

Form No. S12A
表格第 S12A 號

APPLICATION FOR
AMENDMENT OF PLAN UNDER SECTION 12A OF
THE TOWN PLANNING ORDINANCE
(CAP.131)

根據《城市規劃條例》(第131章)
第12A條遞交的修訂圖則申請

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

2021年10月26日
此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 26 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.

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 請在適當的方格內加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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)

Infinity View Limited and Planet Universal Limited

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

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

KTA Planning Limited

3. Application Site 申請地點

(a) Whether the application directly relates to any specific site? 申請是否直接與某地點有關？	Yes 是 <input checked="" type="checkbox"/> No 否 <input type="checkbox"/> (Please proceed to Part 6 請繼續填寫第 6 部分)
(b) 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 3722 S.B ss.1 (Part), Lot 3722 S.B ss.2 (Part), Lot 3722 S.B ss.3 (Part), Lot 3722 S.B ss.4 (Part), Lot 3722 S.C ss.1 (Part), Lot 3722 S.C ss.2, Lot 3722 S.C ss.3, Lot 3722 S.C ss.4, Lot 3722 S.C ss.5 RP, Lot 3722 S.C RP, Lot 3722 S.D RP (Part), Lot 3722 S.E, Lot 3722 S.F, Lot 3722 S.G RP, Lot 3722 S.H RP, Lot 3722 RP, Lot 4021 RP, Lot 4022 S.A RP, Lot 4022 S.B, Lot 4023, Lot 4025 and Lot 4033 S.A RP in DD 104 and adjoining Government Land, Wing Kei Tsuen, Nam Sang Wai, Yuen Long
(c) Site Area 申請地點面積	68,385 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	6,073sq.m 平方米 <input checked="" type="checkbox"/> About 約
(e) Current use(s) 現時用途	<p>Open Storages, Temporary Warehouses/Workshops, Abandoned Fish Pond and Vacant Land</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 (DD/MM/YYYY), this application involves a total of “current land owner(s)”[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

- ☐ sent request for consent to the “current land owner(s)”[#]& on _____ (DD/MM/YYYY)
於_____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

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

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

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. Plan Proposed to be Amended 擬議修訂的圖則

(a) 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
(b) Land use zone(s) involved (if applicable) 涉及的土地用途地帶(如適用)	"Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" ("OU(CDWRA)")

7. Proposed Amendments 擬議修訂

(a) Propose to rezone the application site to the following zone(s)/use(s)
(May insert more than one 「✓」) (Please illustrate the details on plan)
建議將申請地點的用途地帶改劃作下列地帶 / 用途
(可在多於一個方格內加上「✓」號)(請在圖則顯示詳情)

<input type="checkbox"/> Comprehensive Development Area [] 綜合發展區 []	<input type="checkbox"/> Commercial [] 商業 []
<input type="checkbox"/> Residential (Group <input type="checkbox"/> A/ <input type="checkbox"/> B/ <input type="checkbox"/> C/ <input type="checkbox"/> D/ <input type="checkbox"/> E) [] 住宅 (<input type="checkbox"/> 甲類 / <input type="checkbox"/> 乙類 / <input type="checkbox"/> 丙類 / <input type="checkbox"/> 丁類 / <input type="checkbox"/> 戊類) []	<input type="checkbox"/> Village Type Development [] 鄉村式發展 []
<input type="checkbox"/> Agriculture [] 農業 []	<input type="checkbox"/> Industrial [] 工業 []
<input type="checkbox"/> Industrial (Group D) [] 工業(丁類) []	<input type="checkbox"/> Open Storage [] 露天貯物 []
<input type="checkbox"/> Government, Institution or Community [] 政府、機構或社區 []	<input type="checkbox"/> Open Space [] 休憩用地 []
<input type="checkbox"/> Recreation [] 康樂 []	<input type="checkbox"/> Green Belt [] 綠化地帶 []
<input type="checkbox"/> Country Park [] 郊野公園 []	<input type="checkbox"/> Coastal Protection Area [] 海岸保護區 []
<input type="checkbox"/> Conservation Area [] 自然保育區 []	<input type="checkbox"/> Site of Special Scientific Interest [] 具特殊科學價值地點 []

☒ Other Specified Uses (☐Business/☐Industrial Estate/☐Mixed Use/☐Rural Use/☐Petrol Filling Station/
☒Others (please specify "OU(CDWRA)") [1]
其他指定用途 (☐商貿 / ☐工業邨 / ☐混合用途 / ☐鄉郊用途 / ☐加油站 /
☐ 其他 (請註明: _____)) []

☐ Road 道路 ☐ Others (please specify _____)
其他 (請註明: _____)

Please insert subzone in [] as appropriate.
請於[]內註明支區，如適用。

☒ Proposed Notes of Schedule of Uses of the zone attached
已夾附對土地用途地帶的《註釋》的擬議修訂

Please refer to Figure 5.1 of the attached Supporting Planning Statement.

- [illegible]

這宗申請並不包括任何指定的擬議發展計劃。

[illegible]

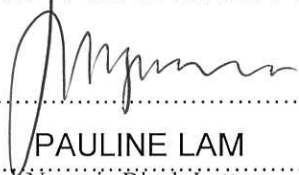
[illegible]

10. 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



PAULINE LAM

Name in Block Letters
姓名（請以正楷填寫）

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

Deputy Managing 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

on behalf of
代表

KTA Planning Limited

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



Date 日期

30/09/2021 (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。

**APPLICATION FOR AMENDMENT OF PLAN UNDER
SECTION 12A OF THE TOWN PLANNING ORDINANCE (CAP. 131)**

根據城市規劃條例(第 131 章)第 12A 條遞交的修訂圖則申請

Development Proposal (only for indicative purpose)

擬議發展的發展計劃 (只作指示用途)

1. Development Proposal 擬議發展計劃

- ☒ Proposed Gross floor area (GFA) 擬議總樓面面積 Not more than 100,782 sq.m. 平方米 ☐ About 約
- ☒ Proposed plot ratio 擬議地積比率 Not more than 1.548..... ☐ About 約
- ☒ Proposed site coverage 擬議上蓋面積 Not more than 15 % ☐ About 約
- ☒ Proposed number of blocks 擬議座數 7 (Residential Tower), 1 (G/IC & Retail Block), 2 (Clubhouse)
- ☒ Proposed number of storeys of each block 15 (Residential Tower), 3 (G/IC & Retail Block), 2 (Clubhouse) storeys 層
- 每座建築物的擬議層數 ☐ include 包括..... storeys of basements 層地庫
- ☒ exclude 不包括 2 storeys of basements 層地庫
- ☒ Proposed building height of each block 48.45 米.m. ☒ About 約
- 每座建築物的擬議高度 +53.95 (Residential Tower), About +20.5 (G/IC & Retail Block), About +15.5 (Clubhouse) mPD 米(主水平基準上) ☒ About 約
- ☒ Domestic part 住用部分
- GFA 總樓面面積 Not more than 97,682 sq.m. 平方米 ☒ About 約
- number of units 單位數目 About 1,997
- average unit size 單位平均面積 48.9 sq.m. 平方米 ☒ About 約
- estimated number of residents 估計住客數目 About 5,592
- ☒ Non-domestic part 非住用部分
- ☐ hotel 酒店 sq.m. 平方米 ☐ About 約
- 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/eating place 900 sq.m. 平方米 ☒ About 約
- 商店及服務行業/食肆
- ☒ Government, institution or community facilities (please specify the use(s) and concerned land area(s)/GFA(s))
- 政府、機構或社區設施 (請註明用途及有關的地面面積/總樓面面積)
- A 6-classroom kindergarten and a 100-place child care centre with the GFA of about 2,200 sq. m.
- ☐ 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)
-
-
- ☒ Open space 休憩用地 (please specify land area(s)) (請註明面積)
- ☒ private open space 私人休憩用地 ... 5,592 sq.m. 平方米 ☒ Not less than 不少於
- ☐ public open space 公共休憩用地 sq.m. 平方米 ☐ Not less than 不少於

☒ Transport-related facilities 與運輸有關的設施

☒ parking spaces 停車位

(please specify type(s) and number(s))

703 (including 8 nos. of Accessible Parking Spaces and 35 nos. of visitors' car parking spaces.)

Private Car Parking Spaces 私家車車位

21

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)

☒ loading/unloading spaces 上落客貨車位

(please specify type(s) and number(s))

(請註明種類及數目)

Taxi Spaces 的士車位

2

Coach Spaces 旅遊巴車位

2

Light Goods Vehicle Spaces 輕型貨車車位

1

Medium Goods Vehicle Spaces 中型貨車車位

8

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

☐ other transport-related facilities

其他與運輸有關的設施

(please specify type(s) and number(s))

(請註明種類及數目)

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

[Block number]

[Floor(s)]

[Proposed use(s)]

[座數]

[層數]

[擬議用途]

Please refer to Table 4.2 of Supporting Planning Statement

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

Open Space, Landscape Area, Wetland Restoration Area, Circulation Area and EVA

Any vehicular access to the site? 是否有車路通往地盤?

Yes 是



There is an existing access. (please indicate the street name, where appropriate)

有一條現有車路。(請註明道路名稱(如適用))

Pok Wai Road



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)

No 否



For Development involving columbarium use, please complete the table in the Annex to this Appendix.

如發展涉及靈灰安置所用途，請填妥於此附件後附錄的表格。

2. 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>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s) and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input checked="" type="checkbox"/> Filling of pond 填塘</p> <p>Area of filling 填塘面積 ... 7,300 . sq.m 平方米 <input checked="" type="checkbox"/> About 約</p> <p>Depth of filling 填塘深度 ... 2.5 m 米 <input checked="" type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土</p> <p>Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約</p> <p>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</p> <p>Area of excavation 挖土面積 ... 42,717 sq.m 平方米 <input checked="" type="checkbox"/> About 約</p> <p>Depth of excavation 挖土深度 ... 11 m 米 <input checked="" type="checkbox"/> About 約</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"/> N/A</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>No adverse impacts on air ventilation and ecology</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>.....</p> <p>Please refer to the attached Supporting Planning Statement</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/> N/A	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"/>																													
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

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

Ash interment capacity 骨灰安放容量[@]

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

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

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot 3722 S.B ss.1 (Part), Lot 3722 S.B ss.2 (Part), Lot 3722 S.B ss.3 (Part), Lot 3722 S.B ss.4 (Part), Lot 3722 S.C ss.1 (Part), Lot 3722 S.C ss.2, Lot 3722 S.C ss.3, Lot 3722 S.C ss.4, Lot 3722 S.C ss.5 RP, Lot 3722 S.C RP, Lot 3722 S.D RP (Part), Lot 3722 S.E, Lot 3722 S.F, Lot 3722 S.G RP, Lot 3722 S.H RP, Lot 3722 RP, Lot 4021 RP, Lot 4022 S.A RP, Lot 4022 S.B, Lot 4023, Lot 4025 and Lot 4033 S.A RP in DD 104 and adjoining Government Land, Wing Kei Tsuen, Nam Sang Wai, Yuen Long		
Site area 地盤面積	68,385	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	6,073	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8		
Zoning 地帶	"Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area"		
Proposed Amendment(s) 擬議修訂	<input type="checkbox"/> Amend the Covering Notes of the Plan 修訂圖則《註釋》的說明頁 <input checked="" type="checkbox"/> Amend the Notes of the zone applicable to the site 修訂適用於申請地點土地用途地帶的《註釋》 <input checked="" type="checkbox"/> Rezone the application site from "OU(CDWRA)" to "OU(CDWRA)1" 把申請地點由_____地帶改劃為_____		

Development Parameters (for indicative purpose only) 發展參數(只作指示用途)

(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	97,682* <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	1.5* <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	3,100* <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.048* <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	7	
	Non-domestic 非住用	1 (G/IC & Retail Block), 2 (Clubhouse)	
	Composite 綜合用途		

*Calculated based on Development Site Area of 65,121 sq.m.

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	About 48.45 m 米 <input type="checkbox"/> (Not more than 不多於)
		About 53.95 mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		15 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input checked="" type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	About 11 to 15 m 米 <input type="checkbox"/> (Not more than 不多於)
		About 15.5 to 20.5 mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		3 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input checked="" type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	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	Not more than 15 % <input type="checkbox"/> About 約	
(v) No. of units 單位數目	About 1,997	
(vi) Open space 休憩用地	Private 私人	5,592 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	724
	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)	703 21
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	13
	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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	2 2 1 8

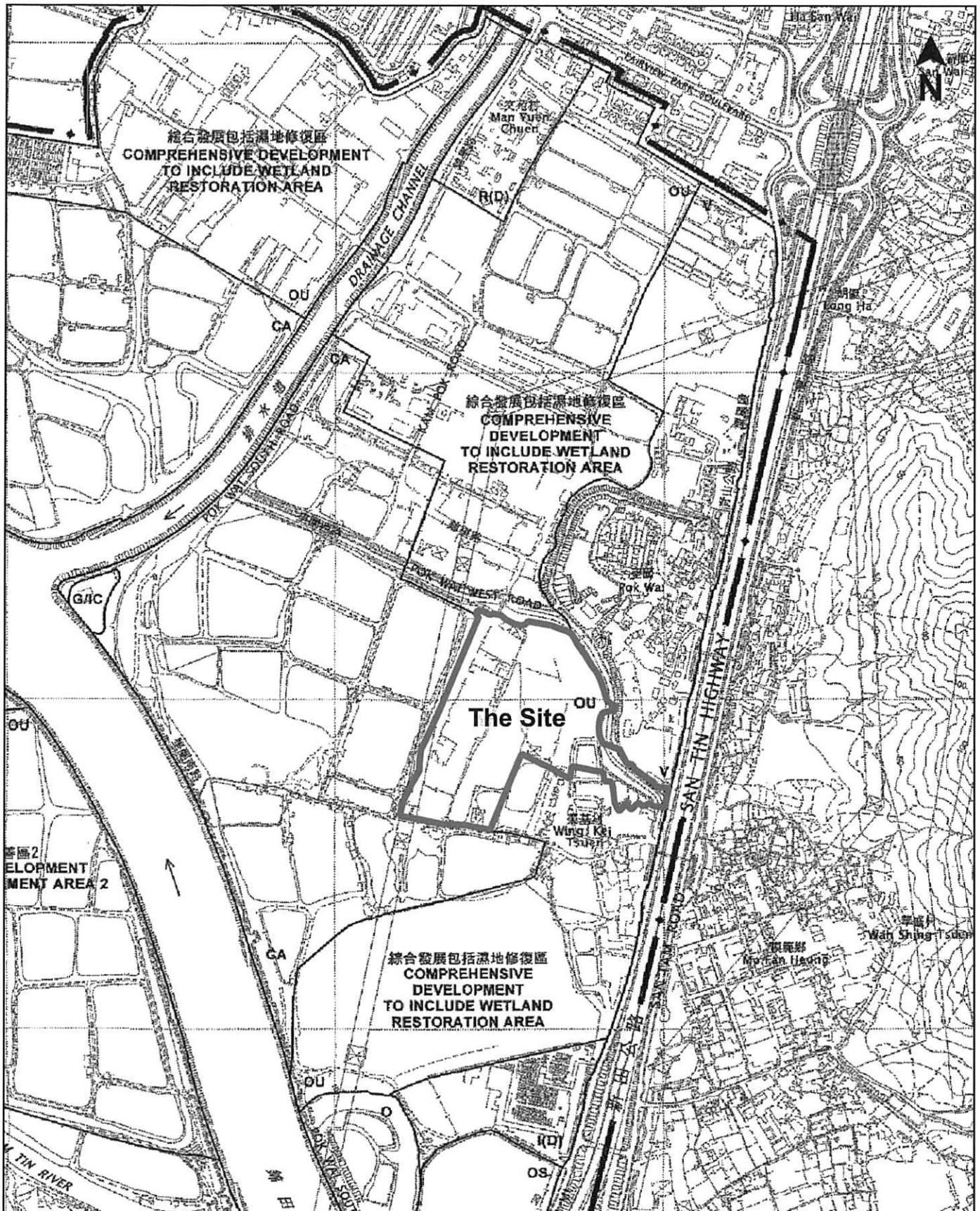
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	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"/>
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Proposed Method Statement for Air Ventilation 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。



PLANNING LIMITED
規劃顧問有限公司

Source: Approved Nam Sang Wai
OZP No. S/YL-NSW/8

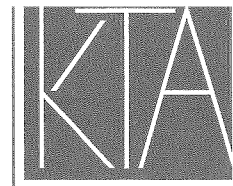
SITE LOCATION PLAN

0 200 400 m



Proposed Rezoning of the Site
from "OU(CDWRA)" to
"OU(CDWRA)1" for
Comprehensive Residential
Development with Wetland
Restoration Area at Various Lots
in DD104 and Adjoining
Government Land, Wing Kei Tsuen,
Nam Sang Wai, Yuen Long

Date: 28th September 2021



PLANNING LIMITED
規劃顧問有限公司

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傳真FAX (852) 3426 9737
電郵EMAIL kta@ktaplanning.com

By Hand and by Email

Our Ref: S3014/WKT/21/018Lg

31 October 2023

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

Dear Sir/Madam,

**Section 12A Planning Application
Proposed Rezoning from “Other Specified Uses” annotated
“Comprehensive Development to include Wetland Restoration Area”
to “Other Specified Uses” annotated
“Comprehensive Development to include Wetland Restoration Area (1)”
For Comprehensive Residential Development with Wetland Restoration Area
at Various Lots in DD 104 and adjoining Government Land,
Wing Kei Tsuen, Nam Sang Wai, Yuen Long
(Planning Application No. Y/YL-NSW/7)
Submission of Further Information No. 11 and
Final Consolidated Supporting Planning Statement**

Reference is made to the captioned S12A Planning Application which is deferred by the Town Planning Board (“TPB” / “the Board”) at its meeting on 13 October 2023.

The Planning Application was submitted to the TPB in September 2021 and numerous rounds of further information submissions were made which have addressed the technical comments from various Government Departments. We hereby would like to take this opportunity to draw TPB's attention on the followings upon all comprehensive studies/assessments and indicative scheme refinements throughout:

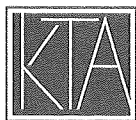
Site with Great Accessibility in the Changing Northern Metropolis

Whilst being within the Planning Area of the Approved Nam Sang Wai Outline Zoning Plan (“OZP”) No. S/YL-NSW/8, the Site is in fact strategically located at the interface of various OZPs (**Attachment 1** refers) in which large-scale transport infrastructural projects, e.g. MTR Northern Link (“NOL”), Route 11, etc. Specifically, the location of **NOL Au Tau Station**, which has been recently confirmed in the Gazette under the Railways Ordinance (Cap. 519), is only about 370m away from the Site. Manifold infrastructure-led housing developments have also already been under vigorous implementation within the ambit of “Northern Metropolis Development Strategy” since its announcement in 2021. In particular, the core development drive remains along the territorial/regional primary distributors e.g. Castle Peak Road, San Tin Highway, etc., leaving land further away to maintain the natural/rural features. The Board is hence earnestly invited to consider the site particulars along arterial roads with great (and further growing) accessibility amidst the emerging development context in the broad area.

Appropriate Development Quantum

Increasing housing supply has been the top priority of the Government, notably in the Northern Metropolis as the fundamental core for Hong Kong's population growth in the next 20 years as also indicated in the Action Agenda. With the same context of improved mass transport accessibility, the planned public housing development in Sha Po North opposite to the Site (only





about 260m away across Castle Peak Road – Tam Mei / New Territories Circular Road / San Tam Road) yields a maximum plot ratio of **6.7** with a building height of not more than **185mPD** to contribute to a supply of 16,300 units (**Attachment 2** refers). Developments in Tung Shing Lei (Planning Application No. A/YL-NSW/274) and two “CDA” zones in Tin Shui Wai near Wetland Park (Planning Application Nos. A/TSW/63 and A/TSW/70) within the Wetland Buffer Area (“WBA”), amongst others, were also approved by the TPB with a similar (or even significantly higher) development intensity over the years.

The subject “Other Specified Uses” annotated “Comprehensive Residential Development to Include Wetland Restoration Area” zoning has long been designated for comprehensive development since Year 2001. With no proposed change to the planning intention, the subject rezoning only seeks for a moderate increase in domestic plot ratio from 0.4 to **about 1.5** with a building height of **less than 54mPD** which is compatible with the surrounding approved/planned developments in today’s context whilst reasonably maximising the scarce land resources at the centre of Northern Metropolis.

Enhancing the Ecological Value of the Area

In addition to respecting the “no-net-loss in wetland” principle in accordance with TPB Guidelines No. 12C for developments within Deep Bay Area, the Applicant wishes to highlight that an **additional 7,830 sq.m of wetland** within the Site has been proposed to be restored, amounting to a total of 20,032 sq.m (i.e. 31% of the development site area). This is a huge enhancement vis-à-vis the 12,202 sq.m. (19%) *abandoned* pond area currently on the Site as surveyed in the Ecological Impact Assessment. The Applicant is also committed to long-term management and maintenance of the *whole* wetland area at the Site through fish farming which represents a genuine effort in enhancing the ecological value and integrity of the area. With these proposed enhancements in terms of both area and function, AFCD has indicated “no objection” to the results of the Ecological Impact Assessment (including a 12-month ecological survey for both wet and dry seasons) and the corresponding mitigation measures proposed by the Applicant.

Phasing-out Incompatible Uses

In any event, the Proposed Development with Wetland Restoration Area itself is considered to be a much more compatible use than the existing brownfield operations in the context of Northern Metropolis and WBA. It will facilitate the phasing out of existing sporadic open storage and port back-up uses within the “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” zone, and will bring about early improvement to the WBA environment without need of expense of public money.

Incorporating Design Merits

The Proposed Development has incorporated a number of design measures/merits to respond positively to the ecologically sensitive setting of the Deep Bay area while enhancing the ecological function of WBA, not limiting to the followings:

- Provision of wetland restoration areas of about 2 ha within the Site, close to existing fishponds.
- Provision of periphery landscape and visual buffer ranging from 6-30m with generous tree/shrub and native floral species provisions to screen off human disturbance.
- Incorporation of wind/visual corridors of at least 15m wide to enhance air and visual permeability. Provision of ample landscaping treatment and buffer planting to soften the structural edge and minimise visual impact onto potential sensitive receivers.
- Adoption of carefully thought-out building design including architectural articulations and façade treatment to avoid monotonous development. It is committed to adopt no external flood light towards any Wetland Conservation Area in this project to minimise any disturbance to habitat.



TPB Maintains Full Control on Future Design and Implementation

All major uses including 'Flat', 'House', 'Wetland Habitat', 'Social Welfare Facility', 'School', 'Shop and Services' and 'Eating Place' are Column 2 uses within the subject "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" zoning, meaning that permission from the TPB under S16 of the Town Planning Ordinance will *still* be required. The Board is hence rested with a full control on the scale and mix of the development via subsequent **S16 Planning Application(s)**, not to mention the **Environmental Impact Assessment** ("EIA") and **General Building Plan** (requiring to incorporate any planning approval conditions) submissions to be approved by relevant authorities under the EIA Ordinance and Buildings Ordinance regimes needed for development at the Site. A compatible design with an appropriate development mix and no degradation of the environment and ecological functions particularly on this site can hence be ensured in multiple formalities.

Desirable Precedent for Any Other Similar Planning Applications

Each Planning Application will be considered by the TPB based on its individual merits. For this case, the following factors *unique* to this Site worth the Board's attention:

- Site location abutting the major access viz. primary distributors in Northern Metropolis;
- Completion of a 1-year ecological study for *both* wet and dry seasons for ecological integrity, amongst other thought-out design and assessments; and
- Multiple assurance of development control under formalities to be required in a zoning *long intended* for residential development to phase out the long-term polluting brownfield uses.

Noting the various developments under approvals/implementation (**Attachment 2** refers) in the close neighbourhood, we consider that the Proposed Development is not a precedent. Even should it be considered so, with the above attributes, it will serve as a desirable precedent for other similar planning applications in the area (if there is any). We therefore look forward to the Board's favourable consideration of this Planning Application for a considerable supply of 1,997 nos. of residential units integrated with a wetland enhancement proposal.

To facilitate TPB's ease of reference and consideration, we would like to provide the Final Consolidated Supporting Planning Statement containing the most up-to-date information (including the most updated technical assessments that have already obtained the in-principle agreement by relevant Government Departments during the Further Information submissions) and all previously submitted responses-to-comments tables.

Should you have any queries in relation to the above and attached, please do not hesitate to contact the undersigned or Mr Faith Lai at [REDACTED]

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED


Kitty Wong

Encl.: Attachments 1 and 2 and Final Consolidated Supporting Planning Statement (Volumes 1 and 2) – 35 hardcopies

cc. DPO/FS&YLE – Mr Kimson Chiu / Mr Gary Lam (by Email)
Applicant & Team

PL/KW/FL/vy

Figure 5.1 Proposed Amendments to the Statutory Notes of the “OU(CDWRA)” Zone

S/YL-NSW/8	
<u>OTHER SPECIFIED USES</u> (Cont'd)	
<u>For “Comprehensive Development to include Wetland Restoration Area” only</u> (Cont'd)	
<u>Remarks</u> (Cont'd)	
(c)	For application for uses annotated with #, if developed individually and not forming part of a comprehensive development scheme, the requirement of the provision of wetland restoration proposal and the submission of layout plan as required under paragraph (a) above may be exempted.
(d)	No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to a ‘New Territories Exempted House’) shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of 6 storeys including car park, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.
(e)	On land designated “OU(CDWRA)1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to a ‘New Territories Exempted House’) shall result in a total development and/or redevelopment in excess of a maximum domestic plot ratio of 1.5, maximum non-domestic plot ratio of 0.048 and a maximum building height of 15 storeys excluding basement carpark, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.
(f)	Based on individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraphs (d) and (e) above, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
(g)	In determining the maximum plot ratio for the purposes of paragraphs (d) and (e) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker’s office and caretaker’s quarters, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
(h)	Any filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or development always permitted under the covering Notes, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

Previous s.16 Applications covering the application site

A. Rejected Application

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Zoning</u>	<u>Date of Consideratio n</u>	<u>Main Reason(s) for Rejection</u>
1.	A/DPA/YL-NSW/ 24	Comprehensive development including residential and recreational facilities and a holiday centre for elderly	“Unspecified Use”	24.6.1994 (s.17 review)	1 to 5
2.	A/DPA/YL-NSW/ 26	Comprehensive development including residential with recreation facilities, a holiday centre for elderly and a nature reserve	“Unspecified Use”	26.10.1995 (Appeal)	6 to 12
3.	A/YL-NSW/6	Passive recreational and supporting residential development and a nature reserve	“REC”	25.8.1995	13 to 17
4.	A/YL-NSW/45	Temporary open storage area for unlicensed private vehicles with ancillary office and caretaker's quarters for a period of 12 months	“REC”	3.7.1998	18 to 22
5.	A/YL-NSW/156	Proposed Comprehensive Residential Development including Wetland Restoration and Management Proposal	“OU (CDWRA)”	10.6.2005	23 to 25

Rejection Reasons

1. The proposed development is not in line with the planning intention of the approved Nam Sang Wai DPA Plan for the area, which is primarily to protect and conserve the landscape and ecological value of the area and its scenic quality necessary to sustain Mai Po Nature Reserve and the Deep Bay area
2. The proposed development is not in line with the Town Planning Board's "Guidelines for Applications for Developments Within Deep Bay Buffer Zones". Being within Buffer Zone 2, new development on the site should demonstrate that it will have minimal adverse impacts on the environment, traffic, ecology, sewerage and drainage of the area. The applicant have not demonstrate that the proposed development will have insignificant impacts on the environment and ecology of the area
3. With a plot ratio of about 0.4 and a building height up to 6 storey, the proposed scale an intensity of the development are excessive
4. The ecological assessment has not demonstrated that the proposed development will have insignificant adverse impacts on the area
5. The environmental impact assessment has not demonstrated that the proposed development will have insignificant noise and water quality impacts on the Deep Bay environs

6. The proposed residential development is not in line with the planning intention for the area on the approved Nam Sang Wai Development Permission Area Plan which is primarily to protect and conserve the landscape and ecological value of the area and its scenic quality necessary to sustain Mai Po Nature Reserve (MPNR)
7. Falling within Deep Bay Buffer Zone 2, the proposed residential development will not meet the Town Planning Board's Guidelines on Application for Developments within Deep Bay Buffer Zones in that there is insufficient information in the submission to demonstrate that the proposed development can support the conservation of MPNR and Inner Deep Bay or the development will have insignificant impact on the ecology including the MPNR and Inner Deep Bay
8. The proposed development, with a plot ratio of 0.299, a site coverage of 13%, a design population of 1,192 and building height up to 3-storey plus one level of carport is too intensive and is not in line with the low-density residential development in ecologically sensitive area
9. The Town Planning Board is not convinced that the proposed development will have insignificant adverse impacts on the area, including the MPNR and the Inner Deep Bay Area
10. Insufficient information has been provided in the submission to demonstrate that the funding arrangement for maintaining the proposed nature reserve is feasible
11. Approval of the application will create an undesirable precedent. The cumulative impact of development in terms of human disturbance will adversely affect this ecologically sensitive area
12. Approval of the proposed development will set an undesirable precedent for un co-ordinated conservation proposals leading to eventual fragmentation of the natural habitat within the Buffer Zones areas
13. The proposed residential development is not in line with the planning intention within the 'Recreation' zone and there are insufficient justifications to warrant a departure from this planning intention
14. The proposed funding of \$250,000 per year estimated in the Supplementary Information Paper is considered not sufficient to maintain the long-term sustainability of the wetland park and the consequence of improper maintenance will have a detrimental effect on the habitat
15. The proposed funding of \$30,000 to \$40,000 per year estimated in the Supplementary Information Paper is considered not sufficient to maintain the long-term sustainability of the nature reserve and the consequence of improper maintenance will have a detrimental effect on the habitat
16. Approval of the proposed development will set an undesirable precedent and the cumulative adverse impacts in terms of loss of wetland habitat and increased level of human activities from this other similar applications in this ecologically sensitive area will be undesirable
17. As the proposed development will involve filling of fishponds and the establishment of a nature reserve within the Deep Bay Buffer Zone 1, it will be premature to approve the subject application before the completion of the "Study on the Ecological Importance of Fish Ponds" and "Ramsar Site Management Consultancy Study"
18. The proposed development is not in line with the planning intention of the "Recreation" zone which is intended for recreational uses. There is no strong justification in the submission for a departure from this planning intention even on a temporary basis
19. The proposed development is not compatible with the adjacent land-uses, including the existing fish ponds and fish culture activity to its west, south and east, and the village

developments of Wing Kei Tsuen and Pok Wai Village to its east and north-east respectively

20. The proposed development is not in line with the "Town Planning Board Guidelines for Application for Developments within Deep Bay Buffer Zones" in that there is insufficient information in the submission to demonstrate that the proposed development and the vehicular access would have insignificant adverse impacts on the environment, ecology, drainage and traffic in the area, particularly on the fish ponds surrounding the site
21. The proposed vehicular access is unsatisfactory as there are several sub-standard road bends en route and as no footpath is provided
22. The approval of the application would set an undesirable precedent for similar applications, which would result in further degradation of the environment of the area
23. The proposed development at the application site, which fell within the Wetland Buffer Area, did not comply with the Town Planning Board Guidelines for Application for Developments within Deep Bay Area in that there was insufficient information in the submission to demonstrate that the proposed development would not have negative off-site disturbance impact on the fish ponds and wetland within the Wetland Conservation Area and that there was also insufficient information on the maintenance and management plan, in particular the arrangement of funding and monitoring proposal to ensure the long-term management of the restored wetland
24. There was insufficient information in the submission to demonstrate that the proposed development would not have adverse ecological, environmental, sewage, traffic, drainage and electricity safety impacts on the surrounding areas
25. There was insufficient justification in the submission on the desirability of the development layout in optimising the scope for wetland restoration as part of the proposed comprehensive development

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

Wetland Buffer Area (WBA)

- (a) The intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area (WCA) and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds.
- (b) An Ecological Impact Assessment (EcoIA) would need to be submitted for application for planning permission within the WBA. Development/ redevelopment which may have negative impacts on the ecological value of the WCA would not be supported by the Board, unless the EcoIA can demonstrate that the negative impacts could be mitigated through positive measures. The assessment study should also demonstrate that the development would not cause net increase in pollution load to the Deep Bay.
- (c) Proposals for residential/recreational developments on degraded sites to remove/replace existing open storage or container back-up uses and/or to restore lost wetlands may be given sympathetic consideration by the Board subject to satisfactory ecological and other impact assessments. For those disturbed areas directly abutting the WCA, the development should provide a wetland and visual buffer to separate the development from the WCA to minimise its impact on the wetland and to restore some of the lost fish ponds to an appropriate form of wetland adjoining the WCA.

Government Departments' Detailed Comments

1. Comments of the Secretary for Education (SEd):

The applicants are advised to follow the prevailing Hong Kong Planning Standards and Guidelines (HKPSG) on the requirement of kindergarten provision.

SoA and GFA for a 6-classroom kindergarten

- (a) Please note that the 'Schedule of Accommodation for kindergarten premises' (SoA) has been revised to improve the learning environment by increasing the indoor floor area for each student by 20%. The revised recommended SoA for a 6-classroom kindergarten has come into effect from October 2017 which is recommended for reserving space in developing new kindergartens as far as practicable, and is available for reference in Appendix 3 of the "Operation Manual for Pre-primary Institutions" (OM). He wishes to point out that the total area for all items excluding toilet and outdoor play area as stated in the revised SoA for a 6-classroom kindergarten is 551m², and he trusts that the toilet and sanitary facilities for students and staff should be adequately provided and outdoor play area should be provided whenever possible in the proposed kindergarten. For some kindergarten premises having marked in GIC sites, the GFA for 6-classroom kindergarten approximate 900m².
- (b) Noting from the supporting planning statement that the proposed kindergarten would be located on first floor of the GIC Block. Please refer to relevant requirements as stated in the OM: "to ensure that children gain easy access, pre-primary institutions should ideally, be located on the ground floor or the podium floor" and "In case of child care centres and kindergartens for children over 2 years of age, the height shall not be more than 24m above ground level" (items 1.1.1 and 1.2.1. of OM refer).

Safety concerns on loading/unloading (L/UL) spaces for school buses

- (c) While parking and L/UL requirements for kindergarten school buses are beyond Education Bureau's purview, the developer may refer to the Table 11, Section 2 of Chapter 8 "Internal Transport Facilities" of the HKPSG for relevant requirements as necessary. The developer is also advised to note the following safety concerns on L/UL space in respect of the kindergarten students' use:
- i. Designated L/UL period for kindergarten school buses so as to avoid possible danger to kindergarten students owing to the clash in using the space with other uses; and
 - ii. The safety of kindergarten students walking between the L/UL spaces to the kindergarten premises should be ensured at all time.
- (d) The developer should ascertain the premises for the proposed kindergarten can meet the various requirements laid down in:

- i. The Education Ordinance, Education Regulations and relevant statutory requirements; and
- ii. “Operation Manual for Pre-primary Institutions”.

2. Comments of the Director of Electrical and Mechanical Services (DEMS):

The following requirements on electricity safety shall be complied by the applicants and their contractor(s):

- (a) Please observe the requirements of minimum safety clearance, minimum vertical clearance and preferred working corridor of the concerned overhead lines as stipulated in Clause 2.3.5, 2.3.6 and 2.3.14 under Chapter 7 - Utility Services of the HKPSG published by the Planning Department and ensure they shall be maintained at any time during and after construction.
- (b) No scaffolding, crane and hoist shall be built or operated within 6m from the outermost 400kV conductors at all times. Warning notices should be posted at conspicuous locations to remind operators and workers of the site boundary. CLP Power shall be consulted on the safety precautions required for carrying out any works near the concerned overhead lines.
- (c) In any time during and after construction, CLP Power shall be allowed to get access to the working corridor area of the concerned overhead lines for carrying out any operation, maintenance and repair work including tree trimming.
- (d) The Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation shall be observed by the applicants and their contractors when carrying out works in the vicinity of the electricity supply lines.
- (e) As regards the electric and magnetic fields arising from the transmission overhead lines, the applicant should be warned of possible undue interference to some electronic equipment in the vicinity, if any.

Seq 10 57

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

230816-102514-82270

Reference Number:**提交限期**

25/08/2023

Deadline for submission:**提交日期及時間**

16/08/2023 10:25:14

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

Y/YL-NSW/7

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

女士 Ms. Sophia Wong

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

It is noted that the application will provide new land supply in the region. As a resident in the nearby area, I think it's not undesirable to see new developments going on in this remote district.

Noting that the government will provide high-rise public housing in the areas as well, it's natural to expect that the government will approve the application for the benefits of the local community and even the future Northern Metropolis planning.

Although there should be a high chance to approve this case by the government, I would still express my support for this development to provide essential flat supply to Hong Kong. As a local resident like me, I can also consider moving into these newly developed flats if possible, for which I would be grateful.



新田鄉鄉事委員會

SAN TIN RURAL COMMITTEE

地址：元朗新田大馬路七號

7, MAIN ROAD, SAN TIN, YUEN LONG, N. T.

TEL : 2471 1112 FAX : 2471 3838 EMAIL: 25thstrc@gmail.com



(傳真及郵遞文件)

敬啟者：

反對元朗南生圍榮基村丈量約份第 104 約多個地段和毗鄰政府土地

擬議綜合發展包括濕地修復區以作中密度住宅發展

(申請編號：A/YL-NSW/7)

就上述規劃申請 A/YL-NSW/7，本鄉一致通過反對上述申請，理由如下：

1. 該項發展計劃涉及 68,385 平方米，發展面積龐大，發展範圍大，密度非常高，對現有生態環境的破壞更為嚴重，發展時亦未考慮鄰近土地業權人的現有權益，會嚴重影響鄰近土地及其業權人的利益，若加上相鄰的 A/YL-NSW/8 及 A/YL-NSW/9 發展項目，發展計劃涉及 266,166 平方米，11,937 住宅單位，最保守估計涉及 5 萬人的住宅項目，對現有環境影響巨大，嚴重影響鄰近村落居民。
2. 發展的屋宇高度 53 米，嚴重影響現有鄰近學園村小型屋宇發展區域，該區域的西邊及南邊完全被該發展樓宇阻擋，該發展區域樓宇與學園村鄰近小型屋宇的高度有明顯的差距，破壞當區的環境及視角環境，影響學園村民屋宇視覺，通風及太陽能的使用效率，對附近村民權益有實在的損害及侵佔，要求該發展重新規劃，將過高樓宇搬離學園村小型屋宇發展區域。
3. 該發展區估算約有 2,500 戶及 720 多部車輛使用，而出入口與學園村主要道路學園路重疊，嚴重影響村民車輛出入及安全，本鄉強烈反對該發展計劃密度太高及車輛出入口佔用/鄰近學園村學園路，以保障村民權益。
4. 現時由學園村往青山公路一段已經公共交通設施嚴重不足，而青山公路出錦繡迴旋處一段長期擠塞，車龍往往排至學園路東出口，若加上相鄰的 A/YL-NSW/8 及 A/YL-NSW/9 發展項目，保守估計會增加 4,000 輛車輛，肯定遠超現有青山公路及新潭路的負荷，而現有的錦繡迴旋處及凹頭迴旋處更難負荷，將嚴重影響該區交通系統。



新田鄉鄉事委員會

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此致

城市規劃委員會

2022 年 12 月 15 日



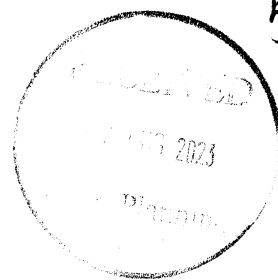
新田鄉鄉事委員會

首副主席：黎志超

副主席：文貴旗 謹啟

58

新 界 元 朗
新 田 區 壘 圍 村
Pok Wai Village Representatives' Office



敬啟者：

反對元朗南生圍榮基村丈量約份第 104 約多個地段和毗鄰政府土地
擬議綜合發展包括濕地修復區以作中密度住宅發展
(申請編號：A/YL-NSW/7)

就上述規劃申請 A/YL-NSW/7，本村一致通過反對上述申請，理由如下：

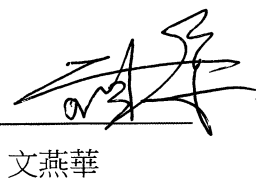

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2. 發展的屋宇高度 53 米，嚴重影響現有鄰近本村小型屋宇發展區域，該區域的西邊及南邊完全被該發展樓宇阻擋，該發展區域樓宇與本村鄰近小型屋宇的高度有明顯的差距，破壞當區的環境及視角環境，影響本村村民屋宇視覺，通風及太陽能的使用效率，對附近村民權益有實在的損害及侵佔，要求該發展重新規劃，將過高樓宇搬離本村小型屋宇發展區域。
3. 該發展區估算約有 1,997 戶及 720 多部車輛使用，而出入口與本村主要單程道路壘圍路重疊，嚴重影響村民車輛出入及安全，本村強烈反對該發展計劃密度太高及車輛出入口佔用/鄰近本村的單程壘圍路，以保障村民權益。
4. 現時由壘圍村往青山公路一段已經公共交通設施嚴重不足，而青山公路出錦繡迴旋處一段長期擠塞，車龍往往排至壘圍路東出口，若加上相鄰的 A/YL-NSW/8 及 A/YL-NSW/9 發展項目，保守估計會增加 4,000 輛車輛，肯定遠超現有青山公路及新潭路的負荷，而現有的錦繡迴旋處及凹頭迴旋處更難負荷，將嚴重影響該區交通系統。

此致

規劃委員會



壘圍村代表


馮應祥 文燕華

二零二三年八月十四日

醫事顧問：鄧兆棠醫生



seq 9 53

關於南生圍榮基村申請編號 Y/YL-NSW/7 持反對意見

敬啟者：

隨文件獲悉，南生圍榮基村申請編號 Y/YL-NSW/7，欲將申請地點改劃為興建不低於 15 層住宅，本人持反對意見。

- 一、南生圍是港人日常放假休閒熱門郊遊景點地之一，若發展商在此地興建高層住宅，將會減少港人日常出游休息地，破壞南生圍周邊生態環境。
- 二、南生圍具有極高生態價值，昔日南生圍幾乎全是魚塘、農田，如今魚塘所剩無幾，面積也越來越小，發展區周邊部分魚塘已被規劃為米埔觀鳥區和雀鳥的飛行航道範圍，規劃地靠近后海灣第二大驚鳥林，附近更有不少受保護動物，目前發展方案暫未見有足夠措施減少對生態環境影響，難以保障大批居民遷入南生圍後所造成的生態破壞。
- 三、現時錦繡迴旋處交通已十分擠塞，交通問題影響元朗居民已有多多年，但一直改善甚微，若繼續興建更多高層住宅令該區人口急速增長，而現時道路卻未能應付增加人口後交通流量。

建議將現時正在申請中的個案合併作為交通評估，規劃未來道路網路：元朗米埔-錦壘 Y/YL-MP/6、元朗牛潭尾 Y/YL-NTM/5、青山公路潭尾段 Y/YL-NSW/8、石湖圍 Y/YL-NTM/8、石湖圍 Y/YL-NTM/6、Y/NTM/7、南生圍榮基村 Y/YL-NSW/7、新田練板村 Y/YL-ST/1、潭尾以西 Y/YL-NSW/9、米埔-攸壘 Y/YL-MP/7、Y/YL-MP/8。

此致

城市規劃委員會

秘書處

簽署：

元朗區議員 文富穩 BBS

2023 年 06 月 02 日

寄件者: Andrew Chan (Local Biodiversity) [REDACTED]
寄件日期: 2021年11月25日星期四 19:59
收件者: tpbpd@pland.gov.hk
主旨: s12a_Y_YL-NSW_7_2021 11 (Nov)_WWF.pdf
附件: s12a_Y_YL-NSW_7_2021 11 (Nov)_WWF.pdf

Dear Sir/Madam,

Attached please find our submission on the captioned.

Best regards,

Andrew Chan

Senior Conservation Officer, Policy

WWF-Hong Kong 世界自然基金會香港分會

together possible 

Find out more and get involved at wwf.org.hk

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



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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

25 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: To rezone the application site from “Other Specified Uses” annotated
“Comprehensive Development to include Wetland Restoration Area”
(“OU(CDWRA)”) zone to “Other Specified Uses” annotated “Comprehensive
Development to include Wetland Restoration Area 1” (“OU(CDWRA)1”) zone at
Wing Kei Tsuen, Nam Sang Wai, Yuen Long (Y/YL-NSW/7)**

WWF would like to lodge our objection to the captioned application.

Not in line with the Town Planning Board Guideline No. 12C

The captioned site falls within the Wetland Buffer Area (WBA) and locates immediately next to the fish ponds in the Wetland Conservation Area (WCA) designated under the Town Planning Board (TPB) Guideline No. 12C (Fig. 1). According to the gist of the captioned application, the application site will be rezoned to increase the plot ratio to 1.5 with 15-storeys residential blocks to be built. Since the surroundings of the application site is generally rural environment with low-rise development, we worry that the proposed high-rises would cause disturbance impacts, e.g. light and noise pollution, and affect the ecological value of fish ponds in the WCA abutting the application site. Section 6.5 of the TPB Guideline No. 12C stated that ecological impact assessment is needed for development within WBA that requires planning permission from TPB. However, no ecological impact assessment was submitted by the applicant as per information on the gist of this application on TPB website as of 25 November 2021. We are of grave concern

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

GBS
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
(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)

that the ecological impacts of the captioned development to the fish ponds in the WCA will be overlooked. Therefore, we consider that the captioned application is not in line with the TPB Guideline No. 12C and therefore should be rejected.

Undesirable precedent

We worry that approval of this application will set an undesirable precedent for high-rises development in other areas of the WBA as well as the Deep Bay area which will result in adverse cumulative ecological impacts on the WCA and the Deep Bay ecosystem.

It would be grateful if our comments could be considered by the Town Planning Board.

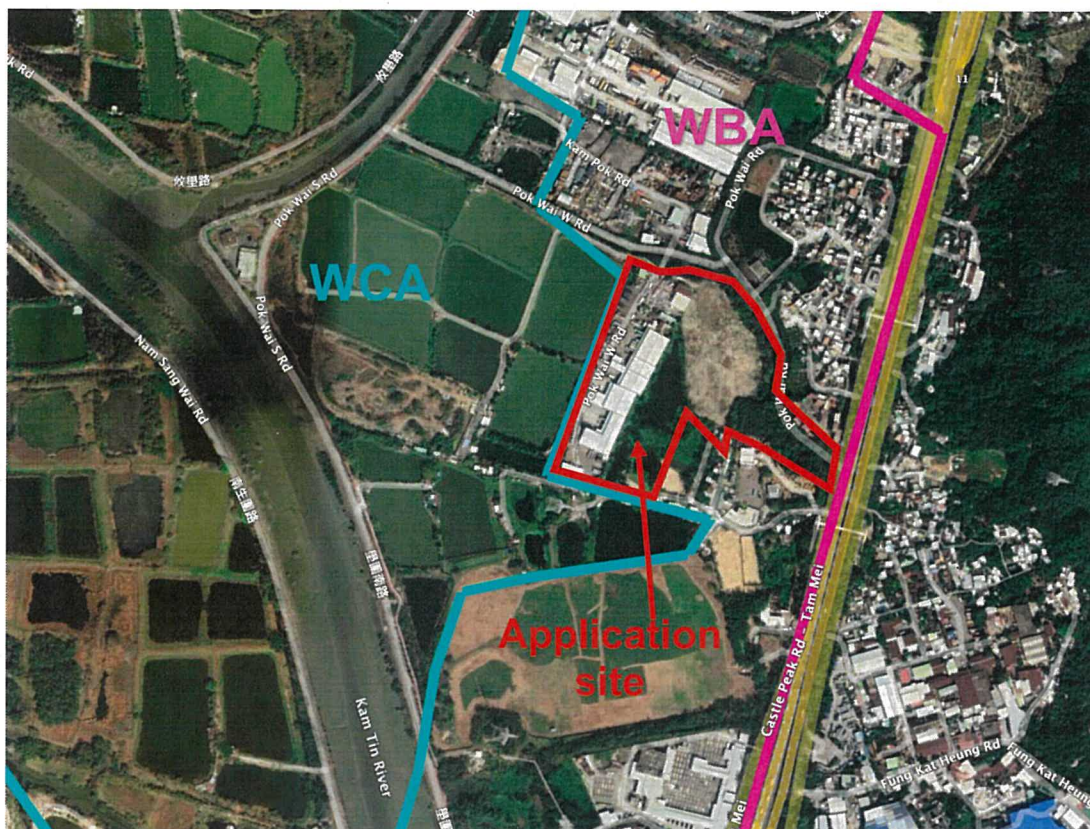
Yours faithfully,

A handwritten signature in dark ink, appearing to be 'Andrew Chan', written in a cursive style.

Andrew Chan

Senior Conservation Officer, Policy

Fig 1. Approximate boundaries of the application site, WBA and WCA (shown as red, purple, and light blue lines respectively) (Image source: Google Earth)



寄件者: [REDACTED]
寄件日期: 2021年11月25日星期四 22:34
收件者: tpbpd@pland.gov.hk
主旨: 反對規劃申請
附件: 2021-11-23_as-sent-clean_就規劃申請編號 YYL-NSW7 提出反對意見.pdf

就規劃申請編號 Y/YL-NSW/7 提出反對意見

2021 年 11 月 23 日

香港北角

渣華道 333 號

北角政府署 15 樓

規劃處

敬啟者：

有關：就規劃申請編號 Y/YL-NSW/7 提出反對意見

本人現就規劃申請編號 Y/YL-NSW/7 提出反對意見。代表申請人「Infinity View Limited」和「Planet Universal Limited」（下稱「申請人」），申請修訂南生圍分區計劃大綱核准圖編號 S/YL-NSW/8（下稱「核准圖」），將位於元朗南生圍榮基村丈量約份第 104 約多個地段和毗連政府土地（下稱「申請地點」），由「其他指定用途」註明「綜合發展包括濕地修復區」地帶改劃為「其他指定用途」註明「綜合發展包括濕地修復區 (1)」地帶，以容許擬議之綜合住宅發展及濕地修復計劃（下稱「擬議發展」），該擬議發展的申請是在沒有充足社區基礎考慮下，妄顧周邊未來發展，不設實際的發展方案。以下將細表反對因由：-

A. 交通負荷嚴重

- 1.) 該擬議發展對周邊交通系統造成超強負荷，嚴重影響錦田新界環迴公路、壘圍路、錦壘路一帶的交通狀況。繁忙時段為早上八時半至九時半，以及下午五時半到六時半，考慮到有關土地距離主要工作地點較遠，繁忙時段應早上上推一小時，下午下推一小時。該發展造成的人流發展及周邊社區設施配套根本不設實際，亦妄顧對現存作業者的影響。
- 2.) 現時申請人提交的評估未能反映實際情況。擬議發展對周遭交通系統產生的超強負荷，新界環迴公路、壘圍路、錦壘路等道路容量不足以應付，加上公共交通工具選擇欠奉，私家車成為出入的該申請地點的僅餘選擇，無疑增加交通負荷，對繁忙時間的運輸系統帶來負擔。緊急車輛通道亦欠缺，一旦發生意外，該地段將會面對非常嚴重的公眾質疑。

B. 環保補救設施不足

- 3.) 該擬議發展在環保層面上欠缺保育意識。申請地點屬於濕地保育區範圍之內，濕地保育區的土地用途，應以保育濕地地帶為主，以保持生境的完整，免其受到干擾及／或變得零碎分散。擬議發展的發展方向並沒有為濕地保育區的生態作出具有裨益的配合。在區內的視覺及景觀質素，以及不得增加后海灣地區污染量的準則上，擬議發展除了在土地面積上遵守「不會有濕地淨減少」的保育原則，可是「不會有淨減少」的原則亦包括不會有「功能」上的減少。
- 4.) 申請人擬議把魚塘出租予養魚戶，確保魚塘得到長遠的妥善保養和管理，但在擬議發展方案中的興建過程就存在負面的干擾影響，在擬議發展中缺乏排水影響評估、樹木調查等報告，其後作出的保養和管理只是亡羊補牢，發展過程中產生的噪音污染、空氣污染，極有可能對周遭保育區產生環保層面上的負面影響。申請人亦未有就其養魚戶的專業及經驗列入申請書內，過去包括香港觀鳥會在內的環保團體亦多次就規劃處對申請人的天真信任而作出抨擊。

C. 欠缺對受影響戶的關注

- 5.) 申請人對於現存者及作業者的交替用途上沒有提供合適的解決方案。受影響的居民及業務經營者未能在擬議發展上得到任何補償，對申請地點的原居民及周遭住戶帶來不便和滋擾，是在沒有社區基礎考量下不負責任的表現。擬議發展的過程中受影響的市民，不論在生活質素和居住環境上都受到負面的影響。
- 6.) 在搬遷安排、農業補償以及居民所養的動物如何處理等均不清楚，申請地點附近居民及動物都沒有受到保障。在缺乏為受影響的居民及業務經營者提供特惠補償及安置方案下，擬議發展無疑是自私自利的發展計劃。

D. 欠缺對政策發展敏感度

- 7.) 擬議發展沒有緊密配合政府的施政方針和政策。二零二一年施政報告中提及的「北部都會區」是北部經濟帶擴展及整全為包括元朗、天水圍、粉嶺 / 上水等新市鎮，多個處於不同規劃及建設階段的新發展區，和發展樞紐及相鄰鄉郊地區的都會區。除了政府一直推行的增加房屋土地供應方針外，「北部都會區」的未來發展方向更需要以「宜居宜業宜遊」為宗旨，發展以創科為經濟引擎的都會區。
- 8.) 擬議發展在發展方向上著重住宅項目，卻未見有帶動周遭業務發展的規劃，此舉與「北部都會區」的發展方向未能吻合，更莫論達到理想中相映生輝的效果。該地段的規劃用途及中期規劃崗領將有可能於短時期重新規劃，就此規劃處應發揮政策敏感度，謀定而後動。

E. 結語

- 9.) 綜合以上四點，本人堅決反對規劃申請編號 Y/YL-NSW/7 的擬議發展。望城市規劃委員會能慎重考慮並撤回該項擬議發展，為香港在大灣區的發展上作出明智的抉擇。
- 10.) 本人亦同時通知環保處、立法局秘書處及地政總署以作參考。假若民意不被充份尊重，本人不排除去信申訴專員並以正當程序跟進此事。

提意見人 香港市民上

二零二一年十一月二十四日

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/YL-NSW/7**
關於申請編號 Y/YL-NSW/7 而只作指示用途的擬議發展計劃的概括發展規範

Application No. 申請編號	Y/YL-NSW/7		
Location/address 位置/地址	Various Lots in D.D. 104 and adjoining Government land, Wing Kei Tsuen, Nam Sang Wai, Yuen Long 元朗南生圍榮基村丈量約份第 104 約多個地段和毗連政府土地		
Site area 地盤面積	About 約 68,385 sq. m 平方米 (Includes Government Land of about 包括政府土地 約 6,073 sq. m 平方米)		
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	"Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" 「其他指定用途」註明「綜合發展包括濕地修復區」		
Proposed Amendment(s) 擬議修訂	To rezone the application site from "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" to "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area 1" 把申請地點由「其他指定用途」註明「綜合發展包括濕地修復區」地帶改劃為「其他指定用途」註明「綜合發展包括濕地修復區 1」地帶		
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	Not more than 不多於 97,682 ⁽¹⁾	Not more than 不多於 1.5 ⁽¹⁾
	Non-domestic 非住用	Not more than 不多於 3,100 ⁽¹⁾⁽²⁾	Not more than 不多於 0.048 ⁽¹⁾⁽²⁾
No. of block 幢數	Domestic 住用	7	
	Non-domestic 非住用	3 ⁽³⁾	
	Composite 綜合用途	-	

Building height/No. of storeys 建築物高度／層數	Domestic 住用	Not more than 不多於 48.45	m 米
		Not more than 不多於 53.95	mPD 米(主水平基準上)
		Not more than 不多於 15 2	Storey(s) 層 Exclude 不包括 Basement 地庫
	Non-domestic 非住用	Not more than 不多於 15	m 米
		Not more than 不多於 20.5	mPD 米(主水平基準上)
		Not more than 不多於 3 2	Storey(s) 層 Exclude 不包括 Basement 地庫
	Composite 綜合用途	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
Site coverage 上蓋面積	Not more than 不多於 15 %		
No. of units 單位數目	About 約 1,997 Flats 住宅單位		
Open space 休憩用地	Private 私人	Not less than 不少於 5,592	sq. m 平方米
	Public 公眾	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle spaces 停車位總數		724
	Private Car Parking Spaces 私家車車位		703
	Motorcycle Parking Spaces 電單車車位		21
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		13
	Taxi Spaces 的士車位		2
	Coach Spaces 旅遊巴車位		2
	Light Goods Vehicle Spaces 輕型貨車車位		1
	Heavy Goods Vehicle Spaces 重型貨車車位		8

(1) Calculated based on development site area of 65,121m² 以發展地盤面積65,121平方米計算

(2) Including 6-classroom kindergarten and a 100-place child care centre with GFA of about 2,200m², and retail/dining facilities with GFA of about 900m² 包括總樓面面積約 2,200 平方米作幼稚園(6 個課室)和幼兒中心(100 個名額)以及總樓面面積約 900 平方米作零售/餐飲設施

(3) Including 1 GIC & Retail block and 2 clubhouse blocks 包括 1 幢作社會福利及零售設施以及 2 幢作會所設施

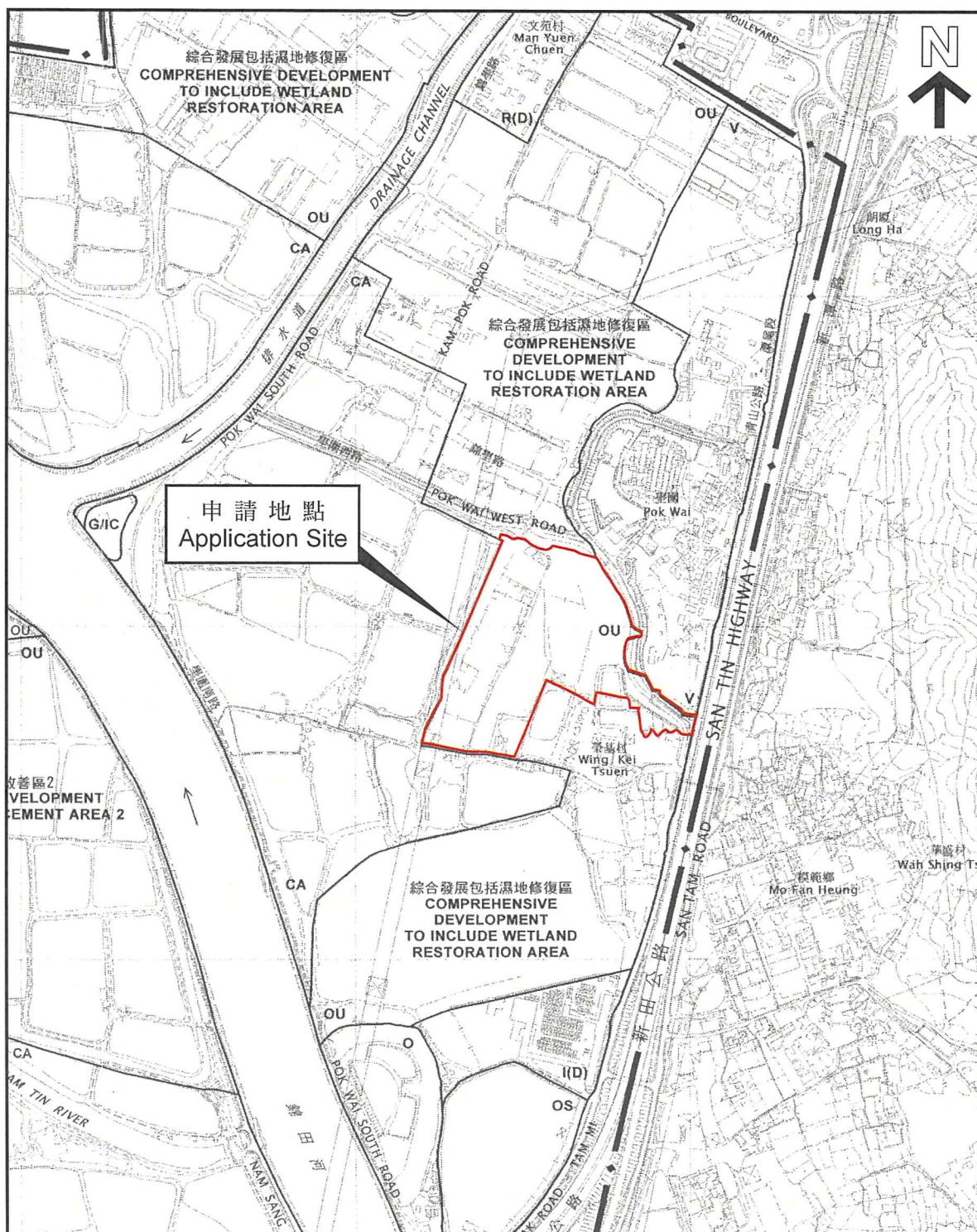
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

The information is provided 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.

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input 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"/>
Reports 報告書		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Proposed Method Statement for Air Ventilation Assessment 空氣流通評估的建議方法		
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。



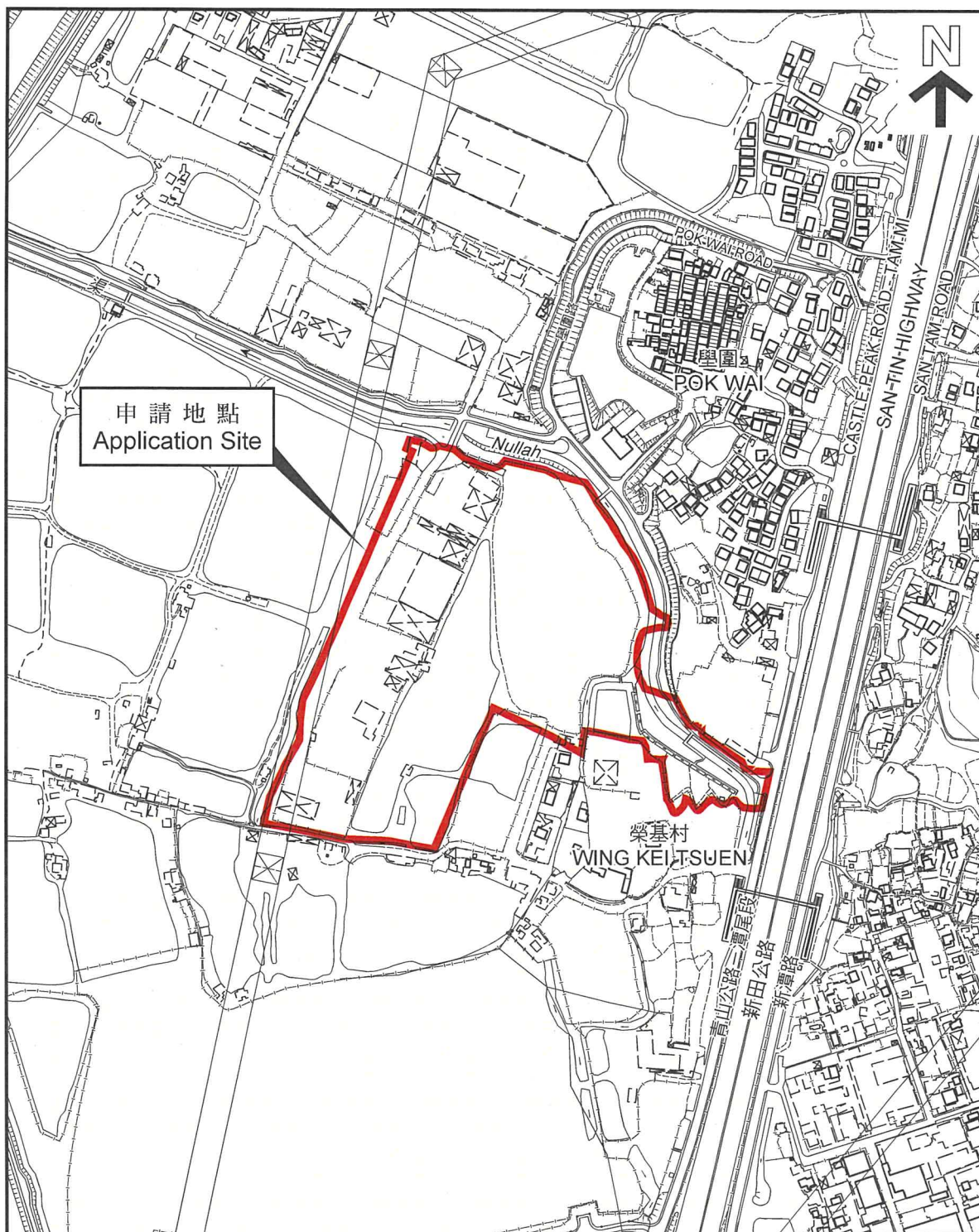
位置圖 LOCATION PLAN

本摘要圖於2021年11月2日擬備，
所根據的資料為於2006年10月17日
核准的分區計劃大綱圖編號 S/YL-NSW/8
EXTRACT PLAN PREPARED ON 2.11.2021
BASED ON OUTLINE ZONING PLAN No.
S/YL-NSW/8 APPROVED ON 17.10.2006

SCALE 1:7 500 比例尺
100 0 100 200 300 METRES

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

參考編號
REFERENCE No.
Y/YL-NSW/7



平面圖 SITE PLAN

本摘要圖於2021年11月2日提備，
所根據的資料為測量圖編號
2-SE-21C, 2-SE-21D, 6-NE-1A 及 6-NE-1B
EXTRACT PLAN PREPARED ON 2.11.2021
BASED ON SURVEY SHEETS No.
2-SE-21C, 2-SE-21D, 6-NE-1A & 6-NE-1B

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

參考編號
REFERENCE No.
Y/YL-NSW/7

申請摘要

(內文如有差異，應以英文版本為準)

此規劃申請是代表申請人 Infinity View Limited 和 Planet Universal Limited (下稱「申請人」) 根據城市規劃條例第12A條向城市規劃委員會(下稱「城規會」) 申請修訂南生圍分區計劃大綱核准圖編號S/YL-NSW/8 (下稱「核准圖」)，將位於元朗南生圍榮基村丈量約份第104約多個地段及毗連政府土地(下稱「申請地點」)，由「其他指定用途」註明「綜合發展包括濕地修復區」地帶改劃為「其他指定用途」註明「綜合發展包括濕地修復區 (1)」地帶，以容許擬議之綜合住宅發展及濕地修復計劃(下稱「擬議發展」)。擬議發展能同時有效地利用土地資源及淘汰現有棕地用途作濕地修復。

申請人為擬議發展特別制定了一個「其他指定用途」註明「綜合發展包括濕地修復區 (1)」地帶。其最高住用地積比率為 1.5 倍，最高非住用地積比率為 0.048 倍及最高建築物高度為15層(不包括地庫)。

擬議發展包括把不少於百分之三十一(即約 20,187.5 平方米)的發展地塊作濕地修復，以遵守「不會有濕地淨減少」的保育原則。申請人擬議把魚塘出租予養魚戶，能確保魚塘得到長遠的妥善保養和管理，以提升濕地的生態價值及濕地緩衝區的功能。

擬議發展的主要理據如下：

- 擬議修訂計劃及濕地修復區將繼續符合「其他指定用途」註明「綜合發展包括濕地修復區」地帶的規劃意向。透過逐步淘汰區內現有零碎的露天儲存和港口後備用途，現時方案將會提前改善周邊地區的整體環境及促進后海灣的生態價值；
- 擬議發展已嚴格遵守城規會規劃指引第 12C 號，以達致后海灣濕地生態系統內「不會有濕地淨減少」以及「防患未然」的保育原則。同時，此擬議發展藉以向土地擁有人提供誘因，為濕地作出長遠的保育；
- 擬議發展及濕地修復區並不涉及土地業權分散和零碎發展的問題，故此可以迅速落實發展。與此同時，在基建設施容許的情況下有效地利用珍貴的土地資源，並與政府現時推行的增加房屋土地供應政策相符；
- 擬議發展將提供有迫切需求的社會福利和零售餐飲設施，以滿足未來居民和鄰近社區的需要；以及
- 擬議發展採用了各種特別的設計以配合周邊環境，同時加強濕地緩衝區的生態功能。申請人已進行了各種技術評估，結果均證明該發展方案將不會帶來不良的影響。

根據以上各點，申請人希望是次的修訂圖則申請能獲得城規會支持。

Executive Summary

This Planning Application is prepared and submitted on behalf of Infinity View Limited and Planet Universal Limited ("the Applicants") to seek approval from the Town Planning Board ("TPB"/the "Board") under section 12A of the Town Planning Ordinance for the proposed amendments to the Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8 (the "Approved OZP") to rezone the Site from "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" ("OU(CDWRA)") to "OU(CDWRA)1". The rezoning is to enable the proposed Comprehensive Residential Development with Wetland Restoration Area ("the Proposed Development") at Various Lots and Adjoining Government Land in DD104 near Wing Kei Tsuen, Nam Sang Wai, Yuen Long (the "Site") for better utilization of land resources whilst phasing out the current brownfield uses for restoration of wetland.

A site-specific zoning of "OU(CDWRA)1" is proposed to accommodate the Proposed Development with a maximum domestic plot ratio of 1.5, a maximum non-domestic plot ratio of 0.048 and a maximum building height restriction of 15 storeys (excluding basement carpark).

The Proposed Development would involve not less than 31% of development site area (i.e. about 20,187.5 sq.m) as wetland to be in-line with the conservation principle of "no-net-loss in wetland". The commercial fish ponds proposed by the Applicants for renting to fish farmers will receive proper long-term maintenance and management that would certainly contribute to the enhancement in ecological value of the wetland and ecological function of the Wetland Buffer Area ("WBA").

The Proposed Rezoning is fully justified due to the following reasons:

- Rezoning for the Proposed Development with Wetland Restoration Area will continue to be in-line with the planning intention of "OU(CDWRA)" zone. Specifically, with the attempt to phase out existing sporadic open storage and port back-up uses in the area, the current proposal will serve as a catalyst to bring early improvement to the ecological value of Deep Bay and the general environmental in the surrounding area;
- The Proposed Development will be developed strictly in accordance with TPB Guideline No. 12C in achieving the conservation objectives of wetland ecosystem in Deep Bay Area i.e. "precautionary approach" and "no-net-loss in wetland". At the same time, it offers incentives for the landowners towards long-term wetland conservation efforts.
- The Proposed Development is readily implementable without the concern of scattered land ownership and "piecemeal" development. Whilst, it would optimise the utilization of scarce land resources for housing supply while infrastructure capacity permits which is in line with the Government's policies.

- The Proposed Development would provide much needed social welfare and retail facilities to meet the need of the future residents as well as other residents in the neighbourhood; and
- The Proposed Development has incorporated various sensitive design measures in responding positively to the setting while enhance the ecological function of the WBA. Various technical assessments have also been carried out and the findings concluded that the proposal will not bring about adverse impact to the surrounding environment.

In light of the above, members of the TPB are respectfully requested to support this Planning Application.

59

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Comments on the Section 12A Application No. Y/YL-NSW/7

18/08/2023 11:43

From:

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

Cc:

File Ref:

1 attachment



TPB20230818(NSW7).pdf

Dear Sir/ Madam,

Attached please find our submission on the captioned.

Yours faithfully,

Chow Oi Chuen (Ms.)

Campaign Officer

The Conservancy Association



18th August 2023

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

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

Dear Sir/Madam,

Comments on the Section 12A Application No. Y/YL-NSW/7

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

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

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

By introducing a population of 5,592 and 1,997 flats, such large development scale would potentially induce adverse off-site disturbance impacts on adjacent wetland in Wetland Conservation Area (WCA), affect ecological function and integrity of Deep Bay wetland ecosystems. We opine that this is definitely not in line with the TPB PG-No. 12C and the planning intention of WBA.

2. Incompatible with the surrounding environment

Regarding Other Specified Uses (Comprehensive Development to include Wetland Restoration Area) (OU(CDWRA)), Section 9.7.12 of the Explanatory Statement of Approved Nam Sang Wai Outline Zoning Plan (S/YL-NSW/8) mentions that *“To be in line with the rural setting which is mainly low-rise residential developments and village*



houses, to minimize visual impact and to take into account the capacities of local road network and infrastructure in this area, development or redevelopment shall not result in a total development or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of 6 storeys including car park". The proposed application, comprising 7 residential blocks, 15 storeys with plot ratio 1.5, would be a large amendment to the original planning requirement. It is no doubt that this application is highly incompatible with the surrounding rural setting with low development density which is usually no more than 3 storeys high.

3. No further information to justify wetland conservation

With reference to Ecological Survey Programme (Table 3.1) of Ecological Impact Assessment (EcoIA), some surveys are still incomplete. It would be surprising for the applicant to come up with conclusion that all potential adverse ecological impacts are fully assessed and mitigated. We are highly doubtful that such rezoning application ensures ecological integrity of WBA, WCA, and the entire Deep Bay. We have to reiterate some of our major concerns in ecological aspects:

- Indirect disturbance on ponds/wetland within WCA during both construction and operation phases
- Ecological disturbance on the roosting site in Nam Sang Wai
- Ecological disturbance on adjacent egrettries
- Disruption on flight path of birds, particularly breeding egrets and herons from adjacent egrettries; Great Cormorant from Nam Sang Wai
- Potential ecological impact of the proposed Wetland Restoration Area (WRA), such as contaminated surface runoff from the adjacent residential development during construction and operation phase
- No habitat creation and management plan for the proposed WRA, such as financial arrangement, target species, maintenance, monitoring, etc.

We also wish to mention that according to the revised EcoIA (Annex A) provided by the applicant, the habitat map and the locations of species of conservation importance (Figure 3), species spotted in the plantation area in the northeast of the application site, such as Little Egret, Great Egret and Pacific Swift, can also be spotted in fish ponds near the western part of the application site. It is doubtful if there are minor flight paths between these two habitats. We worry that such potential ecological linkage,



particularly flight behavior for those bird species, would be adversely affected by the proposed high-density development with 1.5 plot ratio and 15 storeys.

4. Lack of details of Wetland Restoration Creation Scheme

According to Wetland Restoration and Creation Scheme (WRCS) – Fishpond Operation Plan submitted by the applicant, we found that there are no details long-term management and maintenance. Especially, the applicant failed to assess any secondary ecological impacts due to daily operation of fish farmers. Besides, the applicant did not mention the target species (such as birds) for the WRCS. It would be difficult to assess the effectiveness of the whole WRCS.

5. Cumulative impacts

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

Yours faithfully,

Chow Oi Chuen

Campaign Officer

The Conservancy Association

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

寄件者: EAP KFBG [REDACTED]
寄件日期: 2021年11月26日星期五 17:06
收件者: tpbpd@pland.gov.hk
主旨: KFBG's comments on eight planning applications
附件: 211126 s16 TKL 687.pdf; 211126 s12a NSW 6.pdf; 211126 s12a NSW 7 & ST 1.pdf; 211126 s12a TM 25 & 26.pdf; 211126 s16 HTF 1126.pdf; 211126 s16 NSW 290c.pdf

Dear Sir/ Madam,

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

Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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

26th November, 2021.

By email only

Dear Sir/ Madam,

To rezone the application site from "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" to "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area(1)" and amend the Notes of the zone applicable to the site
(Y/YL-ST/1)

To rezone the application site from "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" to "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area 1"
(Y/YL-NSW/7)

1. We refer to the captioned.
2. We object to these two applications as the development parameters reflect that the proposed blocks would be very high-rise (as compared to the existing settings and surroundings) and we consider high-rise (and relatively large-scale) developments which are not compatible with the environment are not appropriate to be located in the Wetland Buffer Area (WBA) and areas adjoining Wetland Conservation Area (WCA), in particular adjacent to fish ponds. The proposed high-rise blocks at the Wing Kei Tsuen project (Y/YL-NSW/7; 15 storeys) are located next to an active fish pond within WCA and the wetland restoration area proposed by the project itself; the high-rise blocks at the Lin Barn Tsuen project (Y/YL-ST/1; 7 storeys) are located adjacent to the wetland restoration areas proposed by the project, and one of these areas is within WCA; this application site is adjoining active fish ponds as well.

3. The active fish ponds adjacent to both application sites are, indeed, parts of the contiguous active fish pond and wetland areas within WCA; in other words, they are not seriously suffering from fragmentation or isolation effect – they can be readily considered as **parts of the core Deep Bay wetland**. Also, the ponds next to Y/YL-NSW/7 are within Conservation Area (CA) zone, while those next to Y/YL-ST/1 are within the internationally recognised ‘Important Bird Area’¹. Regarding the importance of the fish pond system in the Deep Bay Area, we would like the Board to read the following which is extracted from the Town Planning Board (TPB) PG No. 12c²:

‘...The Study on the Ecological Value of Fish Ponds in the Deep Bay Area (the Study) completed in 1997 has confirmed the unique international and regional importance of the fish pond system in the Deep Bay Area particularly for ardeids (i.e. herons and egrets). It has established that fish ponds in the area have intrinsic value as they function ecologically as a substantial source of food supply for the birds and as an important habitat for roosting and foraging of waterbirds. The fish pond system is fundamentally linked with the Mai Po Marshes and is part of the Deep Bay Area wetland ecosystem...Different ponds are used preferentially by birds in different seasons, and it would be difficult to justify removal of certain individual fish ponds. Higher bird usage was observed to correlate with ponds which are contiguous to each other and with a greater and continuous area as against fragmented and isolated ponds. Developments resulting in the loss of fish ponds would reduce the food source to birds and certain developments adjoining or in the vicinity of fish ponds with disturbance impact, in particular open storage uses, industrial uses, dispersed village type development and roads, would lead to a reduction in bird usage...’

4. There have been some relatively high-rise developments approved within WBA not long ago, such as those next to Hong Kong Wetland Park (e.g., A/TSW/63, A/TSW/70). However, these approved developments are in general located on the landward side of the WBA (i.e., further away from WCA, not adjoining WCA), and are largely surrounded by Wetland Park (which already receives disturbance from visitors to a certain extent) and the highly urbanised Tin Shui Wai town. Another high-rise development application (A/YL-NSW/274) to the south of the core Nam Sang Wai area was also recently approved; this site

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.info.gov.hk/tpb/en/forms/Guidelines/pg12c_e.pdf

is zoned 'Undetermined', and largely surrounded by Village Type Development and Residential (Group D) zones, as well as the Yuen Long Highway. There are two relatively small ponds located quite close to this site, but they are not adjoining other active fish ponds. Also, only one of these two ponds is located within WCA, and it is unlikely to be highly active like those observed next to Y/YL-NSW/7 and Y/YL-ST/1. Generally speaking, the sites of these approved applications are not adjoining any contiguous active fish pond areas. There was also a high-rise development application approved at Fung Lok Wai (A/YL-LFS/224), but the approval decision by the TPB was quashed by a judicial review³.

5. Besides the above cases, we encourage the Board to investigate in detail with relevant authorities as to whether there have been (or how many) other applications with relatively high-rise (and relatively large-scale) developments in which the sites are adjoining contiguous active fish ponds within WCA recently (e.g., after the latest revision (May 2014) of the TPB guideline on developments within Deep Bay Area) approved under the planning regime. We also urge the Board to note the 'precautionary approach' as stated in the aforementioned TPB guideline.

6. Indeed, during our recent site visits to these areas, we could still observe waterbirds utilising the ponds adjacent/ close to both application sites (**Figure 1**), despite the fact that there are existing open storage areas/ low-rise houses close to them. We urge the Board, in consultation with relevant authorities, to seriously consider and compare the disturbance impacts (on the adjoining active fish ponds) that are causing by the existing uses with those that would be caused by the proposed high-rise (and relatively high-density; Y/YL-NSW/7: 1997 flats, Y/YL-ST/1: 4176 flats) developments (e.g., in terms of frequency, intensity and duration).

7. Furthermore, despite the obvious potential ecological impacts that would be caused by these high-rise blocks, we are surprised to see that there are no detailed ecological impact assessments attached to these two applications. We urge the Board to consider whether this is appropriate.

8. Thank you for your attention.

³https://legalref.judiciary.hk/lrs/common/search/search_result_detail_frame.jsp?DIS=130589&QS=%2B&TP=JU



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

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

cc. Agriculture, Fisheries and Conservation Department

Figure 1. Waterbirds observed in/ close to the ponds (within WCA) adjoining the application sites (all photos taken in November 2021).

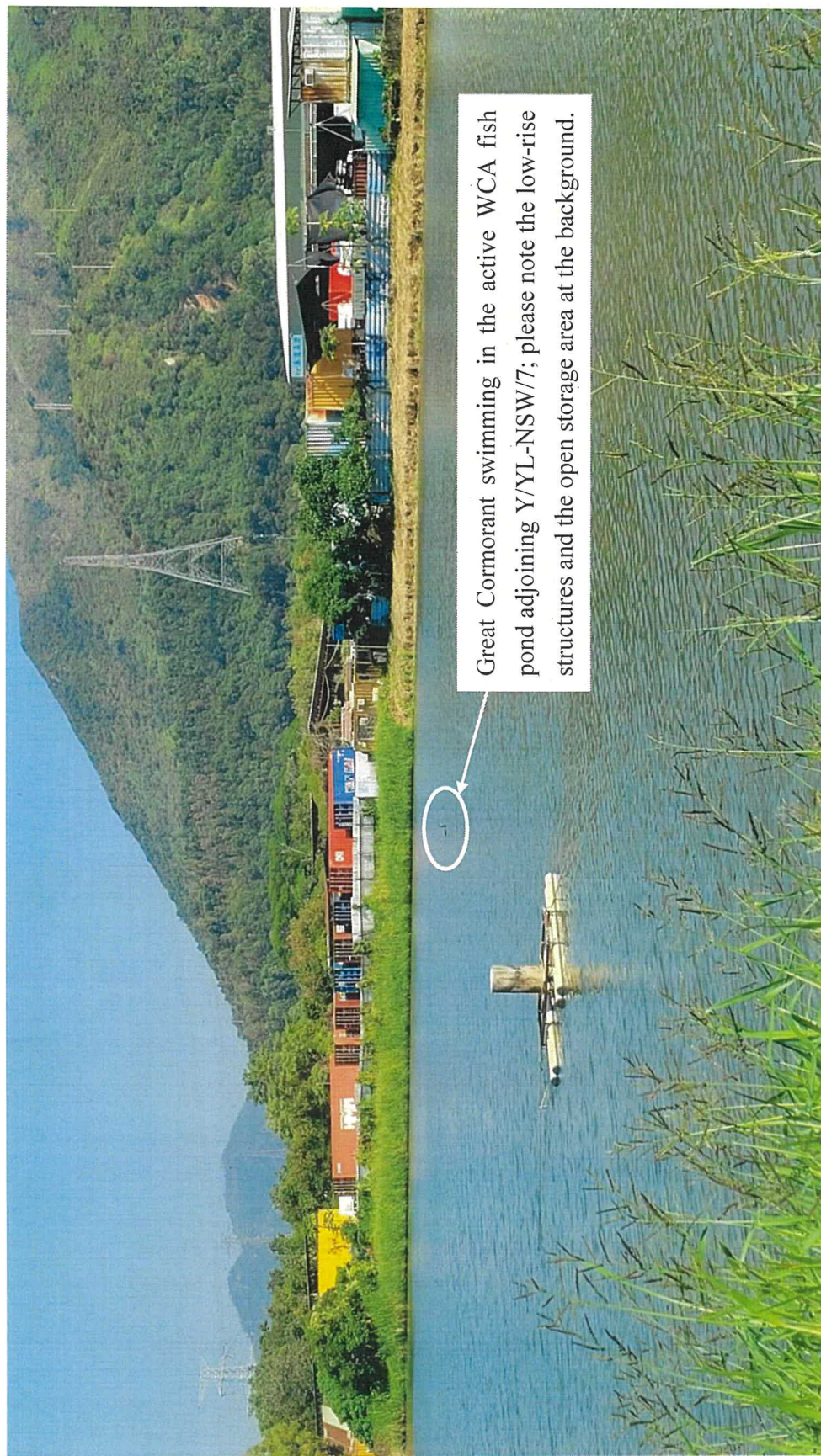
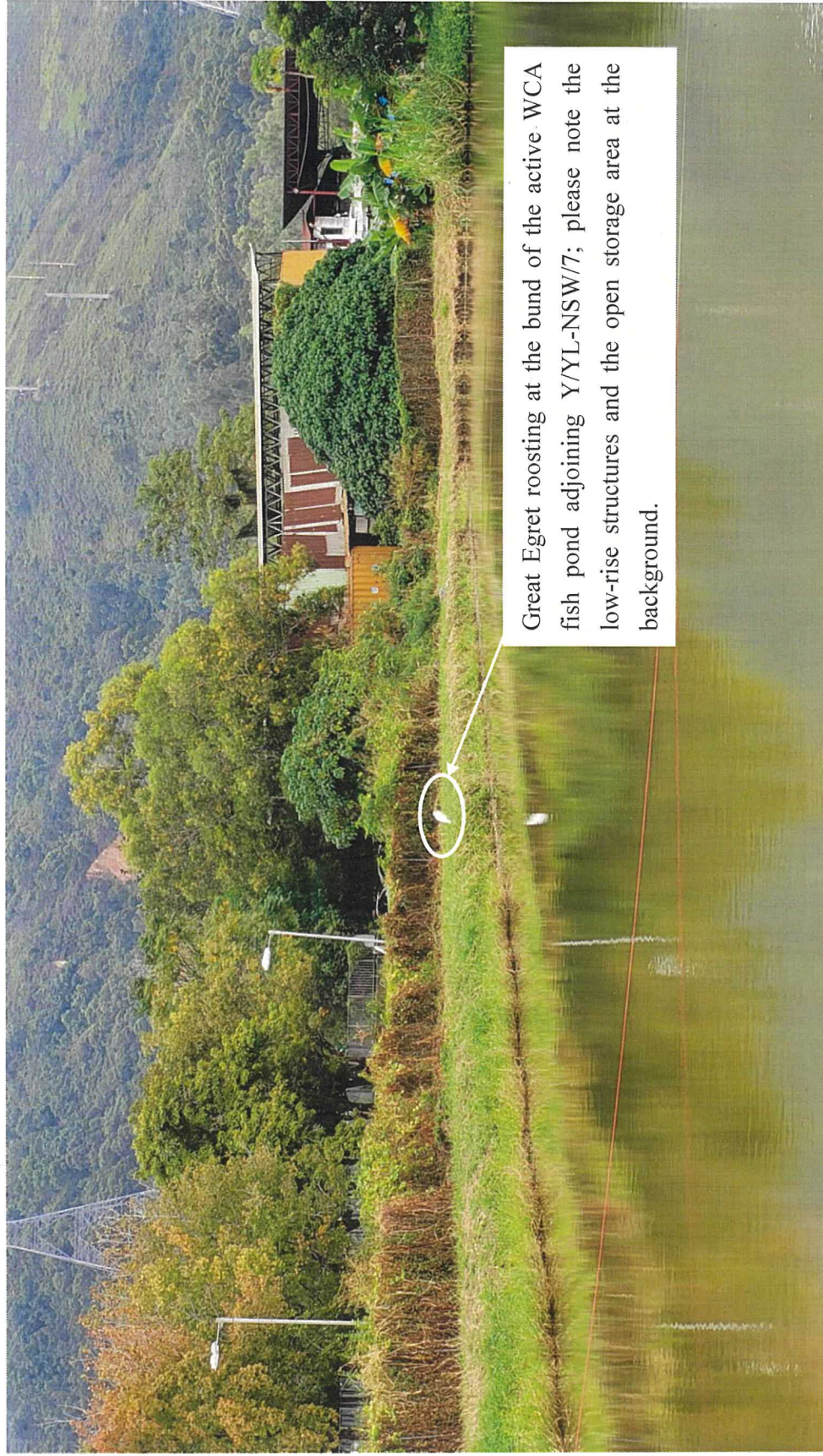


Figure 1. Cont'd.



Great Egret roosting at the bund of the active WCA fish pond adjoining Y/YL-NSW/7; please note the low-rise structures and the open storage area at the background.

Figure 1. Cont'd.

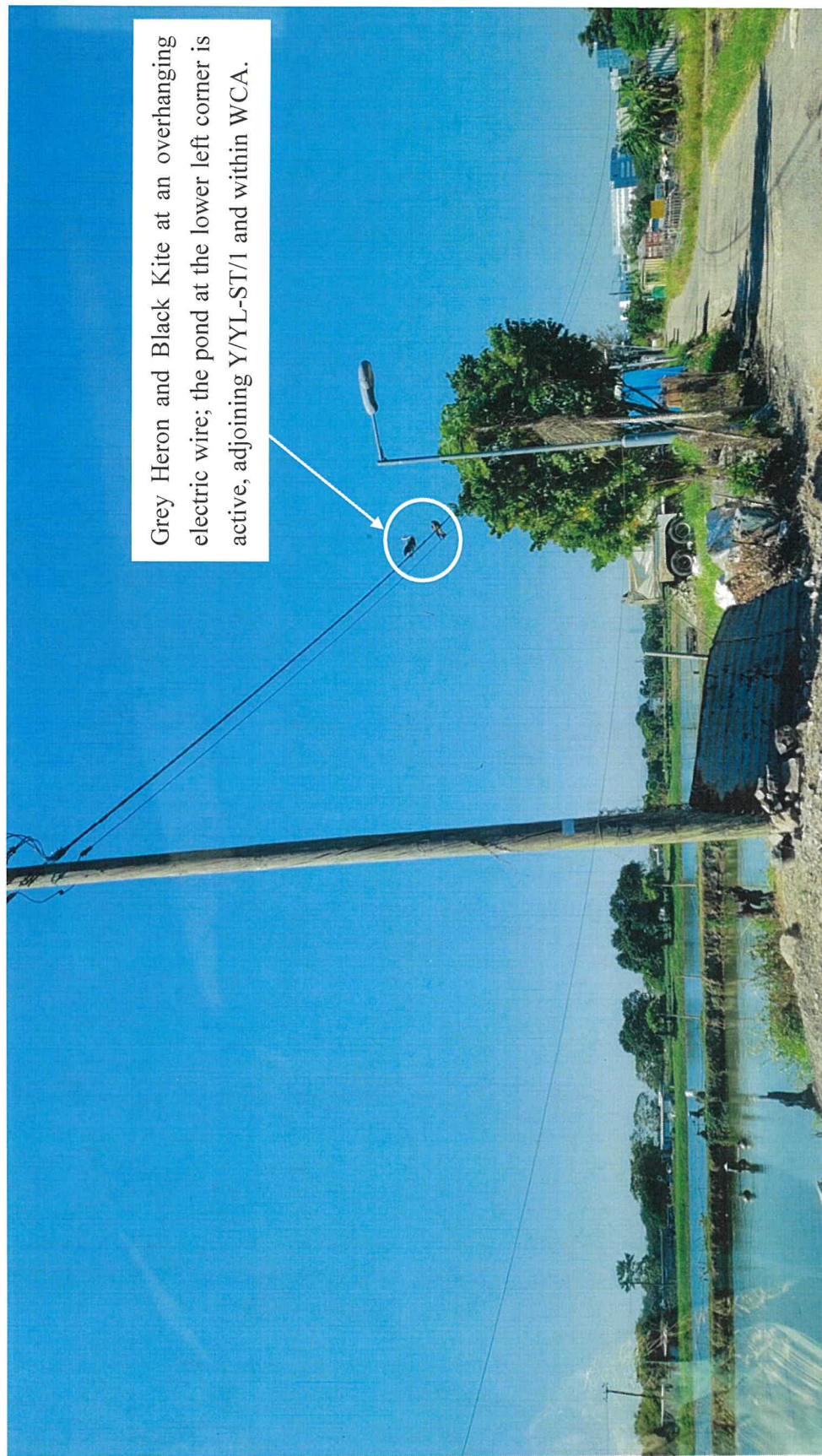


Figure 1. Cont'd.

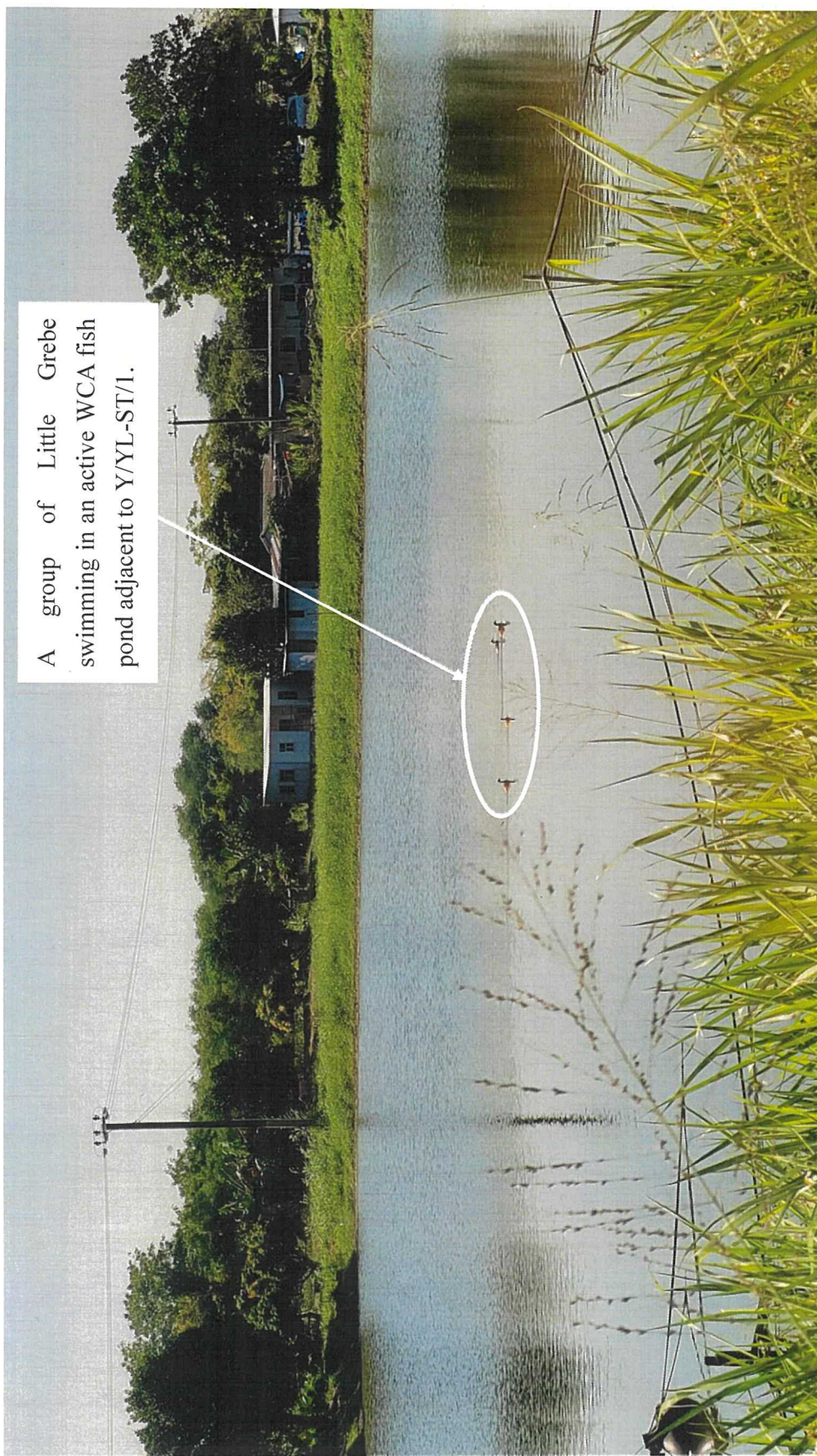
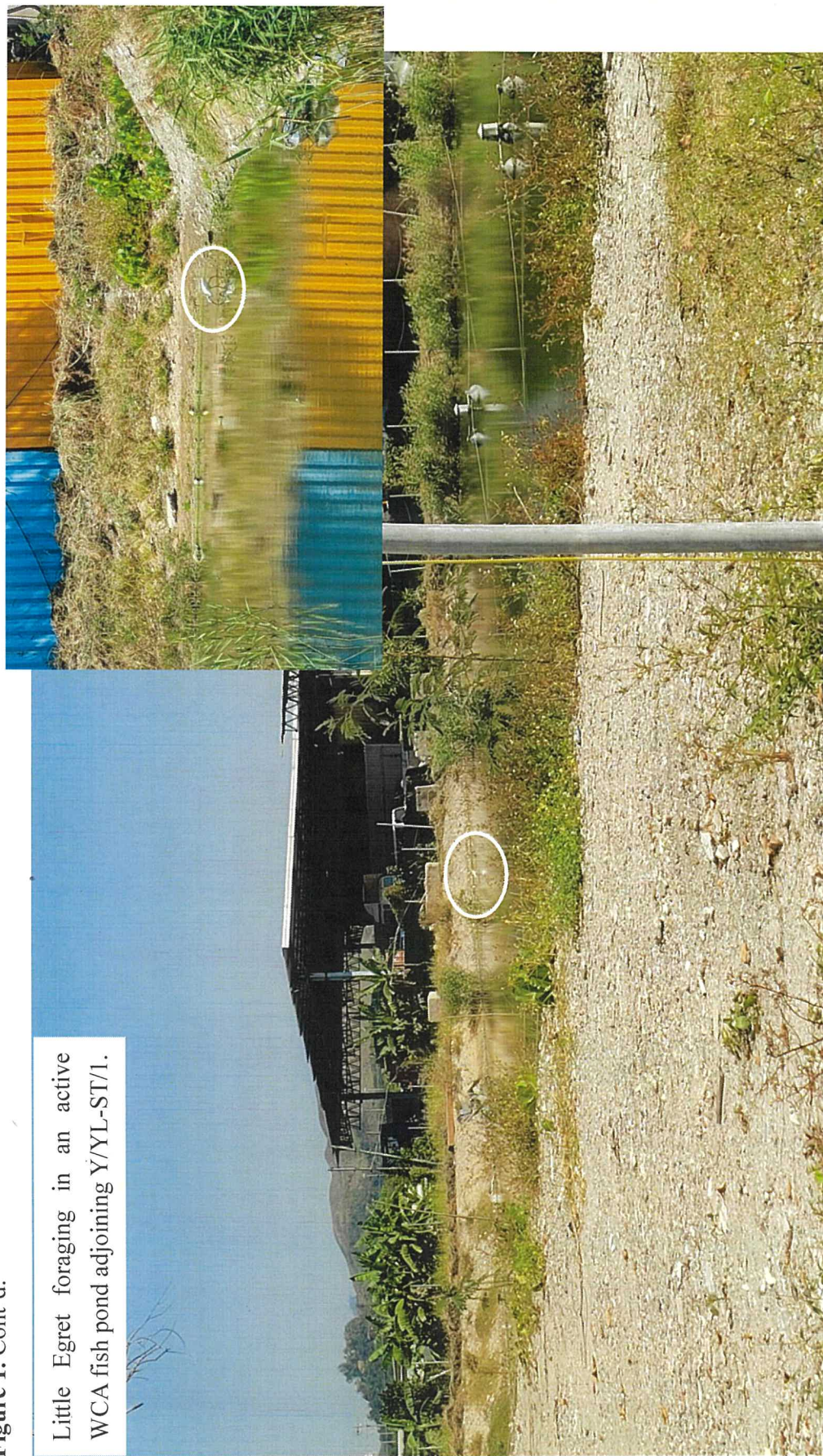


Figure 1. Cont'd.

Little Egret foraging in an active WCA fish pond adjoining Y/YL-ST/1.



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HKBWS's comments on the application to rezone the application site from "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" to "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area 1" at Wing Kei Tsuen, Nam Sang Wai (Y/YL-NSW/7)

03/03/2023 18:49

From: "WONG, Suet Mei" [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Cc: Chuan Woo <wchuan@hkbws.org.hk>
File Ref:

Dear Sir/Madam,

The Hong Kong Bird Watching Society's comments on the application to rezone the application site from "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" to "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area 1" at Wing Kei Tsuen, Nam Sang Wai (Y/YL-NSW/7) is attached.

Thank you.

Best Regards,

Wong Suet Mei | 黃雪媚

Conservation Officer | 保育主任

The Hong Kong Bird Watching Society | 香港觀鳥會

A: 7C, V Ga Building, 532 Castle Peak Road, Kowloon, Hong Kong
香港九龍荔枝角青山道532號偉基大廈7樓C室



20230303_WingKeiTsuen_RezonetoCDWRA1_Y_YL_NSW_7[7]_HKBWS.pdf

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

3 March 2023

Dear Sir/Madam,

Comments on the application to rezone the application site from "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" to "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area 1" at Wing Kei Tsuen, Nam Sang Wai (Y/YL-NSW/7)

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

1 Not in line with the planning intention of the "Other Specified Uses (for "Comprehensive Development to include Wetland Restoration Area" only)" (OU(WRA)) zoning and the Wetland Buffer Area (WBA) under the Town Planning Board Planning Guideline No. 12C

- 1.1 The development site mainly falls within WBA in Deep Bay area. According to the Town Planning Board Guideline No. TPB PG-NO. 12C, *'in considering development proposals in the Deep Bay Area, the Board adopts the Study's recommended principle of "no-net-loss in wetland"'. Moreover, WBA is "to protect the ecological integrity of the fish ponds and wetland within the WCA and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds."* Moreover, *"As a substantial amount of the fish ponds within the WBA have already been lost over time through filling and certain areas have been degraded by the presence of open storage use, these degraded areas may be considered as target areas to allow an appropriate level of residential/recreational development so as*

*to provide an incentive to remove the open storage use and/or to restore some of the fish ponds lost.*¹

- 1.2 It is also located within the OU(WRA) zone, where is intended “*to provide incentive for the restoration of degraded wetlands adjoining existing fish ponds through comprehensive residential and/or recreational development to include wetland restoration area. It is also intended to phase out existing open storage and port back-up uses on degraded wetlands. Any new building should be located farthest away from Deep Bay*” under the Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8.
- 1.3 The applicant claimed in the Wetland Restoration and Creation Scheme that the 2.02ha of restored wetlands would form “wetland and visual buffer”. However, the proposed residential development, which consists of **seven blocks of 15-storey** buildings, is very close to the Wetland Conservation Area (WCA). It is clearly incompatible with the nearby **open and low-density** rural landscape.
- 1.4 Even with the proposed 2.02ha of restored wetlands, we are highly concerned such development scale would unavoidably bring continuous negative off-site disturbance to the nearby wetlands and WCA, and would further reduce the existing buffer function performed by the application site and WBA. We therefore consider the proposed development is not in line with the planning intention of WBA and OU(WRA) and we urge the Town Planning Board (Board) to reject this rezoning application.

2 Concerns on birds

- 2.1 Roosting sites of the scarce winter visitor Grey-headed Lapwing (*Vanellus cinereus*) of Local Concern were recorded near the application site within WCA^{2,3}. The nationally Class II protected raptor species Amur Falcon (*Falco amurensis*) was found foraging nearby during our visit in November 2021. According to the Ecological Impact Assessment Report submitted by the

¹ Section 6.4 of the Town Planning Board Planning Guideline No. 12C. Available at: https://www.info.gov.hk/tpb/en/forms/Guidelines/pg12c_e.pdf

² Fellowes *et al.* (2002)

³ HKBWS unpublished data.

applicant, 34 bird species were recorded within the site. Wetland-dependent birds of conservation concern were also recorded, including Black-winged Kite, Eastern Buzzard, Chinese Pond Heron, Grey Heron, Little Egret, White-throated Kingfisher, Pied Kingfisher, Amur Falcon etc. We consider the application site is connected with the wetland ecosystem in Deep Bay, and the openness and corridor provided by the existing rural landscape within WBA should be maintained.

- 2.2 However, we are concerned the environmental impacts of such scale of residential development, including noise, light pollution, increase in bird collision risk and the increased human disturbance from the 15-storey high development and the estimated population of 5,592 people, would inevitably bring continuous and adverse disturbance to birds and deteriorates the habitat quality of wetland ecosystem of Deep Bay area.

3 Uncertain effectiveness and sustainability of the wetland restoration and creation scheme

- 3.1 Given that the adverse disturbance (i.e. human activities, light glare, noise, etc) of the residential development to the nearby ecological sensitive wetlands would be unavoidable, it is uncertain how the 2.02ha of restored wetlands could help restore the ecological functions or even bring ecological gains to the wetland ecosystem. However, the applicant is not planning to have any ecological monitoring plans for the proposed development and the Wetland Restoration and Creation Scheme, we are concerned this would hinder the relevant Department and public to monitor the effectiveness of the wetland restoration plan.
- 3.2 According to the Wetland Restoration and Creation Scheme, it is mentioned that the 2.02ha of wetlands would be managed following the operation of fish farming. The applicant would either hire fish farmers, or rent the ponds to fish farmers. It is also expected that the fish farming operation would be financially self-sustained. However, there is no further details to explain how the fishponds could be continuously operated if there is a financial deficit in fish farming operation. We consider that securing the financial source for the long-term proper management of the

ponds is essential, so as to ensure these wetlands would provide the ecological functions that they were intended to for this residential development.

4 Cumulative ecological impacts and undesirable precedent set on Deep Bay area

- 4.1 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 proposed and approved in close proximity of the application site. We are concerned all the potential residential and commercial developments would all cumulatively cause significant impacts on the flight path of breeding ardeids and raptors, wetlands important to migratory birds, breeding birds and also the Great Cormorant high roost of significant size.
- 4.2 Moreover, the approval of this application will set an undesirable precedent to the future similar applications within the OU(WRA) zone, WCA and WBA, and thus nullifying the statutory planning control mechanism. We urge the Board to reject this application in order to protect OU(WRA) zone from any development threats.

5 The Town Planning Board should not encourage “destroy first, build later”

Over twenty Enforcement Notices for the unauthorized development were issued at the application site since 1995. We consider that this is “destroy first, build later”. We are concerned the approval of the current application would further legitimize the current misuse of the OU(WRA) and WBA zone, leading to the promotion of “destroy first, develop later” attitudes among landowners in the locality. As the Board has suggested that *“the Board will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned.”*⁴ We urge the Board to reject this application.

6 Justifications for the decision and comments made by Government departments

⁴ TPB Press Release. Available at:
<http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>

and the Board

According to the Hong Kong Planning Standards and Guidelines (HKPSG), Chapter 10, Section 2.1 (ii), the Board has the responsibility to, “*restrict uses within conservation zones to those which sustain particular landscapes, ecological and geological attributes and heritage features*”. We note that all other Government bureaux/departments are also bound to the HKPSG, and the Agriculture, Fisheries and Conservation Department (AFCD) and the Planning Department (PlanD) have the responsibility to advise the Board on the ecological⁵ and planning aspects in particular. Given AFCD’s mission to conserve natural environment and safeguard the ecological integrity⁶, and the proposed development is not in line with the planning intention of the statutory zoning, HKBWS would also expect AFCD and PlanD to object to this application. Should AFCD, PlanD or the Board feels otherwise, we urge that the appropriate justifications are provided.

The HKBWS 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

⁵ AFCD Role of Department. Available at:
http://www.afcd.gov.hk/english/aboutus/abt_role/abt_role.html

⁶ AFCD Vision and Mission. Available at:
http://www.afcd.gov.hk/english/aboutus/vision_mission/abt_vision_mission.html

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

220524-204244-00354

Reference Number:**提交限期**

10/06/2022

Deadline for submission:**提交日期及時間**

24/05/2022 20:42:44

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

Y/YL-NSW/7

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

先生 Mr. Cham Ka Hung Daniel, BBS MH BH JP

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

I refer to the application Y/YL-NSW/7, please be informed that after consulted the residents in the vicinity area of the application site, I strongly object on the application for the following reasons:

(1) There is no acceptable justification to re-zone the subject site from OU(CDWRA) to OU(CDWRA)1, all the developments in the vicinity (including Fairview Park, Palm Springs and Village at the vicinity) are low density [the zoning are R(C), R(D) and V]. Increase the plot ratio from 0.4 of existing zone to 1.5 is considered too excessive, and any development in that parameter is not compactable to the land use in that area in the OZP. It is not in harmony and in line with the developments in the vicinity. Increase the building high from 6 storeys to 15 storeys (53.95 mPD) is considered too excessive, and it is visually intrusive from the vicinity as shown in the photo images, and the BH of the proposed development of up to 53.95mPD is generally higher than that of the surrounding existing developments and causes adverse visual impact. The proposed development is considered incompatible with the surrounding land uses which are predominated by fish ponds, wetland, low-rise and low-density residential dwellings/village houses and unused/vacant land.

(2) The site is adjacent to valuable wetland with distinct and valuable ecological values. The development of 15 storeys proposed by the applicant is considered too excessive and will affect the ecological values of the nearby wetland area. The proposed development in the re-zoning application is against the planning intention and direction mentioned in the Explanatory Statement.

(3) Piecemeal re-zoning without overall study and review of other zones in the OZP will jeopardize the long-term planning and land uses in this and other sensitive and low-rise development areas in this OZP. Extensive development will jeopardize the conservation value of the nearby wetland in the vicinity and Deep Bay area. There are valuable wetlands with distinct and valuable ecological values in the adjacent areas and the wetland nearby; the re-zoning application has not addressed these issues to a satisfactory level.

(4) The layout of the development being surrounded by the proposed high towers will increase the bird-window collision risks as well as lead to habitat fragmentation that reduces the ecological carrying capacity, and degrade the ecological function of the area.

(5) The Site and adjacent ponds are utilised by wetland-dependent birds and is connected with the wetland ecosystem in Deep Bay. The large-scale residential development will result in irreversible loss of wetland and disturbance impact (e.g. human activities, light glare, noise) to the nearby wetland habitat. It fails to comply with the "no-net-loss in wetland" principle.

(6) approving the application would set an undesirable precedent for similar applications for large-scale development in the area. In addition, as landscape changes including vegetation clearance and pond filling were seen at the Site, approval of the application would encourage 'destroy first and built later' approach for future developments in the "OU(CDWRA)" zone and the WBA.

(7) The additional traffic generated from the development will affect the traffic volume of Castle Peak Road, Au Tau Round About and Pok Oi Round About as well as Fairview Park Round About.

(8) The critical junctions at the round-abouts mentioned in (7) will be overloaded and the additional traffic generated by the 724 vehicles in the proposed site will further deteriorate the adverse traffic at those junctions.

(9) Castle Peak Road at that area is a narrow road with junctions at Sha Po and Fairview Park Boulevard, the traffic generated at peak hours will seriously affect the traffic at both junctions and it is expected that there will be many complaints from the villagers and residents nearby in the future, Transport Department will be blamed if the new traffic generated by the new development deteriorates the current traffic situation in that area and in Pok Oi Round-about in the future.

(10) The application site falls within Deep Bay Buffer Zone 2 and the proposed development cannot meet the "Town Planning Board Guidelines for Application for Developments within Deep Bay Buffer Zones" in that:

(i) There is insufficient information in the submission to demonstrate that the proposed development will have insignificant impacts on the environment, ecology, sewerage and traffic in the area including the Mai Po Nature Reserve and Inner Deep Bay; the development will affect the existing wetland and fish ponds in the vicinity; and there is insufficient information in the submission to demonstrate that the proposed development will not have adverse impacts on the ecology in the area including the Mai Po Nature Reserve and Inner Deep Bay area.

(ii) In addition, development proposal in the Deep Bay Area should adopt the principle of "no-net loss in wetland" which may refer to both loss in 'area' and 'function'. This is to ensure that there will be no decline in wetland or ecological functions served by the existing wetland within the Site. The proposed development would lead to a substantial reduction of the wetland area.

(11) The approval of the application will set an undesirable precedent for similar applications in this ecologically sensitive area. The other sites nearby have applied for similar extensive development and to increase the plot ratios as well the flat units substantially, more sites will follow the undesirable precedent case to apply for increase of Plot Ratio and building height as well as development intensity if this application is approved. Any additional development apart from the original planning intention will further deteriorate the traffic, sewage, visual, land use compatibility of the area. It will set a very undesirable precedent case for similar application in this area in the future.

(12) TPB has received 8 re-zoning applications in recent months in Nam San Wai, Mai Po and Ngau Tam Mei OZP, with proposed 23,700 flats. Approval of this application will encourage m

ore and more intensive development application which will affect the whole area without long term comprehensive studies. The planning parameters and intension of the site under the current OZP were considered appropriate and suitable. Any approval of re-zoning to the requested planning parameter would jeopardize the planning intention of the whole area.

Daniel K.H. CHAM BBS MH BH JP (Chairman, Tin Shui Wai South Area Committee)

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



Re: Y/YL-NSW/7 DD 104 Wing Kei Tsuen Wetlands

25/08/2023 01:41

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

Dear TPB Members,

Adding some more rows of plantation trees beside T5 and T7 does not address the impact of tall buildings on the ponds. T3 is particularly problematic as the single line of trees would certainly not prevent light and noise pollution from impacting the circadian rhythm of the fauna and aquatic life forms associated with the genuine function of ponds as breeding grounds, shelter and drinking/feeding locations for a variety of wildlife.

It is quite clear from current market conditions and sentiment that Hong Kong is facing a glut of private residential units. Further erosion of the wetlands to generate additional stock is unacceptable when the world is facing alarming and unpredictable climate phenomenon and the focus should be on shoring up coastal defences.

Mary Mulvihill

From:
To: [tpbpd <tpbpd@pland.gov.hk>](mailto:tpbpd@pland.gov.hk)
Cc: [enquiry <enquiry@aud.gov.hk>](mailto:enquiry@aud.gov.hk)
Date: Thursday, 11 August 2022 2:50 AM CST
Subject: Re: Y/YL-NSW/7 DD 104 Wing Kei Tsuen Wetlands

Dear TPB Members,

PlanD appears to be complicit in the arrangement to withhold information from the general public.

That the additional information is available in soft copy is certain, so why is this not shared with the community.

Oh, probably because we are too troublesome and raise too many questions?

This is particularly objectionable when the plans include significant lots of government land and purport to provide community services.

The practice is no longer acceptable, particularly now that the public is being urged to practice social distancing and to avoid crowded places.

Mary Mulvihill

From:

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

Date: Tuesday, 19 April 2022 2:15 AM CST

Subject: Fwd: Y/YL-NSW/7 DD 104 Wing Kei Tsuen Wetlands

Dear TPB Members,

Rearranging the deck chairs as in repositioning some towers does not address the core issue, wetlands are not an appropriate location for large residential developments. Apart from the impact on the environment, these are not healthy locations for mass human occupation.

The functions of wetlands include protecting and improving water quality, providing fish and wildlife habitats, storing floodwaters and maintaining surface water flow during dry periods. Large scale residential development interferes with these functions and introduces elements that impede them.

The GIC/Retail tower lacks details of what services are to be provided. Almost one tenth of the site is government land so community services over and above a fee paying kindergarten should be outlined.

Mary Mulivhill

From:

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

Date: Friday, 26 November 2021 3:21 AM CST

Subject: Y/YL-NSW/7 DD 104 Wing Kei Tsuen Wetlands

Y/YL-NSW/7

Various Lots in D.D. 104 and adjoining Government land, Wing Kei Tsuen, Nam Sang Wai

Site area : About 68,385sq.m Includes Government Land of about 6,073sq.m

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

Proposed Amendment : Rezone" to "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area 1" - 7 Blocks / 1997 Units / 2 Club houses / Retail/GIC / PR 1.548 / 54mPD / OS 5,992sq.m / 716 Vehicle Parking

Dear TPB Members,

Another intrusive into wetlands plan that has grown more ambitious with time.

<https://www.epd.gov.hk/eia/register/profile/latest/esb240/esb240.pdf>

2011 - The Project will comprise a low-rise residential component with a building height of not more than **6 storeys at a plot ratio of not more than 0.4** and areas allocated for wetland restoration.

What is it with developers that, despite their vast brownfield holdings in NT, they are fixated on trashing the most sensitive wetlands, essential defenses in an era of climate change?

The plan is preposterous. Some of the towers are within spitting distance of the ponds and at 15 floors create a wall effect. That the noise and light pollution would seriously impact the attraction of the ponds to migrating birds is plain to see.

According to the AFCD website :

Why conserve wetlands?

Wetlands are among the world's most productive environments. The interactions of physical, chemical and biological components of a wetland enable it to perform vital functions in ecosystems and the well-being of human communities in general.

Ecological value:

They are cradles of biological diversity supporting countless species of plants and animals, in particular waterfowls, by providing food, breeding and nursery grounds.

Functional value:

They also perform vital functions including water storage, flood control, erosion control, shore stabilization and water purification through retention of sediments and filtering out pollutants, climate stabilization etc.

Economic and amenity values:

Wetlands provide economic benefits, for example, fish farming in aquacultural ponds and wet agricultural activities. They also provide recreation, amenity and landscape opportunities.

Re the plan itself, no bicycle parking.

Members must reject this application. The recent issues with wild boars is a warning onto to be ignored that we humans must keep our distance from and refrain from encroaching upon the domain of other species.

Mary Mulvihill

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

參考編號

Reference Number:

211115-144617-50163

提交限期

Deadline for submission:

26/11/2021

提交日期及時間

Date and time of submission:

15/11/2021 14:46:17

有關的規劃申請編號

The application no. to which the comment relates:

Y/YL-NSW/7

「提意見人」姓名/名稱

Name of person making this comment:

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

意見詳情

Details of the Comment :

Since the proposed development is in close vicinity to an existing High Pressure pipeline near San Tam Road, the project proponent should conduct a Quantitative Risk Assessment (QRA) to evaluate the potential risk and determine the necessary mitigation measures if required. Also, the future QRA consultant should be aware of two approved developments near the proposed development and might need to take them into consideration if required.