

This document is received on 25 MAY 2022  
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](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/tc/plan\\_application/apply.html](https://www.info.gov.hk/tpb/tc/plan_application/apply.html)

General Note and Annotation for the Form  
填寫表格的一般指引及註解

\* "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

\* Please attach documentary proof 請夾附證明文件

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

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2200958

11/4 by hand.

Form No. S16-I 表格第 S16-I 號

|                                 |                         |             |
|---------------------------------|-------------------------|-------------|
| For Official Use Only<br>請勿填寫此欄 | Application No.<br>申請編號 | A/16-MP/328 |
|                                 | Date Received<br>收到日期   | 25 MAY 2022 |

- 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/tbpl/>. 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/tbpl/>), 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)

Gei Wais 7, 8, 19 and 20e, and existing footpath at Mai Po Nature Reserve, 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

☒ Site area 地盤面積 ..... 6151.5 ..... sq.m 平方米 ☒ About 約  
☐ Gross floor area 總樓面面積 ..... sq.m 平方米 ☐ About 約

(c) Area of Government land included (if any)  
所包括的政府土地面積(倘有)

..... 6151.5 ..... sq.m 平方米 ☒ About 約

|  |   |
|--|---|
| (d) Name and number of the related statutory plan(s)<br>有關法定圖則的名稱及編號 | Approved Mai Po & Fairview Park Outline Zoning Plan<br>No. S/YL-MP/6  |
| (e) Land use zone(s) involved<br>涉及的土地用途地帶                           | "Site of Special Scientific Interest" ("SSSI")  |
| (f) Current use(s)<br>現時用途   | Mai Po Nature Reserve<br><br>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)<br>(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"<sup>1</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>1</sup> (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"<sup>1</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>1</sup> (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>1</sup>.  
並不是「現行土地擁有人」<sup>1</sup>。

- ☒ 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)"<sup>1</sup>.  
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」<sup>1</sup>。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>1</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>1</sup>的同意。

| Details of consent of "current land owner(s)" <sup>1</sup> obtained 取得「現行土地擁有人」 <sup>1</sup> 同意的詳情 |  |  |
|--|--|--|
| No. of 'Current Land Owner(s)'<br>「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<br>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)<br>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)'<br>「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<br>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<br>(DD/MM/YYYY)<br>通知日期(日/月/年) |
|  |  |   |
|  |  |   |
|  |  |   |

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

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

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

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

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)

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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

- ☐ 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
- ☒ 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
- ☐ 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
- ☐ 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
- ☒ 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: 如發展涉及骨灰安置所用途，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<br>涉及的總樓面面積  | sq.m 平方米   |                     |   |
| (b) Proposed use(s)/development<br>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)<br>(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<br>涉及層數   | Number of units involved<br>涉及單位數目   |                     |   |
| (d) Proposed floor area<br>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)<br>不同樓層的擬議用途(如適用)<br>(Please use separate sheets if the space provided is insufficient)<br>(如所提供的空間不足，請另頁說明) | Floor(s)<br>樓層   | Current use(s) 現時用途 | Proposed use(s) 擬議用途                      |
|  |  |                     |   |
|  |  |                     |   |

| (ii) For Type (ii) applications 供第(ii)類申請  |   |
|--|---|
| (a) Operation involved<br>涉及工程             | <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Diversion of stream 河道改道<br/><br/> <input type="checkbox"/> Filling of pond 填塘<br/>           Area of filling 填塘面積 ..... sq.m 平方米<br/>           Depth of filling 填塘深度 ..... m 米<br/><br/> <input type="checkbox"/> Filling of land 填土<br/>           Area of filling 填土面積 ..... sq.m 平方米<br/>           Depth of filling 填土厚度 ..... m 米<br/><br/> <input checked="" type="checkbox"/> Excavation of land 挖土<br/>           Area of excavation 挖土面積 ..... 200 ..... sq.m 平方米<br/>           Depth of excavation 挖土深度 ..... 1.5 ..... m 米         </div> <div> <input type="checkbox"/> About 約<br/><br/><br/><br/><br/><br/><br/><br/><br/><br/> <input checked="" type="checkbox"/> About 約<br/><br/><br/><br/><br/><br/><br/><br/><br/><br/> <input checked="" type="checkbox"/> About 約         </div> </div> <p>(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)<br/>(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))</p> |
| (b) Intended use/development<br>有意進行的用途/發展 | Proposed infrastructure upgrade in Mai Po Nature Reserve including 2 Tower Hides, provision of new footpath, upgrading of existing footpaths and associated land excavation   |

| (iii) For Type (iii) applications 供第(iii)類申請                           |   |                           |
|--|---|---------------------------|
| (a) Nature and scale<br>性質及規模  | <input type="checkbox"/> Public utility installation 公用事業設施裝置<br><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置<br>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate<br>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<br>裝置名稱/種類  | Number of provision<br>數量 |
|  | Dimension of each installation<br>/building/structure (m) (LxWxH)<br>每個裝置/建築物/構築物的尺寸<br>(米)(長 x 闊 x 高)  |                           |
|  |   |                           |
|  |   |                           |
| (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

Proposed infrastructure upgrade in Mai Po Nature Reserve including 2 Tower Hides, provision of new footpath, upgrading of existing footpaths and associated land excavation

(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

Proposed plot ratio 擬議地積比率

Proposed site coverage 擬議上蓋面積

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

Proposed building height of each block 每座建築物的擬議高度

Please refer to Table 3.1 & 3.2 of the planning statement

..... sq.m 平方米 ☐ About 約

Please refer to Table 3.1 & 3.2 of the planning statement

..... ☐ About 約

Please refer to Table 3.1 & 3.2 of the planning statement

..... % ☐ About 約

2

Not more than 3

..... storeys 層

☐ include 包括 ..... storeys of basements 層地庫

☐ exclude 不包括 ..... storeys of basements 層地庫

Not more than 12.56

..... mPD 米 (主水平基準上) ☐ About 約

Please refer to Table 3.1 & 3.2 of the planning statement

..... m 米 ☐ About 約

|  |                    |   |
|--|--------------------|---|
| <input type="checkbox"/> Domestic part 住用部分<br>GFA 總樓面面積 ..... sq. m 平方米 <input type="checkbox"/> About 約<br>number of Units 單位數目 .....<br>average unit size 單位平均面積 ..... sq. m 平方米 <input type="checkbox"/> About 約<br>estimated number of residents 估計住客數目 .....   |                    |   |
| <input checked="" type="checkbox"/> Non-domestic part 非住用部分<br><input type="checkbox"/> eating place 食肆 ..... sq. m 平方米 <input type="checkbox"/> About 約<br><input type="checkbox"/> hotel 酒店 ..... sq. m 平方米 <input type="checkbox"/> About 約<br><br><input type="checkbox"/> office 辦公室 ..... sq. m 平方米 <input type="checkbox"/> About 約<br><input type="checkbox"/> shop and services 商店及服務行業 ..... sq. m 平方米 <input type="checkbox"/> About 約<br><br><input type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施<br>(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)<br>.....<br>.....<br>..... |                    | GFA 總樓面面積<br>..... sq. m 平方米 <input type="checkbox"/> About 約<br>..... sq. m 平方米 <input type="checkbox"/> About 約<br>(please specify the number of rooms 請註明房間數目) .....<br>..... sq. m 平方米 <input type="checkbox"/> About 約<br>..... sq. m 平方米 <input type="checkbox"/> About 約 |
| <input checked="" type="checkbox"/> other(s) 其他<br>(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)<br>Tower Hide 2: 178 sq.m .....<br>Tower Hide 3: 182 sq.m .....<br>.....<br>.....   |                    | (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)<br>Tower Hide 2: 178 sq.m .....<br>Tower Hide 3: 182 sq.m .....<br>.....<br>.....   |
| <input type="checkbox"/> Open space 休憩用地<br><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<br><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  |                    | (please specify land area(s) 請註明地面面積)<br>..... sq. m 平方米 <input type="checkbox"/> Not less than 不少於<br>..... 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]<br>[座數]   | [Floor(s)]<br>[層數] | [Proposed use(s)]<br>[擬議用途]   |
| Tower Hide 2   | 1/F to 3/F         | Tower Hide  |
| Tower Hide 3   | 1/F to 3/F         | Tower Hide  |
| .....  | .....              | .....   |
| .....  | .....              | .....   |
| .....  | .....              | .....   |
| (d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途<br>N/A .....<br>.....<br>.....<br>.....<br>.....  |                    |   |

### 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)

10/2023

.....

.....

.....

.....

.....

### 8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行人通道安排

|  |                          |   |
|--|--------------------------|---|
| <p>Any vehicular access to the site/subject building?<br/>是否有車路通往地盤/有關建築物?</p>                         | <p>Yes 是</p> <p>No 否</p> | <p><input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)<br/>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)<br/>有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p> <p><input checked="" type="checkbox"/></p>   |
| <p>Any provision of parking space for the proposed use(s)?<br/>是否有為擬議用途提供停車位?</p>                      | <p>Yes 是</p> <p>No 否</p> | <p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)<br/>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)?<br/>是否有為擬議用途提供上落客貨車位?<br/>N/A</p> | <p>Yes 是</p> <p>No 否</p> | <p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)<br/>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，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

|  |  |   |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |     |  |  |
|--|--|---|--------------------------------|---|----------------|--------------------------------|---|---------------------|--------------------------------|---|-----------------|--------------------------------|---|---------------|--------------------------------|---|--------------------------|--------------------------------|---|-------------------------|--------------------------------|---|-------------------|--------------------------------|---|----------------------|--------------------------------|---|----------------------------------|--------------------------------|---|-----|--|--|
| Does the development proposal involve alteration of existing building?<br>擬議發展計劃是否包括現有建築物的改動?  | Yes 是<br><br><br><br><br><br><br><br><br><br><br>No 否  | <input type="checkbox"/> Please provide details 請提供詳情<br>.....<br>.....<br>.....<br>.....<br>.....  |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |     |  |  |
| Does the development proposal involve the operation on the right?<br>擬議發展是否涉及右列的工程?<br>(Note: where Type (ii) application is the subject of application, please skip this section.<br>註：如申請涉及第(ii)類申請，請跳至下一條問題。) | Yes 是<br><br><br><br><br><br><br><br><br><br><br>No 否  | <input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land)<br>(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)<br><br><input type="checkbox"/> Diversion of stream 河道改道<br><br><input type="checkbox"/> Filling of pond 填塘<br>Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約<br><br><input type="checkbox"/> Filling of land 填土<br>Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約<br><br><input checked="" type="checkbox"/> Excavation of land 挖土<br>Area of excavation 挖土面積 ..... 200 sq.m 平方米 <input checked="" type="checkbox"/> About 約<br>Depth of excavation 挖土深度 ..... 1.5 m 米 <input checked="" type="checkbox"/> About 約<br><br><input type="checkbox"/> |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |     |  |  |
| Would the development proposal cause any adverse impacts?<br>擬議發展計劃會否造成不良影響?   | <table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td colspan="3">N/A</td> </tr> </table> <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)<br/>         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 checked="" type="checkbox"/> | N/A |  |  |
| On environment 對環境   | Yes 會 <input type="checkbox"/>   | No 不會 <input checked="" type="checkbox"/>   |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |     |  |  |
| On traffic 對交通   | Yes 會 <input type="checkbox"/>   | No 不會 <input checked="" type="checkbox"/>   |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |     |  |  |
| On water supply 對供水  | Yes 會 <input type="checkbox"/>   | No 不會 <input checked="" type="checkbox"/>   |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |     |  |  |
| On drainage 對排水  | Yes 會 <input type="checkbox"/>   | No 不會 <input checked="" type="checkbox"/>   |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |     |  |  |
| On slopes 對斜坡  | Yes 會 <input type="checkbox"/>   | No 不會 <input checked="" type="checkbox"/>   |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |     |  |  |
| Affected by slopes 受斜坡影響   | Yes 會 <input type="checkbox"/>   | No 不會 <input checked="" type="checkbox"/>   |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |     |  |  |
| Landscape Impact 構成景觀影響  | Yes 會 <input type="checkbox"/>   | No 不會 <input checked="" type="checkbox"/>   |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |     |  |  |
| Tree Felling 砍伐樹木  | Yes 會 <input type="checkbox"/>   | No 不會 <input checked="" type="checkbox"/>   |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |     |  |  |
| Visual Impact 構成視覺影響   | Yes 會 <input type="checkbox"/>   | No 不會 <input checked="" type="checkbox"/>   |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |     |  |  |
| Others (Please Specify) 其他 (請列明)   | Yes 會 <input type="checkbox"/>   | No 不會 <input checked="" type="checkbox"/>   |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |     |  |  |
| N/A  |  |   |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |     |  |  |

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。

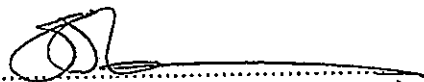
Please refer to planning statement.

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

Signature  
簽署



Betty S.F. Ho

Name in Block Letters  
姓名（請以正楷填寫）

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

Director

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

☐ RPP 註冊專業規劃師

Others 其他

on behalf of  
代表

PlanArch Consultants Ltd.



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

Date 日期

11/4/2022

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.  
任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

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

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:  
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：  
(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及  
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。
- 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 <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)<br>(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。) |   |  |  |
| Application No.<br>申請編號   | (For Official Use Only) (請勿填寫此欄)  |  |  |
| Location/address<br>位置/地址   | Gei Wais 7, 8, 19 and 20e, and existing footpath at Mai Po Nature Reserve,<br>Mai Po, Yuen Long<br>元朗米埔自然保護區基圍7,8,19及20e號及現有行人徑   |  |  |
| Site area<br>地盤面積   | 6,151.5 sq. m 平方米 <input checked="" type="checkbox"/> About 約<br>(includes Government land of 包括政府土地 6,151.5 sq. m 平方米 <input checked="" type="checkbox"/> About 約)   |  |  |
| Plan<br>圖則  | Approved Mai Po & Fairview Park Outline Zoning Plan No. A/YL-MP/6<br>米埔及錦綉花園分區計劃大綱核准圖編號S/YL-MP/6  |  |  |
| Zoning<br>地帶  | "Site of Specific Scientific Interest" ("SSSI")<br>具特殊科學價值地點  |  |  |
| Applied use/<br>development<br>申請用途/發展  | Proposed infrastructure upgrade in Mai Po Nature Reserve including<br>2 Tower Hides, provision of new footpath, upgrading of existing<br>footpaths and associated land excavation<br>擬議米埔自然保護區設施改善計劃，包括興建兩所新的觀鳥屋、<br>興建新的行人徑、改良現有行人徑及相關挖土工程 |  |  |
| (i) Gross floor area<br>and/or plot ratio<br>總樓面面積及/或<br>地積比率   |   | sq.m 平方米   | Plot Ratio 地積比率  |
|   | Domestic<br>住用  | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than<br>不多於                | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than<br>不多於                |
|   | Non-domestic<br>非住用   | 360 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than<br>不多於 | 0.4 <input type="checkbox"/> About 約<br><input checked="" type="checkbox"/> Not more than<br>不多於 |
| (ii) No. of block<br>幢數   | Domestic<br>住用  |  |  |
|   | Non-domestic<br>非住用   | 2  |  |
|   | Composite<br>綜合用途   |  |  |

|  |                            |  |  |
|--|----------------------------|--|--|
| (iii) Building height/No. of storeys<br>建築物高度／層數 | Domestic<br>住用             |  | m 米<br><input type="checkbox"/> (Not more than 不多於)  |
|  |                            |  | mPD 米(主水平基準上)<br><input type="checkbox"/> (Not more than 不多於)  |
|  |                            |  | Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)<br>( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括<br><input type="checkbox"/> Carport 停車間<br><input type="checkbox"/> Basement 地庫<br><input type="checkbox"/> Refuge Floor 防火層<br><input type="checkbox"/> Podium 平台)            |
|  | Non-domestic<br>非住用        | 9.2  | m 米<br><input checked="" type="checkbox"/> (Not more than 不多於)   |
|  |                            | 12.56  | mPD 米(主水平基準上)<br><input checked="" type="checkbox"/> (Not more than 不多於)   |
|  |                            | 3  | Storeys(s) 層<br><input checked="" type="checkbox"/> (Not more than 不多於)<br>( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括<br><input type="checkbox"/> Carport 停車間<br><input type="checkbox"/> Basement 地庫<br><input type="checkbox"/> Refuge Floor 防火層<br><input type="checkbox"/> Podium 平台) |
|  | Composite<br>綜合用途          |  | m 米<br><input type="checkbox"/> (Not more than 不多於)  |
|  |                            |  | mPD 米(主水平基準上)<br><input type="checkbox"/> (Not more than 不多於)  |
|  |                            |  | Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)<br>( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括<br><input type="checkbox"/> Carport 停車間<br><input type="checkbox"/> Basement 地庫<br><input type="checkbox"/> Refuge Floor 防火層<br><input type="checkbox"/> Podium 平台)            |
|  | (iv) Site coverage<br>上蓋面積 | Not more than 22% for Tower Hide 2; Not more than 17.8% for Tower Hide 3 |  |
| (v) No. of units<br>單位數目                         |                            |  |  |
| (vi) Open space<br>休憩用地                          | Private 私人                 | sq.m 平方米 <input type="checkbox"/> Not less than 不少於                      |  |
|  | Public 公眾                  | sq.m 平方米 <input type="checkbox"/> Not less than 不少於                      |  |

|   |   |  |
|---|---|--|
| vii) No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數<br><br>Private Car Parking Spaces 私家車車位<br>Motorcycle Parking Spaces 電單車車位<br>Light Goods Vehicle Parking Spaces 輕型貨車泊車位<br>Medium Goods Vehicle Parking Spaces 中型貨車泊車位<br>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位<br>Others (Please Specify) 其他 (請列明)<br>_____<br>_____ |  |
|   | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客貨車位/停車處總數<br><br>Taxi Spaces 的士車位<br>Coach Spaces 旅遊巴車位<br>Light Goods Vehicle Spaces 輕型貨車車位<br>Medium Goods Vehicle Spaces 中型貨車車位<br>Heavy Goods Vehicle Spaces 重型貨車車位<br>Others (Please Specify) 其他 (請列明)<br>_____<br>_____                               |  |

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

|  | Chinese<br>中文            | English<br>英文                       |
|--|--------------------------|-------------------------------------|
| <b>Plans and Drawings 圖則及繪圖</b>  |                          |                                     |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Block plan(s) 樓宇位置圖  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Floor plan(s) 樓宇平面圖  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Sectional plan(s) 截視圖  | <input type="checkbox"/> | <input checked="" 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 checked="" 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"/>            |
| <b>Reports 報告書</b>   |                          |                                     |
| Planning Statement/Justifications 規劃綱領/理據  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions)<br>環境評估 (噪音、空氣及/或水的污染) | <input type="checkbox"/> | <input checked="" 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 checked="" 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   |                          |                                     |

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

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

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

PlanArch Consultants Ltd.  
建港規劃顧問有限公司



Tel : (852)

Fax: (852)

E-mail:

Our Ref.: pa/yl.mp/1608552

By Hand

Secretary  
Town Planning Board  
15/F., North Point Government Offices  
No. 333, Java Road  
North Point, Hong Kong  
(Attn.: Ms. Leticia LEUNG)

11 April 2022

Dear Madam,

**S.16 Application for Proposed Infrastructure Upgrade  
for 21<sup>st</sup> Century Nature Classroom Project  
in Mai Po Nature Reserve, Mai Po, Yuen Long**

On behalf of World Wide Fund for Nature (Hong Kong), we would like to apply to the Town Planning Board under S16 of the Town Planning Ordinance for the proposed infrastructure upgrade for 21<sup>st</sup> Century Nature Classroom Project.

Enclosed please find the authorization letter from the applicant, duly signed original copy of the application form, and 4 hardcopies of the planning statement with executive summary in support of this application for your consideration. The softcopy of the submission will be uploaded to your website accordingly.

We should be grateful if you can let us have the Government comments on the captioned application for our necessary action.

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.

Betty S. F. Ho  
w/e.

2022年 5月 25日

此文件在 收到 - 城市規劃委員會  
只合在收到所有必需資料及文件後才正式確認收到  
申請的資料。

This document is received on 25 MAY 2022  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.



PlanArch Consultants Ltd.  
建港規劃顧問有限公司



Tel : (852)

Fax: (852)

E-mail:

Our Ref.: pa/yl.mp/1608552

By Hand

Secretary  
Town Planning Board  
15/F., North Point Government Offices  
No. 333, Java Road  
North Point, Hong Kong  
(Attn.: Ms. Leticia LEUNG)

16 May 2022

Dear Madam,

**S.16 Application for Proposed Infrastructure Upgrade  
for 21<sup>st</sup> Century Nature Classroom Project  
in Mai Po Nature Reserve, Mai Po, Yuen Long**

We refer to the captioned application for the proposed infrastructure upgrade for 21<sup>st</sup> Century Nature Classroom Project in Mai Po Nature Reserve submitted to the Town Planning Board on 11.4.2022.

We would like to clarify that the proposed use for the application is "Proposed Infrastructure Upgrade (2 Tower Hides, Provision of New Footpath and Upgrading of Existing Footpaths) and Associated Land Excavation". Enclosed please find the duly signed revised authorisation letter and revised bilingual executive summary for your consideration.

We should be grateful if you can let us have the Government comments on the captioned application for our necessary action.

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.

Betty S. F. Ho  
w/e.

2022年 5月 25日  
此文件在 2022年 5月 25日 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 25 MAY 2022  
The Town Planning Board will formally acknowledge  
the receipt of the application only upon receipt  
of all the required information and documents.





世界自然基金會  
香港分會

WWF-Hong Kong

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Secretary  
Town Planning Board  
15/F., North Point Government offices,  
No. 333, Java Road,  
North Point, Hong Kong  
(Attn.: Ms. Leticia LEUNG)

16 May 2022

Dear Madam,

**S16 Application for the Proposed Infrastructure Upgrade  
(2 Tower Hides, Provision of New Footpath and Upgrading of Existing Footpaths)  
and Associated Land Excavation  
in Mai Po Nature Reserve, Mai Po**

We, World Wide Fund for Nature Hong Kong (WWF-HK), hereby authorize PlanArch Consultants Limited to act on our behalf in relation to the submission of the captioned planning application under Section 16 of the Town Planning Ordinance to the Town Planning Board.

Thank you for your kind attention.

Yours faithfully,



Nicole Wong  
Chief Executive Officer  
World Wide Fund for Nature Hong Kong  
Certificate of Incorporation No.: 0106759

**together possible™**

贊助入：香港特別行政區行政長官  
林鄭月娥女士、大策劃發展、GBS  
主席：白月恩先生  
行政總裁：黃碧茵女士

商務技數師：香港立信德華會計師事務所有限公司  
核數公司秘書：德信證券服務有限公司

義務司庫：陳慧珊  
監辦慈善機構

Patron: The Honourable Mrs Carrie Lam Cheng Yuet-ngor, GBM, GBS  
The Chief Executive of the HKSAR  
Chairman: Mr Daniel R Bradshaw  
CEO: Ms Nicole Wong

Honorary Auditors: BDO Limited  
Honorary Company Secretary:  
McCabe Secretarial Services Limited  
Honorary Treasurer: HSBC  
Registered Charity  
(Incorporated With Limited Liability)

註冊名稱 Registered Name: 世界自然基金會 World Wide Fund for Nature Hong Kong  
(於香港註冊成立的有限公司 incorporated in Hong Kong with limited liability by guarantee)





## Executive Summary

This planning statement is prepared in support of a S16 Application for the proposed infrastructure upgrading works (including associated land excavation) in Mai Po Nature Reserve, Mai Po. The applicant is World Wide Fund for Nature Hong Kong (WWF-HK).

The WWF-HK has embarked on a proposed upgrading project, known as "21st Century Nature Classroom Project", aims at upgrading the existing infrastructure of Mai Po to enhance the public education programmes and research on conservation of wetland and sustainable development.

Since the establishment of Mai Po Nature Reserve (MPNR) in early 1980s, the applicant has been actively managing the Mai Po Nature Reserve, with a mission to enhance it into a prime conservation site with a significant educational component. Being a leading and responsible non-government organization for conservation, the applicant aspires to bring this outdoor nature classroom and laboratory to an even broader society, and transform the Mai Po Nature Reserve into the 21st Century Nature Classroom.

"21st Century Nature Classroom Project" consists of various components and some fall within the "Site of Special Scientific Interest" ("SSSI") zone according to the approved Mai Po & Fairview Park Outline Zoning Plan (OZP) No. S/YL-MP/6 gazetted on 18 February 2005. They are under Column 2 in "SSSI" zone of the Notes of the concerned OZP, and approval from the Town Planning Board is required, including the followings to be provided in various application sites within the Mai Po Nature Reserve:

- A. Construction of new Tower Hide known as Tower Hide-2 (TH2) for research and more advanced education purpose (including associated land excavation);
- B. Construction of additional Tower Hide known as Tower Hide 3 (TH3) for public education purpose (including associated land excavation);
- C.
  - (i) Widening and repairing of existing footpaths between the Mai Po Education Centre and the entrance of the Mai Po Nature Reserve with boardwalk and open-air educational corners (the main footpath);
  - (ii) Upgrading of footpath connecting to existing Tower Hide 1 from the main footpath, and
  - (iii) Provision of new boardwalk connecting from the main footpath to proposed Tower Hide 3.

The gist of development parameters for Sites A, B and C are summarised below:

|                              | Site A    | Site B    | Site C  |
|------------------------------|-----------|-----------|---------|
| Site Area (m <sup>2</sup> )* | 454       | 585       | 5,112.5 |
| GFA (m <sup>2</sup> )        | 178       | 182       | N/A     |
| Height of Structures         | 3 storeys | 3 storeys | N/A     |

\*Site area includes the proposed facilities and the required temporary works area.

The proposed upgrading works will be beneficial to the on-going development of WWF-HK's programme in the Mai Po Nature Reserve and enhance the general public

with more opportunities and better learning experience to learn about wetland conservation and sustainable development. Environment Bureau has given policy support to the proposed "21st Century Nature Classroom Project". The Environmental Impact Assessment (EIA) for the Project was endorsed by the Advisory Council on the Environment and an Environmental Permit was issued by the Director of Environmental Protection on 16.2.2022.

The application sites fall within the Wetland Conservation Area according to TPB PG-No. 12C, and the proposed infrastructure upgrade is regarded as environmental education and essential infrastructure projects, which is in line with TPB PG-No. 12C. To demonstrate that the current proposal will have no-net-loss in wetland and will not bring negative disturbance impact to the area, an ecological impact assessment was carried out.

Technical assessments have also been carried out for the proposed infrastructure upgrading works, and assessment results demonstrated that no adverse impact on traffic, sewerage, drainage, environment, landscape and ecology is envisaged.

The proposed upgrading works are considered suitable in terms of design, scale, extent and land use compatibility. No construction will be carried out during the peak bird migration season (between 1 Nov to 31 March). Location, construction methods and approaches for the upgrading proposals have been carefully considered to minimize any potential impacts to surrounding environment.

The proposed upgrading works will add capacity to WWF-HK's public education and research programme in the Mai Po Nature Reserve and create opportunities to empower the general public with knowledge on wetland conservation and sustainable development. There is no net loss in wetland and the recommendations of the technical assessments and EIA are fully taken into consideration. Members of the Town Planning Board are respectfully requested to give favourable consideration to the application.

## 行政摘要

此計劃書乃為支持世界自然(香港)基金會(下稱「基金會」)的擬議米埔自然保護區設施改善計劃(包括相關挖土工程)，而根據城市規劃條例第 16 條遞交的規劃許可申請。

擬議的米埔自然保護區設施改善計劃是基金會的「21 世紀大自然學府」項目的一部分，其目標是為更新部分於米埔自然保護區內的現有設施，以提升基金會於米埔自然保護區舉辦有關濕地保育及可持續發展的公眾教育和研究。

基金會自一九八零年代起，一直在保護區內提供良好的管理，同時致力把保護區提升至一個重點保育地點，並有重要的教育元素。作為一個以環境保育為重任的主要非政府機構，基金會希望向社會的不同階層人士推廣其戶外自然學習及研究，並把米埔自然保護區建構成 21 世紀大自然學府。

基金會的「21 世紀大自然學府」項目包括不同的設施改善工程，部分工程位置處於在 2005 年 2 月 18 日刊憲的米埔及錦繡花園分區計劃大綱核准圖(編號 S/YL-MP/6)中劃為「具特殊科學價值地點」地帶的第二欄用途，需要獲得城市規劃委員會的核准。有關需要作出規劃申請的部分位於米埔自然保護區內不同的申請地點，詳情如下：

- A. 興建一所新的觀鳥屋(包括相關挖土工程)，名為 2 號觀鳥屋，以作研究及高階教育用途；
- B. 興建一所新的觀鳥屋(包括相關挖土工程)，名為 3 號觀鳥屋，以作公眾教育用途；
- C.
  - (i) 以木板道擴闊及維修位於米埔沼澤自然保護區教育中心與米埔自然保護區入口大閘之間的現有行人徑，並在適當位置增添教育展版(主要行人路)。
  - (ii) 改良現有連接主要行人路和 1 號觀鳥屋的行人徑。
  - (iii) 以木板道連接主要行人路及擬議的 3 號觀鳥屋。

申請地點 A、B 和 C 的發展參數如下：

|             | 申請地點 A | 申請地點 B | 申請地點 C  |
|-------------|--------|--------|---------|
| 申請範圍 (平方米)* | 454    | 585    | 5,112.5 |
| 總建築面積 (平方米) | 178    | 182    | 不適用     |
| 構築物高度       | 3 層    | 3 層    | 不適用     |

\*申請範圍已包括所需設施及臨時工地範圍。

以上設施改善工程能協助基金會於米埔自然保護區內項目的持續發展，以及為公眾提供更多學習濕地保育及可持續發展的機會。環境局對擬議的「21 世紀大自然學府」項目給予政策支持。該項目的環境影響評估已獲得到環境諮詢委員會的批准。環保署署長亦已於 2022 年 2 月 16 日發出環境許可證。

根據城市規劃委員會規劃指引編號 12C，擬議的米埔自然保護區設施改善計劃的

3 個申請地點位於濕地保育區，有關用途與環境教育有關，同時屬於必須進行的基礎設施計劃，故此符合城市規劃委員會規劃指引編號 12C 的要求。為了證明擬議用途合乎「不會有濕地淨減少」的原則以及不會為周邊環境帶來不良影響，基金會亦就擬議用途進行生態影響評估報告。

根據就擬議的改善計劃作出的技術評估的結果，擬議的改善計劃不會為該區帶來交通、渠務、污水排放、環境、園景及生態影響。

擬議的改善計劃就工程的設計、規模、範圍及與周邊環境的相融性已作出嚴謹及適切的考慮。在雀鳥遷徙高峰期(11 月 1 日至 3 月 31 日)亦不會有建築工程進行。有關的工程地點、採用的施工方法及形式都經細心考慮，確保能夠減低對周邊環境的影響。

擬議的改善計劃會加強基金會於米埔自然保護區的公眾教育和研究工作，並為市民提供更多學習濕地保育及可持續發展的寶貴機會，擬議用途合乎「不會有濕地淨減少」的原則同時充份考慮各項技術評估結果。就以上理據，敬希城市規劃委員會通過此申請。

PlanArch Consultants Ltd.  
建港規劃顧問有限公司

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Our Ref.: pa/yl.mp/1608552

By Email (tpbpd@pland.gov.hk)

Secretary  
Town Planning Board  
15/F., North Point Government Offices  
No. 333, Java Road  
North Point, Hong Kong  
(Attn.: Ms. Leticia LEUNG)

Dear Madam,

19 May 2022

**S.16 Application for Proposed Infrastructure Upgrade  
for 21<sup>st</sup> Century Nature Classroom Project  
in Mai Po Nature Reserve, Mai Po, Yuen Long**

We refer to the captioned application for the proposed infrastructure upgrade for 21<sup>st</sup> Century Nature Classroom Project in Mai Po Nature Reserve submitted to the Town Planning Board on 11.4.2022.

As requested, we would like to clarify the application site boundaries of Site A (Tower Hide 2) and Site B (Tower Hide 3). Enclosed please find the supplementary site plan for Sites A and B for your consideration. The site areas and footprints for tower hide and associated ramp for Site A and B are listed out as below:

|  | Site A (Tower Hide 2) | Site B (Tower Hide 3) |
|--|-----------------------|-----------------------|
| Site area (m <sup>2</sup> )<br>(including area for tower hide/ramp and works area) | 454                   | 585                   |
| Footprint for tower hide and associated ramp (m <sup>2</sup> )                     | 98                    | 105                   |

We should be grateful if you can let us have the Government comments on the captioned application for our necessary action.

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.



Betty S. F. Ho  
w/e.

2022年 5月 25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。

2.5 MAY 2022

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







Tel : (852)  
Fax: (852)  
E-mail:

Your Ref.: TPB/A/YL-MP/328  
Our Ref.: pa/yl.mp/1608552

By Email (tpbpd@pland.gov.hk)

Secretary  
Town Planning Board  
15/F., North Point Government Offices  
No. 333, Java Road  
North Point, Hong Kong  
(Attn.: Ms. Leticia LEUNG)

1 June 2022

Dear Madam,

**S.16 Application for Proposed Infrastructure Upgrade  
for 21<sup>st</sup> Century Nature Classroom Project  
in Mai Po Nature Reserve, Mai Po, Yuen Long**

We refer to the captioned application for the proposed infrastructure upgrade for 21<sup>st</sup> Century Nature Classroom Project in Mai Po Nature Reserve submitted to the Town Planning Board on 11.4.2022.

We would like to clarify that the application site falls within "Site of Special Scientific Interest" ("SSSI") and "Conservation Area" ("CA") zones under the approved Mai Po & Fairview Park Outline Zoning Plan No. S/YL-MP/6. Enclosed please find the revised application form (pages 3 and 14), revised pages of planning statement, clean version of revised bilingual executive summary and supplementary site plan for Site C for your consideration.

We should be grateful if you can let us have the Government comments on the captioned application for our necessary action.

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.

Betty S. F. Ho  
w/e.



|  |   |
|--|---|
| (d) Name and number of the related statutory plan(s)<br>有關法定圖則的名稱及編號 | Approved Mai Po & Fairview Park Outline Zoning Plan<br>No. S/YL-MP/6  |
| (e) Land use zone(s) involved<br>涉及的土地用途地帶                           | "Site of Special Scientific Interest" ("SSSI") &<br>"Conservation Area" ("CA")  |
| (f) Current use(s)<br>現時用途   | Mai Po Nature Reserve<br><br>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)<br>(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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☒ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)"<sup>#</sup> obtained 取得「現行土地擁有人」<sup>#</sup>同意的詳情

| No. of 'Current Land Owner(s)'<br>「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<br>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<br>(DD/MM/YYYY)<br>取得同意的日期<br>(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)



| <b>Gist of Application 申請摘要</b>   |   |  |  |
|---|---|--|--|
| (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)<br>(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。) |   |  |  |
| Application No.<br>申請編號   | (For Official Use Only) (請勿填寫此欄)  |  |  |
| Location/address<br>位置/地址   | Gei Wais 7, 8, 19 and 20e, and existing footpath at Mai Po Nature Reserve,<br>Mai Po, Yuen Long<br>元朗米埔自然保護區基圍7,8,19及20e號及現有行人徑   |  |  |
| Site area<br>地盤面積   | 6,151.5 sq. m 平方米 <input checked="" type="checkbox"/> About 約<br>(includes Government land of 包括政府土地 6,151.5 sq. m 平方米 <input checked="" type="checkbox"/> About 約)   |  |  |
| Plan<br>圖則  | Approved Mai Po & Fairview Park Outline Zoning Plan No. A/YL-MP/6<br>米埔及錦綉花園分區計劃大綱核准圖編號S/YL-MP/6  |  |  |
| Zoning<br>地帶  | "Site of Specific Scientific Interest" ("SSSI") & "Conservation Area" ("CA")<br>具特殊科學價值地點及自然保育區   |  |  |
| Applied use/<br>development<br>申請用途/發展  | Proposed infrastructure upgrade in Mai Po Nature Reserve including<br>2 Tower Hides, provision of new footpath, upgrading of existing<br>footpaths and associated land excavation<br>擬議米埔自然保護區設施改善計劃，包括興建兩所新的觀鳥屋、<br>興建新的行人徑、改良現有行人徑及相關挖土工程 |  |  |
| (i) Gross floor area<br>and/or plot ratio<br>總樓面面積及/或<br>地積比率   |   | sq.m 平方米   | Plot Ratio 地積比率  |
|   | Domestic<br>住用  | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than<br>不多於                | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than<br>不多於                |
|   | Non-domestic<br>非住用   | 360 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than<br>不多於 | 0.4 <input type="checkbox"/> About 約<br><input checked="" type="checkbox"/> Not more than<br>不多於 |
| (ii) No. of block<br>幢數   | Domestic<br>住用  |  |  |
|   | Non-domestic<br>非住用   | 2  |  |
|   | Composite<br>綜合用途   |  |  |

the infrastructure of Mai Po so that the education programmes can be enhanced.

**1.7** The “21st Century Nature Classroom Project” includes:

- (i) Rebuilding the Peter Scott Field Studies Centre;
- (ii) Refurbishment of the Mai Po Education Centre (comprising internal renovation work within the existing building only);
- (iii) Construction of new Tower Hide known as Tower Hide 2 (TH2);
- (iv) Construction of additional Tower Hide known as Tower Hide 3 (TH3);
- (v) Renewal and widening of existing footpaths with educational and passing bays, renewal of a section of existing footpath connecting to Tower Hide 1, and provision of new footpath connecting to Tower Hide 3.

**1.8** According to the approved Mai Po & Fairview Park Outline Zoning Plan No. S/YL-MP/6, the existing Peter Scott Field Studies Centre falls within the “Government, Institution or Community” (“G/IC”) zone. The area for the existing Mai Po Education Centre, Tower Hides 2 and 3, existing footpath, and the area for the proposed new footpaths are located in “Site of Special Scientific Interest” (“SSSI”) zone. A portion of the works area for the proposed renewal and widening of existing footpath between the Mai Po Education Centre and the entrance of the MPNR (the main footpath) falls within “Conservation Area” (“CA”) zones.

In “G/IC” zone, “Field Study/ Education/ Visitor Centre” is a Column 1 use which is always permitted. Since the purpose of the proposed upgrading works of the Peter Scott Field Studies Centre is to support the existing “Field Study/ Education/ Visitor Centre” on-site, which is a Column 1 use, planning permission to the TPB would not be required.

For the proposed refurbishment of the Mai Po Education Centre in “SSSI” zone, only simple internal renovation work within the existing building will be carried out in the current proposal. Therefore, since the site coverage, GFA, and building height of the existing Mai Po Education Centre will remain unchanged, planning permission to the TPB would not be required.

In “SSSI” zone, construction of Tower Hide 2 and Tower Hide 3 (i.e. “Field Study/ Education/ Visitor Centre”) falls within Column 2 uses. Proposed footpath widening/renewal/and new footpath construction (i.e., “Nature Trail”) falls within Column 2 uses in both “SSSI” zone and “CA” zone. They

require permission by the Town Planning Board (TPB) under Section 16 of the Town Planning Ordinance.

- 1.9** It is noted that an Environmental Impact Assessment (EIA) assessing the worst-case scenario of the proposed development was approved by Advisory Council on the Environment (ACE) and an Environmental Permit (EP) was issued by the Director of Environmental Protection on 16.2.2022. The Ecological Impact Assessment (EcoIA) and Environmental Assessment (EA) in Appendices 1 and 2 are extracted from the approved EIA Report.
- 1.10** In support of the application, this planning statement sets out the site background, outlines the development proposal and gives justifications for the proposed infrastructure upgrade project. The structure of the planning statement is as follow:
- Section 2: describes the Mai Po Nature Reserve, existing accessibility, adjoining uses, planning intention of “SSSI” and “CA” zones, and Wetland Conservation Area requirements based on Town Planning Board Guidelines No. 12C;
  - Section 3: introduces the location, background and development proposals of the infrastructure upgrade project;
  - Section 4: demonstrates suitability of the proposed infrastructure upgrade works with technical justifications;
  - Section 5 lays out the justifications and planning gains for the proposed infrastructure upgrade project; and
  - Section 6: concludes the above discussion and requests for the approval of proposed infrastructure upgrade project.

Para 2.2 above) require S16 application and they are named Application Sites A, B and C (i) to (iii). Details are as follows:

- Site A: proposed new Tower Hide 2 (i.e., TH2) on a bund near Gei Wai Nos. 19 and 20e;
- Site B: proposed new Tower Hide 3 (i.e., TH3) on a bund near Gei Wai Nos. 7 and 8;
- Site C: (i) proposed renewal and widening of existing footpath between the Mai Po Education Centre and the entrance of the MPNR, (ii) renewal of existing footpath connecting TH1 and the existing footpath between the Mai Po Education Centre and the entrance of the MPNR, and (iii) new footpath connecting to TH3.

### 2.3.1 Land Use Zoning

According to Mai Po & Fairview Park Outline Zoning Plan No. S/YL-MP/6 gazetted on 18 February 2005, all proposed uses are Column 2 uses under the “Special Site of Scientific Interest” (“SSSI”) and “Conservation Area” (“CA”) zones.

Planning intention of “SSSI” zone is to “conserve and protect the features of special scientific interest such as rare or particular species of fauna and flora and their habitats, corals, woodlands, marshes or areas of geological, ecological or botanical/biological interest which are designated as Site of Special Scientific Interest (SSSI). It tends to deter human activities.” There is a general presumption against development and “no developments are permitted unless they are needed to support the conservation of the features of special scientific interest in the SSSI, to maintain and protect the existing character of the SSSI, or for educational and research purposes.”

A portion of the works area for the proposed renewal and widening of existing footpath in Site C(i) falls within “Conservation Area” (“CA”) zones. The planning intention of “CA” zone is to “conserve the ecological value of wetland and fish ponds which form an integral part of the wetland ecosystem in the Deep Bay Area. The “no-net-loss in wetland” principle is adopted for any change in use within this zone.” (Please see para. 2.4 below). There is intention to “discourage new development unless it is required to support the conservation of the ecological integrity of the wetland ecosystem or the development is an essential infrastructure project with overriding public interest.”

The proposed location and uses can be summarized in Table 2.3 below

Table 2.3 - Proposed Location and Uses in the Mai Po Infrastructure Upgrading Project mainly within “SSSI”:

| Location   | Proposed Use   | Column 2 Use under the concerned OZP                                   |
|--|--|--|
| Site A: on a bund near Gei Wai Nos. 19 and 20e for the proposed Tower Hide 2           | New Tower Hide 2 (i.e. TH2)  | Field Study/ Education/ Visitor Centre                                 |
| Site B: on a bund near Gei Wai Nos. 7 and 8 for the proposed Tower Hide 3              | New Tower Hide 3 (i.e. TH3)  | Field Study/ Education/ Visitor Centre                                 |
| <b>Site C:</b>   |  |  |
| (i) existing footpath between the Mai Po Education Centre and the entrance of the MPNR | (i) Renewal and widening of existing footpath with educational areas   | ● Nature Trail<br>(a portion of the works area falls within “CA” zone) |
| (ii) existing footpath connecting to TH1   | (ii) Renewal of existing footpath connecting TH1 and existing footpath | ● Nature Trail   |
| (iii) new footpath connecting to Tower Hide 3  | (iii) new provision of footpath connecting to TH3                      | ● Nature Trail   |

#### 2.4 Town Planning Board Guidelines No. 12C - Wetland Conservation Area

According to the Town Planning Board Guideline No. 12C (TPB PG-No. 12C), the application sites fall within Wetland Conservation Area (WCA). The principle of “no-net-loss in wetland” applies and it refers to both loss in “area” and “function”. Land uses in WCA should be related to conservation management of the wetland area, environmental education, and essential infrastructure projects.

“New development within the WCA would not be allowed unless it is required to support the conservation of the ecological value of the area or the development is an essential infrastructural project with overriding public interest.” In addition, an ecological impact assessment is required to “demonstrate that the development would not result in a net loss in wetland function and negative disturbance impact.”

Since all the application sites falls within the WCA, an ecological impact assessment was carried out to demonstrate that neither wetland habitat area nor function of the wetlands within MPNR will be adversely affected by the proposed upgrading work.

Please refer to **Section 3** for the details of the development proposal and **Appendix 1** for the Ecological Impact Assessment.

### **3 Proposed Infrastructure Upgrading in the MPNR**

#### **Development and Construction Strategy**

WWF-HK proposes “21st Century Nature Classroom Project” to upgrade the infrastructure of Mai Po to enhance the education programmes in the MPNR. The proposed upgrading works can support the education and conservation of the features of special scientific interest in the nature reserve, which also falls within “SSSI” zone.

Since the proposed works are regarded as designated projects, EIA on the worst-case scenario was carried out and approved by the ACE and an EP was issued by the Director of Environmental Protection on 16.2.2022. This ensures that the proposed works are environmentally acceptable in this “SSSI” and “CA” zones.

To ensure no disturbance to the wildlife habitat and migratory birds in the MPNR, all construction works for the proposed uses will only be carried out during wet season (between 1 April to 31 October), and they will be stopped in between mid-May and mid-August for the habitat management and planned gei wai refill under the MPNR Management Plan and will resume construction works upon the completion of the required maintenance work.

Mitigation measures based on the relevant statutory requirements will be implemented during construction to ensure that no adverse impact will be caused to the surrounding area.

According to the concerned OZP, all the application sites fall within “Site of Special Scientific Interest” (“SSSI”) and “Conservation Area” (“CA”) zones. Hence, the following proposed works in “SSSI” and “CA” zones are included in the current application:

- Site A: proposed new Tower Hide 2 (i.e., TH2) in area near Gei Wai Nos. 19/20e
- Site B: proposed new Tower Hide 3 (i.e., TH3) in the area near Gei Wai Nos. 7/8
- Site C: (i) proposed renewal and widening of existing footpath between the Mai Po Education Centre and the entrance of the MPNR (the main footpath), (ii) renewal of existing footpath connecting TH1 and the main footpath, and (iii) new footpath connecting the main footpath to TH3.

Please refer to **Plan 2** for the Location Plan of the above proposed uses.

While there is no stipulation on building height, plot ratio, site coverage and GFA in “SSSI” and “CA” zones according to the concerned OZP, in order to ensure that there will be no adverse impacts to the wildlife, their habitats as well as the residents in the surrounding areas, careful considerations have been given when devising the location, design, scale and extent of work involved to ensure that the proposed works will be compatible with the surrounding environment.

Liaison with green groups was carried out during the planning of the proposed uses, and their concerns were addressed and incorporated in the current schematic design. Please refer to Table 3.1 below for details.

Table 3.1 Details on Proposed Uses with consideration of comments from Green Groups

| Aspect             | Details on Proposed Uses with consideration of comments from Green Groups   |
|--------------------|---|
| Air                | Wooden boardwalk above existing concrete footpaths and assembly on-site with manual labour, plus off-site concrete mixing for tower hide foundations, and off-site prefabrication of steel/wood structures, will minimize dust and vehicle emission.        |
| Noise              | Wooden boardwalk above existing concrete footpaths and fewer tower hide sections assembled with manual labour on-site, will reduce the need for PME and minimizes noise. Transportation of heavy construction from site will also be significantly reduced. |
| Water              | Off-site prefabrication, off-site concrete mixing, and reduced tower hide materials, further minimizes runoff.  |
| Waste              | Minimum waste generation as no concrete waste from footpath removal. Minimal waste from new tower hide construction approach.   |
| Ecology            | Tower Hide 3 (TH3) will be a 3-storey hide with reduced ramp length with no impact to trees or roots. Tower Hide 2 (TH2) is of the similar design with no impact to trees or roots.   |
| Fisheries          | Wooden boardwalk situated above concrete path eliminates risk of concrete runoff.   |
| Landscape & Visual | 3-storey TH2 and TH3, as well as the wooden boardwalks over existing footpath with extension to new hides can blend in the nature reserve’s setting.  |

| MPNR<br>Management<br>Objective   | Widening/Provision<br>of Existing /New<br>Footpath | Construction of<br>TH2  | Construction of<br>TH3 |
|---|--|---|------------------------|
| 4. To establish Mai Po as a regional centre of excellence for wetland research. | N/A  | The south of MPNR, at Gei Wai 20e, is a key area for scientific research and TH2 will be purpose-built for such activities. | N/A                    |

Besides, for the proposed works in “SSSI” and “CA” zones, no outdoor construction work would be allowed during the peak bird migration season between 1 Nov to 31 March (dry season) to ensure no disturbance to the migratory birds.

According to the findings of the EcoIA (**Appendix 1**) and EA (**Appendix 2**) (both extracted from the approved EIA report), neither wetland habitat area nor function of the wetlands within MPNR will be adversely affected by the proposed upgrading works. Please refer to the following sections for the background, context and details of the each of the proposals.



**3.3 Application Site C (Site C) – (i) Existing Footpath between the Mai Po Education Centre and the gate near the entrance of the MPNR, (ii) a section of existing footpath connecting Tower Hide 1 (TH1) and existing footpath, and (iii) the areas for the proposed new footpath connecting Tower Hide 3 (TH3)**

Objective: to provide a clear, safe and universal access with educational areas for the visitors of MPNR to designated education locations. All paths will be restored by using a boardwalk finish. If there is an existing footpath, the boardwalk will be laid over the top of it.

**3.3.1 Location and Existing Condition**

Site C includes:

- (i) the area of the existing footpath between the Mai Po Education Centre (MPEC) and the entrance of the existing MPNR (i.e., “main footpath”);
- (ii) a section of an existing footpath connecting Tower Hide 1 (TH1) to the main footpath maintained in (i) above; and
- (iii) a section of new footpath connecting Tower Hide 3 (TH3) to the main footpath mentioned in (i) above.

All of the above components will contribute to site area/ works area of about 5,112.5sq.m. (including the footprint of the new footpath and education areas). The total length of the footpath for widening/ renewal/ new provision together with the six education areas would be about 1,054.2m upon completion.

Please refer to the indicative locations of all the components for footpath widening/ renewal/ construction in Application Site C on **Plan 7**.

Details of all the footpath widening/ renewal/ new provision proposals are in Section 3.4.

**3.3.2 Land Use Zoning**

Proposed renewal and widening works for the existing footpath between the Mai Po Education Centre (MPEC) and the entrance of the existing MPNR, works for a section of the existing footpath connecting existing TH1 to the existing footpath between the Mai Po Education Centre (MPEC) and the entrance of the existing MPNR, and provision of new footpath connection to TH3, are regarded as “Nature Trail”, a Column 2 under “SSSI” and “CA”

zones of the concerned OZP.

The proposed renewal and widening of existing footpaths, as well as the new footpath to the TH3, are in line with the planning intention of “SSSI” and “CA” zones as the proposed works will be for “educational and research purposes” by facilitating students/ visitors/ researchers access to the educational and bird-watching facilities in the nature reserve. The proposed education areas along the widened existing footpath will allow students gather around and learn. Existing character of “SSSI” zone will be kept as the design will blend in with the surrounding areas. The portion falls within “CA” zone is reserved for associated works area for upgrading of existing footpath (Site C(i)) and no change in the current use would be involved.

### **3.3.3 Land Issues**

Prior approval or consent by DLO/YL in writing is required for commencement of any site works.

## **5 Planning Justifications**

### **5.1 Proposed upgrading works will enhance the infrastructural capacity of the MPNR for More Comprehensive Public Education and Research for Conservation**

WWF-HK has been operating education programme for students and the general public in the MPNR for more than 30 years. The proposed infrastructure upgrade in the nature reserve will add breadth to the public education programme.

Proposed infrastructure upgrading works will facilitate universal access and provision of new educational components through renewal and widening of the existing footpaths, and enhancing the space/ environment for bird-watching in the Tower Hides. With enhancement of the infrastructure hardware, the education programme for students and general public can be further developed and diversified.

In other words, the proposed infrastructure upgrading works will provide better opportunities for students and the general public from different backgrounds and sectors of the society to experience the wetlands, waterbirds and other wildlife in MPNR. They can then learn the importance of wetland, their conservation and sustainable development in a unique natural setting. The upgraded facilities will also facilitate monitoring, research and training carried out in the reserve.

### **5.2 Nature of Use and Scale of the Proposed Upgrading Works are in line with the planning intention of “SSSI” and “CA” zones**

WWF-HK has been collaborating with the AFCD to actively conserve the wetlands and its biodiversity in the MPNR and with Education Bureau to develop and run education programme for students for over 30 years. Monitoring and research are also conducted in the reserve by various institutions and experts. WWF-HK also uses Mai Po as a base to run wetland management training to build up the capacity of reserve managers in the region, as well as for citizen science-based experience and projects with youth and other community and volunteer groups, as well as to provide community appreciation /awareness of nature and biodiversity with nature interpreted guided visits. The on-going work of WWF-HK in the MPNR is in-line with the planning intention of “SSSI” zone to “conserve and protect the features of

special scientific interest". The proposed infrastructure upgrading works will indeed "support the conservation of the features of special scientific interest in the SSSI, to main and protect the existing character of the SSSI, or for educational and research purposed", as described in the planning intention of "SSSI"

A small portion of the application site falls within "CA" zone is reserved for associated works area for upgrading of existing footpath (Site C(i)) and no change in the current use would be involved.

Besides, the nature of use, design, scale and extent of the proposed infrastructure upgrade works have been carefully considered in order to minimize any potential impact to the surrounding environment and the flora and fauna. Hence, the proposed infrastructure upgrading works is in-line with the planning intention of "SSSI" and "CA" zones, and will support WWF-HK's on-going effort in public education and conservation in the MPNR.

### **5.3 No Adverse Environmental Impact**

TPB PG-No.12C requires no-net-loss of wetland resulted from any developments that fall within the boundary of Wetland Conservation Area (WCA). According to the findings of the Ecological Impact Assessment (EcoIA), neither area nor function of the wetlands within MPNR will be adversely affected by the proposed upgrading works.

As the construction of the new TH2, TH3 and boardwalk path will cause a loss of very small areas of gei wai bund and pond bund (i.e., about 0.07ha in total), mitigation measures such as desilting channels at Gei Wai 19, reconnecting Gei Wai 19a with Gei Wai 19b, and merging the six sub-ponds (20a to 20f) of Gei Wai 20, are proposed to enhance the habitat there will be the measures to mitigate the potential wetland loss due to TH2. For the potential wetland loss related to TH3, it will be mitigated by enhancement of Gei Wai 8a through reprofiling and connection of Gei Wai 8a with Gei Wai 7.

During construction phase of the proposed infrastructure upgrading works, relevant mitigation measures will be carried out to ensure no adverse impact will be caused to the surrounding environment. Construction period will also be restricted that no construction work will be carried out between 1 Nov to 31 March to minimize impact to winter migratory birds. Construction hours and

management will comply with the requirements of EPD.

In addition, no adverse water quality impact is envisaged during construction and operation stage. Good site practice in line with EPD's requirements will be implemented during construction, and existing septic tank system at MPEC will continue to be used and maintained and there will be no increase in the capacity of the septic tank. Same as the current practice, there will be no net increase in pollution loads to Deep Bay.

#### **5.4 No Adverse Traffic Impact**

Current number of visitors and traffic arrangements will remain unchanged after the completion of the proposed infrastructure upgrading works that, all visitors will arrive at the Peter Scott Field Studies Centre and then walk to their destinations in the MPNR and join their guided tour onto the reserve. Visitors' entry to the MPNR is restricted and entry permit is required.

In general, the public will be encouraged to make use of public transport to come to MPNR, which can reduce the number of private cars running on road network connecting to the site.

Since the permitted number of visitors and current traffic arrangement will remain unchanged, it is anticipated that no adverse traffic impact will be induced by the proposed uses.

With these measures in place it is considered that all significant ecological impacts of the project will be addressed and residual impacts will be acceptable.

It is noted that the EIA was approved by ACE and an EP for the Project was issued by the Director of Environmental Protection on 16.2.2022

**5.7 The approval of the application will not set an undesirable precedent**

The proposed infrastructure upgrading works are well-thought out as the design, scale and extent of work, as well as the construction method, have been carefully considered to ensure that no adverse impact will be caused to the Mai Po Nature Reserve Area and its biodiversity. Besides, the proposed infrastructure upgrading works are in line with the planning intention of “SSSI” and “CA” zones.

The proposal will add breadth to the hardware and software of WWF-HK’s public education and conservation programme, and will facilitate monitoring, research and training in the nature reserve. They will provide more opportunities for the general public to learn about wetland conservation and sustainable development. Therefore, the approval of this application will support WWF-HK’s on-going effort in wetland conservation, public education and capacity building for reserves along the migratory bird flyway, and will not set an undesirable precedent.

## Executive Summary

This planning statement is prepared in support of a S16 Application for the proposed infrastructure upgrading works (including associated land excavation) in Mai Po Nature Reserve, Mai Po. The applicant is World Wide Fund for Nature Hong Kong (WWF-HK).

The WWF-HK has embarked on a proposed upgrading project, known as “21st Century Nature Classroom Project”, aims at upgrading the existing infrastructure of Mai Po to enhance the public education programmes and research on conservation of wetland and sustainable development.

Since the establishment of Mai Po Nature Reserve (MPNR) in early 1980s, the applicant has been actively managing the Mai Po Nature Reserve, with a mission to enhance it into a prime conservation site with a significant educational component. Being a leading and responsible non-government organization for conservation, the applicant aspires to bring this outdoor nature classroom and laboratory to an even broader society, and transform the Mai Po Nature Reserve into the 21st Century Nature Classroom.

“21st Century Nature Classroom Project” consists of various components and some fall within the “Site of Special Scientific Interest” (“SSSI”) zone and “Conservation Area” (“CA”) zone according to the approved Mai Po & Fairview Park Outline Zoning Plan (OZP) No. S/YL-MP/6 gazetted on 18 February 2005. They are under Column 2 in “SSSI” and “CA” zones of the Notes of the concerned OZP, and approval from the Town Planning Board is required, including the followings to be provided in various application sites within the Mai Po Nature Reserve:

- A. Construction of new Tower Hide known as Tower Hide 2 (TH2) for research and more advanced education purpose (including associated land excavation);
- B. Construction of additional Tower Hide known as Tower Hide 3 (TH3) for public education purpose (including associated land excavation);
- C.
  - (i) Widening and repairing of existing footpaths between the Mai Po Education Centre and the entrance of the Mai Po Nature Reserve with boardwalk and open-air educational corners (the main footpath);
  - (ii) Upgrading of footpath connecting to existing Tower Hide 1 from the main footpath, and
  - (iii) Provision of new boardwalk connecting from the main footpath to proposed Tower Hide 3.

The gist of development parameters for Sites A, B and C are summarised below:

|                              | Site A    | Site B    | Site C  |
|------------------------------|-----------|-----------|---------|
| Site Area (m <sup>2</sup> )* | 454       | 585       | 5,112.5 |
| GFA (m <sup>2</sup> )        | 178       | 182       | N/A     |
| Height of Structures         | 3 storeys | 3 storeys | N/A     |

\*Site area includes the proposed facilities and the required temporary works area.

The proposed upgrading works will be beneficial to the on-going development of

WWF-HK's programme in the Mai Po Nature Reserve and enhance the general public with more opportunities and better learning experience to learn about wetland conservation and sustainable development. Environment Bureau has given policy support to the proposed "21st Century Nature Classroom Project". The Environmental Impact Assessment (EIA) for the Project was endorsed by the Advisory Council on the Environment and an Environmental Permit was issued by the Director of Environmental Protection on 16.2.2022.

The application sites fall within the Wetland Conservation Area according to TPB PG-No. 12C, and the proposed infrastructure upgrade is regarded as environmental education and essential infrastructure projects, which is in line with TPB PG-No. 12C. To demonstrate that the current proposal will have no-net-loss in wetland and will not bring negative disturbance impact to the area, an ecological impact assessment was carried out.

Technical assessments have also been carried out for the proposed infrastructure upgrading works, and assessment results demonstrated that no adverse impact on traffic, sewerage, drainage, environment, landscape and ecology is envisaged.

The proposed upgrading works are considered suitable in terms of design, scale, extent and land use compatibility. No construction will be carried out during the peak bird migration season (between 1 Nov to 31 March). Location, construction methods and approaches for the upgrading proposals have been carefully considered to minimize any potential impacts to surrounding environment.

The proposed upgrading works will add capacity to WWF-HK's public education and research programme in the Mai Po Nature Reserve and create opportunities to empower the general public with knowledge on wetland conservation and sustainable development. There is no net loss in wetland and the recommendations of the technical assessments and EIA are fully taken into consideration. Members of the Town Planning Board are respectfully requested to give favourable consideration to the application.



## 行政摘要

此計劃書乃為支持世界自然(香港)基金會(下稱「基金會」)的擬議米埔自然保護區設施改善計劃(包括相關挖土工程)，而根據城市規劃條例第 16 條遞交的規劃許可申請。

擬議的米埔自然保護區設施改善計劃是基金會的「21 世紀大自然學府」項目的一部分，其目標是為更新部分於米埔自然保護區內的現有設施，以提升基金會於米埔自然保護區舉辦有關濕地保育及可持續發展的公眾教育和研究。

基金會自一九八零年代起，一直在保護區內提供良好的管理，同時致力把保護區提升至一個重點保育地點，並有重要的教育元素。作為一個以環境保育為重任的主要非政府機構，基金會希望向社會的不同階層人士推廣其戶外自然學習及研究，並把米埔自然保護區建構成 21 世紀大自然學府。

基金會的「21 世紀大自然學府」項目包括不同的設施改善工程，部分工程位置處於在 2005 年 2 月 18 日刊憲的米埔及錦綉花園分區計劃大綱核准圖(編號 S/YL-MP/6)中劃為「具特殊科學價值地點」及「自然保育區」地帶的第二欄用途，需要獲得城市規劃委員會的核准。有關需要作出規劃申請的部分位於米埔自然保護區內不同的申請地點，詳情如下：

- A. 興建一所新的觀鳥屋(包括相關挖土工程)，名為 2 號觀鳥屋，以作研究及高階教育用途；
- B. 興建一所新的觀鳥屋(包括相關挖土工程)，名為 3 號觀鳥屋，以作公眾教育用途；
- C.
  - (i) 以木板道擴闊及維修位於米埔沼澤自然保護區教育中心與米埔自然保護區入口大閘之間的現有行人徑，並在適當位置增添教育展版(主要行人路)。
  - (ii) 改良現有連接主要行人路和 1 號觀鳥屋的行人徑。
  - (iii) 以木板道連接主要行人路及擬議的 3 號觀鳥屋。

申請地點 A、B 和 C 的發展參數如下：

|             | 申請地點 A | 申請地點 B | 申請地點 C  |
|-------------|--------|--------|---------|
| 申請範圍 (平方米)* | 454    | 585    | 5,112.5 |
| 總建築面積 (平方米) | 178    | 182    | 不適用     |
| 構築物高度       | 3 層    | 3 層    | 不適用     |

\*申請範圍已包括所需設施及臨時工地範圍。

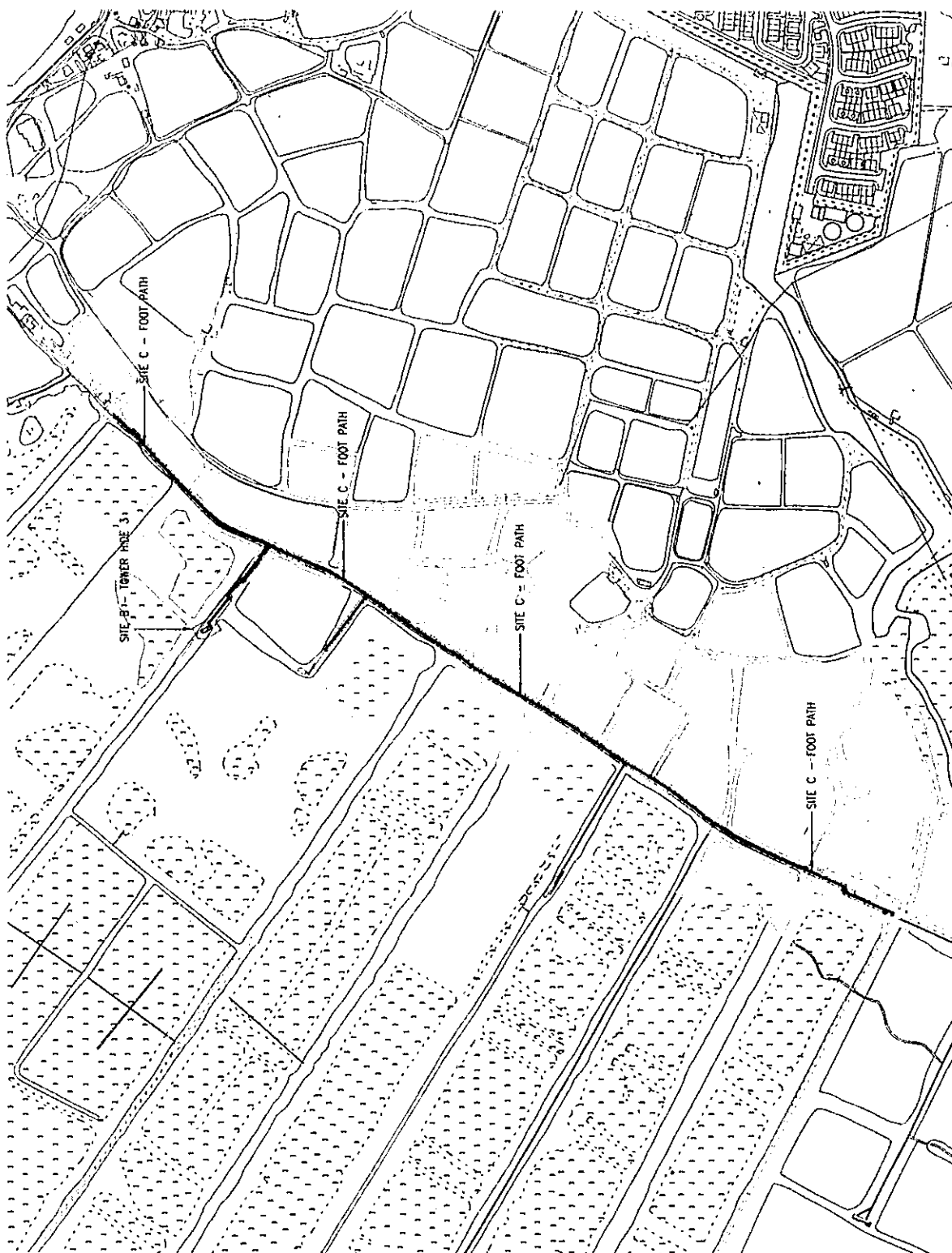
以上設施改善工程能協助基金會於米埔自然保護區內項目的持續發展，以及為公眾提供更多學習濕地保育及可持續發展的機會。環境局對擬議的「21 世紀大自然學府」項目給予政策支持。該項目的環境影響評估已獲得到環境諮詢委員會的批准。環保署署長亦已於 2022 年 2 月 16 日發出環境許可證。

根據城市規劃委員會規劃指引編號 12C，擬議的米埔自然保護區設施改善計劃的 3 個申請地點位於濕地保育區，有關用途與環境教育有關，同時屬於必須進行的基礎設施計劃，故此符合城市規劃委員會規劃指引編號 12C 的要求。為了證明擬議用途合乎「不會有濕地淨減少」的原則以及不會為周邊環境帶來不良影響，基金會亦就擬議用途進行生態影響評估報告。

根據就擬議的改善計劃作出的技術評估的結果，擬議的改善計劃不會為該區帶來交通、渠務、污水排放、環境、園景及生態影響。

擬議的改善計劃就工程的設計、規模、範圍及與周邊環境的相融性已作出嚴謹及適切的考慮。在雀鳥遷徙高峰期(11月1日至3月31日)亦不會有建築工程進行。有關的工程地點、採用的施工方法及形式都經細心考慮，確保能夠減低對周邊環境的影響。

擬議的改善計劃會加強基金會於米埔自然保護區的公眾教育和研究工作，並為市民提供更多學習濕地保育及可持續發展的寶貴機會，擬議用途合乎「不會有濕地淨減少」的原則同時充份考慮各項技術評估結果。就以上理據，敬希城市規劃委員會通過此申請。



**Indicative purpose only**

OVERALL SITE PLANS (SITE 2-FOOT PATH EXTENSION)

**PROPOSED NEW TONER HIDES & ASSOCIATED FOOTPATHS AT MAI PO NATURAL RESERVE**

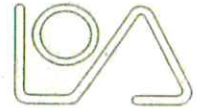
2

ALL INFORMATION CONTAINED  
HEREIN IS UNCLASSIFIED  
DATE 03-28-2001 BY 60322 UCBAW

DATE : 2012/21  
PAGE : 000/000 (27)



PlanArch Consultants Ltd.  
建港規劃顧問有限公司



Tel : (852)  
Fax: (852)  
E-mail

TPB Ref.: A/YL-MP/552  
Our Ref.: pa/yl.mp/1608552

By Email (tpbpd@pland.gov.hk)

Secretary  
Town Planning Board  
15/F., North Point Government Offices  
No. 333, Java Road,  
North Point, Hong Kong  
(Attn.: Ms. Leticia LEUNG)

4 July 2022

Dear Madam,

**S.16 Application for Proposed Infrastructure Upgrade  
for 21<sup>st</sup> Century Nature Classroom Project  
in Mai Po Nature Reserve, Mai Po, Yuen Long**

We refer to the captioned application submitted to the Town Planning Board on 11.4.2022, and the subsequent comments from Transport Department (TD) and verbal comments from Fanling, Sheung Shui & Yuen Long East District Planning Office of Planning Department (PlanD).

TD's comments are noted. In response to TD's comments, we would like to submit:

- **Plan No. 8a** - drawing on vehicular access during construction stage; and
- **Plan No. 8b** - drawing on vehicular access during operation stage.

In response to PlanD's comments on the application sites and existing TH1, we would like to submit:

- **Appendix A** – revised floor plans, elevation and section drawings with PV panels on the roof top of TH2 and TH3 duly annotated;
- **Appendix B** – supplementary site plan for Site C with education areas annotated;
- **Appendix C** – reference photo of existing TH1 which is a 3-storey structure with similar building height as TH2 & TH3 (approx. 9m)

For both Site A (TH2) and Site B (TH3), the proposed application site areas would involve foundation construction for THs. After the foundation works are completed, the construction of the superstructures shall start at the same locations.


An Environmental Permit (EP) was issued by the Director of Environmental Protection on 16.2.2022 for the proposed Mai Po Nature Reserve infrastructure upgrade project (**Appendix D**). All mitigation measures as stated in the Ecological Impact Assessment and Environmental Assessment, and conditions stipulated in the EP including construction hours and period would be strictly followed. We would like to clarify that the associated boardwalk to TH2 proposed under the scheme for obtaining EP is not included in the current S.16 application because the applicant decides not to proceed with that section of boardwalk after detail design.

The above information serves as a response-to-comments of relevant Government Departments under the Section 5(C) of the TPB Guideline No. 32, and we would like to seek an exemption from the publication and recounting requirement. Should you have any questions, please feel free to contact the undersigned. In case you decided that the above information is accepted but not exempted from publication and recounting requirement, 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.



---

Betty S. F. Ho

c.c. Client  
DPO/FSYLE (Attn.: Ms. Alice CHEUNG)



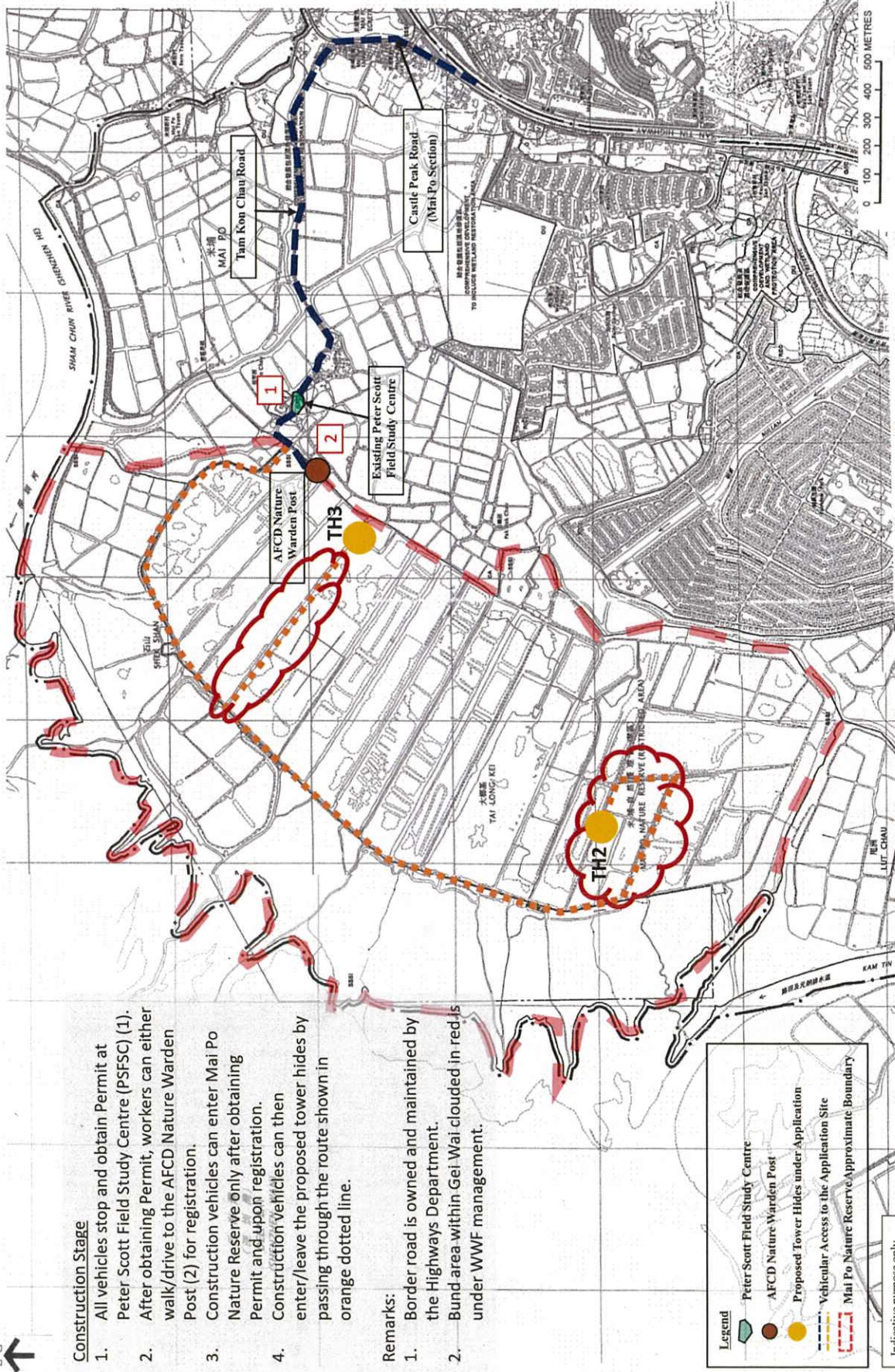


#### Construction Stage

1. All vehicles stop and obtain Permit at Peter Scott Field Study Centre (PSFSC) (1).
2. After obtaining Permit, workers can either walk/drive to the AFCD Nature Warden Post (2) for registration.
3. Construction vehicles can enter Mai Po Nature Reserve only after obtaining Permit and upon registration.
4. Construction vehicles can then enter/leave the proposed tower hides by passing through the route shown in orange dotted line.

#### Remarks:

1. Border road is owned and maintained by the Highways Department.
2. Bund area within Gei Wai clouded in red is under WWF management.



#### Vehicular Access – Construction Stage

S16 Application for Proposed Infrastructure Upgrade for 21st Century Nature Classroom Project  
in Mai Po Nature Reserve, Mai Po, New Territories

#### Plan 8a

Plan Extracted from approved Mai Po & Fairview  
Park Outline Zoning Plan No. S/YL-MP/6  
gazetted on 18 February 2005

PlanArch Consultants Ltd.

Revision:

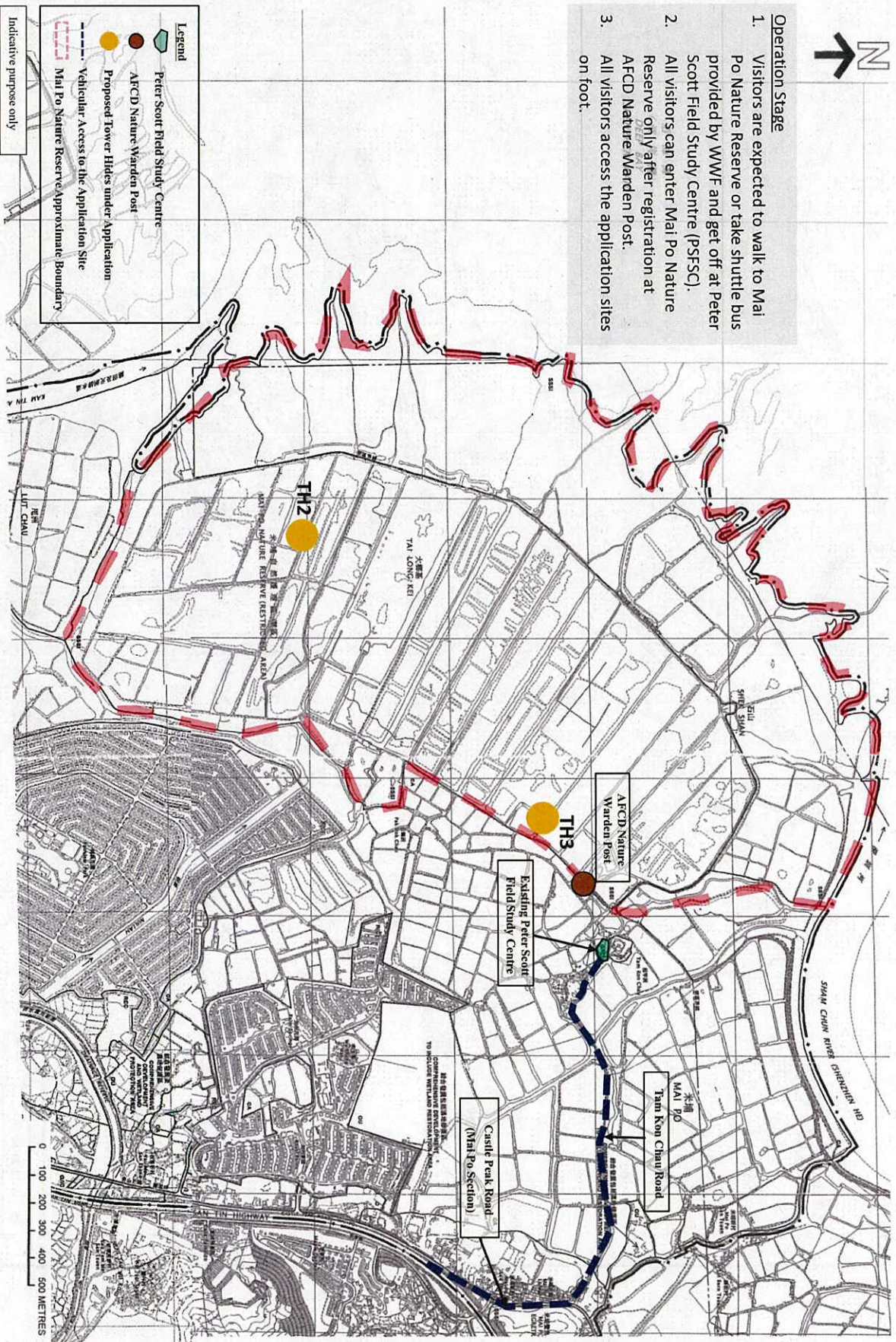
Date: 30.6.2022





#### Operation Stage

1. Visitors are expected to walk to Mai Po Nature Reserve or take shuttle bus provided by WWF and get off at Peter Scott Field Study Centre (PSFSC).
2. All visitors can enter Mai Po Nature Reserve only after registration at AFCD Nature Warden Post.
3. All visitors access the application sites on foot.



#### Vehicular Access – Operation Stage

Plan 8b

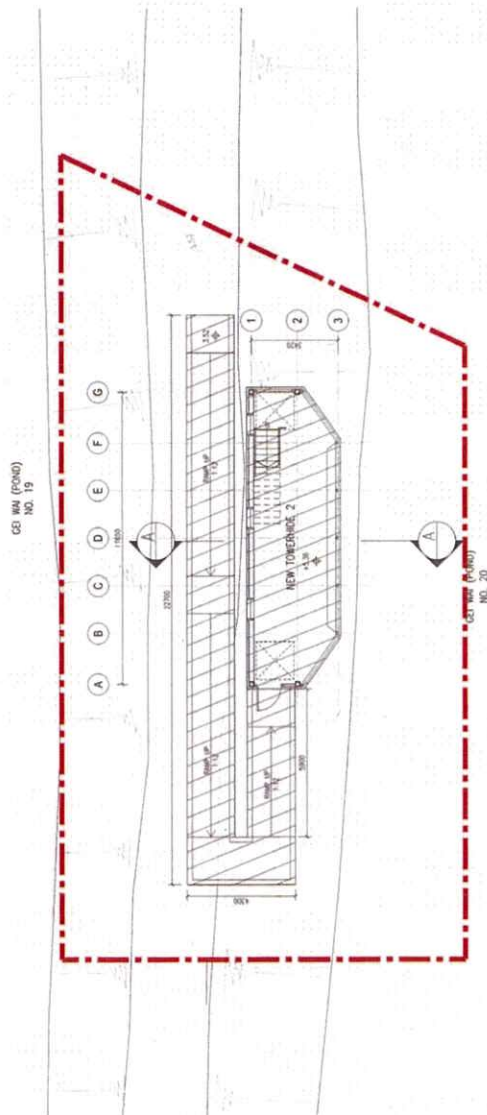
PlanArch Consultants Ltd.

S16 Application for Proposed Infrastructure Upgrade for 21th Century Nature Classroom Project in Mai Po Nature Reserve, Mai Po, New Territories

Plan Extracted from approved Mai Po & Fairview Park Outline Zoning Plan No. S/YL-MP/6 gazetted on 18 February 2005

Revision: Date: 30.6.2022



[illegible]

| Q1  | Q2  | Q3  | Q4  |
|-----|-----|-----|-----|
| 100 | 150 | 200 | 250 |

FOR BIDDING AND/OR'S OFFER SEE

**AN SHU KIM**  
MSc. (Eng. Science), MPhil. (Eng. Sci.)  
Professor of Physics

WILSON / *Structural Engineer / Building Systems Designer*

22

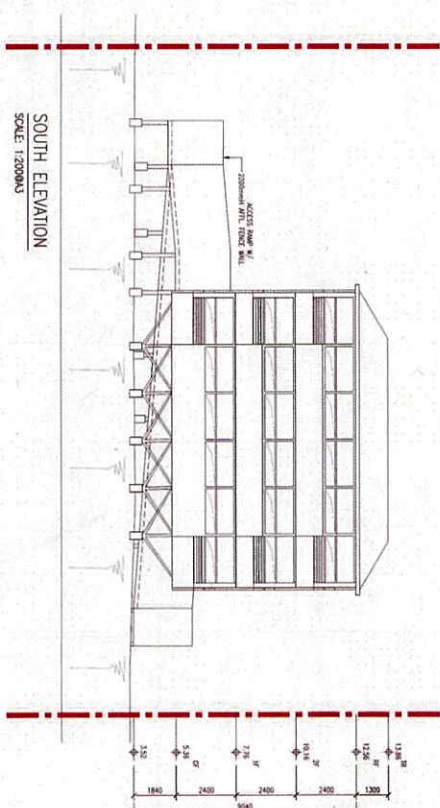
**PROPOSED NEW TOWER HIDES & ASSOCIATED FOOTPATHS AT MAN PO NATURE RESERVE**

**TOWER HIDE 2  
ELEVATIONS & SECTION**

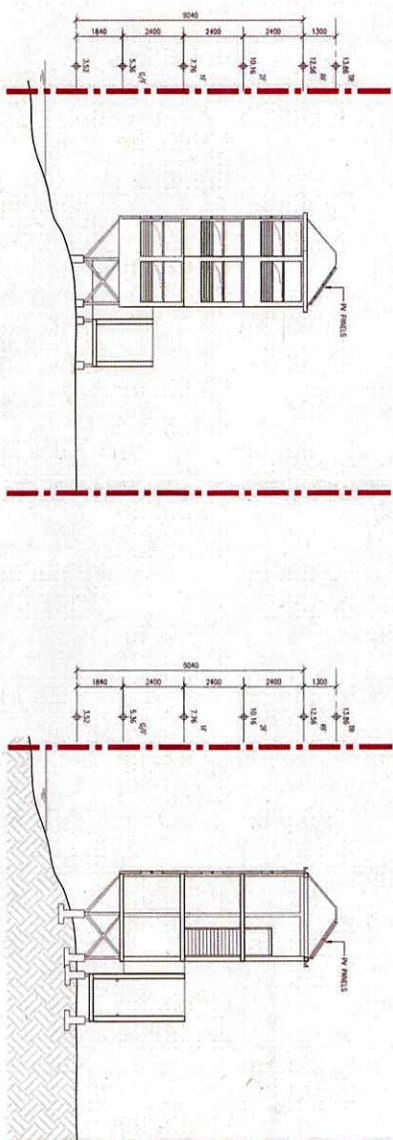
A vertical number line with tick marks at 0, 1, 5, and 10.

Indicative Purpose Only

Drawing No. **A-02**



**SOUTH ELEVATION**  
**SCALE: 1/2000AS**



EAST ELEVATION  
SCALE: 1:2000A3

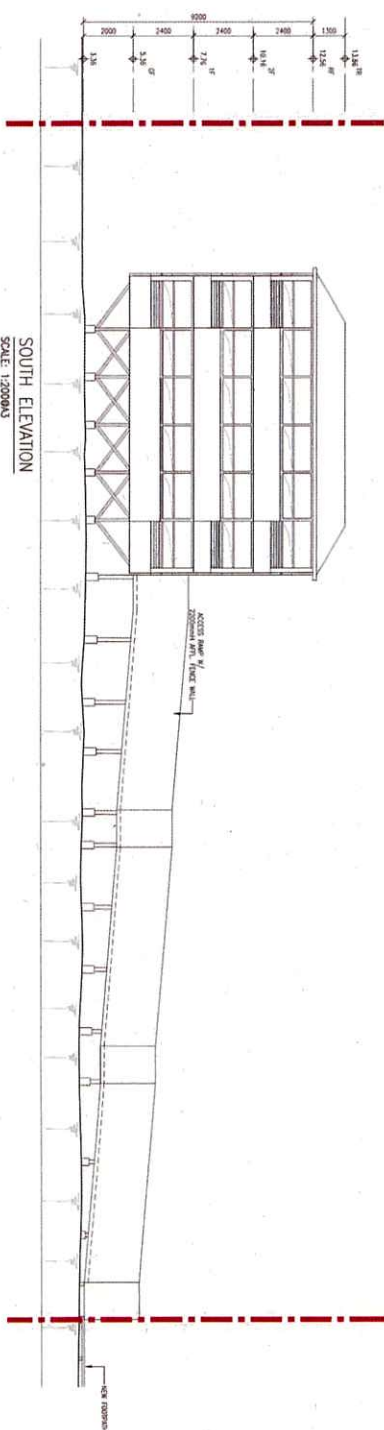
SECTION A-A  
SCALE: 1:2006A3



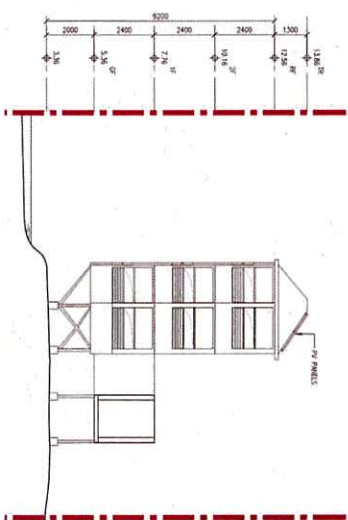


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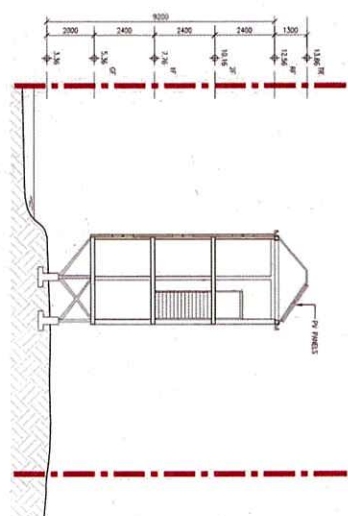
**SOUTH ELEVATION**  
**SCALE: 1:2000AS**



EAST ELEVATION  
SCALE: 1:200



SECTION B-B  
SCALE: 1:2000EAS



— — — SEE BOUNCER

For methodological reasons, all

**AO SHIU KIN**  
Wife: CHENG YUEN-CHUNG (1942-1997)  
A devoted housewife

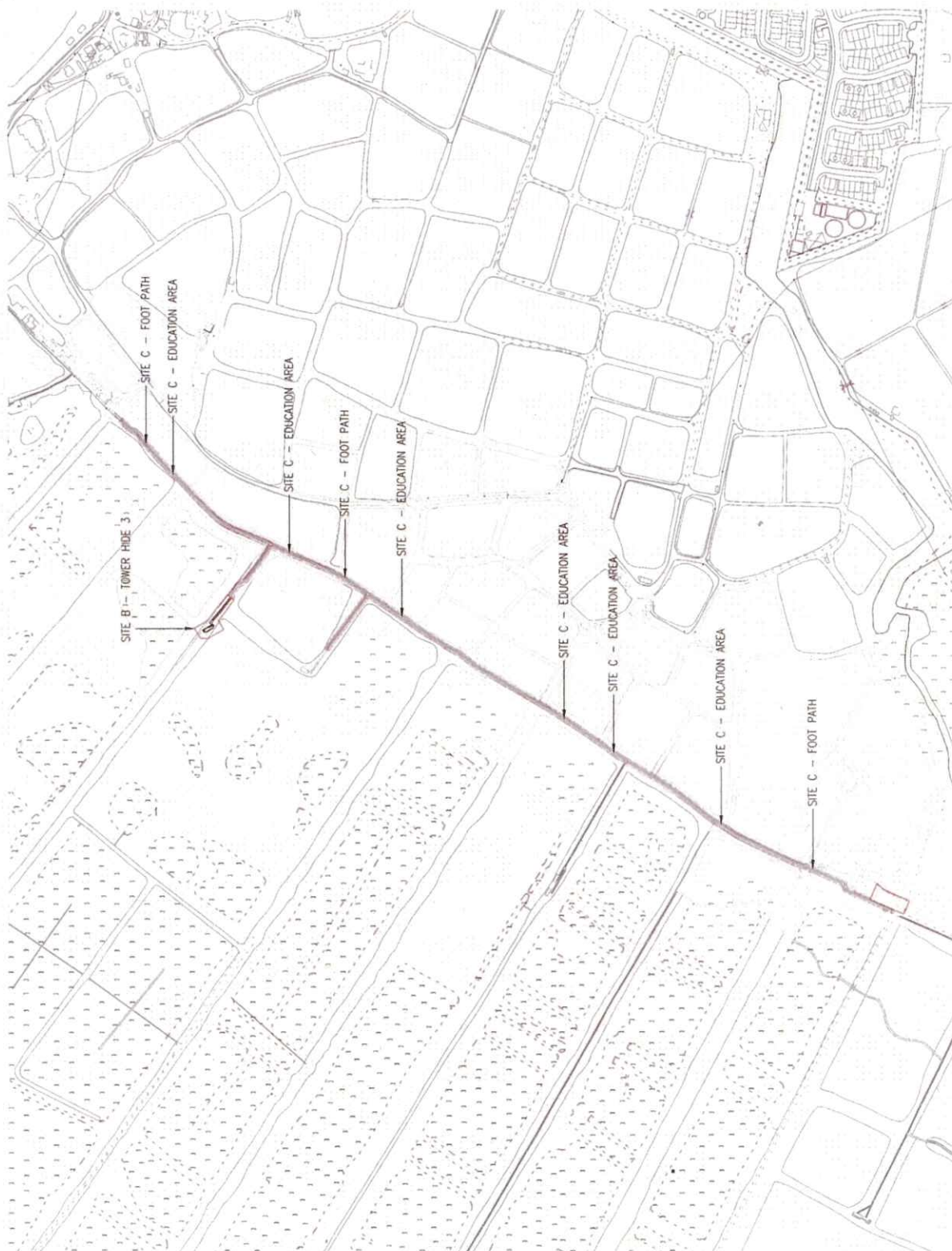
25

PROPOSED NEW TOWER HIDES & ASSOCIATED FOOTPATHS AT MM PO NATURE RESERVE

TOWER HIDE 3  
ELEVATIONS & SECTION

Indicative Purpose Only

A-05



SITE PLAN (FOOT PATH)  
SCALE: 1:2000 (0A3)

OVERALL SITE PLANS (SITE C-FOOT PATH EXTENT)

Indicative Purpose Only

A-00A

A-00A

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Photo of Existing Tower Hide 1  
taken on 1.5.2017







本署檔號  
OUR REF: (47) EP 2/N6/Q/176 Pt. 2  
來函檔號  
YOUR REF:  
電話  
TEL. NO.: 2835 1868  
圖文傳真  
FAX NO.: 2591 0558  
電子郵件  
E-MAIL: slau@epd.gov.hk  
網址  
HOMEPAGE: <http://www.epd.gov.hk>

Environmental Protection Department  
Branch Office  
28th Floor, Southorn Centre,  
130 Hennessy Road,  
Wan Chai, Hong Kong.



環境保護署分處  
香港灣仔  
軒尼詩道  
一百三十號  
修頓中心廿八樓

16 February 2022

**By Registered Post & Fax: 2845 2764**

World Wide Fund for Nature Hong Kong  
15/F, Manhattan Centre,  
8 Kwai Cheong Road,  
Kwai Chung, N.T.,  
Hong Kong  
(Attn: Ms. Nicole WONG, CEO)

Dear Ms. WONG,

**Environmental Impact Assessment (EIA) Ordinance, Cap. 499  
Application for Environmental Permit**

**Project Title : Mai Po Nature Reserve Infrastructure Upgrade Project**  
**(Application No. AEP-598/2021)**

I refer to your above application received on 10 September 2021 for an environmental permit under Section 10(1) of the EIA Ordinance.

Pursuant to Section 10(5) of the EIA Ordinance, I now issue the attached Environmental Permit (No. EP-598/2022) for your use.

Under Section 15 of the EIA Ordinance, the Environmental Permit will be placed on the EIA Ordinance Register. It will also be placed on the EIA Ordinance website (<http://www.epd.gov.hk/eia/>).

Please note that if you are aggrieved by any of the conditions imposed in this Permit, you may appeal under Section 17 of the EIA Ordinance within 30 days of receipt of this Permit.

Should you have any queries on the above application, please contact my colleague Ms. Mable CHAN at 2835 1129.

Yours sincerely,

(Stanley C.F. LAU)  
Principal Environmental Protection Officer  
for Director of Environmental Protection

Encl.

c.c. (w/o encl.)

ACE EIA Subcommittee Secretariat (Attn. : Miss Sally SHEK)

Fax: 2872 0603

ENVIRONMENTAL IMPACT ASSESSMENT ORDINANCE  
(CHAPTER 499)  
SECTION 10  
環境影響評估條例  
(第 499 章)  
第 10 條

ENVIRONMENTAL PERMIT TO CONSTRUCT AND OPERATE  
A DESIGNATED PROJECT  
建造及營辦指定工程項目的環境許可證

PART A (MAIN PERMIT)  
A 部 (許可證主要部分)

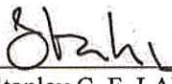
Pursuant to Section 10 of the Environmental Impact Assessment Ordinance (EIAO), the Director of Environmental Protection (the Director) grants this environmental permit to the World Wide Fund for Nature Hong Kong (hereinafter referred to as the "Permit Holder") to construct and operate the designated project described in Part B subject to the conditions specified in Part C. The issue of this environmental permit is based on the documents, approvals or permissions described below:

根據《環境影響評估條例》(環評條例) 第 10 條的規定，環境保護署署長(署長)將本環境許可證批予世界自然(香港)基金會(下稱“許可證持有人”)以建造及營辦 B 部 所說明的指定工程項目，但須遵守 C 部 所列明的條件。本環境許可證的發出，乃以下表所列的文件、批准或許可作為根據：

|                                       |  |
|---------------------------------------|--|
| Application No.<br>申請書編號              | AEP-598/2021   |
| Document in the Register:<br>登記冊上的文件： | <p>(1) Mai Po Nature Reserve Infrastructure Upgrade Project (Register No. AEIAR-233/2022) :</p> <ul style="list-style-type: none"><li>- Environmental Impact Assessment (EIA) Report [Hereafter referred to as "the EIA Report"]</li><li>- Environmental Monitoring and Audit (EM&amp;A) Manual [Hereafter referred to as "the EM&amp;A Manual"]</li><li>- Executive Summary</li></ul> <p>米埔自然保護區設施改善計劃 (登記冊編號：AEIAR-233/2022):</p> <ul style="list-style-type: none"><li>- 環境影響評估報告 [下稱“環評報告”]</li><li>- 環境監察及審核手冊 [下稱“環監手冊”]</li><li>- 行政摘要</li></ul> <p>(2) The Director's letter of approval of the EIA Report dated 16 February 2022 (Reference: (46) in EP2/N6/Q/176)<br/>署長於 2022 年 2 月 16 日發出批准環評報告的信件 (檔案編號：(46) in EP2/ N6/Q/176)</p> <p>(3) Application for Environmental Permit submitted on 10 September 2021 (Application No. AEP-598/2021)<br/>許可證持有人於 2021 年 9 月 10 日 提交的环境許可證申請文件 (申請書編號: AEP-598/2021)</p> |

16 February 2022  
2022 年 2 月 16 日

Date  
日期

  
(Stanley C. F. LAU)  
Principal Environmental Protection Officer  
for Director of Environmental Protection  
環境保護署署長  
(首席環境保護主任 劉志輝 代行)





**PART B (DESCRIPTION OF DESIGNATED PROJECT)**

**B 部 (指定工程項目的說明)**

Hereunder is the description of the designated project mentioned in Part A of this environmental permit (hereinafter referred to as the "Permit"):

下列為本環境許可證 (下稱“許可證”) A 部 所提述的指定工程項目的說明:

|  |  |
|--|--|
| <b>Title of Designated Project</b><br>指定工程項目的名稱              | Mai Po Nature Reserve Infrastructure Upgrade Project<br>[This designated project is hereafter referred to as "the Project"]<br><br>米埔自然保護區設施改善計劃<br>[本指定工程項目下稱“工程項目”]  |
| <b>Nature of Designated Project</b><br>指定工程項目的性質             | Building works at the Site of Special Scientific Interest (SSSI)<br>建築工程位於具有特別科學價值的地點  |
| <b>Location of Designated Project</b><br>指定工程項目的地點           | The Project is located within the Mai Po Marshes SSSI, which is in the Yuen Long District. The location of the Project and proposed project components are shown in Figures 1 and 2 of this Permit.<br>工程項目位於元朗的米埔具有特別科學價值的地點。<br>工程項目的位置及擬建項目元素載於本許可證夾附的圖 1 及圖 2。   |
| <b>Scale and Scope of Designated Project</b><br>指定工程項目的規模和範圍 | The Project includes:<br><ul style="list-style-type: none"><li>- Upgrading of an existing concrete footpath of about 1.5m wide to a raised wooden boardwalk of about 1.65m wide;</li><li>- Construction of a new three-storey tower hide (TH2) and the associated access wooden boardwalk of about 156m long and 1.65m wide; and</li><li>- Construction of a new three-storey tower hide (TH3) and the associated access wooden boardwalk of about 85m long and 1.65m wide.</li></ul><br>工程項目包括:<br><ul style="list-style-type: none"><li>- 在現時約 1.5 米寬的混凝土行人路上方建設為約 1.65 米升起的木棧道;</li><li>- 建造新的三層高的 2 號觀鳥塔 (TH2) 及其相關的長約 156 米和寬約 1.65 米的木製行人道入口; 以及</li><li>- 建造新的三層高的 3 號觀鳥塔 (TH3) 及其相關的長約 85 米和寬約 1.65 米的木製行人道入口。</li></ul> |



## PART C (PERMIT CONDITIONS)

### C 部 (許可證條件)

#### 1. General Conditions 一般條件

- 1.1 The Permit Holder and any person constructing or operating the Project shall comply with all conditions set out in this Permit. Any non-compliance by any person may constitute a contravention of the Environmental Impact Assessment Ordinance (EIAO) (Cap. 499) and may become the subject of appropriate action being taken under the EIAO.  
許可證持有人及任何建造或營辦工程項目的人士必須完全符合本許可證載列的全部條件。任何人士如有不符合本許可證的情況，可能違反《環境影響評估條例》(環評條例) (第 499 章) 的規定，而當局可根據環評條例採取適當行動。
- 1.2 The Permit Holder and any person constructing or operating the Project shall ensure full compliance with all legislation from time to time in force including, without limitation to, the Noise Control Ordinance (Cap. 400), Air Pollution Control Ordinance (Cap. 311), Water Pollution Control Ordinance (Cap. 358), Dumping at Sea Ordinance (Cap. 466) and Waste Disposal Ordinance (Cap. 354). This Permit does not of itself constitute any ground of defence against any proceedings instituted under any legislation or imply any approval under any legislation.  
許可證持有人及任何建造或營辦工程項目的人士須確保完全符合現行法例的規定，包括但不限於《噪音管制條例》(第 400 章)、《空氣污染管制條例》(第 311 章)、《水污染管制條例》(第 358 章)、《海上傾倒物料條例》(第 466 章) 及《廢物處置條例》(第 354 章)。本許可證本身不會就根據任何法例提出的法律程序構成任何抗辯理由，或根據任何法例默示任何批准。
- 1.3 The Permit Holder shall make copies of this Permit together with all documents referred to in this Permit and the documents referred to in Part A of this Permit readily available at all times for inspection by the Director or his authorised officers at all sites covered by this Permit. Any reference to this Permit shall include all documents referred to in this Permit and also the relevant documents in the Register.  
許可證持有人須印製本許可證的複本，連同本許可證所述的所有文件及本許可證 A 部 所述文件，以供署長或獲授權人員任何時間內在本許可證所涵蓋的所有工地查閱。凡提述本許可證，須包括本許可證所述的所有文件及登記冊內的相關文件。
- 1.4 The Permit Holder shall give a copy of this Permit to the person(s) in charge of the site(s) and ensure that such person(s) fully understands all conditions and all requirements incorporated in this Permit. The site(s) refers to site(s) of construction and operation of the Project and shall mean the same hereafter.  
許可證持有人須把本許可證的一份複本交予有關工地的負責人，並確保這些人士完全明白本許可證的所有條件與規定。工地是指建造及營辦工程項目的工地，下文所提及的工地亦屬同一意思。
- 1.5 The Permit Holder shall display conspicuously a copy of this Permit on the construction site(s) at all vehicular site entrances/exits or at a convenient location for public's information at all times. The Permit Holder shall ensure that the most updated information about this Permit, including any amended Permit, is displayed at such locations. If the Permit Holder surrenders a part or the whole of this Permit, the notice he sends to the Director shall also be displayed at the same locations as the





original Permit. The suspended, varied or cancelled Permit shall be removed from display at the construction site(s).

許可證持有人須在建造工地的所有車輛進出口或一處方便地點，顯眼地展示本許可證的複本，以供公眾在任何時間內閱覽。許可證持有人須確保在這些地點展示關於本許可證(包括任何經修訂的許可證)的最新資料。許可證持有人如交回本許可證的部分或全部，必須把其送交署長的通知書，在備有原有許可證的各處相同地點展示。遭暫時吊銷、更改或取消的許可證必須從建造工地除下，不再展示。

- 1.6 The Permit Holder and any person constructing or operating the Project shall construct and operate the Project in accordance with the project description in Part B of this Permit.

許可證持有人及任何建造或營辦工程項目的人士須依據本許可證 B 部的工程項目說明，建造及營辦工程項目。

- 1.7 The Permit Holder and any person constructing or operating the Project shall ensure that the Project is designed, constructed and operated in accordance with the information and recommendations described in the approved EIA Report (Register No.: AEIAR-233/2022); the application documents for environmental permits; other relevant document in the Register; the information and mitigation measures described in this Permit; mitigation measures to be recommended in submissions that shall be deposited with or approved by the Director as a result of permit conditions contained in this Permit, and mitigation measures to be recommended under on-going surveillance and monitoring activities during all stages of the Project. Where recommendations referred to in the documents of the Register are not expressly referred to in this Permit, such recommendations are nevertheless to be implemented unless expressly excluded in this Permit or otherwise agreed by the Director.

許可證持有人及任何建造或營辦工程項目的人士須確保工程項目按照下述資料設計、建造及營辦：核准環評報告(登記冊編號：AEIAR-233/2022)所說明的資料及相關建議；環境許可證的申請文件；登記冊內的其他相關文件；本許可證所說明的資料及緩解措施；根據本許可證所載的條件須提交予署長存放或獲署長批准的文件所建議的緩解措施；以及在工程項目各階段進行的持續監察及監測工作所建議的緩解措施。登記冊文件所述建議如沒有在本許可證明確表示，則仍須實施這些建議，除非獲本許可證明確豁除或另獲署長同意。

- 1.8 All submissions, as required under this Permit, shall be rectified and resubmitted in accordance with the comments, if any, made by the Director within one month of the receipt of the Director's comments or otherwise as specified by the Director.

所有按本許可證規定提交的文件，須在接獲署長的意見(如有者)後 1 個月內或署長另行指定的期限內，根據署長的意見加以修正及重新提交。

- 1.9 All submissions approved by the Director, all submissions deposited without comments by the Director, or all submissions rectified in accordance with comments by the Director under this Permit shall be construed as part of the permit conditions described in Part C of this Permit. Any variation of the submissions shall be approved by the Director in writing or as prescribed in the relevant permit conditions. Any non-compliance with the submissions may constitute a contravention of the EIAO (Cap. 499). All submissions or any variation of submissions shall be certified by the Environmental Team (ET) Leader and verified by the Independent Environmental Checker (IEC) referred to in Conditions 2.1 to 2.6 below before submitting to the Director under this Permit.





所有提交署長並獲批准的文件、所有提交署長存放而沒有收到署長意見的文件或根據本許可證提交並已依照署長的意見作出修訂的所有文件，將詮釋為本許可證 C 部 所說明的許可證條件的一部分。對提交文件所作的任何修訂，均須獲得署長的書面批准，或符合有關許可證條件所述。凡與所提交的文件有不合的情況，均可能構成違反環評條例 (第 499 章)。所有提交文件或提交文件的任何修訂本，均須按下文條件第 2.1 至 2.6 項所述的環境小組組長核證及獨立環境查核人核實，然後才按本許可證規定向署長提交。

- 1.10 The Permit Holder shall release all finalised submissions as required under this Permit to the public by depositing copies in the Environmental Impact Assessment Ordinance Register Office, or in any other places, or any internet websites as specified by the Director, or by any means as specified by the Director, for public inspection. For this purpose, the Permit Holder shall provide sufficient copies of the submissions.

許可證持有人須把所有按本許可證規定提交的文件定稿公開給公眾人士知道，方法是把有關文件複本存放於環境影響評估條例登記冊辦事處，或署長指定的任何其他地方，或署長指定的任何互聯網網站，或署長指定的任何方法，以供公眾查閱。為此，許可證持有人須提供足夠數量的複本。

- 1.11 The Permit Holder shall submit and / or deposit all submissions within the time as specified in the Conditions of this Permit. All submissions to the Director required under this Permit shall be delivered either in person or by registered mail to the Environmental Impact Assessment Ordinance Register Office (currently at 27/F, Southorn Centre, 130 Hennessy Road, Wanchai, Hong Kong). Electronic copies of all finalised submissions required under this Permit shall be prepared in Hyper Text Markup Language (HTML) (version 4.0 or later) and in Portable Document Format (PDF version 1.3 or later), unless otherwise agreed by the Director and shall be submitted at the same time as the hard copies.

許可證持有人須在本許可證條件所列明的時間內，提交及/或存放所有文件。本許可證規定向署長提交的所有文件，須親身送交或以掛號方式郵寄至環境影響評估條例登記冊辦事處（現址為：香港灣仔軒尼詩道 130 號修頓中心 27 樓）。所有按本許可證規定提交的文件定稿的電子複本，均須以超文本標示語言(HTML)(第 4.0 或較後版本)和便攜式文件格式(PDF)(第 1.3 或較後版本)製作，除非另獲署長同意，電子複本須與硬複本同時提交。

- 1.12 The Permit Holder shall notify the Director in writing the commencement date of construction of the Project no later than one month prior to the commencement of construction of the Project. The Permit Holder shall notify the Director in writing immediately if there is any change of the commencement date of the construction.

許可證持有人須在工程項目建造工程展開前最少 1 個月，以書面方式把工程項目建造工程的展開日期通知署長。建造工程的展開日期如有任何更改，許可證持有人必須立即以書面方式通知署長。

- 1.13 For the purpose of this Permit, "commencement of construction" does not include works related to site clearance and preparation, or other works as agreed by the Director.

為執行本許可證，「建造工程的展開」不包括有關工地清理和預備的工程，或署長同意的其他工程。

- 1.14 The Permit Holder shall notify the Director in writing the commencement date of operation of the Project no later than one month prior to the commencement of





operation of the Project. The Permit Holder shall notify the Director in writing immediately if there is any change of the commencement date of operation.  
許可證持有人須在工程項目開始營辦前最少 1 個月，以書面方式把工程項目開始營辦的日期通知署長。開始營辦的日期如有任何更改，許可證持有人須立即以書面方式通知署長。

2. **Specific Conditions**  
**特定條件**

**Employment or Submissions before Construction of the Project**  
**工程項目施工前須聘用的人員或提交的文件**

***Employment of Environmental Team (ET)***  
***聘用環境小組***

- 2.1 An ET shall be established by the Permit Holder no later than two months before the commencement of construction of the Project. The ET shall not be in any way an associated body of the Contractor or the IEC for the Project. The ET shall be headed by an ET Leader. The ET Leader shall be a person who has at least 7 years of experience in environmental monitoring and auditing (EM&A) or environmental management.

許可證持有人須在工程項目建造工程展開前最少 2 個月成立一個環境小組。環境小組不得與工程項目的承辦商或獨立環境查核人有任何關聯。環境小組須由一名環境小組組長帶領。該名環境小組組長須在環境監察及審核（「環監」）或環境管理方面至少有 7 年經驗。

- 2.2 The ET and the ET Leader shall be responsible for duties defined in the EM&A Manual and this Permit, including implementation of the EM&A programme in accordance with the EM&A requirements as contained in the EM&A Manual of the Project; and site inspections to audit the Contractor's site practice and work methodologies with respect to environmental mitigation measures contained in the EM&A Manual of the Project and/or as required under this Permit and to take proactive actions to pre-empt environmental problems. The ET Leader shall be responsible for:

環境小組及環境小組組長須負責執行環監手冊及本許可證所列明的職務，包括按工程項目的環監手冊所載的環監規定執行環監計劃；及進行實地視察，以便就工程項目的環監手冊所載及/或按本許可證規定的環境緩解措施，審核承辦商的工地作業方式及工作方法，並採取積極行動，防止環境問題出現。環境小組組長須負責：

- (i) certifying the environmental acceptability of permanent and temporary works, relevant plans and submissions required in the EM&A Manual and/or under this Permit. Certification(s) shall be documented in the upcoming EM&A monthly report;  
核證永久及臨時工程在環境上的可接受程度、相關的設計圖則和根據環監手冊及/或本許可證規定提交的文件。核證須記錄於每月環監報告；
- (ii) notifying the IEC within one working day of the occurrence of each and every instance or circumstance or change of circumstances, which may affect the compliance with the recommendations of the approved EIA Report (Register No. AEIAR-233/2022) and/or this Permit. Notification(s) shall be documented





in the upcoming EM&A monthly report; and

在發生可能會影響核准環評報告(登記冊編號:AEIAR-233/2022)的建議及/或本許可證的合規情況的每宗事件、每種情況或每次情況變化後 1 個工作天內通知獨立環境查核人。通知須記錄於每月環監報告;以及

- (iii) keeping a contemporaneous log-book of any such instance or circumstance or change of circumstances, which may affect the compliance with the EIA Report (Register No. AEIAR-233/2022) and/or this Permit. The format of the log-book shall be certified and approved by the IEC. The log-book shall be kept readily available for inspection by all persons assisting in supervision of the implementation of the recommendations of the approved EIA Report (Register No. AEIAR-233/2022) and this Permit or by the Director or his authorized officers.

保存一本記錄冊，即時記載可能會影響核准環評報告(登記冊編號：AEIAR-233/2022)的建議及/或本許可證的合規情況的每宗事件、每種情況或每次情況變化。記錄冊的格式須得到獨立環境查核人的核證和批准。記錄冊須加以保存，以供協助督導執行核准環評報告(登記冊編號：AEIAR-233/2022)及本許可證的建議的所有人士、署長或獲授權人員隨時查閱。

- 2.3 Failure to maintain records in the log-book, failure to discharge the duties of the ET Leader as defined in the EM&A Manual or failure to comply with Condition 2.2 above would entitle the Director to require the Permit Holder by notice in writing to replace the ET Leader. Failure by the Permit Holder to make replacement or further failure to keep contemporaneous records in the log-book despite the employment of a new ET Leader may render this Permit liable to suspension, cancellation or variation. 環境小組組長如未能在記錄冊保存記錄、未能執行環監手冊所列明的環境小組組長職務或未能符合上文條件第 2.2 項的規定，署長有權藉書面通知要求許可證持有人撤換環境小組組長。許可證持有人如未能安排人選替補，或在聘用新環境小組組長後仍未能在記錄冊保存即時記錄，或會導致本許可證遭暫時吊銷、取消或更改。

#### ***Employment of Independent Environmental Checker (IEC)***

##### **聘用獨立環境查核人**

- 2.4 An IEC shall be employed by the Permit Holder no later than two months before the commencement of construction of the Project. The IEC shall not be in any way an associated body of the Contractor or the ET for the Project. The IEC shall be a person who has at least 7 years of experience in EM&A or environmental management. 許可證持有人須在工程項目建造工程展開前最少 2 個月聘用一名獨立環境查核人。獨立環境查核人不得與工程項目的承辦商或環境小組有任何關聯，而該名獨立環境查核人須在環監或環境管理方面至少有 7 年經驗。
- 2.5 The IEC shall be responsible for duties defined in the EM&A Manual and this Permit, including the following:  
獨立環境查核人須執行環監手冊及本許可證所列明的職務，包括以下：
- (i) auditing the overall EM&A performance, including the implementation of all environmental mitigation measures and monitoring activities on site, submissions required in the EM&A Manual, and/or under this Permit. Finding(s) of the audit(s) shall be documented in the upcoming EM&A monthly report.





審核整體環監工作的表現，包括實施所有環境緩解措施和執行現場的監察工作、提交環監手冊及/或本許可證所規定的文件。審核結果須記錄於每月環監報告；

- (ii) verifying the environmental acceptability of permanent and temporary works, relevant design plans and submissions required in the EM&A Manual and under this Permit. Verification(s) shall be documented in the upcoming EM&A monthly report;  
核實永久及臨時工程在環境上的可接受程度、相關的設計圖則根據環監手冊及本許可證規定提交的文件。核實結果須記錄於每月環監報告；
- (iii) verifying the log-book(s) mentioned in Condition 2.2(iii). The IEC shall sign off with a date on the log-book after verification.  
核實條件第 2.2(iii) 項所述的記錄冊。核實後獨立環境查核人須於記錄冊上簽署並填上日期；
- (iv) notifying the Director by fax or email, within one working day of receipt of notification from the ET Leader, or identification by the IEC and his team, of each and every change of circumstances or suspected and/or potential non-compliance with the recommendations (such as construction methods, mitigation measures, and environmental standards) of the approved EIA Report (Register No. AEIAR-233/2022), the EM&A Manual and this Permit, which might affect the monitoring or control of adverse environmental impacts arising from the Project. Notification by the Permit Holder is the same as notification by the IEC for the purpose of this Condition;  
在每次出現情況變化或懷疑及/或可能不符合核准環評報告(登記冊編號：AEIAR-233/2022)的建議(例如施工方法、緩解措施及環境標準)、環監手冊及本許可證的情況，而可能會妨礙對工程項目所造成的不良環境影響作出監察或控制時，獨立環境查核人須在接獲環境小組組長通知或獨立環境查核人及其支援小組確定情況後 1 個工作天內以傳真或電郵方式通知署長。為執行本條件，許可證持有人的通知等同獨立環境查核人的通知；
- (v) liaising closely with the Director;  
與署長密切聯繫；
- (vi) accompanying the Director in carrying out site inspections and attending meetings when requested;  
按要求陪同署長進行實地視察及出席會議；
- (vii) offering objective and professional advice on environmental issues, when requested, and to respond to questions and enquiries from the Director on the project, the EM&A programme and duties discharged by the IEC, with the support of relevant information, documents and records as appropriate; and  
按要求就環境問題提供客觀及專業意見，並提供合適的相關資料、文件和記錄，以回應署長就工程項目、環監計劃及獨立環境查核人所執行之職務提出的問題及查詢；以及
- (viii) allocating adequate resources, including any necessary specialist support, for discharging the duties required in the EM&A Manual and/or this Permit.  
分配足夠資源，包括所需的專業支援，以執行本許可證及/或環監手冊規定的各項職務。





- 2.6 If the Director considers the IEC fails to discharge the duties of the IEC as defined in the EM&A Manual or in this Permit, the Director may require the Permit Holder by notice in writing to replace the IEC. Failure to replace the IEC as directed or further failure to so notify the Director despite employment of a new IEC may render this Permit liable to suspension, cancellation or variation.

如署長認為獨立環境查核人未能執行環監手冊或本許可證所列明的獨立環境查核人職務，署長可藉書面通知要求許可證持有人撤換獨立環境查核人。如未能按指示撤換獨立環境查核人，或在聘用新獨立環境查核人後仍未能通知署長有關情況，則或會導致本許可證遭暫時吊銷、取消或更改。

***Employment of Qualified Ecologist(s)***  
**聘用合資格的生態學家**

- 2.7 The Permit Holder shall, no later than two months before the commencement of the construction of the Project, appoint Qualified Ecologist(s) to form part of the ET to carry out works relating to ecological aspects of the Project, including but not limited to preparation of the submissions as required under Conditions 2.10 to 2.13 of this Permit, conducting the pre-construction site checks and auditing the implementation of mitigation measures to ensure the recommendations of the submissions and the EIA Report (Register No. AEIAR-233/2022) are complied. Each Qualified Ecologist shall be a person who has at least 5 years of relevant experience. The qualification and experience of the Qualified Ecologist(s) shall be certified by the ET Leader and verified by the IEC.

許可證持有人須在工程項目的建造工程展開前最少 2 個月，委聘一名(或多名)合資格的生態學家作為環境小組成員，以進行工程項目有關生態方面的工作。有關工作包括但不限於按照本許可證條件第 2.10 至 2.13 項的規定，就工程項目擬備須提交的文件、進行施工前實地巡查，並審核緩解措施的執行情況，確保已遵從提交的文件和環評報告(登記冊編號：AEIAR-233/2022)載述的建議。每名合資格的生態學家均須具備至少 5 年相關經驗，其資格及經驗須由環境小組組長核證，並經獨立環境查核人核實。

***Submission of Environmental Permit (EP) Submission Schedule***  
**提交環境許可證文件提交時間表**

- 2.8 The Permit Holder shall, no later than one month before the commencement of construction of the Project, submit an EP Submission Schedule to set out a timeline for EP submissions in this Permit and shall report the progress in fulfilling the submission requirements in the monthly Environmental Monitoring and Audit (EM&A) reports submitted under Condition 3.4 of this Permit. The Permit Holder shall inform the Director no later than two weeks before the scheduled submission date of the EP submission in writing in case of any subsequent change(s) to the submitted EP Submission Schedule. The EP Submission Schedule or any subsequent change(s) to the submitted Schedule shall be certified by the Environmental Team (ET) Leader and verified by the Independent Environmental Checker (IEC), before submitting to the Director under this Permit.

許可證持有人須在工程項目的建造工程展開前至少提早 1 個月，向署長提交環境許可證文件提交時間表以制定本許可證所要求的文件的提交時間，並須在根據本許可證條件第 3.4 項提交的每月環監報告中，匯報文件提交的進度。倘若環境許可證文件提交時間表的內容在提交後有任何更改，許可證持有人須在提交文件的預定提交日期前至少提早 2 個星期，就有關更改以書面通知署長。環





境許可證預計文件提交時間表或已提交的時間表其後有任何更改，均須由環境小組組長核證及獨立環境查核人核實，然後才按本許可證規定向署長提交。

***Submission of Tree Pruning or Felling Plan***  
**提交修剪或砍伐樹木計劃**

- 2.9 The Permit Holder shall, no later than one month before the commencement of construction of the Project, issue a written notice to the Director to confirm whether tree pruning or felling is required for the Project. The written notice shall be certified by the ET Leader and verified by the IEC. In the event that tree(s) pruning or felling is/are required, the Permit Holder shall follow Condition 2.10 below.

許可證持有人須在工程項目的建造工程展開前最少 1 個月，向署長發出書面通知，確認是否需要就工程項目修剪或砍伐樹木。該書面通知須由環境小組組長核證及由獨立環境查核人核實。如需修剪或砍伐樹木，許可證持有人須遵從下文條件第 2.10 項的規定。

- 2.10 If tree(s) pruning or felling is/are required for the Project as confirmed by the written notice in Condition 2.9, the Permit Holder shall, no later than one month prior to the proposed tree(s) pruning or felling works or otherwise approved by the Director, submit 4 hard copies and 1 electronic copy of a Tree Pruning or Felling Plan (TPFP) to the Director for approval. The TPFP shall describe the mitigation measures to avoid and minimise adverse impact on the wildlife, including bats or birds. The TPFP shall also include an implementation schedule in table form to clearly list out the mitigation measures to be implemented, and the implementation party, location, timing, and environmental performance required for implementation of the mitigation measures. The Permit Holder shall consult the Agriculture, Fisheries and Conservation Department (AFCD) on the TPFP prior to submission to the Director. The TPFP shall be prepared by qualified ecologist(s) and certified by the ET Leader and verified by the IEC before submission to the Director. All mitigation measures recommended and requirements specified in the approved TPFP and the implementation schedule shall be fully implemented.

如經條件第 2.9 項的書面通知確認工程項目需要修剪或砍伐樹木，許可證持有人須在擬議的樹木修剪或砍伐工程進行前最少 1 個月，或在署長另行批准的限期前，向署長提交樹木修剪或砍伐計劃的 4 份硬複本及 1 份電子複本，以供審批。樹木修剪或砍伐計劃須詳述能避免及盡量減少對野生生物(包括蝙蝠或雀鳥)造成不良影響的緩解措施。該計劃亦須包括以列表形式列出的執行時間表，清楚列明將會執行的緩解措施、執行者、地點、時間，以及執行緩解措施時須達到的環保成效。許可證持有人須就樹木修剪或砍伐計劃徵詢漁農自然護理署(漁護署)的意見，然後才提交署長。樹木修剪或砍伐計劃須由合資格生態學家擬備，並由環境小組組長核證，再經獨立環境查核人核實，然後才提交署長。已核准的樹木修剪或砍伐計劃和執行時間表建議的所有緩解措施及指明的規定，均須全面予以執行。

***Submission of Egretty Mitigation Measures Plan***  
**提交鷺鳥林緩解措施計劃**

- 2.11 The Permit Holder shall, no later than one month before the commencement of construction of the Project, carry out on-site inspection within 500m of the footprint of project elements (i.e. TH2, TH3 and the boardwalk) to confirm whether egretty and breeding ardeids is identified at a distance that may be affected by the construction works of the Project. The on-site inspection results shall be prepared by qualified





ecologist(s) and certified by the ET Leader and verified by the IEC before submission to the Director. In the event that egret and breeding ardeids are identified, the Permit Holder shall follow Condition 2.12 below.

許可證持有人須在工程項目的建造工程展開前最少 1 個月在工程項目元素（即 2 號觀鳥塔、3 號觀鳥塔及木棧道）500 米範圍內進行實地視察，以確認可能受工程項目的建造工程影響的範圍內是否有鷺鳥林及正在繁殖的鷺鳥。實地視察結果須由合資格生態學家擬備，並由環境小組組長核證，再經獨立環境查核人核實，然後才提交署長。如發現鷺鳥林及正在繁殖的鷺鳥，許可證持有人須遵從下文條件第 2.12 項的規定。

- 2.12 If egret and breeding ardeids are identified by the on-site inspection specified in Condition 2.11, the Permit Holder shall, no later than one month before the commencement of construction of the Project or otherwise approved by the Director, submit 4 hard copies and 1 electronic copy of an Egret Mitigation Measures Plan (EMMP) to the Director for approval. The EMMP shall provide details of the mitigation measures to avoid and minimise adverse impact on the egret and breeding ardeids. The EMMP shall also include an implementation schedule in table form to clearly list out the mitigation measures to be implemented, the implementation party, location, timing and environmental performance required for implementation of the mitigation measures. The Permit Holder shall consult the AFCD on the EMMP prior to submission to the Director. The EMMP shall be prepared by qualified ecologist(s) and certified by the ET Leader and verified by the IEC before submission to the Director. All mitigation measures recommended and requirements specified in the approved EMMP and the implementation schedule shall be fully implemented.

如根據條件第 2.11 項規定的實地視察發現鷺鳥林及正在繁殖的鷺鳥，許可證持有人須在工程項目的建造工程展開前最少 1 個月，或在署長另行批准的限期前，向署長提交鷺鳥林緩解措施計劃的 4 份硬複本及 1 份電子複本，以供審批。鷺鳥林緩解措施計劃須提供緩解措施詳情，說明如何避免及盡量減少對鷺鳥林及正在繁殖的鷺鳥造成不良影響。該計劃亦須包括以列表形式列出的執行時間表，清楚列明將會執行的緩解措施、執行者、地點、時間，以及執行緩解措施時須達到的環保成效。許可證持有人須就鷺鳥林緩解措施計劃徵詢漁護署的意見，然後才提交署長。鷺鳥林緩解措施計劃須由合資格生態學家擬備，並由環境小組組長核證，再經獨立環境查核人核實，然後才提交署長。已核准的鷺鳥林緩解措施計劃和執行時間表建議的所有緩解措施及指明的規定，均須全面予以執行。

***Submission of Method Statement and Management Plan for the Design and Construction of the Wooden Boardwalk***

***提交有關設計及建造木棧道的施工說明書和管理計劃***

- 2.13 The Permit Holder shall, no later than one month before the commencement of construction of the Project, submit 4 hard copies and 1 electronic copy of a Method Statement and Management Plan (MSMP) for the Design and Construction of the Wooden Boardwalk to the Director for approval. The MSMP shall contain information of the detailed design of the wooden boardwalk, including the wood type to be used, the expected durability and the construction methods. The MSMP shall also include the maintenance plan for the wooden boardwalk and the existing concrete footpath beneath the wooden boardwalk during operation phase with a view to minimising disturbances to the wildlife and sensitive habitats in the vicinity. The Permit Holder shall consult the AFCD on the MSMP prior to submission to the Director. The MSMP shall be prepared by





qualified ecologist(s) and certified by the ET Leader and verified by the IEC before submission to the Director. All mitigation measures recommended and requirements specified in the approved MSMP shall be fully implemented.

許可證持有人須在工程項目的建造工程展開前最少 1 個月，向署長提交有關設計及建造木棧道的施工說明書和管理計劃的 4 份硬複本及 1 份電子複本，以供審批。施工說明書和管理計劃須包含有關木棧道詳細設計的資料，包括所採用的木材類別、預計的耐用程度及施工方法。施工說明書和管理計劃亦須包括在營運階段木棧道及其下面的現有混凝土行人路的維修保養計劃，以期盡量減少對附近野生生物及易受破壞棲息地的滋擾。許可證持有人須就施工說明書和管理計劃徵詢漁護署的意見，然後才提交署長。施工說明書和管理計劃須由合資格生態學家擬備，並由環境小組組長核證，再經獨立環境查核人核實，然後才提交署長。已核准的施工說明書和管理計劃中建議的所有緩解措施及指明的規定，均須全面予以執行。

#### ***Submission of Water Quality Mitigation Measures Plan*** **提交水質緩解措施計劃**

- 2.14 The Permit Holder shall, no later than one month before the commencement of construction of the Project, deposit with the Director 4 hard copies and 1 electronic copy of a Water Quality Mitigation Measures Plan (WQMMP) of the Project. The WQMMP shall include a schedule of draining, re-profiling and re-filling of gei wai 7, 8a, 19 and 20e by taking into account the construction programme of TH2 and TH3 to ensure these gei wais adjacent to the construction sites of TH2 and TH3 shall be drained before the commencement and refilled after the completion of the foundation works. The WQMMP shall also include a location plan in an appropriate scale detailing the footprint of the perimeter bunds that will be placed around the work sites with a view to containing any run off generated within the construction sites of TH2 and TH3 to be discharged only into the adjacent drained gei wais. The WQMMP shall also include an implementation schedule in table form to clearly list out the mitigation measures to be implemented, the implementation party, location, timing and environmental performance required for implementation of the mitigation measures. The WQMMP shall be certified by the ET Leader and verified by the IEC before submission to the Director. All mitigation measures recommended and requirements specified in the approved WQMMP and the implementation schedule shall be fully implemented.

許可證持有人須在工程項目的建造工程展開前最少 1 個月，把水質緩解措施計劃的 4 份硬複本及 1 份電子複本送交署長存放。水質緩解措施計劃須包括 7 號、8a 號、19 號及 20e 號基圍的排水、重新鋪設及重新注水的時間表；該時間表須顧及 2 號觀鳥塔及 3 號觀鳥塔的施工計劃，以確保該些毗鄰 2 號觀鳥塔及 3 號觀鳥塔建造工地的基圍在施工前已排水，並在地基工程完成後重新注水。該計劃亦須包括以合適比例繪畫的位置圖，詳述放置在工地四周堤堰的覆蓋範圍；該些堤堰是用以控制由 2 號觀鳥塔及 3 號觀鳥塔建造工地產生的徑流，確保該些徑流只會流入毗鄰已排水的基圍。此外，水質緩解措施計劃須包括以列表形式列出的執行時間表，清楚列明將會執行的緩解措施、執行者、地點、時間，以及執行緩解措施時須達到的環保成效。水質緩解措施計劃須由環境小組組長核證及由獨立環境查核人核實，然後才提交署長。已核准的水質緩解措施計劃和執行時間表建議的所有緩解措施及指明的規定，均須全面予以執行。





**Measures during Construction of the Project**

**工程項目建造期間須採取的措施**

***Measures to Mitigate Ecological Impacts***

***緩解生態影響的措施***

- 2.15 To minimise disturbance to migratory water birds and wetland-dependent species present within the Project Site, the Permit Holder or any person constructing the Project shall not undertake any outdoor works for the TH2, TH3 and the boardwalk during:  
為盡量減少對工程項目範圍內的遷徙水鳥和依賴濕地生存的物種造成滋擾，許可證持有人或任何建造工程項目的人士不得在以下期間對 2 號觀鳥塔、3 號觀鳥塔和木棧道進行任何戶外工程：
- (i) the dry season time period between 16 October to 15 April of the following year inclusively; or  
旱季期間，即 10 月 16 日至翌年 4 月 15 日(首尾兩天包括在內)；或
  - (ii) the outdoor works for the demolition and rebuild of Peter Scott Field Studies Centre are taking place.  
斯科特野外研習中心拆卸和重建的戶外工程正在進行期間。
- 2.16 To minimise disturbance to roost and pre-roost sites of Collared Crow and ardeid within the Project Site, the Permit Holder or any person constructing the Project shall:  
為盡量減少對工程項目範圍內的白頸鴉及鷺鳥的棲息地和夜棲前棲息地造成滋擾，許可證持有人或任何建造工程項目的人士須：
- (i) cease all construction works for TH2 and its associated access path (as shown in Figure 2) before 4:00pm; and  
在下午 4 時前停止所有涉及 2 號觀鳥塔及其相關行人道(如圖 2 所示)的建造工程；以及
  - (ii) cease all construction works for TH3 and its associated access path (as shown in Figure 2) before 5:00pm.  
在下午 5 時前停止所有涉及 3 號觀鳥塔及其相關行人道(如圖 2 所示)的建造工程。
- 2.17 To minimise disturbance to mammals within the Project Site, the Permit Holder or any person constructing the Project shall install a solid and opaque screen of at least 2m high around all works areas of TH2 and TH3 during construction phase.  
為盡量減少對工程項目範圍內的哺乳動物造成滋擾，許可證持有人或任何建造工程項目的人士須在建造階段，於 2 號觀鳥塔及 3 號觀鳥塔的施工範圍四周豎設至少 2 米高、堅固而不透光的屏障。

**3 Environmental Monitoring and Audit (EM&A) Requirements**  
**環境監察及審核規定**

- 3.1 The Permit Holder shall implement the EM&A programme in accordance with the procedures and requirements as set out in the EM&A Manual. Any changes to the EM&A requirements or programme or termination of the programme shall be justified by the ET Leader and verified by the IEC as conforming to the information





and requirements contained in the EM&A Manual before submission to the Director for approval.

許可證持有人須按照環監手冊所載的程序及規定執行環監計劃。環監的規定或計劃如有更改或計劃如終止，須由環境小組組長提出理據並由獨立環境查核人核實，證明其符合環監手冊所載的資料及規定，然後才提交署長批准。

- 3.2 The Permit Holder shall take samples, measurements and necessary remedial actions in accordance with the requirements of the EM&A Manual by:

許可證持有人須按照環監手冊所載的規定，透過以下方法進行取樣、測量及所需的補救行動：

- (i) conducting baseline environmental monitoring;  
進行環境基線監測；
- (ii) conducting impact monitoring;  
進行影響監測；
- (iii) carrying out remedial actions described in the Event/Action Plans of the EM&A Manual in accordance with the time frame set out in the Event/Action Plans, or as agreed by the Director, in case where specified criteria in the EM&A Manual are exceeded; and  
如超逾環監手冊內指定的標準，則按照環監手冊內的事件／行動計劃所訂明的時限或署長所同意的時限，執行事件／行動計劃所說明的補救行動；以及
- (iv) logging and keeping records of the details of (i) to (iii) above for all parameters within 3 working days of the collection of data or completion of remedial action(s), for the purpose of preparing and submitting the monthly EM&A Reports and to make available the information for inspection on site.  
在收集數據或完成補救行動 3 個工作天內，須記錄及備存上文(i)至(iii)段所有參數的詳情，用作擬備及提交每月環監報告，並備妥有關資料以供在工地查閱。

- 3.3 The Permit Holder shall submit 1 hard copy and 1 electronic copy of Baseline Monitoring Reports to the Director at least two weeks before the commencement of construction of the Project. The submissions shall be certified by the ET Leader and verified by the IEC as having complied with the requirements as set out in the EM&A Manual before submission to the Director. Additional copies of the Baseline Monitoring Reports shall be provided upon request by the Director.

許可證持有人須在展開工程項目的建造工程前最少 2 個星期向署長提交基線監測報告的 1 份硬複本及 1 份電子版本。提交文件須由環境小組組長核證及獨立環境查核人核實，證明其符合環監手冊所載的規定，然後才提交署長。如署長要求，則須提交基線監測報告的額外複本。

- 3.4 The Permit Holder shall submit 1 hard copy and 1 electronic copy of Monthly EM&A Reports for the construction stage of the Project to the Director, within 10 working days after the end of the reporting month. The monthly EM&A Reports shall include an executive summary of all environmental audit results, together with actions taken in the event of non-compliance (exceedances) of the environmental quality performance limits (Action and Limit Levels), complaints received and emergency events relating to violation of environmental legislation. The submissions shall be certified by the ET Leader and verified by the IEC as having complied with the requirements as set out in the EM&A Manual before submission to the





Director. Additional copies of the Monthly EM&A Reports shall be provided upon request by the Director.

在每個提交報告的月份結束後 10 個工作天內，許可證持有人須向署長提交工程項目建築階段每月環監報告的 1 份硬複本及 1 份電子版本。每月環監報告須包括各項環境審核結果，以及在發生不符合（超出）環境質素表現規限（行動及極限水平）情況時所採取的行動、接獲有關違反環境法例的投訴及發生相關緊急事件的行政摘要。提交的報告須由環境小組組長核證及獨立環境查核人核實，證明其符合環監手冊所載的規定，然後才提交署長。如署長要求，則須向署長提交每月環監報告的額外複本。

- 3.5 All environmental monitoring and audit data submitted under this Permit shall be true, valid and correct.

根據本許可證提交的所有環監數據，均須有效及真實無誤。

- 3.6 To ensure a high degree of transparency regarding the monitoring data and results in view of the public concern about the Project, all environmental monitoring and audit data and results and all submissions and all performance test data and results required by this Permit shall be made available by the Permit Holder to the public through a dedicated website to be set up by the Permit Holder under Condition 4.2 below, in the shortest practicable time and in no event later than 10 working days after such information is available.

基於公眾對工程項目的關注，為確保監察數據和結果具高透明度，許可證持有人須盡快把各項環境監察及審核數據和結果、本許可證規定的所有提交文件及各項表現測試數據和結果，透過按下文條件第 4.2 項由許可證持有人設立的特定網站供公眾閱覽，在任何情況下均不得遲於這些資料可供閱覽後的 10 個工作天。

#### 4. Electronic Reporting of EM&A Information 環監資料的電子匯報

- 4.1 To facilitate public inspection of the Baseline Monitoring Report and Monthly EM&A Reports via the EIAO Internet Website and at the EIAO Register Office, electronic copies of these Reports shall be prepared in Hyper Text Markup Language (HTML) (version 4.0 or later) and in Portable Document Format (PDF version 1.3 or later), unless otherwise agreed by the Director and shall be submitted at the same time as the hard copies as described in Conditions 3.3 and 3.4 above. For the HTML version, a content page capable of providing hyperlink to each section and sub-section of these Reports shall be included in the beginning of the document. Hyperlinks to all figures, drawings and tables in these Reports shall be provided in the main text from where the respective references are made. All graphics in these Reports shall be in interlaced GIF, JPEG or PDF format unless otherwise agreed by the Director. The content of the electronic copies of these Reports must be the same as the hard copies.

為方便公眾透過環評條例互聯網網站及在環評條例登記冊辦事處查閱基線監測報告及每月環監報告，除非另獲署長同意，否則該等報告的電子複本須以超文本標示語言(HTML)(第 4.0 或較後版本)及便攜式文件格式(PDF)(第 1.3 或較後版本)擬備，並須與上文條件第 3.3 及 3.4 項所說明的硬複本同時提交。關於 HTML 的版本方面，須在文件開端加入可與報告各節及小節作出超文本連結的目錄。報告內的正文如有任何相關的參考資料，須建立超連結以連結至報告所載的相關數據和圖表。除非另獲署長同意，否則報告內所有圖像均須以交錯存取的 GIF、JPEG 或 PDF 格式制定。報告的電子複本內容，必須與硬複本的內容一致。





- 4.2 The Permit Holder shall, within four weeks after the commencement of construction of the Project, set up a dedicated Internet website and notify the Director in writing the Internet address where the environmental monitoring data and project information is to be placed. All environmental monitoring data described in Condition 4.1 above shall be made available to the public via the abovementioned dedicated Internet website in the shortest possible time and in any event no later than two weeks after the relevant environmental monitoring data are collected or become available, unless otherwise agreed with the Director. All finalized submissions and plans shall be made available to the public via the dedicated Internet website in the shortest possible time and in any event no later than 2 weeks after the submissions and plans are approved by or deposited with the Director, unless otherwise agreed with the Director. The Permit Holder shall maintain the dedicated website for public access of the environmental monitoring data and reports throughout the entire construction period and during the first year period of operation of the Project or the completion of post-construction monitoring, whichever is later, or otherwise as agreed by the Director.

許可證持有人須在工程項目的建造工程展開後 4 個星期內，設立特定網站存放環境監察數據及工程項目資料，並以書面通知署長互聯網網址所在。除非另獲署長同意，上文條件第 4.1 項說明的所有環境監察數據，均須盡快透過上述特定互聯網網站供公眾閱覽，在任何情況下均不得遲於有關資料在收集或可供發放後的 2 個星期內上載至該特定網站。所有提交文件及圖則定稿，均須盡快透過該特定互聯網網站供公眾閱覽，在任何情況下均不得遲於有關提交文件及圖則獲署長核准或向署長存放後的 2 個星期，除非另獲署長同意。許可證持有人須在工程項目整個施工期內及首年營辦期內或施工後監察完成後(以時間較遲的為準)，或署長同意的其他期間，維持該特定網站，供公眾接達有關環境監察數據及報告。

- 4.3 The Internet website as described in Condition 4.2 above shall enable user-friendly public access to the environmental monitoring data and project information including the Project Profile, EIA Report and Environmental Permit(s). The Internet website shall have features capable of:

上文條件第 4.2 項說明的互聯網網站，必須方便用戶使用，讓公眾容易接達環境監察數據及工程項目資料，當中包括工程項目簡介，環評報告及環境許可證。除非另獲署長同意，互聯網網站須具備部件，提供下述功能：

- (i) providing access to all environmental monitoring data of this Project collected since the commencement of construction;  
接達建造工程展開後所收集的全部環境監察數據；
- (ii) searching by date;  
按日期搜尋；
- (iii) searching by types of monitoring data; and  
按監察數據類別搜尋；以及
- (iv) hyperlinking to relevant monitoring data after searching  
在搜尋後與相關的監察數據作出超文本連結。

or otherwise as agreed by the Director.





**Notes:**  
**註：**

1. This Permit consists of three parts, namely, Part A (Main Permit), Part B (Description of Designated Project) and Part C (Permit Conditions). Any person relying on this Permit should obtain independent legal advice on the legal implications under the EIAO, and the following notes are for general information only.  
本許可證共有 3 部，即 A 部 (許可證主要部分)；B 部 (指定工程項目的說明) 及 C 部 (許可證條件)。任何援引本許可證的人士須就環評條例的法律含意徵詢獨立法律意見，下述註解只供一般參考用。
2. If there is a breach of any condition of this Permit, the Director or his authorized officer may, with the consent of the Secretary for the Environment, order the cessation of associated work until the remedial action is taken in respect of the resultant environmental damage, and in that case the Permit Holder shall not carry out any associated works without the permission of the Director or his authorized officer.  
如違反本許可證的任何條件，署長或獲授權人員徵得環境局局長的同意後可勒令停止相關工程，直至許可證持有人為所造成的環境損害採取補救行動為止。在此情況下，許可證持有人未經署長或獲授權人員同意，不得進行任何相關工程。
3. The Permit Holder may apply under Section 13 of the EIAO to the Director for a variation of the conditions of this Permit. The Permit Holder shall replace the original permit displayed on the Project site by the amended permit.  
許可證持有人可根據環評條例第 13 條的規定向署長申請更改本環境許可證的條件。許可證持有人須以經修改的許可證替換在工程項目工地內展示的原有許可證。
4. A person who assumes the responsibility for the whole or a part of the Project may, before he assumes responsibility of the Project, apply under Section 12 of the EIAO to the Director for a further environmental permit.  
承擔工程項目整項或部分工程的責任的人，在承擔責任之前，可根據環評條例第 12 條的規定向署長申請新的環境許可證。
5. Under Section 14 of the EIAO, the Director may with the consent of the Secretary for the Environment, suspend, vary or cancel this Permit. The suspended, varied or cancelled Permit shall be removed from display at the Project site.  
根據環評條例第 14 條的規定，署長可在取得環境局局長的同意下暫時吊銷、更改或取消本許可證。遭暫時吊銷、更改或取消的許可證必須從工程項目工地除下，不再展示。
6. If this Permit is cancelled or surrendered during construction or operation of the Project, another environmental permit must be obtained under the EIAO before the Project could be continued. It is an offence under Section 26(1) of the EIAO to construct or operate a designated project listed in Part I of Schedule 2 of the EIAO without a valid environmental permit.  
如果本許可證在工程項目建造或營辦期間取消或交回，則在繼續進行工程項目之前，必須先根據環評條例規定取得另一份環境許可證。根據環評條例第 26(1) 條的規定，任何人在沒有有效環境許可證的情況下建造或營辦環評條例附表 2 第 1 部所列明的指定工程項目，即屬犯罪。



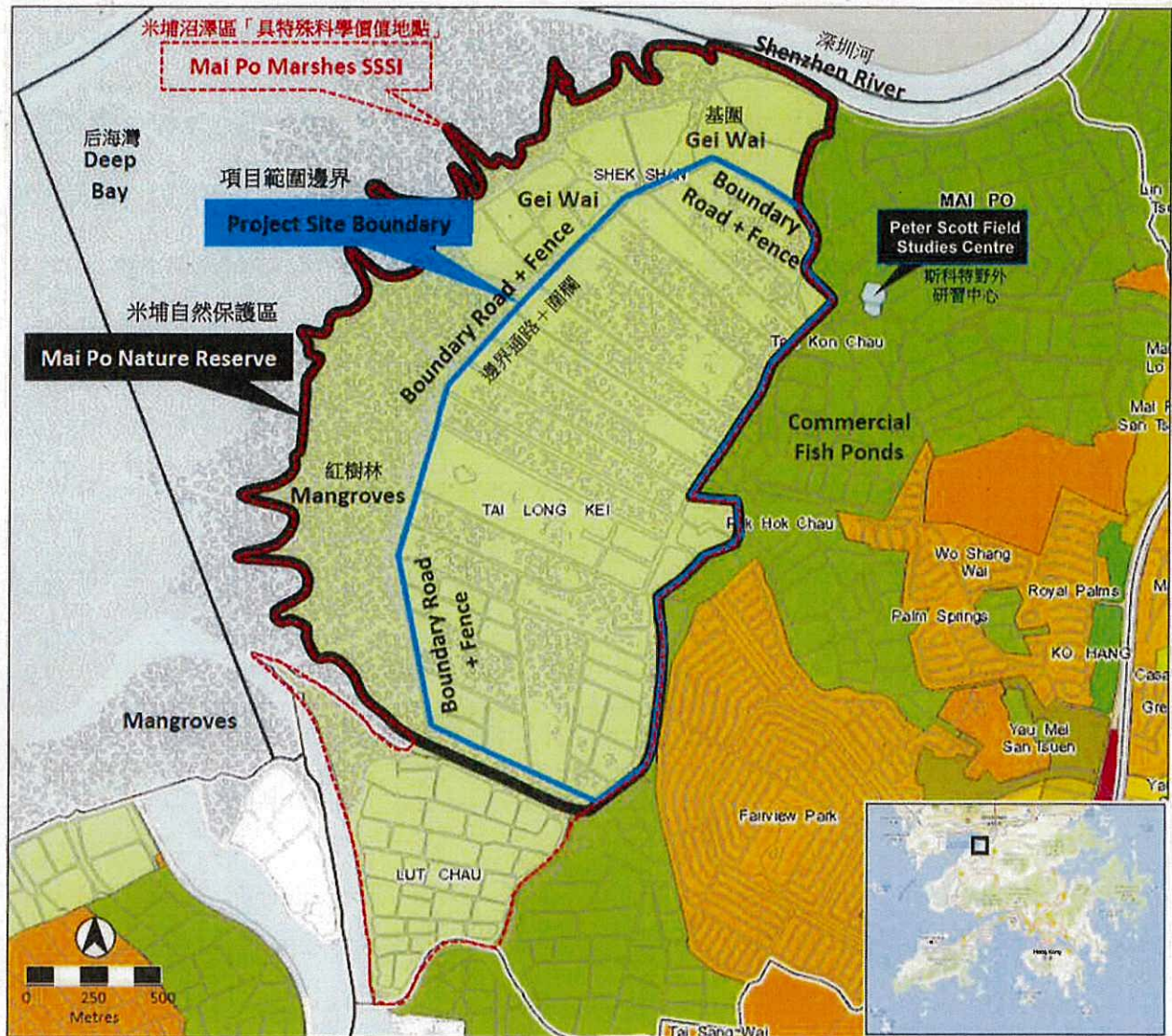



7. Any person who constructs or operates the Project contrary to the conditions in this Permit, and is convicted of an offence under the EIAO, is liable:  
如任何人在違反本許可證的條件下建造或營辦工程項目，且被裁定觸犯環評條例所訂明的罪行，即屬犯罪：
- (i) on a first conviction on indictment to a fine of \$2 million and to imprisonment for 6 months;  
一經循公訴程序首次定罪，可處罰款 200 萬元及監禁 6 個月；
  - (ii) on a second or subsequent conviction on indictment to a fine of \$5 million and to imprisonment for 2 years;  
一經循公訴程序第二次或其後每次定罪，可處罰款 500 萬元及監禁 2 年；
  - (iii) on a first summary conviction to a fine at level 6 and to imprisonment for 6 months;  
一經循簡易程序首次定罪，可處第 6 級罰款及監禁 6 個月；
  - (iv) on a second or subsequent summary conviction to a fine of \$1 million and to imprisonment for 1 year; and  
一經循簡易程序第二次或其後每次定罪，可處罰款 100 萬元及監禁 1 年；以及
  - (v) in any case where the offence is of a continuing nature, the court or magistrate may impose a fine of \$10,000 for each day on which he is satisfied the offence continued.  
在任何情況下如該罪行屬持續性質，法院或裁判官可就其信納該罪行持續的每天另處罰款 10,000 元。
8. The Permit Holder may appeal against any condition of this Permit under Section 17 of the EIAO within 30 days of receipt of this Permit.  
許可證持有人可在接獲本許可證後 30 天內，根據環評條例第 17 條就本許可證的任何條件提出上訴。
9. The Notes are for general reference only and that the Permit Holder should refer to the EIAO for details and seek independent legal advice.  
上述註解只供一般參考用，欲知有關詳情，許可證持有人須參閱環評條例及徵詢獨立法律意見。

Environmental Permit No. EP-598/2022  
環境許可證編號 EP-598/2022








|                               |  |  |   |
|-------------------------------|--|--|---|
| <b>Project Title</b><br>工程項目名 | <b>Mai Po Nature Reserve Infrastructure Upgrade Project</b><br>米埔自然保護區設施改善計劃   | <b>Environmental Permit No.:</b><br>環境許可證編號: |  |
| <b>Figure 1</b><br>圖 1        | <b>Location of the Project</b><br>工程項目位置<br>[This figure was prepared based on Figure 2-1 of the EIA Report (Register No.: AEIAR-233/2022)]<br>[本圖是根據環境影響評估報告(登記冊編號: AEIAR-233/2022) 圖 2-1 編制] | <b>EP-598/2022</b>                           |   |







|                               |  |  |   |
|-------------------------------|--|--|---|
| <b>Project Title</b><br>工程項目名 | <b>Mai Po Nature Reserve Infrastructure Upgrade Project</b><br>米埔自然保護區設施改善計劃   | <b>Environmental Permit No.:</b><br>環境許可證編號: |  |
| <b>Figure 2</b><br>圖 2        | <b>Components of the Project</b><br>項目元素<br>[This figure was prepared based on Figure 2-2 of the EIA Report (Register No.: AEIAR-233/2022)]<br>[本圖是根據環境影響評估報告(登記冊編號: AEIAR-233/2022) 圖 2-2 編制] | <b>EP-598/2022</b>                           |   |





**Similar s.16 Applications within the same “Conservation Area” and  
“Site of Special Scientific Interest” Zones  
on the Approved Mai Po and Fairview Park OZP No. S/YL-MP/6**

| <b>No.</b> | <b>Application No.</b> | <b>Use(s)/Development(s)</b>  | <b>Date of Consideration<br/>(RNTPC/TPB)</b>  |
|------------|------------------------|---|---|
| 1.         | A/YL-MP/28             | Boardwalks to Gei Wai no. 8 as an extension to the Mai Po Wildlife Education Centre   | 19.12.1997<br>Approved by RNTPC               |
| 2.         | A/YL-MP/58             | Fixed wooden platform for educational purposes  | 5.11.1999<br>Approved by RNTPC                |
| 3.         | A/YL-MP/84             | New fixed boardwalk   | 16.2.2001<br>Approved by RNTPC                |
| 4.         | A/YL-MP/152            | Proposed Field Study/Education/Visitor Centre (Extension to the existing boardwalk)   | 7.7.2006<br>Approved by RNTPC                 |
| 5.         | A/YL-MP/155            | Proposed temporary works area for construction of a bird-watching hide for a period of 12 months  | 3.11.2006<br>Approved by RNTPC<br>(12 months) |
| 6.         | A/YL-MP/165            | Temporary wooden boardwalk and ringing hut for a period of 3 years  | 6.6.2008<br>Approved by RNTPC<br>(3 years)    |
| 7.         | A/YL-MP/192            | Proposed temporary wooden platforms at Mai Po Nature Reserve to facilitate the delivery of environmental education programmes for a period of 3 years                         | 5.8.2011<br>Approved by RNTPC<br>(3 years)    |
| 8.         | A/YL-MP/195            | Field Study Centre (wooden boardwalk and ringing hut to facilitate the research of avian value of reedbed)  | 21.10.2011<br>Approved by RNTPC               |
| 9.         | A/YL-MP/198            | Proposed Education Centre (wooden buffalo shelter to facilitate the education of wetland management techniques)   | 20.4.2012<br>Approved by RNTPC                |
| 10.        | A/YL-MP/235            | Renewal of planning approval for temporary wooden platforms at Mai Po Nature Reserve to facilitate the delivery of environmental education programmes for a period of 3 years | 25.7.2014<br>Approved by RNTPC<br>(3 years)   |
| 11.        | A/YL-MP/257            | Education Centre (Fixed Buffalo Shelter to facilitate Education of Wetland Management Techniques)   | 13.1.2017<br>Approved by RNTPC                |





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

220617-092925-89389

**提交限期****Deadline for submission:**

28/06/2022

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

17/06/2022 09:29:25

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

A/YL-MP/328

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

Ho Koon Nature Education cum Astronomical Centre

**意見詳情****Details of the Comment :**

郊野研究中心能促進濕地保育及生物多樣性教育,為本土及國際自然教育作出貢獻.  
工程對生態影響輕微及短暫.

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

220617-092020-06635

**提交限期****Deadline for submission:**

28/06/2022

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

17/06/2022 09:20:20

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

A/YL-MP/328

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

先生 Mr. Kwok Chi Tai

**意見詳情****Details of the Comment :**

該工程長遠能促進米埔自然保護的環境教育及加多參觀享用設施  
工程對環境影響輕微及短暫!

3

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

220617-114605-50073

**Reference Number:****提交限期**

28/06/2022

**Deadline for submission:****提交日期及時間**

17/06/2022 11:46:05

**Date and time of submission:****有關的規劃申請編號**

A/YL-MP/328

**The application no. to which the comment relates:****「提意見人」姓名/名稱**

女士 Ms. To Kwan Kuen Daisy

**Name of person making this comment:****意見詳情****Details of the Comment :**

本人是普通話研習社科技創意小學校長，之前也有帶同教師及學生到米埔自然保護區參觀。我認為保育區內的設施有改善空間，支持增設觀鳥屋、擴闊行人通道和沿途增設教育展板，可讓學生有更適切的戶外學習體驗，提升學習成效。

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

220622-161444-36522

**提交限期****Deadline for submission:**

28/06/2022

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

22/06/2022 16:14:44

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

A/YL-MP/328

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

先生 Mr. 文美桂

**意見詳情****Details of the Comment :**

本人支持上述規劃，賽馬會項目（即係重建訪客中心、維修步道、興建新觀鳥屋同重新佈置教育中心）。

5

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

220623-160313-99246

**提交限期****Deadline for submission:**

28/06/2022

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

23/06/2022 16:03:13

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

A/YL-MP/328

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

女士 Ms. Sandra Cheung

**意見詳情****Details of the Comment :****本人非常支持米埔自然保護區的持續發展！**

6

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

參考編號

Reference Number:

220623-162646-42651

提交限期

Deadline for submission:

28/06/2022

提交日期及時間

Date and time of submission:

23/06/2022 16:26:46

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-MP/328

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Chan Ching Wah

意見詳情

Details of the Comment :

香港的 候鳥自然保護區 只得一個，希望大家珍惜 保育！  
讓下一代 繼續去保留下去！



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

220628-222737-52544

**提交限期****Deadline for submission:**

28/06/2022

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

28/06/2022 22:27:37

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

A/YL-MP/328

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

香港女童軍總會

**意見詳情****Details of the Comment :**

本會支持世界自然(香港)基金會擴建郊野學習及教育中心(觀鳥屋)和自然教育徑計劃,計劃有助推廣無障礙設施,讓更多公眾有機會認識雀鳥保育項目。

而米埔作為國際重要濕地,擴建教育中心有助了解鳥類棲息地及跟蹤候鳥遷徙的情況。

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&pub



**Re: Public Consultation of Land-use Application and Excavation works**  
17/06/2022 15:48

From: Wong Tsz Long Vincent  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
Cc: Yip Kwok Wai David, Palm Springs Management Services Office, "ayycheung@pland.gov.hk" <ayycheung@pland.gov.hk>  
File Ref:

Dear Secretariat of Town Planning Board,

Please refer to the below Reference No. and the Application No. for your easy reference.

1. Ref No. (74) in HAD YL C&D 17-45/45/13/03 (Application No. A/YL-MP/327)
2. Ref. No. (34) in HAD YL C&D 17-45/45/03/450 (Application No. A/YL-MP/328)
3. Ref No. (5) in HAD YL C&D 17-45/45/01/232 Pt.14 (Application No. Y/YL-MP/6)
4. Ref No. (15) in HAD YL C&D 17-45/45/01/315 (Application No. Y/YL-MP/7)
5. Ref No. (17) in HAD YL C&D 17-45/45/01/315 (Application No. Y/YL-MP/8)

We are writing on behalf of the Owners' Committee of Monterey, Palm Springs. We have received the above letters regarding land-use application and Excavation works. We still have not agreed the above proposed works and landuse application.

We would submit the written reply to the Town Planning Board for further opinions and comments regarding the proposed works and landuse application.

Thanks and Regards,  
Vincent Wong

Senior Property Officer  
Palm Springs Management Services Office  
Tel: Fax:

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**Recommended Advisory Clauses**

- (a) To note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - (i) the application site involves government land (GL) subject to various licences granted to WWFHK for the purpose of a nature reserve area of a Wildlife Education Centre. Under the Licence Agreements, no structures other than those which shall have been approved by LandsD shall be erected on the licence area;
  - (ii) the Site falls within area listed as Sites of Special Scientific Interest SSI-10; and
  - (iii) the applicant has to apply to LandsD for the aforementioned written approval for the erection of the tower hides and the associated road works prior to the commencement of the works. Should no application be received/approved and the irregularities persist on the Site, LandsD will consider taking appropriate action against the Licensee pursuant to the relevant provisions of the Licence Agreements;
- (b) to note the comments of the Commissioner for Transport (C for T) that:
  - (i) the Site is connected to Castle Peak Road – Mai Po via a section of Tam Kon Chau Road which is not managed by Transport Department (TD). The land status of the local access should be clarified with LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly;
  - (ii) as there is no information about the vehicular access for construction vehicles within the MPNR Gei Wai area, the applicant should seek the relevant land owner(s) on the right of using the vehicular access;
  - (iii) all vehicles of 10m or above are currently prohibited to enter Tam Kon Chau Road; and
  - (iv) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the construction period;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that there is and will be no vehicular access to/from the Site. There is no public road maintained by HyD in the vicinity of the Site. The applicant is reminded that Excavation Permit should be obtained from LandsD prior to commencement of excavation works on GL;
- (d) to note the comments of the Director of Environmental Protection (DEP) that according to the applicant's submission, appropriate mitigation measures will be implemented to minimise short-term environmental impacts during construction. The proposed infrastructure upgrading works is part of the project entitled "Mai Po Nature Reserve Infrastructure Upgrade", which is a designated project under the EIA Ordinance (EIAO) and an Environmental Permit (No.EP-598/2022) was issued under EIAO for construction and operation of the project. The applicant is advised to ensure that the project is designed, constructed and operated in accordance with the information and mitigation

measures recommended in the approved EIA Report and the said EP;

- (e) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) to implement the ecological mitigation measures proposed in the Ecological Impact Assessment (EcoIA) for WWFHK's infrastructure upgrading project to mitigate the potential ecological impact, in particular, the impact due to the permanent loss of wetland habitat (i.e. very small area of gei wai bund and pond bund) by habitat enhancement of adjacent gei wai and pond to comply with "no-net-loss in wetland" principle as stipulated in TPB Guidelines No. 12C;
- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:
  - (i) excavation should be carried out away from the Tree Protection Zone and trenching of roots should be avoided. Proper tree preservation measures should be carried out to avoid damage to existing trees during the excavation. The application is advised to 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 for the proposed tree works prior to commencement of the works;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that there is no public sewer connection available in the vicinity, the applicant shall seek views and comments from DEP regarding the sewage disposal arrangement of the proposed development; and
- (h) to note the comments of the Director of Fire Services (D of FS):
  - (i) in consideration of the design/nature of the proposal, FSIs are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plan should be drawn to scale and depicted with dimensions and nature of occupancy; and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
  - (ii) as for the proposed installation of solar panel, the applicant should observe the "Guidance Notes for Solar Photovoltaic (PV) System Installation", which is under the jurisdiction of the Electrical and Mechanical Services Department.