

2023年 5月 23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。

Appendix I of RNTPC
Paper No. A/YL-MP/344A

23 MAY 2023

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

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:**

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

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

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

2301392 19/5 by hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YC-MP/344
	Date Received 收到日期	23 MAY 2023

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

1. Name of Applicant 申請人姓名/名稱

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

Profit Point Enterprises Limited

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)

Masterplan 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)	Section A of Lot 50 in D.D. 101 Lot 77 in D.D. 101
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 207,408 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 82,963 sq.m 平方米 <input type="checkbox"/> About 約 domestic max
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	Nil sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/6
(e) Land use zone(s) involved 涉及的土地用途地帶	Other Specified Uses (Comprehensive Development to include Wetland Restoration Area)
(f) Current use(s) 現時用途	Construction site for the Comprehensive Development, completed Wetland Restoration Area (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- ☒ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

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

(Please use separate sheets if the space of any box above is insufficient. 如上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）
- _____
- _____
- _____
- _____

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: 如發展涉及靈灰安置所用途, 請填妥於附件的表格。

(d) For Type (d) application 供第(d)類申請			
(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施, 請在圖則上顯示, 並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足, 請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
(b) Intended use/development 有意進行的用途/發展	

(iii) For Type (iii) application 供第(iii)類申請													
(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation/ building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation/ building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)									
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation/ building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)										

(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 House, Wetland Habitat, filling of land and excavation of land for site formation

(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 domestic max 82,963 (unchanged)sq.m 平方米 ☐About 約
- Proposed plot ratio 擬議地積比率 0.4 (unchanged) ☐About 約
- Proposed site coverage 擬議上蓋面積 25 max (unchanged) % ☐About 約
- Proposed no. of blocks 擬議座數 798 houses, 4 clubhouse and associated facilities buildings
- Proposed no. of storeys of each block 每座建築物的擬議層數 houses: 2-3, clubhouse: 2 storeys 層
☐ include 包括 storeys of basements 層地庫
☒ exclude 不包括 1 storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 houses: 16.8 or 21.3mPD, clubhouse: 17mPD mPD 米(主水平基準上) ☒About 約
houses: 9 or 13.5m, clubhouse: 10.5m m 米 ☒About 約

☒ Domestic part 住用部分

GFA 總樓面面積

Max 82,963(unchanged) sq. m 平方米

☐ About 約

number of Units 單位數目

789

average unit size 單位平均面積

105.2 sq. m 平方米

☒ About 約

estimated number of residents 估計住客數目

2210

☐ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆

sq. m 平方米

☐ About 約☐ hotel 酒店

sq. m 平方米

☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室

sq. m 平方米

☐ About 約☐ shop and services 商店及服務行業

sq. m 平方米

☐ About 約☐ Government, institution or community facilities

(please specify the use(s) and concerned land

政府、機構或社區設施

area(s)/GFA(s) 請註明用途及有關的地面面積／總

樓面面積)

.....

.....

.....

☒ other(s) 其他

(please specify the use(s) and concerned land

area(s)/GFA(s) 請註明用途及有關的地面面積／總

樓面面積)

Land area: Wetland: 47,400 sqm (no change)

Internal roads/ driveway: 35,760 sqm (approx)

TFA: Clubhouse: 3,000 sqm (approx)

☒ Open space 休憩用地

Communal: 12, 221 approx (please specify land area(s) 請註明地面面積)

☒ private open space 私人休憩用地

Private gardens: 49, 827 approx sq. m 平方米

☐ Not less than 不少於☐ public open space 公眾休憩用地

sq. m 平方米

☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
749	2 + basement	Residential dwelling house
40	3 + basement	Residential dwelling house
4	2 + basement	Communal residential clubhouse and associated facilities
1	1 + basement	Interim sewage treatment plant and effluent refuse facility / E&M

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Wetland Restoration Area, internal roads/driveway, communal open space, private gardens

.....

.....

.....

.....

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)

Dec 2028 in four phases:

Phase 1: April 2027

Phase 2: June 2027

Phase 3: March 2028

Phase 4: June 2028

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? 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) 有一條現有車路。(請註明車路名稱(如適用))</p> <p><input checked="" type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p> <p><input type="checkbox"/></p>														
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>1,578</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td>37</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td></td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td></td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> <tr> <td>Visitors' Car Parking Spaces (including 1 for disabled)</td> <td>5</td> </tr> </table> <p><input type="checkbox"/></p>	Private Car Parking Spaces 私家車車位	1,578	Motorcycle Parking Spaces 電單車車位	37	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		Medium Goods Vehicle Parking Spaces 中型貨車泊車位		Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		Others (Please Specify) 其他 (請列明)		Visitors' Car Parking Spaces (including 1 for disabled)	5
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Others (Please Specify) 其他 (請列明)																
Visitors' Car Parking Spaces (including 1 for disabled)	5															
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td></td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td></td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td></td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td></td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td>1</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> </table> <p><input type="checkbox"/></p>	Taxi Spaces 的士車位		Coach Spaces 旅遊巴車位		Light Goods Vehicle Spaces 輕型貨車車位		Medium Goods Vehicle Spaces 中型貨車車位		Heavy Goods Vehicle Spaces 重型貨車車位	1	Others (Please Specify) 其他 (請列明)			
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Heavy Goods Vehicle Spaces 重型貨車車位	1															
Others (Please Specify) 其他 (請列明)																

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。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註: 如申請涉及第(ii)類申請, 請跳至下一條問題。)</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ...90.804..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度4-.5.2..... m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積...69.204... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度1-.2.9.....m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/></p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木, 請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(尚可)</p> <p>Please refer to the Planning Statement prepared by Masterplan Limited.</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"/>
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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 the Planning Statement prepared by Masterplan Limited.

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


.....
Authorized Signature(s)
POON FU KIT BENSON
.....

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

Associate Director

Name in Block Letters

姓名（請以正楷填寫）

Position (if applicable)

職位（如適用）

Professional Qualification(s)

專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☒ RPP 註冊專業規劃師

RPP No.362

Others 其他

on behalf of
代表

Masterplan Limited

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

Date 日期

19 May 2023

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

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②

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

② 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.

在該靈灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Section A of Lot 50 in D.D. 101 Lot 77 in D.D. 101		
Site area 地盤面積	207,408 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/6		
Zoning 地帶	Other Specified Uses (Comprehensive Development to include Wetland Restoration Area)		
Applied use/ development 申請用途/發展	House, Wetland Habitat, filling of land and excavation of land for site formation		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	82,963 <input checked="" type="checkbox"/> About 約 (unchanged) <input checked="" type="checkbox"/> Not more than 不多於	0.4 <input type="checkbox"/> About 約 (unchanged) <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	789 houses	
	Non-domestic 非住用	4 clubhouse buildings, 2 E&M facilities	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	houses: 9m or 13.5m clubhouse: 10.5m	m 米 <input type="checkbox"/> (Not more than 不多於)
		houses: 16.8mPD or 21.3mPD clubhouse: 17mPD	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		houses: 2-3 clubhouse: 2 service facilities: 1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input checked="" type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	25 % <input type="checkbox"/> About 約		
(v) No. of units 單位數目	789 houses		
(vi) Open space 休憩用地	Private 私人	Communal: 12, 221 approx sq.m 平方米 <input type="checkbox"/> Not less than 不少於 Private gardens: 49, 827 approx	
	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 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	1620
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) Visitors' Car Parking Provisions (including 1 for disabled)	1578 37 5
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	 1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
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Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
Reports 報告書		
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Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Environmental Assessment		
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。

MASTERPLAN LIMITED

Planning and Development Advisors

領賢規劃顧問有限公司

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

Date: 19 May 2023

By Hand

Dear Sir/ Madam,

Section 16 Planning Application

**Amendments to Approved Application No. A/YL-MP/229
for a Comprehensive Development to include Wetland Restoration Area
at Wo Shang Wai, Yuen Long, Lots 77 and 50 S.A in DD101**

We are authorized by the Applicant, namely "Profit Point Enterprises Limited", to submit a Section 16 planning application to the Town Planning Board for the captioned proposed use and location.

The proposed revision of the layout and form of the housing developments exceeds the provision of the TPB Guidelines No.36B, and requires a fresh Section 16 application for the Town Planning Board's consideration.

I enclose the following hard copy submission in support of the application:

- 1) A signed original copy of the application form;
- 2) 70 hard-copies of the planning statement, including drawings and supporting technical assessments in the appendices;
- 3) Original authorization letter signed by the Applicant;
- 4) Documentary proof of the land ownership;
- 5) Particulars of the Applicant and authorized agent; and
- 6) Checklist of Documents.

Yours faithfully,



I.T. Brownlee
For and On Behalf of
Masterplan Limited

Encl.

cc. Client and Consultants (By Email)

2023年 5月 23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。

23 MAY 2023

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

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



Fw: A/YL-MP/344: S16 Form updates

02/06/2023 10:15

From: fsyledpo_pd/PLAND/HKSARG
To: Alice Yuk Yi CHEUNG/PLAND/HKSARG@PLAND, Davy Long Yin LAM/PLAND/HKSARG@PLAND
Sent by: Yen PY LEUNG/PLAND/HKSARG
File Ref:

History: This message has been forwarded.

----- Forwarded by Yen PY LEUNG/PLAND/HKSARG on 02/06/2023 10:15 -----

From: <tpbpd@pland.gov.hk>
To: <fsyledpo@pland.gov.hk>
Cc: <phctsui@pland.gov.hk>
Date: 01/06/2023 17:28
Subject: FW: A/YL-MP/344: S16 Form updates

From: Benson Poon <benson@masterplan.com.hk>
Sent: Thursday, June 1, 2023 5:23 PM
To: Tpbpd <tpbpd@pland.gov.hk>
Cc: [REDACTED]
Subject: Fwd: A/YL-MP/344: S16 Form updates

To the Secretariat of the Town Planning Board,

Enclosed, please find the supplementary information on our updated S16 form (p. 15 and 16) for your onward action. Thanks.

kind regards,
Benson

Associate Director
Masterplan Limited
Room 3516B, 35/F, China Merchants Tower,
Shun Tak Centre, 200 Connaught Road Central, Hong Kong.



----- Original Message -----

From: [Benson Poon](#)
To: dlylam@pland.gov.hk

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	houses: 9m or 13.5m m 米 <input type="checkbox"/> (Not more than 不多於)
		houses: 16.8mPD or 21.3mPD mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		houses: 2-3 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input checked="" type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	clubhouse: 10.5m m 米 service facilities: 5.9m <input type="checkbox"/> (Not more than 不多於)
		clubhouse: 17mPD mPD 米(主水平基準上) service facilities: 13.6mPD <input type="checkbox"/> (Not more than 不多於)
		clubhouse: 2 Storeys(s) 層 service facilities: 1 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	25 % <input type="checkbox"/> About 約	
(v) No. of units 單位數目	789 houses	
(vi) Open space 休憩用地	Private 私人	Communal: 12, 221 approx. sq.m 平方米 <input type="checkbox"/> Not less than 不少於 Private gardens: 49, 827 approx.
	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 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) Visitors' Car Parking Provisions (including 1 for disabled) 	1620 1578 37 5
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) 	 1

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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"/>
<u>Ecological Impact Assessment, Landscape Master Plan, Tree Preservation and Removal Proposal.</u>		
<hr/>		

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

**Relevant Extracts of Town Planning Board Guidelines for
Application for Development within Deep Bay Area
under Section 16 of the Town Planning Ordinance (TPB PG-No. 12C)**

According to TPB PG-No. 12C, the Site falls within the Wetland Buffer Area (WBA) of Deep Bay Area. The relevant assessment criteria are summarised as follows:

WBA

- (a) the intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area (WCA) and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds. A buffer area of about 500m along the landward boundary of the WCA is thus designated as a WBA; and
- (b) within the WBA, for development or redevelopment which requires planning permission, an ecological impact assessment (EcoIA) would need to be submitted. Development/redevelopment which may have negative impacts on the ecological value of the WCA would not be supported by the Board, unless the EcoIA can demonstrate that the negative impacts could be mitigated through positive measures. The assessment study should also demonstrate that the development will not cause net increase in pollution load to Deep Bay; and
- (c) proposals for residential/recreational developments on degraded sites to remove/replace existing open storage or container back-up uses and/or to restore lost wetlands may be given sympathetic consideration by the Town Planning Board subject to satisfactory ecological and other impact assessments. Residential developments should be compatible with the surrounding land uses and the rural setting of the area. Consideration should also be given to the compatibility of recreational use with any adjoining fish pond area and to other planning and environmental implications of the development.

Previous s.16 Applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Uses/ Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Conditions</u>
1.	A/YL-MP/166	Proposed Comprehensive Development to include Wetland Restoration Area	19.9.2008 Approved by RNTPC	1 to 14
2.	A/YL-MP/185	Proposed Comprehensive Development to include Wetland Restoration Area (Houses and Wetland Habitat) (Proposed Amendments to an Approved Scheme)	21.10.2011 Approved by RNTPC	1, 2, 4 to 6, 10, 11, 13 to 18
3.	A/YL-MP/229	Proposed Comprehensive House and Wetland Habitat Development with Filling and Excavation of Land	27.2.2015 Approved by RNTPC	1, 2, 4 to 6, 10, 11, 13 to 20
4.	A/YL-MP/291	Proposed Comprehensive House and Wetland Habitat Development with Filling and Excavation of Land (Amendments to an Approved Scheme)	10.7.2020 Approved by RNTPC	1, 4a, 5a, 6a, 11, 13, 14, 15a, 16, 17, 19, 20

Approval Conditions

- 1 The submission and implementation of an MLP
- 2 The interface arrangement for XRL project in terms of permanent land take for XRL tunnels and structures and temporary land take for related construction
- 3 The interface arrangement for the project 7259RS 'Cycle Tracks Connecting North West New Territories with North East New Territories'
- 4 The submission and implementation of a LMP including tree preservation scheme
- 4a The submission and implementation of a LMP
- 5 The submission of a revised DIA and the implementation of the flood mitigation measures and stormwater drainage facilities identified in the DIA
- 5a The submission of a revised DIA and the implementation of drainage proposal identified in the DIA
- 6 The submission of a revised EcoIA and the implementation of the mitigation measures identified therein
- 6a The implementation of the mitigation measures identified in the EcoIA
- 7 The submission of a wetland restoration and/or creation scheme, including its detailed design, wetland buffer proposals to mitigate potential impact on the nearby existing wetland, a maintenance and management plan with implementation details, arrangement of funding and monitoring programme and enforcement mechanism to ensure the long-term management of the restored wetland

- 8 The provision of a waterworks reserve within 1.5 metres from the centerline of the affected water mains
- 9 The submission of a revised TIA
- 10 The design and provision of new junction between the proposed access road and Castle Peak Road - Mai Po section and improvement measures at junction of Palm Springs Boulevard and Castle Peak Road - Mai Po section
- 11 The design and provision of an access road to link with Castle Peak Road - Mai Po section
- 12 The proposed access road should serve as the right of way for the accessibility of adjoining developments, as proposed by the applicant
- 13 The design and provision of vehicle parking, motorcycle parking and loading/unloading facilities for the proposed development
- 14 The provision of emergency vehicular access, water supplies for fire-fighting and fire service installations
- 15 The submission and implementation of a maintenance and management plan which covered implementation details and the estimated annual recurrent costs with breakdown required for maintaining the restored wetland area
- 15a The implementation of a maintenance and management plan which covered implementation details and the estimated annual recurrent costs with breakdown required for maintaining the restored wetland area
- 16 The submission and implementation of a funding arrangement proposal for ensuring the long-term maintenance and management of the restored wetland area
- 17 As proposed by the applicant, land exchange and/or lease modification for the proposed development if considered and approved by the Director of Lands, should not be executed prior to the compliance with condition (16) above
- 18 The design and provision of mitigation measures to alleviate the visual impact of the noise barriers
- 19 The submission of a revised SIA and the implementation of mitigation measures identified in the revised SIA
- 20 The implementation of sewage disposal arrangement including the interim on-site sewerage treatment plant, the reuse of treated effluent and the irrigation system, as proposed by the applicant

Recommended Advisory Clauses

- (a) The approval of the application does not imply that the proposed building design elements could fulfil the requirements under the Sustainable Building Design Guidelines and the relevant requirements under the lease, and that the proposed gross floor area (GFA) concession for the proposed development will be approved/granted by the Building Authority (BA). The applicant should approach the Buildings Department (BD) and the Lands Department (LandsD) direct to obtain the necessary approval. If the building design elements and the GFA concession are not approved/granted by the BA and the Lands Authority and major changes to the current scheme are required, a fresh planning application to the Town Planning Board (the Board) may be required;
- (b) the applicant is reminded that the implementation of the maintenance and management plan and funding arrangement as approved under the agreement with the Environmental Conservation Fund should be continued;
- (c) to note the comments of the District Lands Officer/Yuen Long of LandsD (DLO/YL, LandsD) that:
 - (i) providing that the proposal would not result in exceeding the permitted GFA and parking provisions under New Grant No. 22875, he has no comment from land lease perspective; and
 - (ii) the Landscape Master Plan and Tree Preservation and Removal Proposal should be subject to separate application to be submitted for prior approval before implementation of the development proposal.
- (d) to note the comments of the Chief Highway Engineer/NTW, Highways Department (CHE/NTW, HyD) that:
 - (i) HyD is not and shall not be responsible for the maintenance of any access connecting the Site and Castle Peak Road – Mai Po;
 - (ii) if any road improvements are considered necessary by TD due to the proposed development, they shall be implemented by the applicant to the satisfaction of TD and HyD at the applicant's own cost;
 - (iii) HyD shall not be responsible for the maintenance of any internal transport facilities within the Site; and
 - (iv) adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads or exclusive road drains.
- (e) to note the comments of the Chief Engineer/Railway Development 2-2, Railway Development Office, HyD (CE/RD2-2, RDO, HyD) that the Site location falls within the railway protection zone of the existing Express Rail Link (XRL). As the operation of the existing railway network is not under the jurisdiction of RDO, the applicant should consult the railway protection team of MTRCL with respect to operation, maintenance and safety of the existing railway network.
- (f) to note the comments of the Director of Environmental Protection (DEP) that:

- (i) the proposed house development under application is covered by the Environmental Permit (EP-311/2008/E) issued under the Environmental Impact Assessment Ordinance (EIAO). The applicant should be advised to observe and ensure that the development in the current application will comply with all the statutory requirements under the EIAO; and
- (ii) the applicant is advised to note the following observations/comments on the revised Environmental Assessment to ensure that the on-site sewage treatment plant (STP) of the development would be properly designed and implemented:

Air Quality

- (1) Section 1.5.2, 5m and 6th paragraphs and R-to-C 6: Even though no detailed design is available at this stage, please ensure that the proposed STP should be properly designed and the exhaust point should be located at a height similar to that of the STKSTW (as mentioned in the EA) to minimise the odour impact with the nearby planned air-sensitive uses at low levels (i.e at 9mAG or lower).
- (2) Section 1.5.2, 6th paragraph: Please delete “significant” in the last line.

Water Quality

- (1) Section 3.2
 - (i) 5th bullet point: Please note that the River Water Quality in Hong Kong in 2022 has been issued, please update.
 - (ii) Please add Marine Water Quality in Hong Kong 2022.
- (2) Sections 3.4.2.2 and 3.6.2
 - (i) It is noted that a permanent tertiary STP adopting MBR followed by UV disinfection is proposed and the effluent will be reused.
 - (ii) Please clarify if there would be any reject stream from the STP and/or the proposed reclaimed water facility. If affirmative, please clarify how the reject stream be treated.
 - (iii) Please provide the effluent water quality standards for the on-site tertiary STP to ensure future compliance. Table 3.6 is the effluent standard from the reuse water facility, not the effluent standard from STP.
 - (iv) Please clarify if there will be any further treatment provided by the reclaimed water facility to treat the effluent from the STP (influx of the reclaimed water facility), e.g. ultrafiltration to remove TSS, Chlorination for disinfection.
 - (v) Noted that chlorine will be used for reuse water disinfection, please clarify if de-chlorination procedures would be involved, and please provide the chemicals to be used for de-chlorination and hence to evaluate if any potential adverse water quality impact would raise.
 - (vi) Please also denote the TRC.
 - (vii) Under Diversion of Existing Water Ditches and Marsh “The existing water ditches and marsh within the Project Area.... will be filled in order to facilitate the construction...”, please indicate the water ditches and marsh to be filled.
 - (viii) It is noted that STP would adopt UV treatment for disinfection whilst Reclaimed water facility use Chlorine for disinfection. Are there any reason for the design?

- (3) Figure 3.3: Please denote the locations of the STP and reclaimed water facility.
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) the applicant shall ensure during the construction stage, the run off from the Site is properly intercepted and will not adversely affect the adjacent area;
 - (ii) the applicant is reminded to implement the temporary drainage diversion submitted and adequate temporary drainage provisions during the construction;
 - (iii) the applicant should have a monitoring scheme and programme to ensure the project's expected drainage performance is achieved during construction;
 - (iv) after completion of the required drainage works, the applicant shall provide DSD for reference a set of record photographs showing the completed drainage works with corresponding photograph locations marked clearly on the approved drainage plan. DSD will inspect the completed drainage works jointly with the applicant with reference to the set of photographs;
 - (v) the applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas;
 - (vi) the applicant is reminded that the proposed drainage proposal/works as well as the site boundary should not cause encroachment upon areas outside his jurisdiction;
 - (vii) the applicant should consult the other relevant authorities regarding all the proposed drainage works outside the lot boundary in order to ensure the unobstructed discharge from the Site in future; and
 - (viii) all the proposed drainage facilities within the Site should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on-site under proper maintenance during occupancy of the Site.
- (h) to note the comments of the Director of Fire Services (D of FS) that:
- (i) detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans, the emergency vehicular access (EVA) provision in the Site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the Building (Planning) Regulation (B(P)R) 41D which is administered by BD;
 - (ii) noise barrier(s), if provided, shall meet the following criteria, wherever applicable:
 - (a) normal operation and maintenance of fire hydrant is not impeded;
 - (b) vehicular access to areas/buildings on both sides of a road is not obstructed;
 - (c) emergency crossing to the opposite lane of a road is maintained;
 - (d) a minimum clear width of 6m and a minimum headroom clearance of 4.5m shall be provided;

- (e) full enclosure type barrier exceeding 230m may need to comply with road tunnel fire safety requirements;
 - (f) internal EVA may be required for buildings abutting those road with noise barrier/enclosures installation if these roads are used for EVA purposes. As a general requirement, at least one major face of each building shall be accessible by public access road/EVA within a 10m distance, measuring between the building major face and the inner kerb of the EVA/public access road; and
 - (g) should the covering area of any street fire hydrant be segregated by any type of noise enclosure, an openable panel of appropriate size and appropriate signage shall be provided so that the street fire hydrant could be located and used by fire crew for fire-fighting on either side of the enclosure. An all-round clearance of 1.5m shall be maintained at each hydrant outlet and its controlling ground valve to ensure the effective operation of the hydrant by the fire crew.
- (i) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that the in the interest of public safety and ensuring the continuity of electricity supply, the applicant/parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line (OHL) under the subject application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and OHL alignment drawings, where applicable) to find out whether there is any underground cable and/or OHL within and/or in the vicinity of the Site. The applicant should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) presumably the Site will abut on specified street(s) of not less than 4.5m wide and may be disregarded as a Class A site. Its permitted development intensity shall be determined under the First Schedule of the Building (Planning) Regulations (B(P)R) at the building plan submission stage;
 - (ii) in view of the size of the sites, area of any internal streets/roads required under s.16(1)(p) of BO should be deducted from the site area for the purpose of PR and SC calculations under the Buildings Ordinance (BO);
 - (iii) for features applied to be excluded from the calculation of the total GFA, it shall be subject to compliance with the requirements laid down in the relevant Joint Practice Notes (JPN) and Practice Notes for Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP), including but not limiting to, the requirements of building set back, building separation and SC of greenery as stipulated in PNAP APP-152 if applicable;
 - (iv) for any carparking spaces to be disregarded from GFA calculation under Regulation 23(3)(b) of B(P)R, the applicant shall comply with PNAP APP-2;
 - (v) the proposed noise barriers, unless exempted, are accountable for GFA and SC calculations under BO;

- (vi) each phase of the development should be self-sustainable under BO;
 - (vii) the applicant's attention is drawn to the requirements on provision of EVA to all buildings to be erected on the Site under B(P)R 41D;
 - (viii) BD reserves the comment on the high headroom of about 4.5m for the upper floors of the houses in the planning application stage and detailed comment under BO on the high headroom issue will be provided at the building plan submission stage;
 - (ix) the discharge of foul water and surface water shall comply with Regulation 40 and 41 under the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations; and
 - (x) detailed checking under BO will be carried out at the building plan submission stage.
- (k) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that for provision of water supply to the proposed development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the connection, operation and maintenance of the inside services within the private lots to WSD's standards; and
- (l) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- (i) no Food and Environmental Hygiene Department's (FEHD) facilities should be affected;
 - (ii) proper licence / permit issued by FEHD is required if there is any food business / catering service / activities regulated by DFEH under the Public Health and Municipal Services Ordinance (PHMSO) (Cap. 132) and other relevant legislation for the public. Under the Food Business Regulation (FBR), Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop), a food business licence from the FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for licence, if acceptable by the FEHD, will be referred to relevant government departments such as BD, FSD and Planning Department for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
 - (iii) proper licence issued by FEHD is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public

Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment;

- (iv) a swimming pool licence must be obtained from FEHD for any artificially constructed pool used for swimming or bathing and to which the public have access (whether on payment or otherwise) or which is operated by any club, institution, association or other organization. A swimming pool licence is not required for any swimming pool which serves not more than 20 residential units and to which the public have no access;
- (v) there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/ operation, the applicant should arrange disposal properly at their own expenses;
- (vi) if provision of cleansing service for new roads, streets, cycle tracks, footpaths, paved areas etc, is required, FEHD should be separately consulted. Prior consent from FEHD must be obtained and sufficient amount of recurrent cost may have to be provided to us; and
- (vii) if domestic waste collection service of FEHD is required in future, prior comments from this Department on the waste collection plan, including the accessibility and maneuverability of RCV to RCP, should be sought. The refuses collection points of domestic waste and the commercial waste should be clearly separated. The share use of RCP for both domestic and commercial waste is not recommended.

關乎申請編號：A/YL-MP/344

致：城市規劃委員會
北角渣華道 333 號
政府合署 15 樓



敬啟者：

有關元朗米埔和生圍丈量約第 101 約地段第 50 號 A 分段及第 77 號之發展計劃，經諮詢我們米埔老圍，米埔新村及鄰近屋苑之居民。我們現對以上 A/YL-MP/344 的發展規範作出強烈的反對及其原因及理據如下：

- 1) .在早前城規批准在以上地段的發展計劃，住宅單位原先由 400 多單位後減至到 200 多單位，對週邊環境的影響，尚可接受。但現發展計劃大幅增加住宅單位至 789 個，另車位增至到 1620 個。此發展計劃會嚴重影響元朗米埔青山路段之交通流量，米埔自然保護區之環境生態及我們居民之生活安寧。
- 2) .米埔青山路段是一條頗窄的雙線車路。現已有小巴經常在路中停車上落客，而在繁忙時間，引致交通擠塞。現已有大型屋苑錦繡花園及加州花園在早上上班及下午下班之時段，錦繡迴旋處大為塞車。現建議的發展計劃大幅增加車位至 1620 個，更加是火上加油。因而我們及鄰近各村民對此發展計劃作出強烈反對。
- 3) .我們米埔村自然保護區是一個寧靜的雀鳥保護區，現計劃大幅增加住宅單位，而增加人口及汽車流量，嚴重影響環境及生態是我們居民不能接受的事實。
- 4) .由於米埔南路與青山公路連接的路口，因將來車輛隨上述發展而劇增，對本村鄰近的村民及車輛，必定造成交通安全問題。

現懇請城規會及各會員能明察秋毫，公平處理我們米埔村自然保護區之環境及交通運輸網絡。

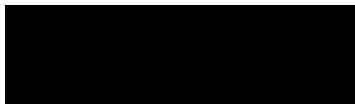
(黃福安) (馮錦仔)

米埔村村代表 謹致

日期：2023 年 6 月 8 日

聯絡：

地址：



06-JUN-2023 10:31

FSYLE/DPO

P.029

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates**A/YL-MP/344****意見詳情 (如有需要，請另頁說明)****Details of the Comment (use separate sheet if necessary)**

有關題述的發展計劃，本屆新田鄉鄉事委員會表示極力反對。政府部門在沒有規劃好配套的新道路網絡之前，批核這個龐大的發展計劃，我們表示極大不滿。這個發展計劃包括 789 個住宅單位，1578 個車位，在入伙後，對於青山公路潭屋段、新田段、錦繡花園迴旋處等原本已經經常塞車的道路，擠塞情況肯定加劇，對於新田鄉、錦繡花園、加州花園等屋苑的居民日常出入，造成很大影響。

(註：本屆新田鄉鄉事委員會於 2023 年 4 月 1 日履新)

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

黎志超

簽署 Signature

黎志超



23-6-2023

4

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

230620-200122-48411

提交限期**Deadline for submission:**

27/06/2023

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

20/06/2023 20:01:22

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

A/YL-MP/344

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

先生 Mr. Chan

意見詳情**Details of the Comment :**

有關屋苑完成後 將增加車位 1500個，即預見未來 有關 青山道米埔段 將更擠塞，未知土地規劃處有何解決方案？

5
關乎申請編號：A/YL-MP/344

致：城市規劃委員會
北角渣華道 333 號
政府合署 15 樓



敬啟者：

有關元朗米埔和生圍丈量約第 101 約地段第 50 號 A 分段及第 77 號之發展計劃，經諮詢我們米埔老圍，米埔新村及鄰近屋苑之居民。我們現對以上 A/YL-MP/344 的發展規範作出強烈的反對及其原因及理據如下：

- 1). 在早前城規批准在以上地段的發展計劃，住宅單位原先由 400 多單位後減至到 200 多單位，對週邊環境的影響，尚可接受。但現發展計劃大幅增加住宅單位至 789 個，另車位增至到 1620 個。此發展計劃會嚴重影響元朗米埔青山路段之交通流量，米埔自然保護區之環境生態及我們居民之生活安寧。
- 2). 米埔青山路段是一條頗窄的雙線車路。現已有小巴經常在路中停車上落客，而在繁忙時間，引致交通擠塞。現已有大型屋苑錦繡花園及加州花園在早上上班及下午下班之時段，錦繡迴旋處大為塞車。現建議的發展計劃大幅增加車位至 1620 個，更加是火上加油。因而我們及鄰近各村民對此發展計劃作出強烈反對。
- 3). 我們米埔村自然保護區是一個寧靜的雀鳥保護區，現計劃大幅增加住宅單位，而增加人口及汽車流量，嚴重影響環境及生態是我們居民不能接受的事實。

現懇請城規會及各會員能明察秋毫，公平處理我們米埔村自然保護區之環境及交通運輸網絡。

祝
商祺！

文貴旗

米埔村長及各村民 謹致

日期：2023 年 6 月 8 日

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



KFBG's comments on two planning applications

27/06/2023 17:16

From: EAP KFBG <eap@kfbg.org>
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
File Ref:

2 attachments



230627 s16 MP 344.pdf 230627 s16 TKL 731.pdf

Dear Sir/ Madam,

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

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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

27th June 2023.

By email only

Dear Sir/ Madam,

Proposed Houses, Wetland Habitat, Filling and Excavation of Land for Site Formation
(Amendments to an Approved Scheme)
(A/YL-MP/344)

1. We refer to the captioned.
2. We urge the Board to liaise with relevant authorities/ parties for the long-term management issue of the wetland (e.g., who is going to pay for it and who is responsible for the management, and would there be relevant authorities to monitor its successfulness?). Would tax-payers' money be used eventually to manage the wetland?
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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Comments on the Section 16 Application No. A/YL-MP/344

27/06/2023 17:44

From: Kristy Chow <kristy@cahk.org.hk>
To: tpbpd <tpbpd@pland.gov.hk>
Cc: Roy Ng <roy@cahk.org.hk>
File Ref:

1 attachment



TPB20230627(MP344).pdf

Dear Sir/ Madam,

Attached please find our submission on the captioned.

Yours faithfully,
Chow Oi Chuen (Ms.)
Campaign Officer
The Conservancy Association



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The Conservancy Association

通訊地址: 九龍深水埗欽州街西 26 號賽馬會-長春社綠滿林廊

Add.: Jockey Club - The Conservancy Association Urban Forestry

Green Hub, 26 Yen Chow Street West, Sham Shui Po, Kowloon

Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container

Port Road, Kwai Chung, New Territories, H.K.

網址 Website: www.cahk.org.hk

電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538

電子郵件 E-mail: cahk@cahk.org.hk

27th June 2023

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

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

Dear Sir/Madam,

Comments on the Section 16 Application No. A/YL-MP/344

The Conservancy Association (CA) OBJECTS to the captioned application.

1. Not in line with the planning intention of Wetland Buffer Area (WBA)

According to the Town Planning Board Guidelines for Application for Developments within Deep Bay Area (TPB PG-No. 12C), the application site is located within WBA. The planning intention of WBA is *“to protect the ecological integrity of the fish ponds and wetland within the WCA and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds”*.

A Section 16 application A/YL-MP/291 has once been approved by the Town Planning Board in 2020 to facilitate a residential development project. We note that the current application has proposed 789 housing units which is around 3 times of the previous one.

In general, it appears that much higher level of development would be resulted in the application site. Such large development scale would potentially induce adverse off-site disturbance impacts on adjacent wetland in Wetland Conservation Area (WCA) (Figure 1), affect ecological function and integrity of Deep Bay wetland ecosystems. We opine that this is definitely not in line with the TPB PG-No. 12C and planning intention of WBA.



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The Conservancy Association

通訊地址: 九龍深水埗欽州街西 26 號賽馬會-長春社綠滿林廊

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電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538

電子郵件 E-mail: cahk@cahk.org.hk

2. Potential cumulative impacts

Over the past decade, there were already cumulative loss of wetlands in the Deep Bay wetland ecosystem. For instance, the majority of Tin Shui Wai, Yuen Long Industrial Estate, Fairview Park and Palm Spring as well as Futian District of Shenzhen were all built on wetland. Meanwhile, according to our research, 10 planning applications and 1 Land Sharing Pilot Scheme application¹ have been submitted within WBA since the announcement of Northern Metropolis in Policy Address 2021. The plot ratio of those applications, ranging from 1.2 to 4.14, is much higher compared with the previous applications. If all applications are approved, an additional around 32,000 units, with a population of around 85,000 would be brought into WBA and threatened wetland ecosystem. In future, the adjacent Northern Link, San Tin Technopole under Northern Metropolis Development Strategy would further increase development pressure within the region. In such case, the proposed development would merely constitute greater pressure in the already rather fragile Deep Bay ecosystem.

Yours faithfully,

Chow Oi Chuen

Campaign Officer

The Conservancy Association

¹ Another 11 planning applications: Y/YL-NSW/6; Y/YL-NSW/7; Y/YL-NSW/8; Y/YL-NSW/9; Y/YLMP/6; Y/YL-MP/7; Y/YL-MP/8; Y/YL-LFS/13; Y/YL-ST/1; A/YL-NSW/314; LSPS/2 (Land Sharing Pilot Scheme)



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The Conservancy Association

通訊地址: 九龍深水埗欽州街西 26 號賽馬會-長春社綠滿林廊

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Figure 1 The application site (marked in red) is next to the WCA fishponds
(Source: Google Map)



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

19th September 2023.

By email only

Dear Sir/ Madam,

Proposed Houses, Wetland Habitat, Filling and Excavation of Land for Site Formation
(Amendments to an Approved Scheme)
(A/YL-MP/344)

1. We refer to the captioned.
2. We urge the Board to consider whether our concerns as shown in our previous submission (**Appendix 1**) have been/ would need to be addressed.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



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

27th June 2023.

By email only

Dear Sir/ Madam,

Proposed Houses, Wetland Habitat, Filling and Excavation of Land for Site Formation
(Amendments to an Approved Scheme)
(A/YL-MP/344)

1. We refer to the captioned.
2. We urge the Board to liaise with relevant authorities/ parties for the long-term management issue of the wetland (e.g., who is going to pay for it and who is responsible for the management, and would there be relevant authorities to monitor its successfulness?). Would tax-payers' money be used eventually to manage the wetland?
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



長春社

Since 1968

The Conservancy Association

15th September 2023

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

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

Dear Sir/Madam,

Comments on the Section 16 Application No. A/YL-MP/344

The Conservancy Association (CA) OBJECTS to the captioned application.

1. Not in line with the planning intention of Wetland Buffer Area (WBA)

According to the Town Planning Board Guidelines for Application for Developments within Deep Bay Area (TPB PG-No. 12C), the application site is located within WBA. The planning intention of WBA is *“to protect the ecological integrity of the fish ponds and wetland within the WCA and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds”*.

A Section 12A application Y/YL-MP/3 has once been submitted to Town Planning Board at part of the site currently zoned “Recreation” in 2014 to facilitate a residential development project. We note that maximum building height, maximum numbers of storeys, numbers of units of proposed development (Table 1) are higher than the previous one.



Table 1 Development parameter of Y/YL-MP/3 and Y/YL-MP/8

	Y/YL-MP/3	Y/YL-MP/8
Maximum building height	<6.6m	<52.45m
Maximum no. of storeys	3	16
No. of units	106	1,249

In general, it appears that much higher level of development would be resulted in the application site. Such large development scale would potentially induce adverse off-site disturbance impacts on adjacent wetland in WCA, affect ecological function and integrity of Deep Bay wetland ecosystems. We opine that this is definitely not in line with the TPB PG-No. 12C and planning intention of WBA.

2. Adverse ecological impacts

Despite provision of Ecological Impact Assessment (EcoIA), we are still doubtful that at least some of the potential ecological impacts remains unsolved:

- i. Disturbance on bird species at Ngau Tam Mei Drainage Channel (NTMDC): From the EcoIA, high diversity of ardeids such as Black-faced Spoonbill, Chinese Pond Heron, Little Egret, Grey Heron, Great Egret, etc., can be spotted at NTMDC in the east of the application site. Off-site negative impact, such as construction noise during construction phase and human activities during operation phase, would adversely affect foraging behavior of these birds. We still worry how these impacts can be avoided or mitigated.
- ii. Disruption on flight lines of waterbirds: Figure 4, 4a and 4b of the EcoIA revealed that apart from the major flight line observed along NTMDC, a minor flight line (Flight line No. 7) was recorded passing over the application site towards Fairview Park. Meanwhile, the Proposed Residential Cum Passive Recreation Development within “Recreation” Zone and “Residential (Group C)” Zone at Various Lots in DD 104, Yuen Long, N.T.” EIA report (No. EIA-220/2014) once mentioned that “*The birds observed in the present surveys were found flying over Fairview Park and other developed areas like Palm Springs, Royal Palms, and nearby village house developments*”. The



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previous Section 16 Application A/YL-MP/205 and Section 12A Application Y/YL-MP/6 also mentioned that flight line was observed passing over the application site. Viewing the current maximum building height (i.e. <52.45m) and numbers of storeys (i.e. 16 storeys), we worry that potential disruption on flight lines on waterbirds would be anticipated.

- iii. Light disturbance: Additional light source from residential towers and open space would pose disturbance on birds and other wildlife. However, we cannot see how the applicant attempts to evaluate potential light impact properly in both day time and night time during the construction and operation phase. Despite provision of *“a thick planting strip along the site boundary”* to screen out the disturbance impact from the application site, it is doubtful how the proposal can properly minimize light disturbance from high-rise residential towers. We also worry that the proposed landscape pond, acting as a disturbance buffer, would generate additional glare and this might bring light source even more close to NTMDC.
- iv. Bird collision: Even though Section 7.2 of the EcoIA mentions that the current residential development would not have extensive reflective surfaces, the height of residential towers, as mentioned above, would be substantial and they tends to have more areas of glass. Therefore, risk on bird collision would still be an issue. Meanwhile, nocturnal avian collision with buildings is not clearly identified and evaluated in the EcoIA.

3. Potential cumulative impacts

We note that some development projects were not included in assessing cumulative impacts, such as Y/YL-MP/6, Y/YL-MP/7 (just situated at the south of the application site), A/YL-MP/287, Northern Link, and so on. We worry that exclusion of some development projects would downplay interactions between the environmental impacts of the project and the environmental impacts of other developments.

Over the past decade, there were already cumulative loss of wetlands in Deep Bay wetland ecosystem. For instance, Fairview Park and Palm Spring as well as Futian District of Shenzhen were all built on wetland. Many large-scale development applications within WBA have been approved or submitted for approval. In future,



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the adjacent San Tin/Lok Ma Chau Development Node, Northern Link, San Tin Technopole under Northern Metropolis Development would further increase development pressure within the region. In such case, the proposed development would merely constitute greater pressure in the already rather fragile Deep Bay ecosystem, and set undesirable precedent for similar applications for large-scale development in the area.

Yours faithfully,
Chow Oi Chuen
Campaign Officer
The Conservancy Association

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A/YL-MP/344 DD 101 Wo Shang Wai, Mai Po Wetland

19/09/2023 21:23

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

A/YL-MP/344

Lots 50 S.A and 77 D.D.101, Wo Shang Wai, Mai Po

Site area : About 207,408sq.m

Zoning : "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area"

Applied development : 789 Houses (268) (400) / Club Houses / 1,584 Vehicle Parking (583) (836) / SC 25% / Private OS 62,048sq.m (87,957) (84,719) / Wetland Restoration Area 47,400sq.m

Filling and Excavation of Land for Site Formation (Approved data in brackets)

Dear TPB Members,

Strongest Objections. Note that the applicant cunningly refers to application 229 when a more recent plan for a smaller number of units was approved in July 2020.

Now the developer is proposing to increase the number of units by 3 times. The number of parking spaces has been adjusted by a whopping 1,000, two cars per villa. Even luxury developments, and cramming 800 small houses onto this site indicates a low quality project, rarely have that ratio of parking to units.

The large amount of vehicles converging on the only access would bring local traffic to a halt.

The response to rising demand is a train that departed some time ago. Folk trying to flog their houses on nearby developments have been forced to give significant discounts to offload them, often selling at below purchase price. There is a glut of private property and there will be for years to come as there are thousands of vacant units.

OS of 62,000sq.m is an outright lie as it is clear from the layout that most of the site will be built on. 'Large communal space at the centre of the site'!!!! This is nothing more than a few walkways with clumps of potted trees.

The development is right up to the shoreline of the ponds, indicating excessive noise and light pollution that would impact the wildlife and render the wetland element in essence no more than a stagnant water feature.

The recent heavy rainfall, flooding, etc should be a lesson that rampant greed and destruction of habitat can no longer be guiding principle of town planning.

Members should advise the applicant to be grateful for the already far too generous approval of 291 and to get on with it.

Mary Mulvihill

From: [REDACTED]
To: tpbbpd <tpbbpd@pland.gov.hk>
Date: Thursday, 18 June 2020 4:05 AM CST
Subject: Re: A/YL-MP/291 DD 101 Wo Shang Wai, Mai Po Wetland

Dear TPB Members,

It is ludicrous that our government is spending billions on IT parks and E-games, but its own departments are decades behind .

The applicant submitted Further Information with responses to comments of Government departments, replacement pages of Environmental Assessment and Drainage Impact Assessment, and Maintenance and **Management Plan for the Wetland Restoration Area.**

So where is the link to the supporting documents? I await with anticipation the JR that some developer will bring sooner or later with regard to the failure to share important data with the public that would, perhaps, demonstrate that the plan is a good one.

Mary Mulvihill

From: [REDACTED]
To: "tpbbpd" <tpbbpd@pland.gov.hk>
Sent: Friday, February 7, 2020 11:28:47 PM
Subject: A/YL-MP/291 DD 101 Wo Shang Wai, Mai Po Wetland

A/YL-MP/291

Lots 43 S.A RP, 50 S.A and 50 RP in D.D.101, Wo Shang Wai, Mai Po

Site area : About 207,408sq.m

Zoning : "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area"

Applied development : 268 Houses (400) / Club House / 583 Vehicle Parking (836) / SC 25% / Private OS 87,957sq.mt (84,719) / Wetland Restoration Area 47,400sq.m /

Filling and Excavation of Land for Site Formation (Approved data in brackets)

Dear TPB Members,

Now that Henderson has offloaded this controversial development to a third party, it is back on the agenda. Luckily Hong Kong is not depending on Henderson to resolve the housing shortage.

“According to the data, Henderson had been approved to develop the land by Town Planning Board in 2008, and about 4.74 hectares in the north would be used for wetland recovery area, while the south would be used for residential development building 95 double compound tiered apartments and 172 detached houses. In 2011, Henderson put forward revised proposal to Town Planning Board, including decreasing 5% of the apartment numbers from 362 units approved in 2008 and developing it into all villas project etc.

Then in 2013, Henderson again applied to decrease the area of each villa and build more villas for increasing housing supply, and the Town Planning Board approved it to build 400 villas plus with 3 clubs in total floor area of 0.893 million sq ft.”

Now we have a plan for a reduction in the number of units and parking spaces. However it does nothing to address the issue of why, with a much touted shortage of land for residential use, an area of 160,000sq.m (600sq.m per unit) is to accommodate only one thousand or so residents.

Re the plan itself, the OS is mostly ornamental. No children's playground, no exercise area for the elderly and no outdoor courts for active recreational use. So everyone will sit in their little garden instead of getting some exercise and interacting with other residents. Obviously no lesson learned re the importance of fresh air and regular exercise.

There appears to be no public passage to allow the general public to enjoy the wetlands.

Members questions please.

Kung Hei Fat Choi

Mary Mulvihill

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



Re: A/YL-MP/344 DD 101 Wo Shang Wai, Mai Po Wetland

01/11/2023 02:09

From:

To: tpbpd <tpbpd@pland.gov.hk>

File Ref:

Dear TPB Members,

With the housing market in free fall and estimates that it will take more than 8 years to sell the steadily accumulating stock, and this is only from recently launched development, there are thousands more that were to be included in the proposed Vacancy Tax, there is no justification to approve further encroachment onto and disturbance to the wetlands.

Recent adverse weather conditions have demonstrated the urgent need for HK to protect its coastal defences from further disturbances.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Tuesday, 19 September 2023 9:24 PM HKT

Subject: A/YL-MP/344 DD 101 Wo Shang Wai, Mai Po Wetland

A/YL-MP/344

Lots 50 S.A and 77 D.D.101, Wo Shang Wai, Mai Po

Site area : About 207,408sq.m

Zoning : "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area"

Applied development : 789 Houses (268) (400) / Club Houses / 1,584 Vehicle Parking (583) (836) / SC 25% / Private OS 62,048sq.m (87,957) (84,719) / Wetland Restoration Area 47,400sq.m

Filling and Excavation of Land for Site Formation (Approved data in brackets)

Dear TPB Members,

Strongest Objections. Note that the applicant cunningly refers to application 229 when a more recent plan for a smaller number of units was approved in July 2020.

Now the developer is proposing to increase the number of units by 3 times. The number of parking spaces has been adjusted by a whopping 1,000, two cars per villa. Even luxury developments, and cramming 800 small houses onto this site indicates a low quality project, rarely have that ratio of parking to units.

The large amount of vehicles converging on the only access would bring local traffic to a halt.

The response to rising demand is a train that departed some time ago. Folk trying to flog their houses on nearby developments have been forced to give significant discounts to offload them, often selling at below purchase price. There is a glut of private property and there will be for years to come as there are thousands of vacant units.

OS of 62,000sq.m is an outright lie as it is clear from the layout that most of the site will be built on. 'Large communal space at the centre of the site'!!!! This is nothing more than a few walkways with clumps of potted trees.

The development is right up to the shoreline of the ponds, indicating excessive noise and light pollution that would impact the wildlife and render the wetland element in essence no more than a stagnant water feature.

The recent heavy rainfall, flooding, etc should be a lesson that rampant greed and destruction of habitat can no longer be guiding principle of town planning.

Members should advise the applicant to be grateful for the already far too generous approval of 291 and to get on with it.

Mary Mulvihill

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To: tpbpd <tpbpd@pland.gov.hk>

Date: Thursday, 18 June 2020 4:05 AM CST

Subject: Re: A/YL-MP/291 DD 101 Wo Shang Wai, Mai Po Wetland

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Mary Mulvihill

From:

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent: Friday, February 7, 2020 11:28:47 PM

Subject: A/YL-MP/291 DD 101 Wo Shang Wai, Mai Po Wetland

A/YL-MP/291

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Filling and Excavation of Land for Site Formation (Approved data in brackets)

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Then in 2013, Henderson again applied to decrease the area of each villa and build more villas for increasing housing supply, and the Town Planning Board approved it to build 400 villas plus with 3 clubs in total floor area of 0.893 million sq ft."

Now we have a plan for a reduction in the number of units and parking spaces. However it does nothing to address the issue of why, with a much touted shortage of land for residential use, an area of 160,000sq.m (600sq.m per unit) is to accommodate only one thousand or so residents.

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Members questions please.

Kung Hei Fat Choi

Mary Mulvihill

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



Comments on the Section 16 Application No. A/YL-MP/344

03/11/2023 11:30

From:

To:

Cc:

File Ref:

1 attachment



TPB20231103(MP344).pdf

Dear Sir/Madam,

Please refer to the attachment for the captioned.

Yours faithfully,

Ng Hei Man (Mr.)

Campaign Manager

The Conservancy Association

Registered Name 註冊名稱 : The Conservancy Association 長春社

(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)

This email is for the sole use of the intended recipient(s) and may contain confidential information. Unauthorised use, disclosure or distribution of this email or its content is prohibited. If you have received this email in error, please delete it and notify the sender.



3rd November 2023

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

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

Dear Sir/Madam,

Comments on the Section 16 Application No. A/YL-MP/344

The Conservancy Association (CA) OBJECTS to the captioned application.

1. Not in line with the planning intention of Wetland Buffer Area (WBA)

According to the Town Planning Board Guidelines for Application for Developments within Deep Bay Area (TPB PG-No. 12C), the application site is located within WBA. The planning intention of WBA is *“to protect the ecological integrity of the fish ponds and wetland within the WCA and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds”*.

A Section 16 application A/YL-MP/291 has once been approved by the Town Planning Board in 2020 to facilitate a residential development project. We note that the current application has proposed 789 housing units which is around 3 times of the previous one.

In general, it appears that much higher level of development would be resulted in the application site. Such large development scale would potentially induce adverse off-site disturbance impacts on adjacent wetland in Wetland Conservation Area (WCA) (Figure 1), affect ecological function and integrity of Deep Bay wetland ecosystems. We opine that this is definitely not in line with the TPB PG-No. 12C and planning intention of WBA.

2. Potential cumulative impacts



Over the past decade, there were already cumulative loss of wetlands in the Deep Bay wetland ecosystem. For instance, the majority of Tin Shui Wai, Yuen Long Industrial Estate, Fairview Park and Palm Spring as well as Futian District of Shenzhen were all built on wetland. Meanwhile, according to our research, 10 planning applications and 1 Land Sharing Pilot Scheme application¹ have been submitted within WBA since the announcement of Northern Metropolis in Policy Address 2021. The plot ratio of those applications, ranging from 1.2 to 4.14, is much higher compared with the previous applications. If all applications are approved, an additional around 32,000 units, with a population of around 85,000 would be brought into WBA and threatened wetland ecosystem. In future, the adjacent Northern Link, San Tin Technopole under Northern Metropolis Development Strategy would further increase development pressure within the region. In such case, the proposed development would merely constitute greater pressure in the already rather fragile Deep Bay ecosystem.

Yours faithfully,
Ng Hei Man
Campaign Manager
The Conservancy Association

¹ Another 11 planning applications: Y/YL-NSW/6; Y/YL-NSW/7; Y/YL-NSW/8; Y/YL-NSW/9; Y/YLMP/6; Y/YL-MP/7; Y/YL-MP/8; Y/YL-LFS/13; Y/YL-ST/1; A/YL-NSW/314; LSPS/2 (Land Sharing Pilot Scheme)

Figure 1 The application site (marked in red) is next to the WCA fishponds
(Source: Google Map)



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

3rd November 2023.

By email only

Dear Sir/ Madam,

Proposed Houses, Wetland Habitat, Filling and Excavation of Land for Site Formation
(Amendments to an Approved Scheme)
(A/YL-MP/344)

1. We refer to the captioned.
2. We urge the Board to consider whether our concerns as shown in our previous submission (**Appendix 1**) have been/ would need to be addressed.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



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

27th June 2023.

By email only

Dear Sir/ Madam,

Proposed Houses, Wetland Habitat, Filling and Excavation of Land for Site Formation
(Amendments to an Approved Scheme)
(A/YL-MP/344)

1. We refer to the captioned.
2. We urge the Board to liaise with relevant authorities/ parties for the long-term management issue of the wetland (e.g., who is going to pay for it and who is responsible for the management, and would there be relevant authorities to monitor its successfulness?). Would tax-payers' money be used eventually to manage the wetland?
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



Sep 3 18

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

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

7th December 2023.

By email only

Dear Sir/ Madam,

Proposed Houses, Wetland Habitat, Filling and Excavation of Land for Site Formation
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Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



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

27th June 2023.

By email only

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Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

A/YL-MP/344 Received on 15/11/2023

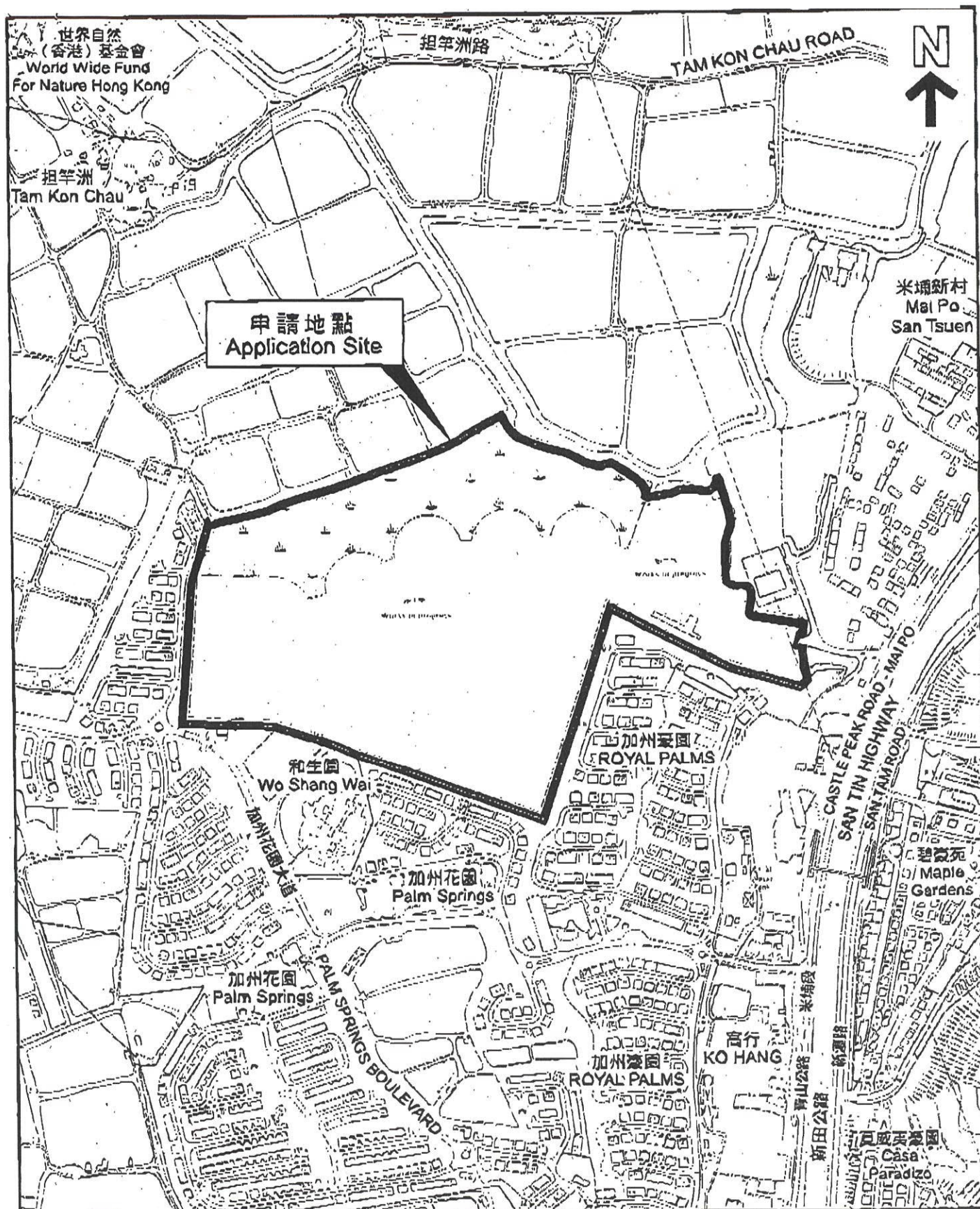
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

規劃地，因是缺少公共設施，居住在此等處沒有康樂設施，附園園螢光筆
劃出位置，將來是否預留給附近居民，共同使用：

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

簽署 Signature S2 ETO 日期 Date 12-12-2023



本摘錄圖於2023年11月20日預備。
所根據的資料為測量圖紙並
2-SE-11, 12A, 12C, 16A, 16B 及 17A
EXTRACT PLAN PREPARED ON 20.11.2023
BASED ON SURVEY SHEETS No.
2-SE-11, 12A, 12C, 16A, 16B & 17A

平面圖 SITE PLAN

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

参考編號
REFERENCE No.

AYL-MP/344

594 17

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

參考編號

240119-220105-10052

Reference Number:

提交限期

02/02/2024

Deadline for submission:

提交日期及時間

19/01/2024 22:01:05

Date and time of submission:

有關的規劃申請編號

A/YL-MP/344

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. chow oi lung

Name of person making this comment:

意見詳情

Details of the Comment :

致：規劃署 tpbpd@pland.gov.hk
香港北角渣華道333號北角政府合署15/F,

台鑑：

我反對計劃大綱 A/YL-MP/344

保護自然，不是去任由開發，米埔雀鳥自然保護區，候鳥種類繁多，這裏離開漁塘邊不到300m，是眾多雀鳥活動覓食空間，雀鳥在覓食區飛行高度不會高過樹頂，不應建設高樓大廈，土地應保持自然原狀，保持綠化環境，我反對在這裏建屋，反對在這裏填土及有任何挖土工程，破壞自然，破壞自然生態。

人口增多，污水處理及環境污染變成一個極嚴重問題，沒有完善的污水處理系統，我反對在這裏增加太多人口，盡量保持最低限度發展，保護米埔河道沼澤及土地自然原狀，保護米埔雀鳥自然保護區及附近的生態環境。

這地區只距離米埔濕地三百米，也是米埔鳥類保護區旁，鳥類覓食的地方，政府應保護候鳥及鳥類的權益，支持環保。保護自然生態，保護候鳥生活空間，香港米埔濕地及毗連土地，都是候鳥及鳥類生活空間，這些空間，都是香港唯一的，米埔是我們和鳥類生活的安樂窩，請政府應慎重考慮。

故此；

我反對計劃大綱 A/YL-MP/344

反對人: 周愛龍先生

反對人簽署: chow oi lung 聯絡電話:

2024/1/19

順祝 貴處各職員 身體健康、福壽安康。



19th January 2024

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



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

Dear Sir/Madam,

Comments on the Section 16 Application No. A/YL-MP/344

The Conservancy Association (CA) OBJECTS to the captioned application.

1. Not in line with the planning intention of Wetland Buffer Area (WBA)

According to the Town Planning Board Guidelines for Application for Developments within Deep Bay Area (TPB PG-No. 12C), the application site is located within WBA. The planning intention of WBA is *“to protect the ecological integrity of the fish ponds and wetland within the WCA and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds”*.

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In general, it appears that much higher level of development would be resulted in the application site. Such large development scale would potentially induce adverse off-site disturbance impacts on adjacent wetland in Wetland Conservation Area (WCA) (Figure 1), affect ecological function and integrity of Deep Bay wetland ecosystems. We opine that this is definitely not in line with the TPB PG-No. 12C and planning intention of WBA.



2. Potential cumulative impacts

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Yours faithfully,
Ng Hei Man
Campaign Manager
The Conservancy Association

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Figure 1 The application site (marked in red) is next to the WCA fishponds
(Source: Google Map)





19

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

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

1st February 2024.

By email only

Dear Sir/ Madam,

Proposed Houses, Wetland Habitat, Filling and Excavation of Land for Site Formation
(Amendments to an Approved Scheme)
(A/YL-MP/344)

1. We refer to the captioned.
2. We urge the Board to consider whether our concerns as shown in our previous submission (**Appendix 1**) have been/ would need to be addressed.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden





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

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

27th June 2023.

By email only

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Proposed Houses, Wetland Habitat, Filling and Excavation of Land for Site Formation
(Amendments to an Approved Scheme)
(A/YL-MP/344)

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Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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

參考編號

Reference Number:

230614-101342-36279

提交限期

Deadline for submission:

27/06/2023

提交日期及時間

Date and time of submission:

14/06/2023 10:13:42

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-MP/344

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Edmond Fong for
The Hong Kong and China Gas Company Limited

意見詳情

Details of the Comment :

Since the proposed development is in the close vicinity to our High-Pressure gas pipeline at San Tin Highway, the project proponent is required to conduct Quantitative Risk Assessment to evaluate the potential risk and determine the necessary mitigation measures if required. The project proponent should consult our company in design stage and closely coordinate with our company during construction stage and provide protective measures.