasa clytia</i>	Widely distributed throughout Hong Kong	Common	N/A
Common Mormon	<i>Papilio polytes</i>	Widely distributed throughout Hong Kong	Very Common	N/A
Common Palmfly	<i>Elymnias hypermnestra</i>	Widely distributed in coast and urban parks throughout Hong Kong	Common	N/A
Common Sailer	<i>Neptis hylas</i>	Widely distributed throughout Hong Kong	Very Common	N/A
Common Sergeant	<i>Athyma perius</i>	Widely distributed throughout Hong Kong	Uncommon	N/A
Common Tiger	<i>Danaus genutia</i>	Widely distributed throughout Hong Kong	Common	N/A
Dark-brand Bush Brown	<i>Mycalesis mineus</i>	Widely distributed in woodland throughout Hong Kong	Very Common	N/A
Five-dot Sergeant	<i>Parathyma sulpitia</i>	Widely distributed in woodland area throughout Hong Kong	Common	N/A
Forget-me-not	<i>Catochrysops strabo</i>	Pui O, Tai Po Kau, Fung Yuen, Shing Mun, Sha Lo Wan	Very Rare	N/A
Formosan Swift	<i>Borbo cinnara</i>	Widely distributed in open grassland and abandoned field throughout Hong Kong	Common	N/A
Glassy Tiger	<i>Parantica aglea</i>	Widely distributed throughout Hong Kong	Common	N/A
Great Egg-fly	<i>Hypolimnas bolina</i>	Widely distributed throughout Hong Kong	Common	N/A
Great Mormon	<i>Papilio memnon</i>	Widely distributed throughout Hong Kong	Very Common	N/A
Great Orange Tip	<i>Hebomoia glaucippe</i>	Widely distributed throughout Hong Kong	Common	N/A

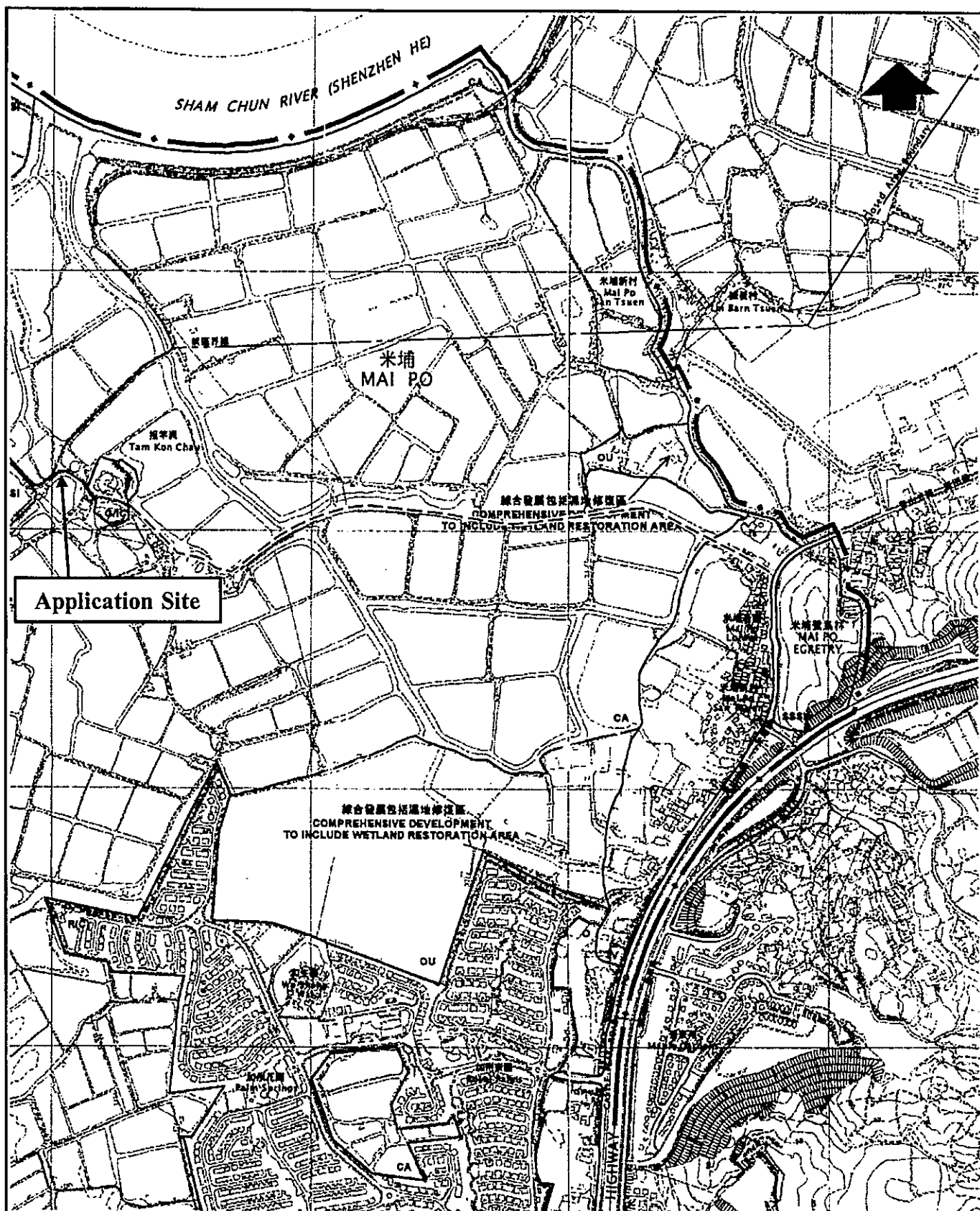
Greenish Palm Dart	<i>Telicota ancilla</i>	Widely distributed in grassland and shrubland throughout Hong Kong	Uncommon	N/A
Grey Pansy	<i>Junonia atlites</i>	Widely distributed in abandoned grassland and abandoned agricultural field throughout Hong Kong	Common	N/A
Indian Cabbage White	<i>Pieris canidia</i>	Widely distributed throughout Hong Kong	Very Common	N/A
Large Faun	<i>Faunis eumeus</i>	Widely distributed in woodland throughout Hong Kong	Common	N/A
Lemon Emigrant	<i>Catopsilia pomona</i>	Widely distributed throughout Hong Kong	Common	N/A
Lime Butterfly	<i>Papilio demoleus</i>	Widely distributed throughout Hong Kong	Common	N/A
Long-tailed Blue	<i>Lampides boeticus</i>	Widely distributed in abandoned field throughout Hong Kong	Common	N/A
Mottled Emigrant	<i>Catopsilia pyranthe</i>	Widely distributed throughout Hong Kong	Very Common	N/A
Pale Grass Blue	<i>Pseudozizeeria maha</i>	Widely distributed throughout Hong Kong	Very Common	N/A
Paris Peacock	<i>Papilio paris</i>	Widely distributed throughout Hong Kong	Very Common	N/A
Plain Tiger	<i>Danaus chrysippus</i>	Lung Kwu Tan, Tong Fuk, Tai Ho, Tung Chung, Pak Tam Chung	Uncommon	N/A
Plum Judy	<i>Abisara echerius</i>	Widely distributed throughout Hong Kong	Very Common	N/A
Purple Sapphire	<i>Heliophorus epicles</i>	Widely distributed throughout Hong Kong	Common	N/A
Red Helen	<i>Papilio helenus</i>	Widely distributed throughout Hong Kong	Very Common	N/A
Red-base Jezebel	<i>Delias pasithoe</i>	Widely distributed throughout Hong Kong	Very Common	N/A
Red-ring Skirt	<i>Hestina assimilis</i>	Widely distributed in woodland throughout Hong Kong	Common	N/A
Rustic	<i>Cupha erymanthis</i>	Widely distributed throughout Hong Kong	Very Common	N/A
Short-banded Sailer	<i>Phaedyma columella</i>	Widely distributed in woodland area throughout Hong Kong	Common	N/A
Silver Streak Blue	<i>Iraota timoleon</i>	Common and widespread throughout Hong Kong	Uncommon	N/A
Small Blues	N/A	N/A	N/A	N/A
Small Cabbage White	<i>Pieris rapa</i>	Shep Mun Kap, Fan Lau, Ngong Ping, Kam Tin, Ho Chung, Luk Keng, Tuen Mun Ash Lagoon	Rare	N/A
South China Bush Brown	<i>Mycalesis zonata</i>	Widely distributed in woodland throughout Hong Kong	Common	N/A
Spangle	<i>Papilio protenor</i>	Widely distributed throughout Hong Kong	Very Common	N/A
Straight Five-ring	<i>Ypthima lisandra</i>	Widely distributed throughout Hong Kong	Common	N/A
Tailed Cupid	<i>Everes lacturnus</i>	Widely distributed throughout Hong Kong	Common	N/A
Tailed Jay	<i>Graphium agamemnon</i>	Widely distributed throughout Hong Kong	Common	N/A
Tawny Rajah	<i>Charaxes bernardus</i>	Widely distributed throughout Hong Kong	Common	N/A
Three-spot Grass Yellow	<i>Eurema blanda</i>	Widely distributed throughout Hong Kong	Common	N/A
Transparent 6-line Blue	<i>Nacaduba kurava</i>	Widely distributed throughout Hong Kong	Common	N/A

Key:

-IUCN Red List of Threatened Species Status: (LC)=Least Concern

Appendix B

Indicative Vehicular Route to/from the Application Site



Indicative Vehicular Route

Plan Extracted from
Mai Po &
Fairview Park
Outline Zoning Plan
No. S/YL-MP/6
approved on 1.2.2005

Location Plan

Proposed Underground Stormwater Drainage Pipe
and Excavation and Back-filling of Land,
on Government Land in D.D.101 and 104,
Mai Po, Yuen Long

0 100 200 300 400 500 METRES

Appendix B

PlanArch Consultants Ltd.

Revision:

Date: 4.6.2021

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/YL-MP/305

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

致城規委員會，本村反對申請人在担竿洲路 DD101 Lot 104 政府土地申請私人發展公用設施裝置地下雨水渠及挖土工程。原因如下：

(1) 申請人擬建設裝置地下雨水渠及挖土將會破壞本村風水龍脈影響村日後遷移。

(2) 申請人事前未有諮詢新田鄉事委員會及地區人士詳細解釋為何需要裝置淤塞地下雨水渠？(3) 申請人用私人名譽申請地下雨水渠，請問日後地下雨水渠誰人清理？管理權誰人？以上是本村提出的意見，敬希各城規會委員慎重考慮意見。如果此項工程對社區有益處，本村不一定反對，但須尊重及諮詢意見。

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

米埔村村公所

簽署 Signature

文貴錄村代表

日期 Date

18/05/2021

Mobile :



第 25 屆執委會

委員名單

主席

文美桂

首副主席

黎志超

副主席

文貴旗

執行委員

文中慶

文燕華

文志良

馮應祥

黃廣寧

周興華

周振勤

尹順利

潘家樂

張桂芳

郭庭容

郭海賢

委員

文慶龍

文耀全

文志全

文添發

文好榮

文國基

文貴壽

文建立

文添福

文天維

文安平

文祿星 MH

文富財

文有福

文泰山

文成立

文銀新

文銳鈞

文炳南 MH

文金穩

文志雙

文錦濤

文錦洪

鄺偉強

尹偉傑

周貴賢

黎志文

馮錦仔

馮日柱

黃福安

陳冠盛

潘啟芬

張炳容



新田鄉鄉事委員會

SAN TIN RURAL COMMITTEE

地址：

TEL .

(傳真及郵遞文件)

敬啟者：

反對元朗米埔擔竿洲路丈量約份第 101 約及第 104 約的政府土地
擬議私人發展計劃的公用設施裝置(地下雨水渠)和相關填土及挖土工程
(申請編號：A/YL-MP/305)

新田鄉鄉事委員會就上述規劃申請 A/YL-MP/305 作出討論，一致通過
反對上述申請，查該申請地點位於米埔自然保育區內，若有任何工程都應
盡量減少對該區環境的影響，而有關公用設施裝置(地下雨水渠)的工程，
並沒有標示純屬雨水或包含污水工程，若只屬雨水工程應直接排放於鄰近
的魚塘而經排水道排出后海灣，而非挖掘現有村民出入唯一行車路敷設排
水渠，此舉不但沒有盡量減少對保育區環境的影響，違反破壞保育區環境，
而且影響村民生活，若有包括排污問題，更對該區構成危害，希望 貴署否
決上述申請，造福社區為盼。

此致

城市規劃委員會



新田鄉鄉事委員會

主席： 文美桂

首副主席：黎志超

副主席： 文貴旗 謹啟

2021 年 5 月 24 日

RECEIVED

24 MAY 2021

Town Planning
Board

5-3



長春社

Since 1968

The Conservancy Association

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電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538
電子郵件 E-mail: cahk@cahk.org.hk

20th May 2021

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



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

Dear Sir/Madam,

RE: Comments on the Section 16 Application No. A/YL-MP/305

The Conservancy Association (CA) considers that Mai Po Ramsar Site is not only within Wetland Conservation Area (WCA) under Town Planning Board Guideline No. 12C, but also an internationally recognized wetland. Therefore, any works within the area should be strictly evaluated. However, we are in reservation of the proposed work in this stage, as we note that various inadequacies in the Ecological Impact Assessment (EcoIA) have not been clearly clarified and addressed. Further information should be included in this application.

1. Inadequacies in habitat map

Figure 2 of the EcoIA does not reflect accurately the existing habitat within the study area. For example, areas marked "Developed area" are indeed full of vegetation and trees. Terms such as "Wooded area", "Trees" are too generalized. We also do not understand what "Island" would be in the map. Although Figure 3 extracted from Environmental and Ecological Assessment (EEA) has presented all habitats within the study area, the proposed alignment of stormwater drainage pipe is not shown. Habitat types in Figure 2 and 3 are also inconsistent and we feel hard to follow. Such presentation would greatly affect identification and evaluation of ecological impact brought by the proposed work.

We suggest that a comprehensive habitat map should be prepared in the EcoIA.



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2. No provision of work programme

Although the Planning Statement has mentioned the development parameter of the work (Section 3.2), no details have been provided for the work programme. For example, according to both the Planning Statement and EcoIA, all construction works are claimed to be completed within 6 weeks and most excavation done in about 2 weeks. However, it is still unsure which exact month the excavation and related works would be commenced. This is important as the proposed work is within Mai Po Ramsar Site supporting overwintering birds in winter every year. Therefore, it is necessary for the work programme to prevent overlapping with the overwintering bird period.

3. Inadequate assessment on potential environmental impacts

It seems that the EcoIA is just extracting all results from the past EEA but there were no additional survey or verification of the past assessment results. From the part "Sequence of Works" (Section A.1.10) in EEA, however, we cannot find any installation works of underground stormwater drainage pipe. Most of the evaluation in this EcoIA, therefore, would be irrelevant to a certain extent. Even the EcoIA has come across potential impacts brought by the excavation work of pipe installation, they are not quite detailed. Besides, despite provision of mitigation measures (as stated in the Planning Statement), it is still hard to evaluate how effective those mitigation measures would be without a proper environmental assessment.

We worry that all potential environmental impacts caused by the work during construction and operation phase, such as water quality, noise and ecology, indeed have not been fully addressed in this stage.

While we suggest that the project proponent should identify clearly potential environmental impacts during construction and operation phase, here we also wish the project proponent to clarify some of the issues:

- i. As Deep Bay is an ecological sensitive area, a "Zero Discharge Policy" for Deep Bay has been implemented in Deep Bay catchment. Please specify how the proposed work fulfills "Zero Discharge Policy" for Deep Bay during construction and operation phase.



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- ii. Section 3.2.2 of the EcoIA admitted that *"The commercial fishponds and wooded area immediately adjacent to the construction and excavation alignment will encounter some noise levels during the day when construction activity happens"*. As these areas can be utilized by wildlife, it is important to clearly specify the exact unmitigated noise level, and then suggest proper measures to minimize or mitigate noise. Simply claiming that *"these areas are already impacted by noise from anthropogenic activity"* is not well-justified.
- iii. Would any potential disturbance be resulted on the night roost at the tree group next to the Peter Scott Field Studies Centre (PSFSC) forecourt during the pipe installation? Would it be necessary to restrict working hours to avoid potential disturbance?
- iv. For trees close to the alignment of the pipe, would they be felled? If yes, are there any compensatory planting plans? If not, are there any tree protection zones to separate the work site and those trees?
- v. It seems that the proposed mitigation measures in Summary (Section 5 of the EcoIA) are not totally consistent with the other sections. Some of the proposed mitigation measures are missing in Summary. Please critically evaluate which mitigation measures would be put into practice.

4. Concern on cumulative impact

The previous upgrading work of public fire hydrant in Tam Kon Chau Road and PSFSC and the current underground stormwater drainage pipe are indeed part of the demolition and re-construction of PSFSC, but both works are not mentioned in the EEA. We still worry that if there are any other utilities associated with the demolition and re-construction of PSFSC.

Meanwhile, Section 4.4.1 of EcoIA mentions that *"Surveys indicate that even with the noise and activity from construction in the Field Studies Centre many birds—from waterbirds such as Grey herons, egrets, cormorants, and grebes to passerines—are still active with no indication of being disturbed and no mitigation measures are necessary"*. As no frequent updates of the monthly Precautionary Ecological Checks or Environmental Impact Monitoring Report can be seen on the Mai Po Community website, it is necessary to provide those surveys to evaluate potential cumulative impact caused by the associated work in PSFSC.



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Simply speaking, we would suggest that cumulative impacts due to other planned and committed works, including all associated utilities, and the demolition and re-construction of PSFSC, should be evaluated.

Yours faithfully,

Ng Hei Man

Campaign Manager

The Conservancy Association

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



By email only

25 May 2021

Dear Sir/Madam,

Comments on the planning application for the proposed Utility Installation for Private Project (Underground Stormwater Drainage Pipe) and associated Filling and Excavation of Land at Tam Kon Chau Road, Mai Po (A/YL-MP/305)

The Hong Kong Bird Watching Society (HKBWS) would like express our concerns on the planning application.

1 High ecological sensitivity of the application site is being underplayed

- 1.1 The application site is located within the CA zone, which is intended to "protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Site of Special Scientific Interest or Country Park from the adverse effects of development". The proposed alignment is also within the "Wetland Conservation Area" (WBA), which is "to conserve the ecological value of the fish ponds which form an integral part of the wetland ecosystem in the Deep Bay Area."
- 1.2 However, in the current Ecological Impact Assessment (EIA), the applicant did not mention the site is within the Mai Po Inner Deep Bay Ramsar Site, and It is also included in the "Inner Deep Bay and Shenzhen River catchment" Important Bird Area, which is recognized by the BirdLife International. We consider this basic background information is important to identify the ecological sensitivity of the area, and thus all the construction works and

1

operation of the proposed drainage system could be taken with great caution, so that the potential adverse impacts on wetland ecosystem could be avoided and minimized.

2 Incomplete and confusing ecological impact assessment and inadequate mitigation measures

- 2.1 In Figure 2, the applicant drew the 25 and 100 m contours *"to identify the extents of anthropogenic disturbance zones for presence and human activity and for noise attenuation from heavy machinery, respectively"*. It is unclear how did the applicant decide the 25m contour.
- 2.2 In Section 2 Results and Potential Ecological Impacts, it is unclear where were the species from each taxa groups recorded. For example, the bird species were said to be recorded within the "project area", the reptile species were recorded in the EEA ecological surveys, and the dragonfly species were recorded from the commercial fishponds and gei wai in the EEA study area. It is confusing if the bird recorded within the "project area" means the current project site, or the project site area in EEA, or the study area in EEA. The use of inconsistent words to indicate the referred area make the assessment more confusing.
- 2.3 In Section 2.6 Birds, the applicant generally described the bird species recorded and then presented a list of "non-migratory bird species recorded from the project area". However, no evaluation was made in this section. Moreover, it is also unclear why the applicant would use the word "non-migratory birds", as many of bird species listed are in fact also winter migrants and visitors. We consider it is misleading as it would create a false impression that the works would only affect non-migratory birds.
- 2.4 In Section 4.4. Mitigation for Birds, we do not agree that *"no specific mitigation is deemed necessary"*. The application site and its surroundings are important habitats for birds especially during dry season, however, the applicant did not specify the construction period. Apart from the scheduling in the day time starting at least one hour after sunrise and end one hour before sunset to avoid the impacts on night roosting ardeids, avoiding construction works during dry season should also be considered.

3 Irrelevant environmental Impact assessment

- 3.1 Referring to Section 3 of the EIA about the potential environmental impacts, the applicant suggested that the *"potential environmental impacts from the construction may include noise, air, and water pollution"*, and *"the Environmental and Ecological Assessment (SMEC 2019) has assessed these impacts and proposed appropriate mitigations"*.
- 3.2 Meanwhile, in the Section 3.2 Noise, the applicant quickly jumped into conclusion that *"it is highly unlikely that noise from the construction and excavation will impact the wildlife in the project area"* by simply quoting the results made by the model for noise monitoring and mitigation conducted under the previous EEA and showing the figure of Noise level contours (unmitigated) modeled for the demolition and reconstruction works of Peter Scott Field Studies Centre. In Figure 2, the applicant also mentioned that the 100 m buffer from the pipeline trace are illustrated *"based on noise attenuation models created and tested under the ecological and environmental impact assessment (SMEC 2019)"*.
- 3.3 In Section 3.3. Air Pollution, the applicant quoted the EEA again, suggesting that the *"mitigation measures to ensure air quality is maintained during the PSFSC renovation and rebuild according to acceptable and permissible levels will also be applied to the construction of the stormwater drainage pipeline"*. One also added the assessment of air quality during demolition and rebuild of PSFSC was *"unlikely to cause any ecological impacts from dust"*, and therefore, *"the emissions from the excavations will be expected to be less than from the demolition of the building which has now completed"*.
- 3.4 However, the environmental Impacts identified and assessed in the EEA are actually based on the demolition and reconstruction works of Peter Scott Field Studies Centre. According to Section A1.10 and A1.12 of the EEA, it is described that the key environmental impacts were identified based on the sequence of works which did not include the construction of underground stormwater drainage pipe. Moreover, in response to the public comments on the EEA saying that *"no off-site works or activities should take place outside the G/IC zone"*, WWF-Hong Kong (the current applicant) also

admitted "*all the construction site work is within the G/IC zone*"¹. All these evidences reveals that the previous environmental impact assessment under the EEA did not cover the current construction works of underground stormwater drainage pipe.

3.5 As the two projects are very different (e.g. in terms of works location, scope, type, machine used, the distance between the works site and the sensitive receivers, mitigation measures required, etc.), the potential environmental impacts caused (i.e. air and noise impacts) by the proposed construction of underground stormwater drainage pipe and their corresponding mitigation measures would not be the same as those caused by the demolition and reconstruction works of Peter Scott Field Studies Centre. Directly applying the result from EEA to the current project is just inappropriate. The conclusion that the demolition and reconstruction works of Peter Scott Field Studies Centre would not cause unacceptable impacts on the environments under the EEA, does not necessarily mean that the current "new and addition" construction of drainage system, even with relatively less heavy works and shorter duration, would not cause extra and cumulative environmental impacts. Instead, if the construction period of the current drainage system construction work overlaps with the works of Peter Scott Field Studies Centre, it would cause additional ecological and environmental impacts on the surroundings. This cumulative impact should also be properly addressed in the current assessment.

3.6 By simply quoting the irrelevant information and assessments, it is not convincing at all to indicate that the current project would not cause any unacceptable environmental impacts. We consider the applicant should re-identify and assess the relevant potential environmental impacts from the proposed drainage works.

4 Justifications for the decision and comments made by Government departments and the Board

According to the Hong Kong Planning Standards and Guidelines (HKPSG), Chapter

¹ https://www.fhk.awsassets.panda.org/downloads/public_comments_of_the_eea_dec_2020.pdf

10, Section 2.1 (ii), the Board has the responsibility to, *"restrict uses within conservation zones to those which sustain particular landscapes, ecological and geological attributes and heritage features"*. We note that all other Government bureaux/departments are also bound to the HKPSG, and the Agriculture, Fisheries and Conservation Department (AFCD) and the Planning Department (PlanD) have the responsibility to advise the Board on the ecological² and planning aspects in particular. Given AFCD's mission to conserve natural environment and safeguard the ecological integrity³, and the proposed development is not in line with the planning intention of the statutory zoning, HKBWS would also expect AFCD and PlanD to object to this application. Should AFCD, PlanD or the Board feels otherwise, we urge that the appropriate justifications are provided.

The HKBWS would like to remind the Board that the EEA, which was frequently mentioned in the current EIA, is not only irrelevant to this application, there are also many inadequacies (Please refer to Appendix 1).

The HKBWS considers that it is premature to approve the current application. We respectfully request the Board to take our comments into consideration and to request the current applicant to provide a relevant and comprehensive environmental and ecological impact assessments. Thank you for your kind attention.

Yours faithfully,



Wong Suet Mei
Conservation Officer
The Hong Kong Bird Watching Society

² AFCD Role of Department. Available at:
http://www.afcd.gov.hk/english/aboutus/abt_role/abt_role.html

³ AFCD Vision and Mission. Available at:
http://www.afcd.gov.hk/english/aboutus/vision_mission/abt_vision_mission.html

cc.

The Conservancy Association

Designing Hong Kong

Kadoorie Farm and Botanic Garden

WWF – Hong Kong

TrailWatch

WWF - Hong Kong
15/F, Manhattan Centre,
8 Kwai Cheong Road,
Kwai Chung, New Territories
(E-mail: maipocommunity@wwf.org.hk)



香港觀鳥會
THE
HONG
KONG
BIRD
WATCHING
SOCIETY
Since 1957 成立

By email only

1 June 2019

Dear Sir/Madam,

**Comments on the Environmental and Ecological Assessment for Peter Scott Field Studies
Centre Demolition and Rebuild**

The Hong Kong Bird Watching Society (HKBWS) understands that the redevelopment of the Peter Scott Field Studies Centre (PSFSC) is not a Designated Project under the Environmental Impact Assessment Ordinance. Given that the PSFSC is within the internationally recognized Ramsar site, the ecologically sensitive WCA and the wider Deep Bay wetland ecosystem, the redevelopment of the PSFSC is required to be conducted with great care following the precautionary approach¹.



We appreciate the effort of WWF - Hong Kong in preparing an Environmental and Ecological Assessment (EEA) for the project and is made available for the public to comment. However, this consultancy report do not reflect the high degree of conservation concern that the Mai Po wetlands are receiving and the high standard that WWF - Hong Kong as a leading conservation organization is expected to deliver. HKBWS considers that there are various inadequacies in this EEA report that needs to be properly addressed, in order to minimize the environmental and ecological impacts of the works at PSFSC. Below are our comments and recommendations on the EEA.

1. Location

A.1.6 of the PSFSC EEA stated that the PSFSC is covered by "Government, Institution or Community" (GIC) zoning and encircled by "Conservation Area" (CA). This is just part of the fact. **It should also mention that the PSFSC is within the Ramsar Site and the "Wetland Conservation Area" (WCA).** This would better illustrates the ecological sensitivity of the area and gives a more complete background on why demolition and construction works at PSFSC should be taken with great care.

¹ Town Planning Board Guideline No. 12C: https://www.info.gov.hk/tpb/en/forms/Guidelines/pg12c_e.pdf

2. Adverse impacts on the ardeid (egrets/herons) night roost

A.6.21 of the PSFSC EEA already documented the ardeid night roost at the PSFSC forecourt. *"During April 2019, some 74-84 Little Egrets, 25 to 33 Chinese Pond Herons, 6 Great Egrets and 1 Cattle Egret were observed recorded flying to a night roost in the trees adjacent to the PSFSC forecourt."* A.6.59 and A.3.8 of the PSFSC EEA suggested that there will be no works at the PSFSC during 1730 to 0800. Since the time for ardeids to return to their roosting site is dependent on the time of sunset, and the sunset time ranges from 1738 to 1904 within a year in Hong Kong, we are concerned the cut off time 1730 is not sufficient to protect the roosting ardeids. **We consider that works should be finished at least one hour before sunset instead.** Besides monthly monitoring of the ardeids, it would be good to know the arrival time, pattern and direction of the roosting ardeids, so as to assess if the works would have any adverse impacts.

3. Adverse noise impacts on Ecological Sensitive Receivers (ESRs) are not mitigated

3.1. A.6.53 of PSFSC EEA stated that *"there is no line of sight from the PSFSC (due to screening by tress and, to a lesser extent, by buildings), so the only potential disturbance impact would be that of noise"*. The current background noise level at PSFSC is 54dB (Table A3-3 of the PSFSC EEA). Comparing Figures A3-1, A3-2 and A3-4 of PSFSC EEA, noise levels at the residential areas were significantly reduced with the use of 5m and 10m noise barriers under the mitigated scenario (Figure 1). **However, there seems to be little noise reduction in the fishponds, wetlands and Gei Wais. The mitigated noise level is still predicted to range from 66dB to 86dB, just like the noise contours in the unmitigated scenario (Figure 2).**

3.2. A.3.31, A.6.51 and A.6.53 of PSFSC EEA stated that *"these contour plots also show the generally low level of noise in the area outside the PSFSC boundary", "the modelling of noise during the demolition and construction stages of PSFSC show low-levels of noise off-site during the works, meaning that there are unlikely to be any ecological impacts caused by noise from the PSFSC project site" and "so the only potential disturbance impact would be that of noise which would be much attenuated due to distance"*. **It is uncertain how these conclusions can be drawn.**

3.3. **Additional noise mitigation measures** (e.g. the use of a moveable noise enclosure at PSFSC and installation of a noise barrier between the site and any nearby ESRs) were left to the decision of the Demolition/Construction Contractor (A.3.32 of the PSFSC EEA). **We consider that these additional mitigation measures should be a requirement for the contractors to fulfil in the tender/contract rather than**

optional choices, as these measures should be able to further minimise the adverse noise impacts to the surrounding fishponds and wetlands environments which are important bird foraging and roosting grounds.

4. Underestimate the ecological value of fishponds

4.1. A.6.54 of the PSFSC EEA stated that *"The other wetland habitats adjacent to or within 200m of PSFSC comprised only of commercial fishponds, which are either abandoned or frequently managed for aquaculture. Either way, these fishponds are of much less significance to wintering waterbirds than the brackish qei wai in the MPNR, as shown on Table A6-12. Any impacts to this small number of birds will be of low significance."* We consider that such statement downplays the ecological importance of fishponds, and is contrary to the assessment made in Table A6-8, where both active fishponds and abandoned fishponds were evaluated as of **"High Ecological Value"**.

4.2. We would like to reiterate that the **PSFSC is within the Ramsar Site and the WCA**. The Town Planning Board Guideline No. 12C clearly stated that *"The Study on the Ecological Value of Fish Ponds in the Deep Bay Area completed in 1997 has confirmed the unique international and regional importance of the fish pond system in the Deep Bay Area particularly for ardeids (i.e. herons and egrets). It has established that fishponds in the area have intrinsic value as they function ecologically as a substantial source of food supply for the birds and as an important habitat for roosting and foraging of waterbirds. The fish pond system is fundamentally linked with the Mai Po Marshes and is part of the Deep Bay Area wetland ecosystem."* The planning intention of WCA is *"to conserve the ecological value of the fishponds which form an integral part of the wetland ecosystem in the Deep Bay Area. It comprises the exiting and contiguous, active or abandoned fishponds in the Deep Bay Area, which should all be conserved."* Therefore, we consider that any works at PSFSC should be conducted with great care.

4.3. **The ecological value of fishponds is related to its operation.** When fishermen drain the ponds to harvest their fish, the trash fish and other invertebrates left in the shallow water of the pond creates a favourable feeding habitat for waterbirds. From the bird monitoring conducted for our Fishponds Management Agreement project, **the number of waterbird species recorded during drain-down was found to be about 19 times higher than the number recorded before the fishpond drain-down.** Therefore, the number of bird species recorded at fishponds can have a big variation depending on the operation of the fishpond, **thus low number of bird recorded at a**

certain point of time does not indicate the fishponds are of low ecological value.

- 4.4. Besides, the data presented in Table A6-12 seems to be **misleading**. The mean count is the average bird usage of the fishponds in the whole year, but the seasonality of birds during a year is neglected (i.e. it is well-understood that there are more birds during winter). Also, the maximum count of some bird species seems to be much lower than that recorded in the Agriculture, Fisheries and Conservation Department (AFCD) Monthly Waterbird Monitoring in the Deep Bay Area². It is uncertain if such difference was due to difference in survey methodology, or the presence/absence of drained-down fishponds. **In fact, a total of 20 waterbird and wetland dependent bird species were recorded in 16 fishponds within 200m of PSFSC in winter of 2017** (i.e. January to March, and October to December)(please refer to Table 1 below). In February 2017, 138 Little Egret was found in a drained-down fishpond immediately next to the PSFSC; while in another drained-down fishpond about 140m from PSFSC, 192 Little Egret, 114 Great Egret and 22 Black-faced Spoonbill were recorded. **We consider that the fishponds surrounding the PSFSC is of high ecological value and the adverse ecological impacts of the redevelopment works on these fishponds should not be underestimated.**

5. Programme for works at PSFSC

- 5.1. A.2.11 and A.2.12 stated that *"The existing PSFSC building is planned to be demolished during the period April to June 2019" and "Following demolition, the new PSFSC building will be constructed from June 2019 to December 2021"*. From Figure A1-5, it seems that **there will not be any phasing of works at PSFSC to avoid demolition/construction works during the dry season**. It is only stated that *"dry season during which noisy outdoor works in MPNR (Mai Po Nature Reserve) are controlled" and "worst-case programme for cumulative impacts with MPNR". MPNR, PSFSC and the surrounding fishponds are all within the Ramsar Site and the WCA, and all are of high ecological and conservation value. Noisy works such as demolition, sheetpiling and foundation works should be scheduled outside the dry season to avoid the adverse impacts on the overwintering birds using Mai Po and nearby wetlands. We would also like to know if any specific demolition/construction methods were selected and if construction by precast or prefabrication units will be adopted, in order to minimize the environmental impacts to the ecologically sensitive surroundings during construction phase.*

² Anon. 2017-2018. Monthly Waterbird Monitoring Biannual Report 2 (October 2016 to March 2017, October 2017 to March 2018), Mai Po Inner Deep Bay Ramsar Site Waterbird Monitoring Programme 2016-17. Report by the Hong Kong Bird Watching Society to the Agriculture, Fisheries and Conservation Department, Hong Kong Special Administrative Region Government.

Table 1. Waterbird and wetland dependent bird species recorded in 16 fishponds within 200m of PSFSC in winter of 2017 (Data source: AFCD Monthly Waterbird Monitoring, January to March/October to December 2017)

No.	Name	Scientific Name	Conservation and Protection Status [^]	Maximum count per survey
1	Little Grebe	<i>Tachybaptus ruficollis</i>	LC	15
2	Black-faced Spoonbill	<i>Platalea minor</i>	PGC; WASP(II); RLCV(EN); IUCN(EN)	22
3	Black-crowned Night Heron	<i>Nycticorax nycticorax</i>	(LC)	1
4	Chinese Pond Heron	<i>Ardeola bacchus</i>	PRC (RC)	20
5	Eastern Cattle Egret	<i>Bubulcus coromandus</i>	(LC)	1
6	Grey Heron	<i>Ardea cinerea</i>	PRC	6
7	Great Egret	<i>Ardea alba</i>	PRC (RC)	120
8	Intermediate Egret	<i>Ardea intermedia</i>	RC	6
9	Little Egret	<i>Egretta garzetta</i>	PRC (RC)	332
10	Great Cormorant	<i>Phalacrocorax carbo</i>	PRC	13
11	Black Kite	<i>Milvus migrans</i>	(RC); WASP(II); CITES(II)	2
12	White-breasted Waterhen	<i>Amaurornis phoenicurus</i>	-	4
13	Common Moorhen	<i>Gallinula chloropus</i>	-	5
14	Little Ringed Plover	<i>Charadrius dubius</i>	(LC)	11
15	Green Sandpiper	<i>Tringa ochropus</i>	-	2
16	Wood Sandpiper	<i>Tringa glareola</i>	LC	1
17	Common Sandpiper	<i>Actitis hypoleucos</i>	-	5
18	White-throated Kingfisher	<i>Halcyon smyrnensis</i>	(LC)	1
19	Common Kingfisher	<i>Alcedo atthis</i>	-	1
20	Pied Kingfisher	<i>Ceryle rudis</i>	(LC)	1

[^] Note: Conservation and protection status refers to Fellowes *et al.* (2002), List of Wild Animals under State Protection, Red List of China's Vertebrates (Jiang *et al.* 2016), The International Union for Conservation of Nature Red List of Threatened Species IUCN (2017), and The Convention on International Trade in Endangered Species of Wild Fauna and Flora CITES (2017).

a. All wild birds are protected under Wild Animal Protection Ordinance (Cap. 170).

b. Fellowes *et al.* (2002): GC=Global Concern; LC=Local Concern; RC=Regional Concern; PRC=Potential Regional Concern; PGC: Potential Global Concern. Letters in parentheses indicate that the assessment is on the basis of restrictedness in nesting and/or roosting sites rather than in general occurrence.

b. List of Wild Animals Under State Protection promulgated by State Forestry Administration and Ministry of Agriculture on 14 January, 1989 (WASP): I = Class I Protected Species in China; II = Class II Protected Species in China.

c. Conservation status by Red List of China's Vertebrates (RLCV) (Jiang *et al.* 2016): CR = Critically Endangered; EN = Endangered; VU = Vulnerable; NT = Near Threatened.

d. Conservation status by IUCN (2017): CR = Critically Endangered; EN = Endangered; VU = Vulnerable; NT = Near Threatened.

e. Protection status by CITES (2017): II = Listed in CITES Appendix II; III = Listed in CITES Appendix III.

6. Bird collision

- 6.1. A.1.12 stated that "Operation stage ecological impacts are not anticipated". As shown in the drawing in Figure A1-4, there will be a lot of large windows or glass doors/panels in the new PSFSC. **The EEA seems to neglect the risk of bird collision during the operation phase.** Below is the paragraph about bird collision in my email communication with WWF - Hong Kong on 14 March 2019.

"As I have mentioned in the previous meetings already, given that Mai Po is in such an ecologically sensitive location, I would expect the "new" PSFSC and the renovated EC would be bird friendly buildings, and I would expect the glass windows and panels in these buildings would be specially treated to avoid bird collision (no matter there were many bird collision incidents at Mai Po or not). For visual markers on glass windows/panels, instead of the normal straight lines or dots designs, there could be creative and artistic solutions to this (such as translucent silhouettes of trees/ lines of water birds/lines of writing "WWF - Hong Kong/Peter Scott Field Studies Centre/Mai Po Nature Reserve" etc). Careful considerations should also be given on the internal and external lighting arrangement. There are many documents in the US on bird collision and bird friendly buildings. Here are two links to the documents by Audubon Minnesota and American Bird Conservancy on best practices for bird safety and bird-friendly building design for your reference.

<http://mn.audubon.org/conservation/birdsafe-buildings>

<https://abcbirds.org/program/glass-collisions/>"

7. Final remarks

HKBWS understands the EEA and all the aforementioned recommendations are not statutory requirements, therefore, it heavily relies on the commitment of WWF - Hong Kong to set a strict standard for contractors and workers to follow for the conservation of the Deep Bay wetlands and to ensure the redevelopment of PSFSC to be conducted at a standard that is in line with the conservation importance of the internationally recognized Ramsar Site. The works of WWF - Hong Kong would also set an important example for other developments in the Deep Bay area. We hope our comments are useful and will be taken into consideration, such that the demolition and construction works will be carried out in a more comprehensive manner to safeguard all important bird foraging and roosting grounds in the Deep Bay wetlands. Thank you for your kind attention.

Yours faithfully,



Woo Ming Chuan
Senior Conservation Officer
The Hong Kong Bird Watching Society

Figure 1. Noise mitigation at PSFSC proposed in the EEA and used for simulation of noise contours under the mitigated scenario (extracted from Figure A3-3 of the PSFSC EEA).

Figure A3-3 Noise Mitigation at PSFSC

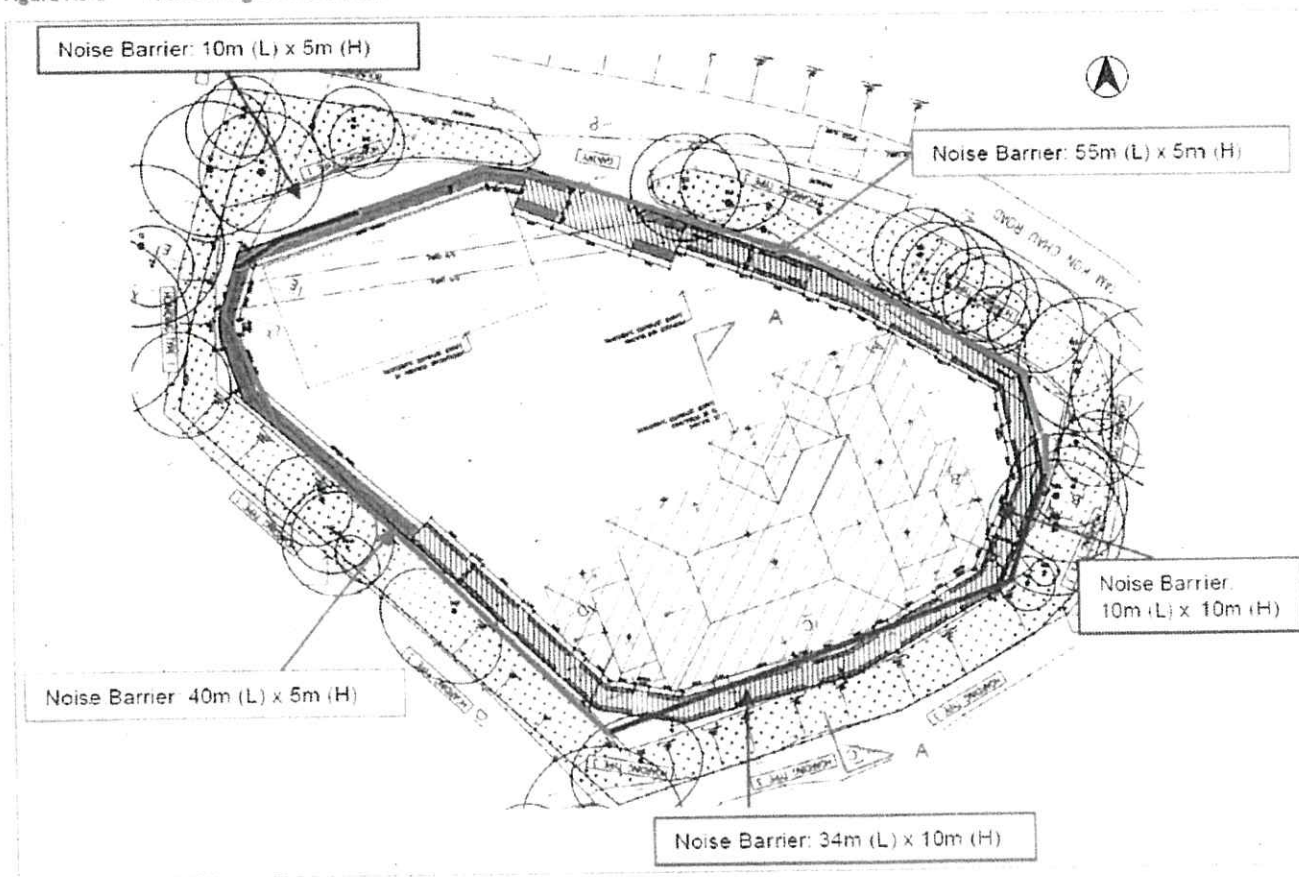
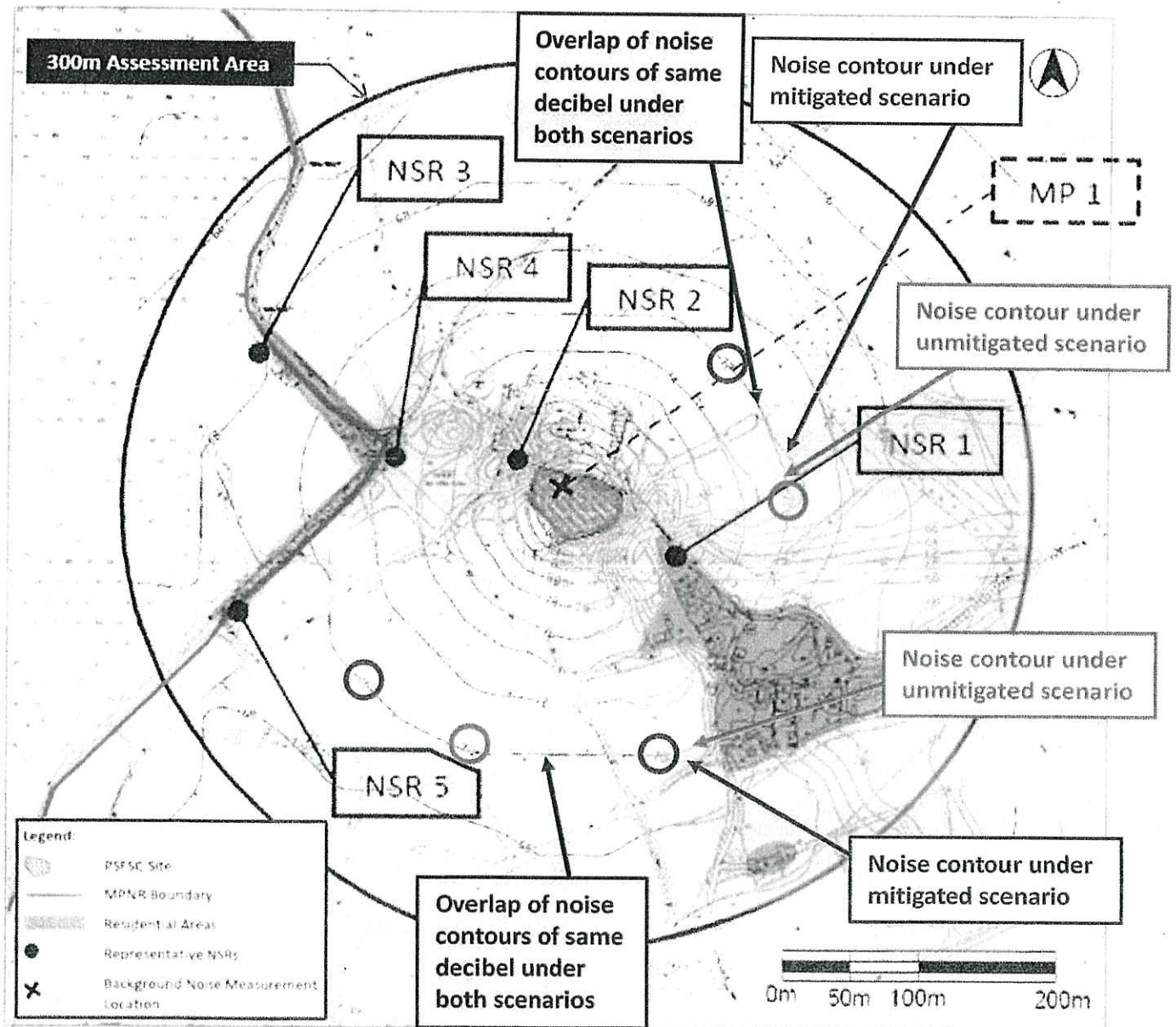


Figure 2. Overlaying Figures A3-1, A3-2 and A3-4 of PSFSC EEA, noise levels at the residential areas were significantly reduced (areas highlighted in yellow) with the use of 5m and 10m noise barriers under the mitigated scenario. However, there seems to be little noise reduction in the fishponds, wetlands and *Gei Wais*. The mitigated noise level is still predicted to range from 66dB to 86dB, just like the noise contours in the unmitigated scenario.



Recommended Advisory Clauses

- (a) To note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site would affect Short Term Tenancy (STT) No. 1159 currently let for the purpose of “Site for Carparking, Staff Quarters and Visitors Quarters including a retail shop all in connection with the operation of the adjacent Mai Po Marshes Nature Reserve” for a fixed term of 5 years commencing from 1.10.1989 and thereafter yearly. The applicant has to apply for a STT to give effect to the proposal. However, there is no guarantee at this stage that the STT would be approved. Such application will be dealt with by LandsD acting in the capacity of the land lord at the discretion of LandsD, and if it is approved under such discretion, the approval would be subject to such terms and conditions including amongst others, the payment of rent and administrative fee as may be imposed by LandsD;
- (b) to note the comments of the Commissioner for Transport (C for T) that the Site is connected to Castle Peak Road – Mai Po via a section of Tam Kon Chau Road which is not managed by the Transport Department (TD). The land status of Tam Kon Chau Road should be clarified with LandsD by the applicant. Moreover, the management and maintenance responsibilities of Tam Kon Chau Road should be clarified with the relevant lands and maintenance authorities accordingly. All vehicles of 10m or above are currently prohibited to enter Tam Kon Chau Road;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that Tam Kon Chau Road is not maintained by HyD. The local road at the end of Tam Kon Chau Road is maintained by HyD. Excavation Permit on Government Land and public footpath should be obtained from DLO/YL and his office respectively prior commencement of excavation works on public roads. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) to note the comments of the Director of Environmental Protection (DEP) that the applicant should implement appropriate pollution control measures to minimise short-term environmental impacts during construction. Reference could be made to relevant publications/guidelines including the ‘Recommended Pollution Control Clauses for Construction Contracts and ProPECC PN 1/94 ‘Construction Site Drainage’;
- (e) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:
 - (i) the proposed utility installation involves excavation up to 2.1m and the roots of the existing trees along Tam Kon Chau Road may be affected. The applicant is reminded that the excavation should be carried out away from the Tree Protection Zone and trenching of roots should be avoided. Proper tree preservation measures should be undertaken to avoid damage to existing trees during the excavation. Please refer to the guidelines promulgated by the Development Bureau on Tree Preservation during construction; and
 - (ii) the applicant is reminded that approval of the application under the Town Planning Ordinance does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant should seek comments and approval from the relevant authority on the proposed tree works and compensatory planting

proposal, where appropriate;

- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) after completion of the drainage works, the applicant shall provide DSD for reference a set of record photographs showing the completed drainage works on the Site with corresponding photograph locations marked clearly on the approved drainage plan. DSD will inspect, as may be required, the completed drainage works jointly with the applicant with reference to the set of photographs;
 - (ii) the applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas;
 - (iii) the applicant is reminded that the proposed drainage proposal/works as well as the site boundary should not cause encroachment upon areas outside his jurisdiction;
 - (iv) the applicant should consult DLO/YL regarding all the proposed drainage works outside the site boundary in order to ensure unobstructed discharge from the Site in future; and
 - (v) all the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on the Site under proper maintenance at all times; and
- (g) to note the comments of the Commissioner of Police (C of P) that the applicant should ensure that no alteration will be caused to the structure of boundary security fence; no unauthorised entry to the Closed Area by any workers during the construction process unless he/she holds valid Closed Area Permit for this construction purpose; and take all necessary steps to secure the boundary fence during the construction if any excavation or works concerning the western part of the stormwater pipe will be taken place adjacent to the boundary fence.