

This document is received on 6 OCT 2021
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A14C-NSW/293
	Date Received 收到日期	6 OCT 2021

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

1. Name of Applicant 申請人姓名/名稱

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

Top Field International Limited 茂宏國際有限公司, Ideal Ace International Limited 佳熙國際有限公司

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

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

Ove Arup & Partners Hong Kong Limited 奧雅納工程顧問有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot Nos. 1, 2, 3, 12, 13 RP, 14, 15, 16, 17 RP, 18 RP, 27RP, 28, 29, 30, 31, 32, 35 RP, 37 RP, 38 RP, 41 RP, 42 RP, 43, 44, 45, 46, 47, 48, 49, 50, 51, 53, 54, 55, 56, 57, 58, 60, 61 and 63 RP in D.D. 103, and Lot Nos. 628, 640, 643 RP, 644 RP, 646, 647, 648, 660, 661, 662, 663, 664, 665, 1288 RP, 1288 S.K. and 1292 RP in D.D. 115, Tung Shing Lei, Nam Sang Wai, Yuen Long
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 53,584 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 162,238 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... N.A. 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	Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8
(e) Land use zone(s) involved 涉及的土地用途地帶	"Undetermined"
(f) Current use(s) 現時用途	<p>Unused flatland with squatters and temporary structures</p> <p>(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)</p>

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 02/09/2021 (DD/MM/YYYY), this application involves a total of 5 "current land owner(s)"[#].
根據土地註冊處截至 02/09/2021 年 09 月 02 日的記錄，這宗申請共牽涉 5 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 16/09/2021 (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 16/09/2021 (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用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 □About 約
	Non-domestic part 非住用部分		sq.m 平方米 □About 約
	Total 總計		sq.m 平方米 □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
(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))			
(b) Intended use/development 有意進行的用途/發展			

(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												
	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												
	<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>	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)										
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)													

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

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

- ☐ Plot ratio restriction From 由 to 至
地積比率限制
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由% to 至 %
上蓋面積限制
- ☐ Building height restriction From 由m 米 to 至 m 米
建築物高度限制
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 From 由m to 至 m
非建築用地限制
- ☐ 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 Comprehensive Residential Development

(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	.....162,238..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	.....3.028.....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	.....18..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	14 residential towers and 9 villa houses	
Proposed no. of storeys of each block 每座建築物的擬議層數	.....2-44..... storeys 層	
	<input type="checkbox"/> include 包括.....storeys of basements 層地庫	
	<input checked="" type="checkbox"/> exclude 不包括1-2 storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	.....12-139..... mPD 米(主水平基準上)	<input checked="" type="checkbox"/> About 約
	.....8-134.5..... m 米	<input checked="" type="checkbox"/> About 約
	(excluding basement storeys)	

(Please refer to Attachment A for details)

☒ Domestic part 住用部分

GFA 總樓面面積 ..156,880..... sq. m 平方米 ☒ About 約
 number of Units 單位數目 ..3,565 (3,556 flats and 9 houses)
 average unit size 單位平均面積 ..44.1.....sq. m 平方米 ☒ About 約
 estimated number of residents 估計住客數目 ..About 10,330.....

☒ 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 area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)
 政府、機構或社區設施

.....

☒ 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)

About 5,358 sq.m (including Eating place, Shop and Services, ...
 excluding GIC facilities (one Neighbourhood Elderly Centre
 (NOFA: 303sq.m) and one 50-place Care and Attention Home for
 the Severely Disabled Persons (NOFA: 780sq.m))

☒ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☒ private open space 私人休憩用地 10,330 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]
Please refer to Attachment A to this Application for details.		
.....
.....
.....
.....

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

... Local Open Space, Eco-Lake and Egretty Preservation Zone, Internal Roads and Emergency Vehicular Access.....

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 2026

8. Vehicular Access Arrangement of the Development Proposal

擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</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>.....</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>509 (including 7 nos. accessible car and 70 nos. visitor car parking spaces)</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td>40</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td>N.A.</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td>N.A.</td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td>N.A.</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> <tr> <td><u>Bicycle Parking Spaces</u></td> <td>238</td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> </table> <p><input type="checkbox"/></p>	Private Car Parking Spaces 私家車車位	509 (including 7 nos. accessible car and 70 nos. visitor car parking spaces)	Motorcycle Parking Spaces 電單車車位	40	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	N.A.	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N.A.	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N.A.	Others (Please Specify) 其他 (請列明)		<u>Bicycle Parking Spaces</u>	238	_____	_____
Private Car Parking Spaces 私家車車位	509 (including 7 nos. accessible car and 70 nos. visitor car parking spaces)																	
Motorcycle Parking Spaces 電單車車位	40																	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	N.A.																	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N.A.																	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N.A.																	
Others (Please Specify) 其他 (請列明)																		
<u>Bicycle Parking Spaces</u>	238																	
_____	_____																	
<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>N.A.</td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td>N.A.</td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td>5</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td>N.A.</td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td>16</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>N.A.</td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> </table> <p><input type="checkbox"/></p>	Taxi Spaces 的士車位	N.A.	Coach Spaces 旅遊巴車位	N.A.	Light Goods Vehicle Spaces 輕型貨車車位	5	Medium Goods Vehicle Spaces 中型貨車車位	N.A.	Heavy Goods Vehicle Spaces 重型貨車車位	16	Others (Please Specify) 其他 (請列明)	N.A.	_____	_____	_____	_____
Taxi Spaces 的士車位	N.A.																	
Coach Spaces 旅遊巴車位	N.A.																	
Light Goods Vehicle Spaces 輕型貨車車位	5																	
Medium Goods Vehicle Spaces 中型貨車車位	N.A.																	
Heavy Goods Vehicle Spaces 重型貨車車位	16																	
Others (Please Specify) 其他 (請列明)	N.A.																	
_____	_____																	
_____	_____																	

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/> No 否</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 type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積.....23,400..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度5.5-11.....m 米 <input checked="" type="checkbox"/> About 約 (Please refer to Attachment B for more details.)</p> <p><input type="checkbox"/> No 否</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(倘可)</p> <p>Please refer to technical assessments appended at Appendices C to L of the Supplementary Planning Statement.</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"/>
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"/>																													

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 Supplementary Planning Statement.

11. Declaration 聲明

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

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

Signature
簽署


YEUNG WING SHAN, THERESA
Name in Block Letters
姓名（請以正楷填寫）

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

DIRECTOR

Position (if applicable)
職位（如適用）

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

專業資格

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

on behalf of
代表

OVE ARUP & PARTNERS HONG KONG LIMITED

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

Date 日期

20/09/2021

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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^(a)

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

^(a) 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 deposited at the Planning Enquiry Counters of the Planning Department for general information.)

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Lot Nos. 1, 2, 3, 12, 13 RP, 14, 15, 16, 17 RP, 18 RP, 27RP, 28, 29, 30, 31, 32, 35 RP, 37 RP, 38 RP, 41 RP, 42 RP, 43, 44, 45, 46, 47, 48, 49, 50, 51, 53, 54, 55, 56, 57, 58, 60, 61 and 63 RP in D.D. 103, and Lot Nos. 628, 640, 643 RP, 644 RP, 646, 647, 648, 660, 661, 662, 663, 664, 665, 1288 RP, 1288 S.K. and 1292 RP in D.D. 115, Tung Shing Lei, Nam Sang Wai, Yuen Long 元朗南生圍東成里丈量約份第103約地段第1號、第2號、第3號、第12號、第13號餘段、第14號、第15號、第16號、第17號餘段、第18號餘段、第27號餘段、第28號、第29號、第30號、第31號、第32號、第35號餘段、第37號餘段、第38號餘段、第41號餘段、第42號餘段、第43號、第44號、第45號、第46號、第47號、第48號、第49號、第50號、第51號、第53號、第54號、第55號、第56號、第57號、第58號、第60號、第61號及第63號餘段以及丈量約份第115約地段第628號、第640號、第643號餘段、第644號餘段、第646號、第647號、第648號、第660號、第661號、第662號、第663號、第664號、第665號、第1288號餘段、第1288號K分段及第1292號餘段		
Site area 地盤面積	53,584	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8 南生圍分區計劃大綱核准圖編號S/YL-NSW/8		
Zoning 地帶	"Undetermined" 「未決定用途」		
Applied use/ development 申請用途／發展	Proposed Comprehensive Residential Development 擬議綜合住宅發展		
(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	156,880 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	2.928 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	5,358 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.10 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	14 residential towers and 9 villa houses 14幢住宅樓宇及9幢洋房	
	Non-domestic 非住用		
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	8-134.5 (excluding basement storeys)	m 米 <input type="checkbox"/> (Not more than 不多於)
		12-139	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		2-44	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 (1-2 storeys) <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	18 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	3,565 (3,556 flats and 9 houses)		
(vi) Open space 休憩用地	Private 私人	10,330	sq.m 平方米 <input checked="" type="checkbox"/> Not less than 不少於
	Public 公眾		sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 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) Bicycle Parking Spaces 	509 (including 7 nos. accessible car and 70 nos. visitor car parking spaces) 40 N.A. N.A. N.A. 238
	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) 	N.A. N.A. 5 N.A. 16 N.A.

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 type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input 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"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>
Air Ventilation Assessment, Ecological Impact Assessment, Landscape Proposal		
Geotechnical Planning Review Report, Water Supply 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。

Consolidated Set

**Volume 1:
Final Supporting Planning
Statement with Technical
Assessments (1)**

IMMEDIATE PRIVATE HOUSING PROVISION UNDER A COMPREHENSIVE HOUSING SUPPLY PLAN WITH BALANCED MIX OF PUBLIC AND PRIVATE HOUSING

FINAL | JAN 2023



Consolidated Set

Volume 2: Final
Supporting Planning
Statement with Technical
Assessments (2) and
Consolidated Responses-
to-Comments Tables



RE: Planning Application No. A/YL-NSW/293 - Submission of Consolidated
Set31/01/2023 14:51
From: Charlotte Lam <charlotte.lam@arup.com>
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>



1 Attachment



04951 Consolidated Set Submission_Final_Replacement Page.pdf

Dear Sir/Madam,

**S16 Planning Application for
Proposed Comprehensive Residential Development in "Undetermined" Zone
at Various Lots in D.D. 103 and D.D. 115, Tung Shing Lei, Nam Sang Wai, Yuen Long
(Planning Application No. A/YL-NSW/293)**

Submission of Consolidated Set – Replacement Page

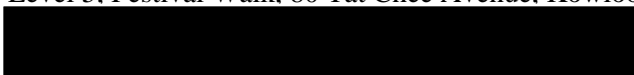
Further to our submission ref.: 268656/00/WTY/MYNL/CYCL/04951 dated 30 Jan 2023, we would like to submit a replacement page for the Final Supporting Planning Statement of the Consolidated Set as attached for your consideration.

We sincerely seek for the favourable consideration from the Town Planning Board to approve this S16 Planning Application. Should you have any queries, please contact the undersigned. Thank you very much.

Yours faithfully,

Charlotte Lam
Town Planner | Planning

Arup
Level 5, Festival Walk, 80 Tat Chee Avenue, Kowloon Tong, Kowloon, Hong Kong



arup.com

Follow us on [LinkedIn](#) [Twitter](#) [Instagram](#) [YouTube](#) [Facebook](#) [Weibo](#) [WeChat](#)

From: Charlotte Lam
Sent: Monday, January 30, 2023 11:43 AM
To: tpbpd@pland.gov.hk



Subject: Planning Application No. A/YL-NSW/293 - Submission of Consolidated Set

Dear Sir/Madam,

**S16 Planning Application for
Proposed Comprehensive Residential Development in "Undetermined" Zone
at Various Lots in D.D. 103 and D.D. 115, Tung Shing Lei, Nam Sang Wai, Yuen Long**

(Planning Application No. A/YL-NSW/293)

Submission of Consolidated Set

We would like to submit the Consolidated Set, which comprises the Final Supporting Planning Statement with Final Technical Assessments and the Consolidated Response-to-Comment Tables, in 2 volumes for your consideration. Due to the large file size, we have uploaded the full submission to the link here:

 [04951 Consolidated Set Submission Final.pdf](#)

The 35 hard copies will be delivered to your office shortly.

Please also be informed that the typo on LMP-001 and LMP-004 of the Landscape Proposal (Appendix F of the Final Supporting Planning Statement in Volume 2 of the Consolidated Set) has been rectified.

We sincerely seek for the favourable consideration from the Town Planning Board to approve this S16 Planning Application. Should you have any queries, please contact the undersigned. Thank you very much.

Yours faithfully,

Charlotte Lam

Town Planner | Planning

Arup

Level 5, Festival Walk, 80 Tat Chee Avenue, Kowloon Tong, Kowloon, Hong Kong



[arup.com](#)

Follow us on [LinkedIn](#) [Twitter](#) [Instagram](#) [YouTube](#) [Facebook](#) [Weibo](#) [WeChat](#)

Electronic mail messages entering and leaving Arup business systems are scanned for viruses and acceptability of content.

visually compatible with the planned/ potential medium density residential development to the north of the Proposed Scheme.

- 4.4.6 **Promoting vehicle-free pedestrian-friendly walking environment:** In the Proposed Scheme, car parking and internal roads will be provided at basement level as far as practicable in forming an underground internal road network connecting to different building clusters. A vehicle-free and pedestrian-friendly walking environment will hence be promoted which also avoids bulky car park structures above ground.

4.5 Proposed Development Parameters

- 4.5.1 The key development parameters of the Proposed Scheme at the Application Site is summarised in **Table 4.1** below. Please refer to **Appendix B** for the Architectural Drawings of the Proposed Scheme.

Table 4.1 Key Development Parameters of the Proposed Scheme

Key Development Parameters	Proposed Scheme
Site Area	About 53,584m ²
Proposed Use	Flat, House, Shop and Services and Eating Place
Total GFA	About 162,238m ²
- Domestic GFA	- About 156,880m ²
- Non-Domestic GFA [#]	- About 5,358m ²
Plot Ratio	About 3.028
- Domestic	- About 2.928
- Non-Domestic [#]	- About 0.10
No. of Blocks	14 residential towers and 9 villa houses
Building Height (No. of Storeys)	Not Exceeding 139mPD (2–44 storeys excluding basement floors)
Site Coverage	About 18%
No. of Units	3,556 flats and 9 houses
Average Unit Size	About 44.1m ²
Anticipated Population	About 10,330
Local Open Space	Not less than 10,330m ²
Recreation Clubhouse*	One 2-storey block with GFA of about 2,920m ² and one 1-storey block with GFA of about 1,000m ²
Anticipated Completion Year	2026
No. of Parking Spaces and Loading/Unloading Spaces	
Residential	710 nos. (including 9 nos. accessible parking spaces)
Visitor	70 nos.



RE: Planning Application No. A/YL-NSW/293 - Submission of Consolidated Set
31/01/2023 16:13
From: Charlotte Lam <charlotte.lam@arup.com>
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>



1 Attachment



FI9_Attachment F_Social Welfare.pdf

Dear Sir/Madam,

**S16 Planning Application for
Proposed Comprehensive Residential Development in "Undetermined" Zone
at Various Lots in D.D. 103 and D.D. 115, Tung Shing Lei, Nam Sang Wai, Yuen Long
(Planning Application No. A/YL-NSW/293)**

Submission of Consolidated Set – Supplementary Information

Further to our submission ref.: 268656/00/WTY/MYNL/CYCL/04951 dated 30 Jan 2023 and the earlier email, we would like to further supplement the Attachment F of Further Information 9 (submitted on 29 Jul 2022) for the Consolidated Set as attached for your consideration.

We sincerely seek for the favourable consideration from the Town Planning Board to approve this S16 Planning Application. Should you have any queries, please contact the undersigned. Thank you very much.

Yours faithfully,

Charlotte Lam
Town Planner | Planning

Arup
Level 5, Festival Walk, 80 Tat Chee Avenue, Kowloon Tong, Kowloon, Hong Kong



arup.com

Follow us on [LinkedIn](#) [Twitter](#) [Instagram](#) [YouTube](#) [Facebook](#) [Weibo](#) [WeChat](#)

From: Charlotte Lam
Sent: Tuesday, January 31, 2023 2:51 PM
To: tpbpd@pland.gov.hk



Subject: RE: Planning Application No. A/YL-NSW/293 - Submission of Consolidated Set

Dear Sir/Madam,

**S16 Planning Application for
Proposed Comprehensive Residential Development in "Undetermined" Zone
at Various Lots in D.D. 103 and D.D. 115, Tung Shing Lei, Nam Sang Wai, Yuen Long**

FI9 Attachment F

NOFA and GFA of the
Concerned Social
Welfare Facilities

**Net Operating Floor Area (NOFA) and Gross Floor Area (GFA)
of the Social Welfare Facilities to be Provided at the Application Site**

Social Welfare Facilities*	NOFA (m ²) (Proposed by Social Welfare Department via comments received on 23 Nov 2021)	or	GFA (m ²) [#]
One Neighbourhood Elderly Centre (NEC)	303		About 667
One team of Home Care Services (HCS) for Frail Elderly Persons (2-team size non-kitchen based)	142		About 312

Remarks:

* Excluded from GFA and plot ratio (PR) calculation.

The GFAs stated are based on a conversion factor from NOFA to GFA of 2.2.

**Similar s.16 Applications for Residential Development
within “Undetermined” Zone on the Nam Sang Wai OZP**

Approved Applications

<u>No.</u>	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Date of Consideration</u>	<u>Decision of the RNTPC/TPB</u>
1.	A/YL-NSW/15	Residential Development with Preservation of Pun Uk	18.10.1996	Approved by RNTPC
2.	A/YL-NSW/172	Proposed Comprehensive Residential Development	14.12.2007	Approved by RNTPC
	A/YL-NSW/172-1	(Extension of time limit for commencement for the proposed development)		Approved by D of Plan under the delegated authority of the TPB (valid until 14.12.2015)
3.	A/YL-NSW/224	Proposed Residential Development, Filling and Excavation of Land	23.5.2014	Approved by RNTPC
4	A/YL-NSW/233	Proposed Residential Development with Filling and Excavation of Land	22.1.2016	Approved by RNTPC
	A/YL-NSW/233-1	(Extension of time limit for commencement for the proposed development)		Approved by D of Plan under the delegated authority of the TPB (valid until 22.1.2024)
5.	A/YL-NSW/274	Proposed Residential (Flat) and Community Hub (Shop and Services, Eating Place, School, Place of Recreation, Sports or Culture and Public Transport Terminus) Development	26.2.2021	Approved by RNTPC

Rejected Applications

<u>No.</u>	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Date of Consideration</u>	<u>Decision of the RNTPC/TPB</u>	<u>Main Reason(s) for Rejection</u>
1.	A/YL-NSW/5	Residential Development	17.2.1995	Rejected by RNTPC	R1 to R5
2.	A/YL-NSW/7	Residential Development	21.7.1995	Rejected by RNTPC	R1 to R5
3.	A/YL-NSW/10	Residential Development	28.6.1996	Rejected by RNTPC	R6
4.	A/YL-NSW/73	Proposed Residential Development	17.3.2000	Rejected by RNTPC	R7 to R12
5.	A/YL-NSW/105	Proposed Residential Development	5.10.2001	Rejected by RNTPC	R7, R9, R12 & R13

Rejection Reasons

- R1 The proposed development will constrain the future land use planning of the area the finalization of which will depend on the selected railway alignment yet to be confirmed.
- R2 As the proposed development is not located within the Yuen Long New Town area, the proposed development intensity is considered excessive in terms of its plot ratio and building height.
- R3 As the development will generate additional traffic, the proposed arrangement of using the access on Castle Peak Road is not desirable because this will increase the traffic burden on the junction of Castle Peak Road and the access road.
- R4 The traffic movement in/out of the proposed development may hamper the access of emergency vehicles to the Pok Oi Hospital and will pose unacceptable risks to other motorists in the immediate area.
- R5 The proposed development will affect the existing Grade I historical building which is of outstanding historical and architectural merits.
- R6 The car-parking space provision for the proposed development is insufficient and the car-parking space provision should be about one space per flat.
- R7 The proposed development is incompatible with the rural setting of the immediate surrounding area, the fish ponds and fish farming activities to its north and east and the low-density low-rise residential development in the "Residential (Group D)" zone to its north and west.
- R8 The proposed development does not comply with the revised Town Planning Board Guidelines for "Application for Developments within Deep Bay Area" in that there is no ecological impact assessment in the submission to demonstrate that the development would not result in, or be fully able to compensate for, any loss in the total ecological functions of the original fish ponds within the site. There is also no information in the submission to demonstrate that the proposed development would not have adverse disturbance impact on the ecological integrity and ecological value of the fish ponds within the Wetland Conservation Area or that such impacts can be mitigated through positive measures.
- R9 The majority of the site falls within the works limit of the proposed alignment for the Yuen Long Bypass Floodway (YLBF) and the remaining area is planned to be used as Temporary Occupation Area. The alternative alignment suggested by the applicant is not acceptable as it would have adverse environmental and ecological impacts. In particular, it would affect the fish ponds further north that are still in good condition and would cause fragmentation of the wetland habitat. Approval of the application would frustrate the implementation of the YLBF which is an essential infrastructure project needed to alleviate the flooding risk to the Yuen Long area.
- R10 There is insufficient information in the submission to demonstrate that proper vehicular access can be provided to serve the proposed development.

- R11 There is insufficient information in the submission to demonstrate that the concerns on traffic noise impact, water quality impact on Deep Bay and feasibility of connecting the proposed development to future trunk sewer can be satisfactorily addressed.
- R12 The approval of the application would set an undesirable precedent for other similar applications. The cumulative effect of approving such similar applications would result in adverse impact on the traffic, drainage, sewerage and environment of the area.
- R13 The application site is zoned "Undetermined" on the Nam Sang Wai Outline Zoning Plan. Further study is being undertaken to review the land-use for the area taking into account the provision of infrastructure and Government, institution and community facilities. Since approval of this application would impose constraints on the land-use review for the whole area, it is pre-mature to consider the application at this stage.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

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

By Fax: 2877 0245 or 2522 8426

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

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

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

東城里附近雜草叢生，土地空曠了將近廿載，
政府常說沒有足夠土地發展，何不利用此計劃
增加房屋供應，又可以改善鄉郊環境，一舉兩得
希望政府認真考慮

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

簽署 Signature [Signature] 日期 Date 8/11/2021



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

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

By Fax: 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates A/YL-NSW/293

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

支持！支持開發香港北區！建做新都會區！支持
增加房屋供應！

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

簽署 Signature [Signature] 日期 Date 08/11/2021



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

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

By Fax: 2877 0245 or 2522 8426

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

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

A/YL-NOW/283

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

Support! A good application to help ease the housing shortage problem in HK and support HK northern part to become another metropolis! Please approve it as soon as possible!

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

Alvin Leung

簽署 Signature

日期 Date

08th November, 2021

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

0037

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-NSW/293

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

支持此次申請！本人是元朗區居民，熟悉元朗一帶，李咸里上
片土地多年來被非法佔據，大量貨車霸佔村路，
因此希望本計劃獲通過，令這裏變成宜居地方！

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

周小姐

簽署 Signature

周

日期 Date

2021年11月8日



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

0047

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 A1YL-NSW-293

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

The planning application will address the problematic brownfield and release the valuable land resource potential. As a local resident, I can say that continuous nuisance from trucks has been destroying the harmonious environment in Tung Shing Lei. This application will be able to ~~re~~ replace the brownfield at the earliest opportunity. Therefore I support this planning application.

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

簽署 Signature [Signature] 日期 Date 08-11-2021



致城市規劃委員會秘書：

0048

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-NSW/293

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

非常支持此方案，東成里具有極高發展潛力，但多年來被浪費，
任由變成棕地及棄屋，沒有好好利用。此計劃不但可提供 3500 個
單位，又提供高質素及自然設計的靚屋，比現在浪費土地下更有
建地性反價值。

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

簽署 Signature

Joshua

日期 Date

08/11/2021



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

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

By Fax: 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates A14C-NSW 1293

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

I appreciate the commitment the developer made in improving the natural environment. This planning application should be approved by TPB.

It is situated at a great location with blue-green resources. It is good to know that a residential proposal also commits to put forward natural conservation.

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

簽署 Signature

日期 Date

8/11/2021



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

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

By Fax: 2877 0245 or 2522 8426

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

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

APL-NSW/283

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

I support this planning application. The scheme of this development address the shortage of housing supply by providing 3500 units.

As we all know, Yung Long is a new trend and policy measures developing new areas include what the are focusing on. People are likely to enjoy a larger unit in rural area such as this development in Yuen Long.

Also I appreciate the design of having this extensive open space and good environment.

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

cat1

簽署 Signature



日期 Date

8/11/2021





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

By email only

7 October 2022

Dear Sir/Madam,

Comments on the planning application for the proposed Comprehensive Residential Development at Tung Shing Lei, Nam Sang Wai, Yuen Long (A/YL-NSW/293)

The Hong Kong Bird Watching Society (HKBWS) objects to the captioned planning application based on the following reasons:

1 Not in line with the general planning intention of the statutory plan

- 1.1 According to the general planning intention of the approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8, the plan is to *"conserve the ecological value of the fish ponds which form an integral part of the wetland ecosystem in the Deep Bay Area...the area further away from the fish ponds is to protect the ecological integrity of the wetland ecosystem, and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds."*
- 1.2 Moreover, the application site is located within U zone, where *"development within the areas has to be comprehensively planned as piecemeal development or redevelopment would have the effect of degrading the environment and thus jeopardizing the long-term planning intention of the areas."* Meanwhile, *"any private developments or redevelopments require planning permission from the Board so as to ensure that the environment would not be adversely affected is intended."*
- 1.3 According to the aerial photograph extracted from Hong Kong Map Service 2.0 in January 2018, most of the application site are ponds and well-



vegetated land (Figure 1). We are concerned the footprint of the development will lead to a direct loss of wetland and natural features. We consider the proposed high-rise residential development is incompatible with the surrounding rural environment and the fishponds further away.

2 Provision of public housing is misleading

According to the Executive Summary, the applicant stated that *"the entire 'U' zone is anticipated to provide a total of 15,212 residential units, with a public-private housing mix of 74:26"* according to the Indicative Layout Plan, *"that covers not only the Proposed Scheme at the Application Site, but also include indicative development proposal for the remaining part of the 'U' zone"*. As the proposed private residential development has nothing to do with provision of public housing, we consider it is indeed misleading that the audience may have a false impression that the proposed development would have direct relationship with the provision of public housing flats.

3 Wetland loss due to pond filling

In section 7.2.5 and 7.2.6 of the EcolA submitted in the previous similar planning application A/YL-NSW/275, the ponds *"are used by waterbirds (mainly Little Egret and Chinese Pond Heron, also with some Great Egret, Intermediate Egret and Little Grebe) to a certain extent, mainly along the pond bund edge (interface between pond bund and the water surface)"*. It also stated that *"the ponds were assessed with low to moderate value, subject to the level of active management by pond operators"*. However, pond filling would be resulted due to the proposed development. Given the proximity of the application site to the Wetland Buffer Area and Wetland Conservation Area under the Town Planning Board Planning Guideline No. 12C, the ponds are still being used by various species of waterbirds, and their ecological linkage with the Deep Bay wetland ecosystem, we consider that the ponds should not be filled and there should be no-net-loss in wetland in terms of both area and function at the application site.



4 Potential impacts on the ardeid breeding colony

- 4.1 Tung Shing Lane egrettry is the second largest egrettry in Deep Bay in 2018 and has been actively used by ardeids for about 20 years. Though Tung Shing Lane egrettry was not active in 2021, we consider the trees and habitat quality at both Tung Shing Lane egrettry should be retained and adequately protected due to its potential to be used by ardeids for breeding.
- 4.2 There is a newly recorded colony near Kam Po Road, which is situated about 1.8km away from the proposed residential towers at Tung Shing Lane. As most birds flew less than 2km from their nests, but some can reach a distance as far as 4km due to the surrounding topography of the egrettry. In order to safeguard these breeding egrets and herons, the nesting locations together with feeding grounds and flight paths/corridor of the birds should all be protected, such that the breeding egrets and herons can access their foraging grounds and wetlands.
- 4.3 However, there is no ecological impact assessment related to the flight paths of the new Kam Po Road egrettry provided by the applicant. We are concerned the current proposed real estate development, which consists of 14 towers of residential buildings, with a height up to 139mPD/44-storey, would obstruct the flight paths of breeding ardeids to access Deep Bay area for foraging and feeding, causing adverse impacts on the ecologically important egrettry.

5 Adverse impacts of the proposed high-rise residential development

- 5.1 The proposed development consists of 14 towers of residential buildings, with a height up to 139mPD/44-storey, excluding rooftop features. It is highly visible over a large area due to its building height - the maximum building height (i.e. +139mPD, excluding rooftop features) is much taller than the hill to the south (i.e. about +42.2mPD) and the nearby village setting, in which the general development intensity is of a maximum plot ratio of 0.4 and not more than 3-storey high. We consider that this is clearly incompatible with the surrounding rural environment.
- 5.2 We are highly concerned the high-rise residential towers would become well-lit façades (created by lightings from each household) during night time,



and would be highly visible over a large area, and would have adverse impacts on the habitat quality and wildlife within the “Inner Deep Bay and Shenzhen River catchment” Important Bird and Biodiversity Area, which is recognized by the BirdLife International¹.

- 5.3 According to the Light Pollution Guidelines for Wildlife under the Convention on Migratory Species², *“where there is important habitat for migratory shorebirds within 20 km of a project, consideration should be given as to whether that light is likely to have an effect on those birds.”* This 20 km buffer is based on *“a precautionary approach that sky glow can cause a change in behaviour in other species up to 15 km away”*. Moreover, artificial light can in fact *“disorient flying birds, affect stopover selection, and cause their death through collision with infrastructure. Birds may starve as a result of disruption to foraging, hampering their ability to prepare for breeding or migration”*³.
- 5.4 Moreover, the massive population caused by the proposed high-rise development would also lead to adverse ecological impacts (i.e. increase in human disturbance, light and noise pollution, etc.). We are concerned the proposed development would have adverse impacts on the habitat quality and wildlife immediately adjacent to the application site and in the Deep Bay wetlands. As such, we object to the proposed high-rise residential development.

6 Cumulative ecological impacts and undesirable precedent set in Deep Bay area

- 6.1 As stated in the Nam Sang Wai OZP, *“development within the areas has to be comprehensively planned as piecemeal development or redevelopment would have the effect of degrading the environment and thus jeopardizing the long-term planning intention of the areas”*. Cumulative ecological impacts to the fishponds of Deep Bay area need to be carefully assessed given that a number of other residential developments have already been

¹ [http://datazone.birdlife.org/site/factsheet/inner-deep-bay-and-shenzhen-river-catchment-area-iba-hong-kong-\(china\)](http://datazone.birdlife.org/site/factsheet/inner-deep-bay-and-shenzhen-river-catchment-area-iba-hong-kong-(china))

² <https://www.cms.int/en/document/light-pollution-guidelines-wildlife-0>

³ <https://www.cms.int/en/document/light-pollution-guidelines-wildlife-0>



proposed in close proximity of the application site.

- 6.2 The developments include application no. A/YL-NSW/241, A/YL-NSW/242, A/YL-NSW/267, Y/YL-NSW/3, Y/YL-NSW/4 and A/YL-NSW/274, all of which are approximately less than 1km from the application site (Figure 6). All the above developments are close to the breeding site and flight path of egret in Tung Shing Lane, and also the largest Great Cormorant night roost in Hong Kong at Nam Sang Wai. We are concerned that the disturbances arising from all of these residential and commercial developments would cumulatively create a significant amount of disturbances resulting in the abandonment of these egrets' breeding site and Great Cormorant night roosts.
- 6.3 Moreover, the approval of this application will set an undesirable precedent to the future similar high-rise developments in in both Nam Sang Wai area and Deep Bay area, and thus nullifying the statutory planning control mechanism. We urge the Board to reject this application in order to protect Deep Bay area from any development threats.

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

According to the Hong Kong Planning Standards and Guidelines (HKPSG), Chapter 10, Section 2.1 (iii), the Board has the responsibility to “control adjoining uses to minimise adverse impacts on conservation zones and optimise their conservation value”. We note that all other Government bureaux/departments are also bound to the HKPSG, the Agriculture, Fisheries and Conservation Department (AFCD) and the Planning Department (PlanD) has the responsibility to advise the Board on the ecological and planning aspects in particular⁴. Given AFCD's mission to conserve natural environment and safeguard the ecological integrity⁵ and the proposed development is not in line with the planning intention of the statutory plan, HKBWS would also expect AFCD and PlanD to object this application. Should AFCD, PlanD or the Board feels otherwise, we urge that the appropriate justifications are

⁴ AFCD Role of Department. Available at:
http://www.afcd.gov.hk/english/aboutus/abt_role/abt_role.html

⁵ AFCD Vision and Mission. Available at:
http://www.afcd.gov.hk/english/aboutus/vision_mission/abt_vision_mission.html





provided.

The HKBWS respectfully requests the Board to take our comments into consideration and reject the current application. Thank you for your kind attention.

Yours faithfully,
Wong Suet Mei
Conservation Officer
The Hong Kong Bird Watching Society

cc.
The Conservancy Association
Designing Hong Kong
Kadoorie Farm and Botanic Garden
WWF – Hong Kong
TrailWatch

香港觀鳥會 Hong Kong Bird Watching Society

電話 Tel No. +852 2377 4387 電郵 E-mail info@hkbws.org.hk
傳真 Fax No. +852 2314 3687 網頁 Website www.hkbws.org.hk

地址 香港九龍荔枝角青山道532號偉基大廈7C
Address 7C, V Ga Building, 532 Castle Peak Road,
Lai Chi Kok, Kowloon, Hong Kong

香港註冊成立的法定慈善機構及無股本擔保有限公司 A charitable organization incorporated in Hong Kong with limited liability by guarantee

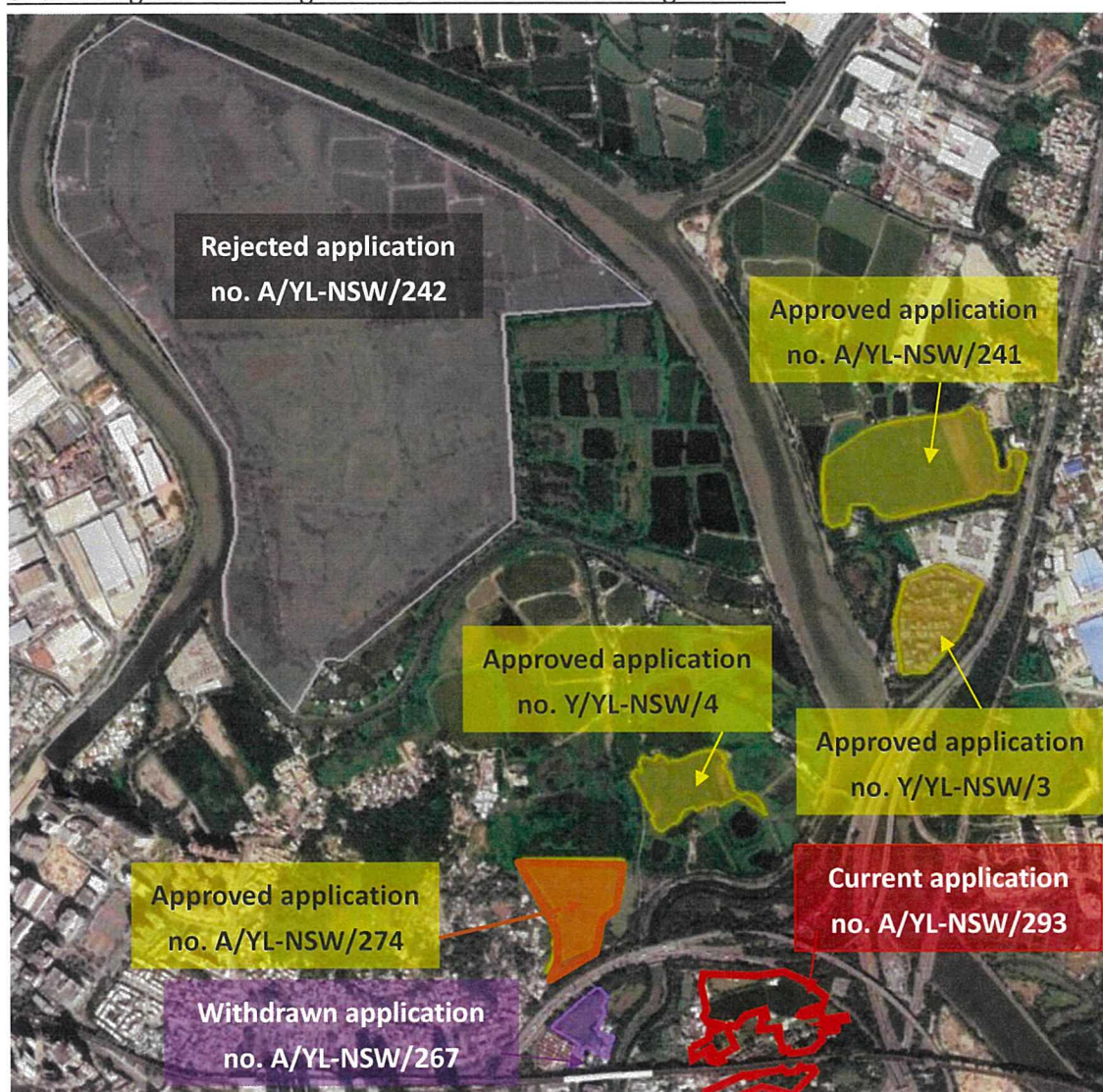


Figure 1. According to the aerial photograph extracted from Hong Kong Map Service 2.0 in January 2018, there are ponds and well vegetated land within the application site (marked with red line), while 2-storey village houses and structures are found at the west. We are concerned the footprint of the development will lead to a direct loss in wetland and natural features. We consider the proposed high-rise residential development is incompatible with the surrounding rural environment and the fishponds further away.



January 2018

Figure 2. The Google Earth aerial photo showing the developments (application no. A/YL-NSW/241, A/YL-NSW/242, A/YL-NSW/267, Y/YL-NSW/3, Y/YL-NSW/4, A/YL-NSW/274 and A/YL-NSW/275) which all are approximately less than 1km from the application site (marked with red line). All the above developments are close to the breeding site and flight path of egretty in Tung Shing Lane, and also the largest Great Cormorant night roost in Hong Kong at Nam Sang Wai. We are concerned that the disturbances arising from all of these residential and commercial developments would cumulatively create a significant amount of disturbances resulting in the abandonment of these egrets' breeding site and Great Cormorant night roosts.





長春社

Since 1968

The Conservancy Association

會址: 香港新界葵涌貨櫃碼頭路 77-81 號 Magnet Place 一期
13 樓 1305-6 室

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

6th October 2022

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-NSW/293

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

1. Not in line with the planning intention

According to the general planning intention of the approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8, the Plan is to “*conserve the ecological value of the fish ponds which form an integral part of the wetland ecosystem in the Deep Bay Area*”, and “*the area further away from the fish ponds is to protect the ecological integrity of the wetland ecosystem, and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds*”. While We are very concerned that the proposed development is still large in scale and lies very close to fish ponds within the site and the vicinity of Wetland Buffer Area (WBA) under the Guidelines for Application for Developments within Deep Bay Area (TPB PG-No. 12C). We therefore cannot see how this planning application can achieve the above planning intention.

2. Incompatible development scale

A similar planning application A/YL-NSW/275 has once been submitted to Town Planning Board at the same site since November 2019. Compared with the previous application with the current one, we do not think the development scale has been substantially decreased. Please refer to the table below for reference.



長春社

Since 1968

The Conservancy Association

會址: 香港新界葵涌貨櫃碼頭路 77-81 號 Magnet Place 一期

13 樓 1305-6 室

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

	A/YL-NSW/275	A/YL-NSW/293
Plot ratio (Domestic)	3.082	2.928
No. of Block (Domestic)	16 Residential Tower 34 Houses	14 Residential Tower 9 Houses
Building height	12-139mPD	12-139mPD
No. of storey	3-45	2-44
No. of units	3,814 Flats (Private) 34 Houses (Private)	3,556 Flats (Private) 9 Houses (Private)

The explanatory statement of “Undetermined” (“U”) zone mentioned that “To realize a built-form which represents a transition from the Yuen Long New Town to the rural area, the development intensity should take into account the urban type developments immediately to the west of the “U” zone and the rural characteristics of the area to its north”. With further urban expansion in Yuen Long during recent decades, the current rural landscape in Tung Shing Lane and its adjacent, such as Small Traders New Village, can be regarded as the remaining part that keeps intact in general. Based on the current development scale, we worry that the current rural landscape in the subject site acting as a transition between Yuen Long New Town and Yuen Long rural area would be loss.

3. Direct loss of fish ponds

From the Master Layout Plan for the proposed development, it is clear that some residential development would be built on the pond. Pond filling activities in the site will be resulted, but such act would lead to direct loss of fish ponds. While the fish ponds lie close to WBA and even Wetland Conservation Area (WCA), it was also very close the egretty in Tung Shing Lane. We expect that the ponds are still utilized by egrets and various waterbirds and form a close ecological linkage with Deep Bay wetland ecosystem.

Although one of the ponds has become a “lake” under the current application, we opine that the total area of wetland in the site would still be significantly reduced. Besides, we are also not sure if any associated works, such as draining out all water from the “lake”, earth work, would be proposed in the “lake”. Whether water quality



長春社

Since 1968

The Conservancy Association

會址: 香港新界葵涌貨櫃碼頭路 77-81 號 Magnet Place 一期
13 樓 1305-6 室

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

of this “lake” would still be acceptable for egrets and other species during operation phase is also questionable. In this way, this pond/”lake” is no longer functional in ecological perspective, and is no differences from direct ecological loss.

4. Adverse impacts on adjacent egretries

According to the further information in response to departmental comments submitted by the applicant on 10th December 2021, the applicant replied AFCD’s comments that *“Tung Shing Lane Egretty was abandoned in 2021, following a decreasing trend of the breeding ardeid at Tung Shing Lane Egretty for several years...”*. However, the report from The Hong Kong Bird Watching Society¹ pointed that *“As the Kam Po Road colony is situated not too far away from the abandoned colony at Tung Shing Lane (about 1.9 km), and their composition of population is similar, it is suspected that the Tung Shing Lane population relocated to Kam Po Road this year”*

Past research has shown that the location of bird nesting and foraging ground (such as fish pond) is closely related, with birds flying 2km in average from their nests to foraging ground. Some birds can even fly as far as 4km². Currently there are insufficient information, such as updates on flight path survey for the new colony, measures to ensure no disturbance on Tung Shing Lane Egretty, etc., to justify that such ecological linkage would be safeguarded. We worry that the proposed development would cause obstruction of flight path, leading to disturbance on breeding and foraging activities of birds.

5. Lack of details of on-site sewerage treatment management

According to the explanatory statement of S/YL-NSW/8, *“Private residential developments in the Area must contain suitable and satisfactory on-site sewage treatment facilities to achieve the requirements of “no-net-increase in pollution load to Deep Bay” and make connections to a public sewer once it is in place”*, which

¹ 1 Anon, 2021. Summer 2021 Report: Egretty Counts in Hong Kong with particular reference to the Mai Po Inner Deep Bay Ramsar Site. Report by The Hong Kong Bird Watching Society to the Agriculture, Fisheries and Conservation Department, Hong Kong Special Administrative Region Government. <https://cms.hkbws.org.hk/cms/component/phocadownload/file/812-egretty-summer-report-2021> 2 Wong, L.C., Lam, W.Y. and Ades, W.J. (2009). Ecology of the birds in Hong Kong. Hong Kong: Kadoorie Farm & Botanic Garden.



長春社

Since 1968

The Conservancy Association

會址: 香港新界葵涌貨櫃碼頭路 77-81 號 Magnet Place 一期
13 樓 1305-6 室

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

means that a comprehensive sewerage plan is needed to prove the development would not lead to increase of pollution load in deep bay. As the revised Environmental Assessment report (Attachment D) the applicant said, *"About 940.7m³/ day out of 3,984m³/ day of treated effluents will be reused on-site for flushing and irrigation use and the remaining treated effluent water would be discharge to the public drainage system"*, which means around 76.4% sewerage will be handle by the public system. The Environmental Protection Department also commented based on further information submitted by the applicant on July 2022, the updated sewerage impact assessment is needed, if the applicant needs to connect to the public sewerage system. However, the applicant only said that *"It will be further considered in detailed design stage"*. We supposed that such an important sewerage treatment management should be provided in early stage, which is very fundamental information to justify whether the applicant able to fulfill the principle of *"no-net-increase in pollution load to Deep Bay"*. Therefore, lack of details on-site sewerage treatment management should not be approved.

6. Potential cumulative impact

Over the past decade, many large-scale development applications inside WBA around Nam Sang Wai have been approved or submitted for approval. The entire region has been under high development pressure. According to Approving the captioned application would set undesirable precedent for similar applications for large-scale development in the area. Development would further encroach into lands with conservation and landscape values, decreasing overall quality of the environment.

Yours faithfully,

Chow Oi Chuen

Campaign Officer

The Conservancy Association



40 YEARS
OF ACTION FOR NATURE

香港新界葵涌葵昌路 8 號
萬泰中心 15 樓
15/F, Manhattan Centre
8 Kwai Cheong Road
Kwai Chung, N.T., Hong Kong

電話 Tel: +852 2526 1011
傳真 Fax: +852 2845 2764
wwf@wwf.org.hk
wwf.org.hk

11 February 2022

**Chairperson and Members
Town Planning Board**

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

By E-mail ONLY

Dear Sir/Madam,

**Re: Proposed Comprehensive Residential Development on "Undetermined" zone at Tung
Shing Lei, Nam Sang Wai, Yuen Long (A/YL-NSW/293)**

Regarding the supplementary information submitted by the applicant of the captioned application on 14 January 2022, we consider that our letter submitted to the Town Planning Board on 9 November 2021 is still valid (please refer to Annex 1). As such, we would like to maintain our objection to the captioned application.

Yours faithfully,

Andrew Chan

Senior Conservation Officer, Policy



together possible

贊助人：香港特別行政區行政長官
林鄭月娥女士、大紫荊勳賢、GBS
主席：白丹尼先生
行政總裁：黃碧茵女士
義務公司秘書：嘉信秘書服務有限公司
義務司庫：匯豐銀行
註冊慈善機構

The Chief Executive of the HKSAR
Chairman: Mr Daniel R Bradshaw
CEO: Ms Nicole Wong

Honorary Company Secretary:
McCabe Secretarial Services Limited
Honorary Treasurer: HSBC
Registered Charity

註冊名稱 Registered Name: 世界自然(香港)基金會 World Wide Fund For Nature Hong Kong
(於香港註冊成立的擔保有限公司 Incorporated in Hong Kong with limited liability by guarantee)



世界自然基金¹
香港分會

WWF-Hong Kong

香港新界葵涌葵昌路 8 號
萬泰中心 15 樓
15/F, Manhattan Centre
8 Kwai Cheong Road
Kwai Chung, N.T., Hong Kong

電話 Tel: +852 2526 1011
傳真 Fax: +852 2845 2764
wwf@wwf.org.hk
wwf.org.hk

9 November 2021

**Chairperson and members
Town Planning Board**

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

By E-mail ONLY

Dear Sir/Madam,

Re: Proposed Comprehensive Residential Development on "Undetermined" zone at Tung Shing Lei, Nam Sang Wai, Yuen Long (A/YL-NSW/293)

WWF would like to lodge our objection to the captioned.

Ecological impacts to Tung Shing Lane Egretty

According to the gist of the captioned application, the proposed development consists of building blocks with 2 – 44 storeys with the majority of them are high-rises ranging from 91.6 mPD to 139 mPD. Given the close proximity of the proposed development with Tung Shing Lane Egretty and the rural environment in the surroundings, we worry that the captioned development will impose disturbance impacts, e.g. light and noise pollution, to the egretty. We are of grave concern that it will result in decreasing the usage or even abandonment of the egretty by the breeding egrets and eventually affect their breeding success. Therefore, we opine that the captioned application should be rejected.

Not in line with the general planning intention of the OZP

As per Section 8 of the Explanatory Statement of the approved Nam Sang Wai OZP No. S/YL-NSW/8, the general planning intention of plan area is *"to conserve the ecological value of the fish ponds which form an integral part of the wetland ecosystem in the Deep Bay Area. The existing and contiguous, active or abandoned fish ponds in the Deep Bay Area should all be conserved. Moreover, the loss of fish ponds and habitat fragmentation should be avoided and*

together possible™

贊助人：香港特別行政區行政長官
林鄭月娥女士、大紫荊勳賢、GBS
主席：呂丹尼先生
行政總裁：黃碧茵女士

義務核數師：香港立信德豪會計師事務所有限公司
義務公司秘書：嘉信秘書服務有限公司
義務司庫：匯豐銀行
註冊慈善機構

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

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

註冊名稱 Registered Name: 世界自然(香港)基金會 World Wide Fund For Nature Hong Kong
(於香港註冊成立的擔保有限公司 Incorporated in Hong Kong with limited liability by guarantee)

any negative impact arising from undesirable land uses and human disturbance should be mitigated". In addition, "the planning intention of the area further away from the fish ponds is to protect the ecological integrity of the wetland ecosystem, and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds". As per the layout plan enclosed in the gist of the captioned application, the proposed development will result in loss of fish pond habitat (Fig. 1) which will affect the integrity of the wetland ecosystem of the Deep Bay Area. As such, we consider that the captioned development is not in line with the general planning intention of the OZP and therefore should be rejected.

Undesirable precedent and cumulative impacts

We are of grave concern that approval of this application will set an undesirable precedent for future development proposals in the vicinity which will cause cumulative ecological impacts and disturbance to the Deep Bay area. Together with other large scale developments in the vicinity, the captioned development will also result in overtaxing the existing and planned transport and infrastructural provision and cause cumulative degradation of the rural environment in the area. As such, we urge the members of the Town Planning Board to reject this application.

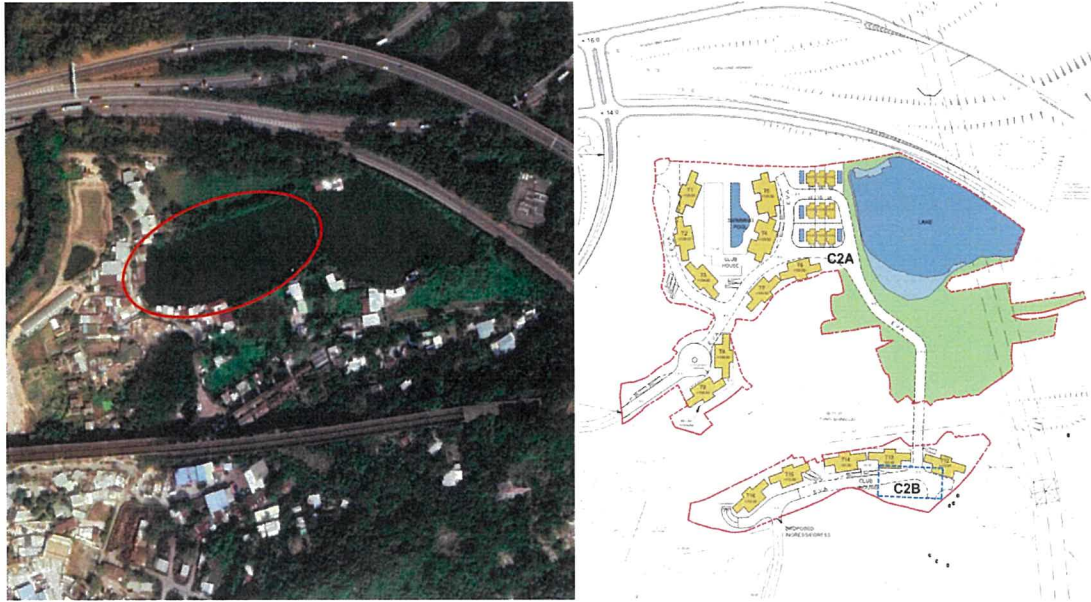
Yours faithfully,



Andrew Chan

Senior Conservation Officer, Policy

Fig. 1 The proposed development will cause direct loss of fish pond habitat (indicated as red circle) (Image source: Google Earth and the gist of the captioned application)



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

2nd November, 2022.

By email only

Dear Sir/ Madam,

Proposed Comprehensive Residential Development
(A/YL-NSW/293)

1. We refer to the captioned.
2. We urge the Board to seriously consider whether the proposal would be compatible with the locality and all the potential impacts of approving this application.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



BY EMAIL ONLY

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



24 May, 2022

Dear Sir/ Madam,

Proposed Comprehensive Residential Development in “Undetermined” Zone at Tung Shing Lei, Yuen Long (Application No.: A/YL-NSW/293)

1. Green Power, a local charitable green group, would like to lodge objection to the above-captioned Planning Application (the Application) under Section 16 of the Town Planning Ordinance for proposed comprehensive residential development in Tung Shing Lei, Nam Sang Wai, Yuen Long (the Application Site) which falls within “Undetermined”(“U”) zone on the approved Nam Sang Wai OZP (NSWOZP) No. S/YL-NSW/8 owing to the following concerns:
 - (a) The Application contradicts the planning intention of the Planning Scheme Area (the Area) of NSWOZP.
 - (b) The Application misleads the TPB that the existing Application Site were brownfield which is mainly wetlands and vegetated habitats.
 - (c) The Application will cause loss of wetlands and vegetated habitats, and encroaches an important breeding site of waterbirds, an egret on the northern slope of a hill in Tung Shing Lei (to the south of the Application Site) and hence imposes severe adverse ecological impacts on internationally important Mai Po Inner Deep Bay Ramsar Site.
 - (d) The Application has not addressed properly the environmental impacts and carrying capacity issues brought about by proposed developments.

Contradictory to Planning Intention

2. Section 8.1, EXPLANATORY STATEMENT of NSWOZP states that “*The existing and contiguous, active or abandoned fish ponds in the Deep Bay Area should all be conserved. Moreover, the loss of fish ponds and habitat fragmentation should be avoided... ..*” The Application Site reclaims over half of existing wetlands (fishponds and marshes) and removes substantial portion of vegetated habitats including woodlands in Tung Shing Lei area that breaches the planning intention of NSWOZP.
3. Section 8.3, EXPLANATORY STATEMENT of NSWOZP states that “*The planning intention of*

the area further away from the fish ponds is to protect the ecological integrity of the wetland ecosystem, and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds."

4. The Application proposed five blocks of high-rise multi-storey buildings (94m and 112.8m in height) to the north of a major egretty in Deep Bay area which is located on the slope of a small hill in Tung Shing Lei (Tung Shing Lei Egretty) peaked at only about 40m. The proposed buildings, which are at least 50m higher than the egretty, will isolate the egretty from the Deep Bay wetland habitats including fishponds and river channels. The long row of high-rise buildings in front of the egretty will also blocked most of the flight paths of birds to and from the egretty.
5. Obviously, the proposed development breaks up the ecological integrity of the wetland ecosystem. Such development that would have a *negative off-site disturbance impact on the ecological value of fish ponds* should be prevented.
6. Section 8.1, EXPLANATORY STATEMENT of NSWOZP requires that "*Any negative impacts arising from undesirable land uses and human disturbance should be mitigated.*" Regrettably, no adequate measures, including avoidance of impacts, are proposed.
7. Obviously, the Application disregards the "precautionary approach" (Section 8.2) adopted in NSWOZP in order to achieve the conservation objectives of the Area.
8. Furthermore, only low-density residential zonings "Residential (Group D)" ("R(D)") and Village Type Development ("V") exist in current NSWOZP. Therefore, proposed development is a precedent planning application that will jeopardize the planning intention of NSWOZP.

Adverse Ecological Impacts

9. The proposed development is adjacent to an existing major egretty in Tung Shing Lei which is one of the major egrettries in Deep Bay area. In addition to the isolation of the egretty from the wetland habitats in Deep Bay area and obstruction of flight paths, the construction of high-rise buildings and associated emergence vehicular access and slope works will involve massive vegetation clearance and generate noise and human disturbance which will seriously interfere breeding of egrets and herons in the egretty during breeding season.
10. Other major ecological impacts are mentioned in paragraph 2 and 3 above.

Misleading Land Status

11. The proponent misdescribed the Application Site as "brownfield". However, the Application site mainly consists of fishponds, marshes and woodlands. This misinterpretation downgrades the ecological importance of the Application Site that misleads the Administration and Town Planning Board members to make a biased judgement.
12. Therefore, policy for prioritizing development in brownfield is not applicable in this Application because the Application Site is not a brownfield.

Overloading Carrying Capacity of the Area

13. *Full development of the entire "U" zone is anticipated to provide a total of 15212 residential*

units (p.3, Executive Summary, submitted document of the Application) which will accommodate a population of about 41,000 (2.7 persons per household, 2021 Population By-census). However, *“the planned population in the Area will be about 28,900 persons.”* (Section 6.2, EXPLANATORY STATEMENT of NSWOZP). The proposed population of the Indicative Layout Plan (ILP) for “U” is 1.4 times of that of the whole Scheme Area of NSWOZP. Existing infrastructure, utilities and transport system cannot support such substantial increase in population.

14. The future residents in the proposed developments will commute to nearest town centre, i.e. Yuen Long, for all sorts of daily activities including shopping, dining, entertainment, consulting professionals (e.g. doctors, lawyers), customer’s services (enquiries to utilities and suppliers, repair of products). This will generate huge transport needs to Yuen Long and worsens the traffic congestion of Yuen Long Town, as well as large pressure to the government, community and commercial facilities and service providers.
15. A total of 549 vehicle parking spaces will be provided in the Application Site. The accommodated vehicles will deteriorate the air quality and impose noise impacts on humans and wildlife (especially waterbirds) arising from increased traffic flow during the operational phase of the proposed development.
16. The Application Site is located in a low-lying area bounded by elevated roads, reclamation of wetlands and increase in paved area in the Application Site may impose flooding risk of neighbouring villages such as Tung Shing Lei and Small Traders New Village, and historical assets, i.e. Pun Uk.

Pollution Problems

17. The residents may also be exposed to high level of railway noise in operation phase.
18. The proposed developments will generate point source and non-point source water pollution that increases the pollution loading of Deep Bay that breaches the Zero Discharge Policy for Deep Bay.
19. During the construction phase, the fishponds, wetlands and farmlands in vicinity are vulnerable to illegal dumping of soil debris and construction and demolish wastes. Regrettably, existing enforcement measures to prevent illegal dumping are ineffective and successful prosecutions are rare. Most importantly, destroyed wetland habitats are difficult to reinstate.
20. In this regard, Section 7.2.1, EXPLANATORY STATEMENT of NSWOZP advises that *“new development proposals should not be allowed unless it can be demonstrated that it would have minimal adverse impact on drainage, sewerage, traffic, environment and ecology in the area.”*
21. Also, Section 9.8.1, EXPLANATORY STATEMENT of NSWOZP stresses that *“Development within the areas (“U” zones) has to be comprehensively planned as piecemeal development or redevelopment would have the effect of degrading the environment and thus jeopardizing the long-term planning intention of the areas.”*
22. Therefore, feasibility study should be conducted to demonstrate the proposed development does not exceed the carrying capacity of the Area in terms of environment, ecology, drainage,

sewerage, traffic, and other infrastructures, as this Application proposed exceptional development scenario in the Area, such as plot ratio, building height, reclamation of wetlands.

Response to Application's Planning Merits

23. We opine that *"timely public housing supply"* in the ILP is very unlikely to occur in view of *"the major parts of the "U" zone with fragmented ownership reserved for potential public housing development"* (p.2 and 3, Executive Summary, submitted document of the Application), and the schedule, or even feasibility, for public housing development is still uncertain.
24. On the other hand, *"early implementation by private initiatives at the Application Site will be able to catalyse"* flytipping, pond filling and proliferation of brownfield in the surrounding ecologically important sites including Wetland Conservation Area, Wetland Buffer Area, etc. Instead of *"spearheading the comprehensive development of Tung Shing Lei "U" zone"*, the Application may kick off an ecologically damaging and incompatible development in Tung Shing Lei area.
25. Instead of *echoing with Government's prevailing policy to utilise brownfield sites*, the Application will abuse existing wetlands and vegetated habitats and most likely turns these habitats into brownfields.
26. The Application Site is physically fragmented and isolated by Route 3 and the only road access is Castle Peak Road to the south that is difficult to *"serve as an organic transition between Yuen Long New Town and Kam Tin North Area."*
27. No sensible design is adopted to *"protect ecological assets (i.e. wetlands, vegetated habitats, egrettries, etc.) and minimize environmental impacts (i.e. water pollution, flood risk, brownfield proliferation, air pollution from vehicles, etc.)."*
28. Therefore, the captioned application should be rejected because of its implication in context of strategic planning, district transport and traffic, pollution loading to Deep Bay area, environment and ecological impacts that sets a bad precedent for approval for misinformed and disinformed applications.

Thank you very much for kind your attention. We look forward to your favourable decisions.

Yours faithfully,



LUI Tak-hang, Henry
Senior Conservation Manager
GREEN POWER

233

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-NSW/293 Received on 07/10/2022

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對有關規劃申請

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

簽署 Signature

張振宇

日期 Date

29-10-2022



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



Re: AYL-NSW/293 DD 103 and 115 Tung Shing Lei, Nam Sang Wai
14/04/2022 03:07

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Cc: enquiry <enquiry@aud.gov.hk>
File Ref:

- Dear TPB Members,

Revised MLP is more of the same old, same old. Lots of passive landscaping and ludicrous elements like 'Star Gazing Garden' when the light pollution from the towers would create an ambiance more MKK than Atacama Desert. Proposed population of over 10,000 but no outdoor courts and ZERO GIC facilities. Not even a kindergarten and this is usually a commercial service.

Combined with the inappropriate location for such a large population intake, members must reject the application.

Mary Mulivhill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Cc: enquiry <enquiry@aud.gov.hk>
Date: Friday, 14 January 2022 2:22 AM CST
Subject: Re: AYL-NSW/293 DD 103 and 115 Tung Shing Lei, Nam Sang Wai

Dear TPB Members,

The applicant submitted a table of responses to departmental comments, a revised Ecological Impact Assessment, Water Supply Impact Assessment, Landscape Proposal and Broad Technical Assessment on Rail Capacity of MTR West Rail Line.

BUT NONE OF THIS DATA HAS BEEN PROVIDED EVEN THOUGH THIS IS PUBLIC CONSULTATION AND THE PUBLIC HAS BEEN REQUESTED TO COMMUTE AS LITTLE AS POSSIBLE AND TO REDUCE INTERACTION TO A MINIMUM. THIS IS NOT A GENUINE PUBLIC CONSULTATION.

Latest Arrangements of the Town Planning Board Secretariat's Reception Counter

Services at the Town Planning Board Secretariat's Reception Counter located at North Point Government Offices (15/F) remain normal.

In light of the latest situation of COVID-19 and the need for epidemic prevention and control, arrangements have been undertaken to step up precautionary measures at the Reception Counter. **To reduce social contacts, starting from today** (January 13), members of the public can place their submissions made

under the Town Planning Ordinance into the drop-in box at the Reception Counter during office hours (9am to 5pm, Monday to Friday). Members of the public are also encouraged to make enquiries through the telephone hotline (2231 4810) or email (tpbpd@pland.gov.hk) and can visit the TPB's website (www.info.gov.hk/tpb) for statutory planning information.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 9 November 2021 11:21 PM CST
Subject: AYL-NSW/293 DD 103 and 115 Tung Shing Lei, Nam Sang Wai

AYL-NSW/293

Various Lots in D.D. 103 and D.D. 115, Tung Shing Lei, Nam Sang Wai

Site area : About 53,584sq.m

Zoning : "Undetermined"

Applied development : 14 Towers / 3,556 Units / 9 Houses / 140mPD /
10,330sq.m OS / 530 Vehicle Parking

Dear TPB Members,

Application 274 was withdrawn. This is more of the same with a slight reduction in PR.

Previous objections applicable and fully support the Hong Kong Bird Watchers Society submission at the time

1. Not in line with the general planning intention of the statutory plan
2. Provision of public housing is misleading and cannot justify the proposed private housing development
3. Misinterpretation of the government housing policy to develop the whole Uzone for housing
4. Devalue the application site by generalizing it as unused land
5. Wetland loss due to pond filling
6. Inadequate ecological surveys
7. Ecological importance of Tung Shing Lane Egret
8. Failed to identify the exact locations of Tung Shing Lane Egret

9. Underestimate direct/indirect impacts on the Tung Shing Lane Egret
10. Obstruct flight path of breeding ardeids from/to Tung Shing Lane Egret
11. Adverse impacts of the proposed high-rise residential development
12. Cumulative ecological impacts and undesirable impact

The planned development is incompatible with both the geography and character of the district. Some minor tweaking to the plan does not address the core issues.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Tuesday, December 31, 2019 9:28:30 PM
Subject: AYL-NSW/275 DD 103 and 115 Nam Sang Wai
AYL-NSW/275
Various Lots in D.D. 103 and D.D. 115, Nam Sang Wai
Area: About 53,584sq.m
Zoning : "Undetermined"
Applied development: 16 Residential Towers / 140mPD / 3,814 Units / 34 Houses / SC 23% / OS Not less than 11,150sq.mt / 502 Vehicle Parking

Dear TPB Members,

A development of this size that would house over 10,000 people should provide all those amenities as laid out in the HKPSG, ie one basketball court per 10,000 residents, etc. However while there is reference to a number of facilities for children, there are none proposed for the elderly, adults or teenagers. There is a lot of 'landscaping' but little in the way of active recreational space.

In addition zero mention of community facilities such as kindergarten, clinics, retail, elderly care, etc. In view of the zoning, any development in the area should be part of a holistic and comprehensive planning vision. This is not indicated here.

A quick look at Google Map shows that the plan would entail the removal of many trees – no data provided – and the filling in of a very large ponds. Again no assessment of the environmental impact is included, at least not one accessible to Joe Public.

It is imperative that large developments do not repeat the mistakes made with regard to Tin Shui Wai where a lot of people end up in what is essentially a dead end, poor community facilities and little opportunity to find work close to home.

Are there any plans to build another MTR station close by to cope with thousands of additional residents?

Certainly the administration is dragging its feet, however the developers statement that its plan would "catalyse the comprehensive development of the Tung Shing Lei "U" zone" is debateable.

Mary Mulvihill

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

0003

參考編號

Reference Number:

211025-221901-24365

提交限期

Deadline for submission:

09/11/2021

提交日期及時間

Date and time of submission:

25/10/2021 22:19:01

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Leung Pui shan

意見詳情

Details of the Comment :

你好.本人梁小姐在新界元朗東成里擬議住宅發展及填塘地段，即以上的申請編號的地方有所意見，希望本處能夠幫助。

本人連同大部份的居民都之持綠化，希望不要填魚塘,因本港已經越來越少魚塘，想多看到天然魚塘、罕見品種的雀鳥和樹木機會以很少，同時有很多居民從出生到現在都是住這地方，有很多回憶和感情，他們的住屋亦是其全部，有些還剛完成維修工程花盡了一生的積蓄，有些更糟的向銀行貸款繳交工程費用，裝修原因是在二零一八年颱風山竹及二零零九年期間的風號實太強勁，令其住屋損毀並不是他們要過奢華的生活而以！直的雪上加霜！而且發展商一直未作出任何商討或聯絡，令到其居民有所擔心同不愉快！亦無人希望再一次出現菜園村事件！希望本處能夠幫助我們。

新界元朗十八鄉元朗東成里居民向本處致謝

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

0006

參考編號

Reference Number:

211026-143902-78729

提交限期

Deadline for submission:

09/11/2021

提交日期及時間

Date and time of submission:

26/10/2021 14:39:02

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Numan

意見詳情

Details of the Comment :

反對在東城里興建住宅物業影響該土地住戶生活，由於太近西鐵的架空橋和那裏有魚塘附近有候鳥棲息，更不適宜重新發展，香港已經越來越少有這樣嘅地方讓候鳥棲息，煩請發展商想清楚不要讓大自然消失！！

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

參考編號

Reference Number:

211026-151623-30913

0007

提交限期

Deadline for submission:

09/11/2021

提交日期及時間

Date and time of submission:

26/10/2021 15:16:23

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam

意見詳情

Details of the Comment :

本人反對

- 1) 隣近大生圍，影響生態環境污染河水候鳥
- 2) 項目興建估計長達五至10年，影響遠遠超過再
- 3) 元朗區交通人流已經飽和到不能再接受更多人居住
- 4) 應該加快發展大西北及政府合作

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

參考編號

Reference Number:

211027-073643-30755

提交限期

Deadline for submission:

09/11/2021

提交日期及時間

Date and time of submission:

27/10/2021 07:36:43

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Ng siu tong

意見詳情

Details of the Comment :

本人在上述地點居住了40年，那裏的生態環境很好，每年都有很多候鳥棲息此地，一旦季會批准發展，哪些候鳥和本人都會失去家園，所以本人反對此申請，希望貴會慎重考慮。

0016

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

211028-140015-03634

提交限期**Deadline for submission:**

09/11/2021

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

28/10/2021 14:00:15

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

A/YL-NSW/293

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

先生 Mr. 潘家祥

意見詳情**Details of the Comment :**

本人堅決反對上述申請,原因有(一)這地方是一個濕地,有很多頻危動物在這地方生存。(二)這地方是香港人的集體回憶。(三)這地方是香港人其中的一個美麗的後花園。所以本人堅決強力反對更改這地的申請。

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

參考編號
Reference Number: 211029-122512-48450

提交限期
Deadline for submission: 09/11/2021

提交日期及時間
Date and time of submission: 29/10/2021 12:25:12

有關的規劃申請編號
The application no. to which the comment relates: A/YL-NSW/293

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Hon Lik Wai

意見詳情
Details of the Comment :

有關項目將會影響附近居民生活及嚴重影響生態環境，請有關部門停止該項項目之發展。

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

參考編號
Reference Number: 211029-201619-37983

提交限期
Deadline for submission: 09/11/2021

提交日期及時間
Date and time of submission: 29/10/2021 20:16:19

有關的規劃申請編號
The application no. to which the comment relates: A/YL-NSW/293

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Nga Lee wong

意見詳情
Details of the Comment :

不同意

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

參考編號
Reference Number: 211030-115735-51660

提交限期
Deadline for submission: 09/11/2021

提交日期及時間
Date and time of submission: 30/10/2021 11:57:35

有關的規劃申請編號
The application no. to which the comment relates: A/YL-NSW/293

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. POON CHI WAI

意見詳情
Details of the Comment :

堅決反對，樓宇過密及過高，以及缺少公共休憩空間及康樂設施，加重元朗公路及博愛交匯處車流。

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

參考編號
Reference Number: 211031-112225-05756

提交限期
Deadline for submission: 09/11/2021

提交日期及時間
Date and time of submission: 31/10/2021 11:22:25

有關的規劃申請編號
The application no. to which the comment relates: A/YL-NSW/293

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. YF Cheung

意見詳情
Details of the Comment :

沒有足夠休憩用地，公共設施，交通擠逼，博愛迴旋柱長時間塞到癲！西鐵返工時間要等幾班車先逼到上去！！
元朗錦上路一帶已經冇條件再容納更多人！

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

0003

參考編號

Reference Number:

211025-221901-24365

提交限期

Deadline for submission:

09/11/2021

提交日期及時間

Date and time of submission:

25/10/2021 22:19:01

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Leung Pui shan

意見詳情

Details of the Comment :

你好.本人梁小姐在新界元朗東成里擬議住宅發展及填塘地段，即以上的申請編號的地方有所意見，希望本處能夠幫助。

本人連同大部份的居民都之持綠化，希望不要填魚塘,因本港已經越來越少魚塘，想多看到天然魚塘、罕見品種的雀鳥和樹木機會以很少，同時有很多居民從出生到現在都是住這地方，有很多回憶和感情，他們的住屋亦是其全部，有些還剛完成維修工程花盡了一生的積蓄，有些更糟的向銀行貸款繳交工程費用，裝修原因是在二零一八年颱風山竹及二零零九年期間的風號實太強勁，令其住屋損毀並不是他們要過奢華的生活而以！直的雪上加霜！而且發展商一直未作出任何商討或聯絡，令到其居民有所擔心同不愉快！亦無人希望再一次出現菜園村事件！希望本處能夠幫助我們。

新界元朗十八鄉元朗東成里居民向本處致謝

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

參考編號

Reference Number:

230103-090530-47189

提交限期

Deadline for submission:

06/01/2023

提交日期及時間

Date and time of submission:

03/01/2023 09:05:30

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 湯先生

意見詳情

Details of the Comment :

反對有關A/YL-NSW/293的發展申請

致 城市規劃委員會

茲因下列各項之原因，本人反對A/YL-NSW/293的發展申請：

園境設計範圍，明顯超出了本身發展圖的佔地範圍，此舉是否有輸送利益之嫌？即私人土地發展由政府送地作其園境用途以賺取更好售價？還是私人土地改建園境設施可不納入申請範圍？

其二是把東成里大屋完全包圍，除了將鄉郊地帶變成私人銷售樓宇的小型花園外，更可能造成地勢、環境、滋擾、保安等其他問題，更沒有永久性的花園保養標準，這些美其名的綠化地最終變成蚊患荒廢樂園，城規會應參考過去多個失敗的經驗來訂定未來的方針。

園境設施完全未能補償當區的原本生態環境，將舊有魚塘完全填平，然後興建幾個小水池，再興建小花園式的設施，實在看不到有任何保育成份，最重要是，這種重大的環境犧牲及改變，並不是為解決全港市民的住屋需要，只是作為低密度豪宅的銷售，城規會更應三思。

公營房屋的需求，眾所周知多年來均是極為龐大，在全港任何地方的大型房屋發展項目，理應加入這重要概念，以回應社會的大量需求，而且，各公用建設花費龐大，若更改土地用途只惠及發展商的利益，變相加重區內及周邊所有設施的負擔，實屬輸送利益的一大鐵証。故此，香港未來的所有大型項目規劃，應將公私營房屋合併規劃，事實上，這也是香港近年來的房屋及土地發展趨勢。

自回歸以來，歷代特首也極度重視香港的住屋問題，更有說法是房屋問題是造成了社會撕裂的主要原因，多屆政府也極力爭取覓地建屋，可見土地使用及規劃的重要性，倘若規劃只著重私人樓宇市場及發展，而忽略全港住屋需求的各持份者，實有違政府多年的努力及持續發展的方向。

城規會有責任批核所有計劃，盡量不為當地居民的生活帶來負面影響，並使該區得到可持續的發展，更應平衡各持份者的利益及權利，以免利益輸送，損害民生的嫌疑，故此，除謹慎批核相關申請外，更不應被發展財團牽著走，為規劃申請盡力把關，以使城規會及各政府部門主導，並高度配合中央政策，平衡各土地之使用及發展。

從近來的政府發佈，本港新界北將有重大的發展項目，及大型人工島等填海工程，以應對住屋問題及政策改善，雖然，東成里並未曾公佈為該項發展所相關的土地，但全港所有土地的配置，應著重住屋需求以外，也應顧及各方面的需要，尤其是自然生態環境的保育，隨著新界北將重點發展為住宅及經濟區，城規會的批核策略應更俱前瞻性，在適當地段保留俱生態價值及恬靜環境的空間，以達致全港在不同地段發展的多樣性和平衡性，倘若僅餘的自然環境被破壞，耗費數以億元及數十年的時間亦未必可以復原，而所謂補償方案更淪為笑話，亦大有個案足以証明

建議之支路及道路設計，未能改善到因該發展區的车流而令博愛迴旋處嚴重擠塞的情況，除非，永久封閉該發展區面向青山公路的道路出入口，否則每逢繁忙時間博愛迴旋處的擠塞情況定必加劇，甚致令凹頭交匯處也造成擠塞。

該道路設計另一盲點，就是忽略了發展區內的生活需要，因該地區居民的生活、購物，甚致日常上下班等接駁港鐵及其他公共交通，必須進出元朗市中心，無論私家車、公共交通工具，甚或穿梭巴士等，均無可避免令博愛迴旋處造成額外負擔，即該支路及道路設計未能達致有效的分流

說實在，該路段發展支路確實有實際需要，而道路的發展理應顧及整區居民的需要，而相關支路的使用權及負載量尤其重要，相似問題如澳景路也曾受不同傳媒大量報導。再者，道路設計應評估未來至少十年的當區實際需要，亦應以疏導整區交通為原則，以使日後發展更為靈活，而更重要的是，不應令醫院一帶的擠塞情況加劇

就本次進一步提交資料之事，本人有以下疑問：

就影響西鐵線及交通流量等問題，有否向相關持份者，即元朗市的居民進行諮詢？而流量評估是否已計算未來十至二十年之元朗的新屋興建量及相關需求？有否包括現時將落成的元朗站上蓋項目？而當影響博愛醫院的行車流量而導致人命傷亡，應向誰人問責？

對生態、供水評估、園境計劃等資料，當一塊用地由零變成高樓大廈的建築群，已知必定對上述各項必然有絕對的負面影響，相關財團有否作出適當的補救方案？而該等方案是否能百份百保證能還原原有之環境地貌乃致生態所需？

當土地(城市)規劃要作出上述犧牲時，此等計劃是否屬必要性？是否符合市民之需求及公眾利益？有否配合元朗的發展？有否配合香港住屋需求者的購買能力？甚致有否配合新界北的持續發展？

對博愛醫院的救護車路線造成嚴重阻礙，就觀察所得，連接該地段的主要幹道，必須經過博愛迴旋處，就算以錦上路站為起點也必須經過該迴旋處才能到達東成里，現時，博愛迴旋處在大部份的時段，必然會出現交通嚴重擠塞的情況，倘若大型屋苑的落成，必然會對此段路面造成更大負荷，全面影響各危急人士到達博愛醫院求醫的路線，造成人命傷亡，到時城規會定必受到各方指責。

大型運輸配置，實屬每個大型住宅項目的第一優先考慮，現時在繁忙時段的西鐵線，人流已見十分擠擁，而元朗西鐵上蓋亦全速興建當中，城規會應全力檢視元朗區對外的交通壓力，尤其是每當審視大型發展項目的規劃之時，以免積慮民怨。

未有大型運輸工具，就地域所見，此位置並沒有任何大型交通工具的配置，而該地段與元朗西鐵站亦有一段距離，故此，該屋苑落成後，必然會依賴村巴、巴士、小巴、私家車等地面交通工具，對元朗公路及區內道路的負擔造成永久性的影響，就元朗而言，本區市中心的路面規劃已完全飽和，交通問題已極為嚴重，城規會必須將交通問題列入主要的審批考慮因素。

對元朗居民的日常生活帶來的影響，元朗的社區設施如體育館等，除極為過時之外，也完全不能應付近年元朗人口急增的負荷。而在購買日常用品和餸菜等維生物資時，更主要集中在合益街市附近，該街市除了要應付元朗市中心一帶的購物人潮外，錦繡花園、加洲花園、八鄉一帶、錦上路甚至天水圍的居民，也喜愛在此街市地段購物。說實在，這足以証明政府部門對規劃的錯判，也應全面檢視“重管理、棄民生”的管理方式，一切發展只著重政府部門易於管理，而遠離為市民服務的應有精神。

在大型工程施工期間，必然會產生噪音、污水、塵埃、空氣、周邊水流等污染，而野生動物、昆蟲及雀鳥等，對環境均極為敏感，建造工程除能令生態即時死亡外，更有可能令雀鳥及生物受驚而另覓棲息地，造成無可挽救的生態災害。

南生圍一帶，一直是保育人士的重點關注地區，而每逢假日，南生圍一帶亦吸引了大批遊人、攝影愛好者、觀鳥愛好者、跑步人士、單車運動愛好者、遠足郊遊人士……，証明南生圍一帶實在有不可取締的價值，持份者除了本區居民外，可以說全港市民也是持份者之一，更有外地遊客亦特意前往參觀，所以，城規會必須對該區的發展項目更謹慎地審批，以平衡各持份者的利益。

南生圍乃香港候鳥主要棲息地之一，大型建築群極有可能影響候鳥的飛行路線及生態；而建築物的反光物料，亦會令雀鳥受驚；建築物及住宅日後所排放的熱能量，也會對生態環境造成永久影響；建築群也必定影響地勢、河道、水位等對生態息息相關的環境問題。就過往的例子可發現，大部份的所謂補償方案，實際效用成疑，更有造成管理欠妥的失敗例子，城規會實責無旁貸，必須防範於未然。

眾所周知，新任特首非常著重成效，而城市規劃應以更務實的專業判定能力，處理香港未來的城市發展，平衡市民的住屋及生活需求與生態保育，城規會實在是壓力沉重，責任極為重大，而受各項政策的改變，加上受社會氣氛、土地年期等各種因素的影響，可預見向城規會的發展申請會越來越多，衷心感謝城市規劃委員會各人員的付出及辛勞，年近除夕，在此祝願各人新年快樂，身體健康，工作順利，事事順心。

湯先生
3-1-2023



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

Our ref: T&ESD/E&IC/ES/EnvE/L1103

Date: -9 NOV 2021

By Post and Fax
(Fax no.: 2877 0245 / 2522 8426)

Dear Sir/Madam,

Comments on the Section 16 Planning Application regarding a Proposed Comprehensive Residential Development in Various Lots in D.D. 103 and D.D. 115, Tung Shing Lei, Nam Sang Wai, Yuen Long
(Application No. A/YL-NSW/293)
Operational Railway Noise Concerns

We refer to the Section 16 Planning Application (Application No. A/YL-NSW/293) for a comprehensive residential development in various lots in D.D. 103 and D.D. 115, Tung Shing Lei, Nam Sang Wai, Yuen Long. As the proposed development is situated close to the MTR Tuen Ma Line (TML) viaducts, noise from train operations could have a potential impact on any future occupants.

We understand that the applicant has already conducted an Environmental Assessment, including a Railway Noise Impact Assessment (RNIA), which will be reviewed by the Environmental Protection Department (EPD) to ensure full compliance with the statutory requirements. From the RNIA, we noticed that single-aspect building design was the key mitigation measure of railway noise impact. 0.5m-0.8m long architectural fins were also proposed such that the predicted noise levels at some of the noise sensitive receivers are marginally within the noise limit. We wish to caution that the proposed development can be sensitive to air-borne noise impact, given that the closest proposed development is approximately less than 20m away from the TML viaducts. It is crucial for the development proponent and its consultant to ensure the proposed mitigation measures are fit-for-purpose so that the potential train noise issue can be satisfactorily addressed.

Should approval be granted to the Section 16 Planning Application, we urge the Town Planning Board to include in the Planning Approval conditions requiring the development proponent to conduct noise assessment to evaluate the noise impacts from the TML, as well as identify and incorporate all necessary noise mitigation measures at their own cost and to the satisfaction of the Director of Environmental Protection, to ensure that the future residents of the development will not be exposed to noise impacts from railway operations.

Our ref: T&ESD/E&IC/ES/EnvE/L1103
Date: -9 NOV 2021

Should you have any queries, please feel free to contact our Acting Lead Environmental Manager Ms. Catherine Leung at 2993-4127.

Yours faithfully,



Chan Hing Keung
General Manager – Engineering & Innovation Centre

c.c Mr. TSANG Sai Wing, Terence - Assistant Director of EPD (Environmental Assessment)
Mr. LEE Chee Kwan - Principal Environmental Protection Officer (Assessment & Noise)

Recommended Advisory Clauses

- (a) To note the comments of the District Lands Officer/Yuen Long, LandsD (DLO/YL, LandsD) as follows:
- (i) the application site (the Site) involves various private lots in D.D. 103 and D.D. 115 either covered by Block Government Lease or New Grant, the details of which would be checked during land application stage;
 - (ii) as quoted by the applicant, the Site has an area of about 53,584 m², which should be subject to further verification and survey. In case of any discrepancy in site area found, the proposed development parameters will have to be revised accordingly;
 - (iii) it is noted that there are some graves within the Site upon his land status checking. Any private development proposal which affects the graves should be carefully considered. In particular, proposal to remove the existing graves will normally not be supported;
 - (iv) the Site is subject to the Shek Kong Airfield Height Restriction of 129 to 149mPD. The proposed maximum BH of 139mPD may exceed the above height restriction depending on the disposition of residential towers and the height of the rooftop structures;
 - (v) according to the applicant, an ultimate pedestrian network is proposed to provide pedestrian connection to the major public transport, MTR stations and shopping malls in the area, which includes a proposed green corridor running along the MTR Tuen Ma Line (TML) to serve as open space/pedestrian linkage for public use. According to the indicative layout plan, the proposed green corridor is outside the Site and involves other private land and Government land (GL). It also involves burial grounds, public road, and village building/structures under AMO references. His office would not invoke the relevant Ordinance for resumption of any private lots or creation of any rights for the implementation of the proposed development. The applicant should be requested to check with relevant government departments on the gazetting implication and requirement of the proposed green corridor and clarify the parties responsible for its design, construction, management and maintenance;
 - (vi) the tree felling/transplanting/tree compensatory proposal as shown in the Landscape Master Plan and at the Landscape Proposal should be submitted separately for formal approval upon implementation of the development proposal; and
 - (vii) should the Board decide to approve the application, the registered owners have to apply for a land exchange to implement the planning scheme. However, there is no guarantee at this stage that the land exchange application would be approved. Such application will be dealt with by LandsD acting in the capacity as the landlord at his discretion, and if it is approved under such discretion, the approval would be subject to such terms and conditions including amongst others, the payment of premium and administrative fee as may be imposed by LandsD.
- (b) To note the comments of the Commissioner for Transport (C for T) that the development site of this planning application partly overlaps with a public housing development at Tung

Shing Lei under the Study. In particular, the proposed access roads and the associated traffic and transport facilities in this planning application and the said public housing development are incompatible with each other.

- (c) To note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) as follows:
- (i) the proposed access arrangement of the Site from Castle Peak Road – Yuen Long/ Long Fai Road/ Yuen Long Highway should be approved by Transport Department (TD);
 - (ii) HyD is not/shall not be responsible for the maintenance of any access connecting the Site and Castle Peak Road – Yuen Long/ Long Fai Road/ Yuen Long Highway/ Long Fai Road. Presumably, the relevant department will provide their comments, if any
 - (iii) 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;
 - (iv) the proposed green corridor will not be implemented and maintained by HyD;
 - (v) It is noted that the proposed road works at Castle Peak Road – Yuen Long and Yuen Long Highway would affect HyD's slope feature no. 6NE-A/C30 and 6NE-A/F64 respectively. The applicant should submit modification proposal of the slopes and associated slope boundary to his office and the Geotechnical Engineering Office Slope Safety Division for consensus and updating; and
 - (vi) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.
- (d) To note the comments of the Chief Engineer/Railway Development 2-2, Railway Development Office, HyD (CE/RD 2-2, RDO, HyD) that location of the proposed development falls within the Railway Protection Zone of existing TML. The railway protection team of MTR Corporation Limited should be consulted with respect to operation, maintenance and safety of the existing rail network.
- (e) To note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that based on the Ecological Impact Assessment, it is understood that the development will result in the loss of one semi-active pond, whilst the other pond will be preserved and transformed into an Eco-lake. According to the records, both fish ponds are engaged in pond fish culture, and so it is advised that in addition to requiring "mitigation for loss of this habitat", mitigation measures for any direct, indirect, on-site/off-site impacts to fisheries during the construction and operation phases be identified and evaluated. The applicant is advised to conduct a Fisheries Impact Assessment in support of his application.
- (f) To note the comments of the Director of Environmental Protection (DEP) that an environmental permit under the Environmental Impact Assessment Ordinance is required prior to the commencement of construction and operation of the project, for a reason that the project would constitute a designated project (DP) under Item P.2, Part 1, Schedule 2 of the EIAO (since the application site is unsewered and the nos. of flat units provided under the development would be more than 2,000 flats, i.e. "A residential development of (a) not

less than 2000 flats; and (b) not served by public sewerage networks by the time a flat is occupied”).

- (g) To note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:

Urban Design and Visual

- (i) given the spatial context of the Site and its immediate surrounding areas, together with the planned development under the Application No. A/YL-NSW/274 to its northwest as well as the potential public housing development at Tung Shing Lei in the same “U” zone being subject to a technical feasibility study, the proposed residential development with a maximum total PR of 3.028 and a maximum BH of 139mPD at the Site would bring further visual changes to the existing neighbourhood, thus forming a new residential cluster of medium/high-rise developments;
- (ii) judging from the photomontages of the submitted VIA, the proposed development with BH up to 139mPD would stand out and lead to loss of visual openness and skyview/natural backdrop when viewed at VPs 2 to 4 and 8 to 10, resulting in slightly to moderately adverse visual impacts as rated by the applicant. It is noted that several design and mitigation measures have been proposed by the applicant, including stepped BH design, building gaps, variation in built form and façade treatment to minimise the bulkiness and potential visual impacts of the proposed development;

Air Ventilation

- (iii) an AVA Initial Study (IS) using computational fluid dynamic modelling has been carried out for the Baseline Scheme (i.e. existing condition) and the Proposed Scheme for the “Undetermined” zone of the Application Site. As set out in the AVA IS report, the Proposed Scheme has incorporated the wind enhancement measures including (i) 10m setback to the west of T2; (ii) 23m-wide building separation between T5 and V4; (iii) 10m-wide building separation between T4 and T7; (iv) 21m-wide building separation between T7 and T8; (v) 6m setback to the south of T9; (vi) 11m-wide building separation between T14 and T15; (vii) 10m-wide building separation between T12 and T13; (viii) 7.3m-wide EVA within the subject site and (ix) about 18,570m² open area within the Northern Site with majority of the landscape and lake areas located in the eastern part;
- (iv) according to the simulation results, the proposed building layout plan of the Proposed Scheme would bring localised improvement on the pedestrian wind environment for certain areas (such as Long Shing Road under annual condition, etc.) and probably have potential impacts for other areas (such as Yeung Uk Tsuen under annual condition and the track connecting to Ho Chau Road under summer condition, etc.). Overall, with the mitigation measures, the performances of the Proposed Scheme on pedestrian wind environment are in general comparable with the Baseline Scheme under both annual and summer conditions;

Landscape

- (v) according to the aerial photo of 2021, about half portion of the site area is currently occupied by existing ponds. The Site is situated in an area of rural fringe landscape

character comprised of ponds, vegetated fields, clustered tree groups, green-belt, village houses, temporary structures and carparks etc. Existing and planned low to medium-rise residential developments and GIC facilities are located in the vicinity of the Site. The proposed development is considered not entirely incompatible with existing and planned landscape setting in the proximity, although it would bring forth noticeable changes to the landscape character of the surrounding area;

- (vi) with reference to the Landscape Proposal, landscape treatments and considerable area of “Eco-lake and Preserved Zone” located in the eastern part of the Northern Site are proposed within the Site. According to the Supplementary Planning Statement, not less than 30% of site coverage of greenery would be provided in the development of which not less than 15% of the greenery is provided at pedestrian zone. Besides, more than 65% of proposed trees and shrubs are native species to enhance biodiversity for the development areas;
 - (vii) it is observed that the proposed Linear Park, which served as green corridor, is outside the planning application boundary. There is no information on the party responsible for construction, management and maintenance of the proposed Linear Park, and hence the feasibility of implementation of the Linear Park is in doubt. The applicant is reminded to seek comments from the relevant authorities accordingly; and
 - (viii) the applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant shall seek approval for any proposed tree works from relevant departments prior to commencement of the works.
- (h) To note the comments of the Chief Building Surveyor/New Territories West, Buildings Department as follows:
- (i) there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site;
 - (ii) noting that the Site is divided into 2 portions, the development intensity of each portion shall be considered individually;
 - (iii) if the existing structure (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application;
 - (iv) for UBW erected on leased land, enforcement action may be taken by the Buildings Department to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (v) before any new building works (including containers/open sheds as temporary buildings, demolition and land fillings etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

- (vi) the Site does not abut on any existing specified street and the development intensity of the Site shall be determined by BA under Regulation 19(3) of the Building (Planning) Regulation (B(P)R) at building plan submission stage;
 - (vii) the Site shall be provided with means of obtaining access thereto from a street and EVA in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (viii) any parking spaces to be disregarded from GFA calculation under the Regulation 23(3)(b) of the B(P)R shall be subject to the requirements laid down in Appendix C of PNAP APP-2;
 - (ix) 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 and PNAP. For example, the requirements of building set back, building separation and site coverage of greenery as stipulated in PNAP APP-152; and
 - (x) detailed comments under the BO will be provided during the plan submission stage.
- (i) To note the comments of the Director of Fire Services (D of FS) as follows:
- (i) detailed fire services requirements will be formulated upon receipt of formal submission of general building plans; and
 - (ii) the applicant is advised to observe the requirements of EVA as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Building 2011, which is administered by the Buildings Department. If the aforementioned requirements cannot be complied with, enhanced fire safety provisions shall be required.
- (j) To note the comments of the Antiques and Monuments Office (AMO) and Commissioner of Heritage's Office (CHO) of the Development Bureau as follows:
- (i) although there is no graded / proposed graded historic building nor item on the "List of New Items for Grading Assessment" on the Site and no site of archaeological interest will be affected physically, the Site is only about 23m away from 5 Grade 3 historic buildings at Nos. 63, 65, 66 and 67 Tung Shing Lei and Hat Shut Tong at No. 68 Tung Shing Lei. The 5 graded historic buildings were according a Grade 3 status individually by the Antiquities Advisory Board (AAB) on 12.9.2019; and
 - (ii) the applicant shall conduct necessary assessment to ascertain if there are any direct and indirect impacts arising from the proposed development to the aforesaid 5 Grade 3 buildings. Appropriate mitigation/protective measures to safeguard the 5 Grade 3 historic buildings from the development should be devised accordingly. AMO would provide comments from heritage conservation perspective on the related submission at detailed design stage when available.
- (k) To note the comments of the Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD) as follows:

- (i) it is noted that the applicant has committed, in the GPRR, to undertake a natural terrain hazard study (NTHS) and to implement mitigation measures, if necessary, as part of the proposed development; and
 - (ii) it is noted that the applicant has included preliminary geotechnical assessment and proposals in the GPRR. The applicant shall submit the proposed building works plans to the BD for approval as required under the provisions of BO. His office would provide comments on the geotechnical aspects of the proposed development via the BD.
- (l) To note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- (i) existing water mains will be affected. The cost of any necessary diversion shall be borne by the proposed development;
 - (ii) in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5m from the centre line of the water mains shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies and their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - (iii) no trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water main; and
 - (iv) the Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public watermain within and in close vicinity of the Site.
- (m) To note the comments of the Director of Electrical and Mechanical Services (DEMS) that:
- (i) in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing, supervising and conducting any activity near the underground cable or overhead line under the mentioned application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They 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; and
 - (ii) there are high pressure town gas pipelines (HP pipelines) running along Castle Peak Road (Tam Mi and Yuen Long sections) and there is a town gas offtake and pigging station adjacent to the Yuen Long Highway in vicinity of the application site. The applicant shall liaise with the Hong Kong and China Gas Company Limited in respect of the exact locations of the facilities.
- (n) To note the comments of the Director of Food and Environmental Hygiene (DFEH):

- (i) no Food and Environmental Hygiene Department's (FEHD) facilities should be affected by the proposed development;
- (ii) if FEHD is requested to take up management responsibility of new public toilets and refuse collection points, FEHD should be separately consulted. Prior consent from FEHD must be obtained and sufficient amount of recurrent cost must be provided to his department;
- (iii) 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 must be provided to his department;
- (iv) no environmental nuisance should be generated to the surroundings. Also, for any waste generated from the operations and works, the project proponent should arrange its disposal properly at their own expenses;
- (v) if the captioned project will lead to significant population increase, sufficient amount of recurrent costs must be provided to FEHD in order to provide various types of environmental hygiene services for increased population, such as inspection to food premises, hawker control, handling of complaints, etc; and
- (vi) if domestic waste collection service of FEHD is required in future, prior comments from FEHD on the waste collection plan, including the accessibility and maneuverability of RCV to RCP, should be sought.