

APPLICATION FOR AMENDMENT OF PLAN
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. Y/YL-NSW/7

<u>Applicants</u>	: Infinity View Limited and Planet Universal Limited represented by KTA Planning Limited
<u>Application Site</u>	: Various Lots in D.D. 104 and adjoining Government land (GL), Wing Kei Tsuen, Nam Sang Wai, Yuen Long
<u>Site Area</u>	: About 68,385m ² (including about 6,073m ² of GL (about 8.9% of the Site))
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	Approved Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/8
<u>Zoning</u>	: “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)”) [<i>Restricted to a maximum plot ratio (PR) of 0.4 and a maximum building height (BH) of 6 storeys including car park</i>]
<u>Proposed Amendment</u>	: To rezone the application site from “OU(CDWRA)” to “OU(CDWRA)1” [<i>Restricted to a maximum domestic PR of 1.5, a maximum non-domestic PR of 0.048 and a maximum BH of 15 storeys (or 53.95mPD) excluding basement carpark</i>]

1. The Proposal

- 1.1 The applicants propose to rezone the application site (the Site) (**Plan Z-1**) from “OU(CDWRA)” to a new sub-zone “OU(CDWRA)1” to facilitate a proposed comprehensive residential development with Government, Institution and Community (GIC) and retail block, as well as a wetland restoration area (WRA). The proposed “OU(CDWRA)1” zone will be subject to a maximum domestic PR of 1.5, maximum non-domestic PR of 0.048 and maximum BH of 15 storeys (or 53.95mPD) excluding basement carpark. There is no change to the Column 1 and Column 2 uses of the Notes under the “OU(CDWRA)” zone of the OZP, with ‘Flat’, ‘Social Welfare Facility’, ‘School’, ‘Shop and Services’, ‘Eating Place’ and ‘Wetland Habitat’ remain as Column 2 uses which require planning permission from the Town Planning Board (the Board). The proposed revisions to the Notes of the OZP are at **Appendix II**. The western part of the Site is mainly occupied by various existing brownfield uses, while the eastern part of the Site is mainly covered by vegetation and abandoned ponds (**Plans Z-2, Z-3, Z-4a to Z-4c**).
- 1.2 The applicants have submitted an indicative development scheme to support the proposed rezoning for comprehensive residential development with GIC and retail

block (including a Child Care Centre (CCC), a kindergarten and other retail facilities), as well as WRA. According to the applicants, the indicative scheme comprises seven 15-storey residential towers, two 2-storey club house blocks and a 3-storey G/IC & retail block all above a 2-storey basement carpark/E&M floor. The maximum BH of the residential tower is about 53.95mPD. Besides, WRA comprising 2 commercial fish ponds with a total area of about 20,187.5m² is proposed at the southwestern part of the Site with landscape buffer of 6 to 30 metres with the adjoining residential towers. The Master Layout Plan (MLP) and associated section and floor plans, Landscape Master Plan (LMP) and the associated landscape section plans, as well as the photomontages of the proposed development are at **Drawings Z-1 to Z-15**. The major development parameters of the indicative development scheme are as follows:

Major Development Parameters	
Total Site Area	68,385m ² (about) (including GL of about 6,073m ²)
Development Site Area [#]	65,121m ²
PR (not more than)	1.548
Domestic PR	1.5
Non-domestic PR	0.048
Gross Floor Area (GFA) (not more than)	100,782m ²
Domestic GFA	97,682m ²
Non-domestic GFA	3,100m ²
Site Coverage (SC)	Not more than 15%
No. of Blocks	
Residential towers	7
GIC & retail block	1
Clubhouse	2
BH (over two storeys basement)	
Residential towers	15 storeys (+53.95mPD)
G/IC & retail block	3 storeys (+20.5mPD)
Clubhouse	2 storeys (+15.5mPD)
GIC & retail block	
G/F	Retail
1/F	Kindergarten
2/F	Child Care Centre (CCC)
No. of units	1,997
Designed Population	5,592
Private Open Space	Not less than 5,592 m ²
Parking Spaces for residential use	735
Resident Car Parking Spaces	668
Visitor Car Parking Spaces	35
Motorcycle Parking Spaces	32
Loading/Unloading Bays and lay-bys	13
Taxi/Private vehicles	2
School Buses	2
Light Goods Vehicles	1
Heavy Goods Vehicles	8
Tentative Completion Year	2028

[#] Areas covering the adjoining nullah and a section of Pok Wai Road are excluded from the Development Site Area

- 1.3 In support of the rezoning application, the applicants have submitted supplementary planning statement and technical assessments including Traffic Impact Assessment (TIA), Ecological Impact Assessment (EcoIA) including a Wetland Restoration and Creation Scheme (WRCS), Environmental Assessment (EA), Air Ventilation Assessment (Expert Evaluation) (AVA(EE)), Visual Impact Assessment (VIA), LMP, Tree Survey and Tree Preservation Proposal (TPP), Drainage Impact Assessment (DIA), Sewerage Impact Assessment (SIA) and Water Supply Impact Assessment (WSIA).

Transport and Traffic

- 1.4 The proposed development is accessible from Castle Peak Road – Tam Mi via Pok Wai Road, which is a sub-standard single track road, through its vehicular ingress/egress located at the southeastern corner. The applicants propose to widen and realign the section of Pok Wai Road to a standard 7.3m wide single 2-lane carriageway and improve the junction of Pok Wai Road and Castle Peak Road – Tam Mi to provide better connection and facilitate the movement of vehicles (**Drawings Z-19 and Z-20**). 2m-wide footpath will be provided on the south side of the carriageway. A new bus route is proposed to cater for the additional demand due to the proposed development, with a bus terminal proposed within the development as the terminating point of the new bus route (**Drawing Z-20**). Besides, the proposed development is located within 500m from the future Au Tau Station of the proposed MTR Northern Link (NOL), which can be accessible via the existing footbridge and underpass connecting San Tam Road and Castle Peak Road – Tam Mi over San Tin Highway (**Plan Z-1**).
- 1.5 Taking into account both proposed junction improvement works under approved planning application No. A/YL-NSW/241¹ and additional junction improvement works at the Fairview Park Interchange proposed under the current indicative scheme (**Drawing Z-21**), as well as other planned road and junction improvement works, the TIA demonstrates that all critical junctions and road links will operate within capacity with the proposed development. The traffic trips generated by the proposed development can be absorbed by the nearby road network and no significant traffic impact will be induced.

Ecology

- 1.6 The Site falls within wetland buffer area (WBA) of the Deep Bay area, and partly occupied by 1.19ha of abandoned pond (about 17.4% of the total site area). To ensure the proposed development is in-line with the ‘precautionary approach’ and ‘no-net-loss in wetland’ principles under the Town Planning Board Guidelines No. 12C on ‘Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance’ (TPB-PG No. 12C) and the planning intention of the “OU(CDWRA)” zone, a WRA comprising 2 commercial fish ponds located at the southwestern part of the Site is proposed with a total area of not less than 2.02ha (about 31% of the development site area) (**Drawing Z-18**) to enhance the ecological

¹ Junction improvement works at the Fairview Park Interchange were proposed under the approved s.16 application (No. A/YL-NSW/241) for Proposed Comprehensive Development of an Outlet Mall with Commercial Uses (including ‘Shop and Services’ and ‘Eating Place’), ‘Agricultural Use’ (Commercial Fish Ponds), ‘Excavation of Land’ and ‘Filling of Land’ at a site south of Wing Kei Tsuen. The application was approved by the Rural and New Town Planning Committee on 13.10.2017. Subsequently, a s.16A application for extension of time for commencement of development was approved by the Director of Planning under the delegated authority of the Town Planning Board on 15.7.2021.

functions and linkages with the adjoining wetland conservation area (WCA). In fact, there is a net increase of about 0.83ha of wetland and overall gain of ecological functions upon the WRA is implemented. According to the EcoIA, the proposed development will not have significant disturbance impacts to the surroundings with the wetland and visual buffer being provided. Landscape planting buffer of about 6m and 30m with the WRA at the Site and the WCA to the west of the Site respectively will be provided to minimise human disturbance to the wetlands (**Drawing Z-18**). In addition, various measures and good site practices will be adopted to minimise the ecological impacts of the development to the surrounding area during construction and operational phases, including quieter piling methods and avoid using external flood light towards the WCA at night time. Besides, site clearance and site formation works will be undertaken during the wet season to avoid disturbance to birds during dry season, and would be completed firstly in the overall construction programme. The Habitat Map is shown in **Drawing Z-17**.

- 1.7 A WRCS is also submitted with the EcoIA to outline the design and major operation procedures of the WRA. Details of daily operations of the commercial fish ponds, including checking and control, feeding, monitoring, fish stocking, drain-down and harvesting, have been outlined in the WRCS. The commercial fish ponds of the WRA will be rented out to suitable local fish farmers/operators for daily operation, and the operation will make reference to the conservation friendly operation adopted in the Fishpond Management Agreement in the Northwest New Territories (NWNT) under the New Nature Conservation Policy (NNCP), such as annual partial/full drain-down to provide more feeding opportunities for waterbirds to enhance the ecological functions of fishponds. It is demonstrated that the commercial fish ponds are of low disturbance in nature and generally compatible with the surroundings. The ponds will be about 2m deep and the water depth will be ranging from 1.2m to 2m, which have similar profile with traditional fish ponds. The fish farming ponds can increase total wetland size and increase its function as buffering the WCA from disturbance. The construction cost and long-term management and monitoring of the WRA will be borne by the applicants, and the management responsibility will not be transferred to the future residents. A Habitat Creation and Management Plan will be developed during the detailed design stage.

Environment

- 1.8 According to the EA submitted by the applicants, potential air quality, noise, water quality, waste management aspects of the proposed development have been assessed and no adverse impacts are anticipated. With appropriate mitigation measures being incorporated in the indicative layout, including building setbacks from site boundary, orientation of future building blocks, fixed glazing, self-protective single aspect sign, architectural fins and baffle type acoustic windows, no adverse traffic noise and air quality impact on the proposed development is anticipated. Further study will be carried out to identify and address any potential land contamination issue during the Environmental Impact Assessment (EIA) stage. A DIA and SIA have been submitted to demonstrate that no adverse drainage and sewerage impacts are anticipated from the proposed development. Besides, a sewage pumping station (SPS) will be provided at the basement of the proposed development which further connects to the Nam Sang Wai SPS adjacent to Kam Tin River (**Drawings Z-2 and Z-23**).

Air Ventilation, Visual and Landscape

- 1.9 According to the AVA(E), the overall ventilation performance is comparable between the baseline scheme (i.e. with development in compliance with current zoning restrictions) and the proposed scheme (i.e. the proposed development) with the proposed mitigation measures. The proposed development is unlikely to impose significant adverse air ventilation impacts on the surrounding environment. Various mitigation measures have been incorporated in the proposed scheme, including air pathways, building separations and provision of open area and building setbacks (**Drawing Z-22**).
- 1.10 A VIA has been conducted to assess the visual impact of the proposed development against the baseline scenario (i.e. the existing condition) (**Drawings Z-11 to Z-15**). According to the VIA, the proposed development would have slight visual impacts in the visual context, and the visual impacts will be mitigated to an acceptable level through incorporation of mitigation measures such as responsive site planning and building design, building disposition, building separations and setbacks, tree preservation and establishment of the WRA. Based on the above, the proposed development is considered acceptable from visual perspectives.
- 1.11 According to the LMP (**Drawing Z-6**), landscape planting buffer of about 6m will be provided along the WRA within the Site and the site boundary at the northern part, while landscape buffer of about 30m will be provided along the site boundary fronting the WCA to the west. Private open space of not less than 5,592m² with landscaped area, water features, children's play area, elderly fitness court, sitting-out area will be provided. An overall greening ratio of about 30% will be achieved (excluding the WRA) and over 50% of the greenery will be accessible by future residents. According to the LPP, among the 544 existing trees within the Site, 142 trees will be retained in-situ (including 15 trees in the WRA and 127 trees in remaining area). The trees to be removed generally have low amenity value and poor form and structural condition. Subsequently, a total of 482 new trees will be planted within the Site thus achieving a net gain of 80 trees, resulting in a total of 624 trees. It is anticipated that landscape impacts resulting from the proposed development can be fully alleviated.
- 1.12 In support of the application, the applicants have submitted the following documents:
- (a) Application Form received on 26.10.2021 (**Appendix I**)
 - (b) 10 submissions of Further Information (FI) received on 31.12.2022, 4.3.2022, 5.5.2022, 15.7.2022, 16.9.2022, 18.11.2022, 3.2.2023, 4.4.2023[#], 10.5.2023 and 24.7.2023 in response to departmental comments with revised assessments and/or replacement pages
 - (c) FI-11 received on 31.10.2023 providing a consolidated supplementary planning statement[#] (**Appendix Ia**)
- [#] *exempted from publication requirement*
- 1.13 On 21.4.2023 and 13.10.2023, the Rural and New Town Planning Committee (the Committee) of the Board agreed to the applicants' requests to defer making a decision on the application each for a period of two months.

2. **Justifications from the Applicants**

The justifications put forth by the applicants in support of the application are detailed in **Appendix Ia**. They can be summarised as follows:

- (a) The rezoning for the proposed comprehensive residential development with WRA will continue to be in line with the planning intention of the “OU(CDWRA)” zone. With the carefully designed layout and provision of various mitigation measures, the proposed development is considered compatible with the surrounding area. Also, the proposed development will provide social welfare facilities and retail/dining facilities to meet the need of future residents as well as other residents in the neighbourhood.
- (b) All major uses including ‘Flat’, ‘House’, ‘Wetland Habitat’, ‘Social Welfare Facility’, ‘School’, ‘Shop and Services’ and ‘Eating Place’ are Column 2 uses within the “OU(CDWRA)” zone which require planning permission from the Board. The Board is rested with full control on the scale and mix of the development via subsequent s.16 planning application. EIA and General Building Plan submissions under relevant regimes are also required. This could ensure a compatible design with an appropriate development mix and no degradation of the environment and ecological functions.
- (c) The indicative scheme is developed strictly in accordance with the ‘precautionary approach’ and ‘no-net-loss in wetland’ principles under the TPB-PG No. 12C. There are net increase in area of wetland and enhancement of the ecological function of the WBA. 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 overall ecological value of the Deep Bay area and the general environment of the surrounding areas by replacing the existing brownfield operations within the Site without need of expense of public money. The proposed development with enhancement in development intensity will provide incentives for the landowners on wetland conservation and restoration of degraded wetlands, and serve as a desirable precedent for similar applications in the area.
- (d) The Site is strategically located within the ambit of ‘Northern Metropolis Development Strategy’ and is in close proximity of large-scale transport infrastructural projects, such as the future Au Tau Station of the MTR NOL, Route 11, etc., and has high potential for medium-rise residential development. The proposed development is in line with the Government’s policies to increase housing land supply and utilise scarce land resources while infrastructure capacity permits (**Drawing Z-24**). The proposed development is readily implementable without the concern of scattered land ownership and piecemeal development.
- (e) The Site is located in close proximity of future planned development, such as the planned public housing site in Sha Po opposite to the Site with a maximum PR of 6.7 and BH of 185mPD, and other approved application to the south of the Site, such as No. Y/YL-NSW/3 for rezoning of a site from “Open Storage” to “Commercial” with a PR of 1.5 (**Drawing Z-24**). The proposed development restriction is considered compatible with the surrounding approved/planned developments.
- (f) Technical assessments have been conducted and concluded that the proposed development is technically feasible. The proposed development will not result in

unacceptable adverse impacts in terms of traffic, environment, drainage, sewerage, air ventilation, ecological, visual and landscape aspects. Various sensitive design measures have been incorporated in the proposed scheme in response positively to the rural settings while enhancing the ecological function of the WBA.

3. **Compliance with the “Owner’s Consent/Notification” Requirements**

The applicants are the sole “current land owner”. Detailed information would be deposited at the meeting for Members’ inspection. For the GL portion of the Site, the “Owner’s Consent/Notification” Requirements are not applicable.

4. **Town Planning Board Guidelines**

The TPB PG-No. 12C are relevant to this application. The Site falls within WBA under the TPB PG-No. 12C. Relevant extract of the Guidelines is attached at **Appendix IV**.

5. **Background**

The Site is subject to an on-going planning enforcement action (No. E/YL-NSW/290) against unauthorized development (UD) involving storage use. Enforcement Notice (EN) was issued on 18.9.2023 to the concerned lot owners requiring discontinuation of the UD. The case is now under monitoring according to established procedures.

6. **Previous Applications**

- 6.1 The Site is not involved in any previous rezoning request/rezoning application.
- 6.2 The Site (or part of) is the subject of five previous planning applications (No. A/DPA/YL-NSW/24 and 26, No. A/YL-NSW/6, 45 and 156). Details of the previous applications are at **Appendix III**. Except application No. A/YL-NSW/156, other previous applications are for developments under a different zoning at the time of the application or temporary uses covering part of the Site, which are not relevant to the current application.
- 6.3 Application No. A/YL-NSW/156 for proposed comprehensive residential development including wetland restoration and management proposal, which was submitted by the same applicants and covering major part of the Site, was rejected by the Committee in 2005 mainly on the considerations that the proposed development was inadequate to satisfy various major technical requirements with adverse departmental comments; the development did not comply with the TPB PG-No. 12B in that there was insufficient information to demonstrate that the proposed development would not have negative off-site disturbance impact on the ecological value of the fish ponds and wetland in the WCA and on the maintenance and management plan; and there was insufficient information in the submission to demonstrate the desirability of the development layout in optimising the scope for wetland restoration as part of the comprehensive development.

7 Similar Application

There is one similar rezoning application (No. Y/YL-NSW/8) submitted by a different applicant to rezone a site (**Plan Z-1**) located to the south of the Site from “OU(CDWRA)” to “OU(CDWRA)1)” for a proposed comprehensive residential development with a total domestic PR of not more than 2.2 and non-domestic PR of not more than 0.05, a maximum BH of 29 storeys (or 110.5mPD) and a total flat production of 6,825 units. The rezoning application is now being processed.

8 The Site and Its Surrounding Areas (Plans Z-1 to Z-4c)

8.1 The Site is:

- (a) is currently occupied by mixed land uses, including open storage uses and logistics centres at the western portion of the Site, and abandoned fish ponds, grassland, vacant land with vegetations and a section of Pok Wai Road at the eastern portion of the Site;
- (b) is accessible from Pok Wai Road and Castle Peak Road-Tam Mi; and
- (c) located within WBA of Deep Bay Area.

8.2 The surrounding areas have the following characteristics:

- (a) to its north and northeast across Pok Wai Road and a nullah are a flood water pumping station, container vehicle parks, various open storage and warehouse uses, logistic centres, a plant nursery and the “Village Type Development” (“V”) zone of Pok Wai;
- (b) to its east across Castle Peak Road- Tam Mi, San Tin Highway and San Tam Road are existing residential developments intermixed with sporadic open storage uses at Mo Fan Heung and Sha Po on the Kam Tin North OZP under “Residential (Group A)”, “G/IC” and “OU(Railway Reserve)” zones. The area at Sha Po North would be developed as public housing developments and the future Au Tau Station of the proposed MTR NOL was gazetted on 6.10.2023;
- (c) to its west and southwest are ponds within the “Conservation Area” (“CA”) zone and the WCA; and
- (d) to its south within the same “OU(CDWRA)” zone is the Wing Kei Tsuen mainly occupied by low rise-residential dwellings, ponds, grassland, some open storage and workshop uses, and a private residential care home for the mentally handicapped and persons with mental illness. Further south is a temporary centralised quarter for imported labour with valid planning permission until 31.10.2025 (No. A/YL-NSW/319), in which the same site is also covered by an approved s.16 planning application (No. A/YL-NSW/241) for a commercial development; and to its further south is a site covered by an approved s.12A application No. Y/YL-NSW/3 to facilitate a proposed shopping mall cum hotel development.

9 Planning Intention

- 9.1 The “OU(CDWRA)” zone 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 sporadic open storage and port back-up uses on degraded wetlands. Any new building should be located farthest away from Deep Bay.
- 9.2 To ensure that development and/or redevelopment would be developed in a comprehensive manner, an applicant should submit to the Board a development and/or redevelopment proposal in the form of a comprehensive development scheme to include a layout plan with supporting documents, including an environmental impact study which should include, inter alia, an EcoIA and a visual impact assessment; and traffic impact, drainage and sewerage impacts assessments as well as information on programming, phasing and implementation schedule of the development. The applicant should also submit a wetland restoration and/or creation scheme, including its detailed design, wetland buffer proposals to mitigate the potential impact on the nearby existing wetland, a maintenance and management plan with implementation details, arrangement of funding and monitoring programme to ensure the long-term management of the restored wetland. The EcoIA should demonstrate that any negative ecological impacts on the area could be fully mitigated through positive measures. The submission should demonstrate that the development and/or redevelopment would not cause a net increase of pollution load into Deep Bay.

10 Comments from Relevant Government Departments

- 10.1 The following Government departments have been consulted and their views are summarized as follows:

Land Administration

10.1.1 Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- (a) The Site involves various private lots in D.D. 104, which are all old scheduled agricultural lots, and adjoining GL. The ownership details will be checked upon receipt of formal land application.
- (b) As quoted by the applicants, the Site has an area of about 68,385m² (including about 6,073m² of GL), which should be subject to further verification and survey. In case of any discrepancy in site area found, the proposed development parameters will have to be revised accordingly.
- (c) The proposed development includes a WRA of about 20,187.5m². As per para. 4.2.3 and 4.2.4 of the planning statement, the WRA will be retained by the applicants for commercial fish pond purpose, and the residents of the residential portion will not bear any responsibility to manage and maintain the WRA. Regarding the funding arrangement and maintenance and management (M&M) plan of the WRA,

comments from the Environmental Protection Department (EPD) and the Agriculture, Fisheries and Conservation Department (AFCD) should be sought. The applicants should be reminded to carve out the residential portion for land exchange application for the proposed residential development.

- (d) Should the Board decide to approve the application, the applicants have to apply for a land exchange to implement the development proposal and a lease modification to implement the M&M of the WRA. However, there is no guarantee at this stage that the land exchange/lease modification application (including the granting of additional GL) will be approved. Such application will be dealt with by this department acting in the capacity of the landlord at his discretion, and if it is approved under such discretion, the approval would be subject to such terms and conditions including amongst others, the payment of premium and administrative fee and funding arrangement as appropriate as may be imposed by his department and other relevant departments, such as EPD and AFCD.
- (e) The proposed tree felling/transplanting/tree compensatory should be subject to separate application to be submitted for formal approval upon implementation of the development proposal.

Traffic

10.1.2 Comments of the Commissioner for Transport (C for T):

- (a) She has no objection to the application from traffic engineering point of view.
- (b) The proposed development shall be commissioned after the completion of all improvement works stipulated in the TIA report, including the Fairview Park Interchange, the junction of Pok Wai Road and Castle Peak Road – Tam Mi and along Pok Wai Road.
- (c) No vehicle is allowed to queue back to or reverse onto/from public roads at any time.
- (d) The detailed bus routing will be subject to the bus network near the time of the commissioning of the development.

10.1.3 Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- (a) HyD shall not be responsible for the maintenance of any access connecting the Site and Pok Wai Road.
- (b) If the vehicular entrance/exit at Pok Wai Road is agreed by the Transport Department (TD), the applicants should design and construct it in accordance with the latest Transport Planning and Design Manual of TD and the relevant standard drawings of HyD.

- (c) It is noted that road improvement works are proposed at Pok Wai Road and at junction of Castle Peak Road – Tam Mi. If any road improvements on public roads maintained by HyD are considered necessary by TD due to the proposed development, they shall be implemented by the applicants to the satisfaction of TD and HyD at the applicants' own cost.
- (d) Adequate drainage measures shall be provided at the site access to prevent surface water flowing from the Site to nearby public roads or exclusive road drains.

10.1.4 Comments of the Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department (CE/RD2-2, RDO, HyD):

- (a) It is reminded that the part of the Site falls within the area of influence (AOI) of the NOL. The detailed planning and design of the NOL are still under development. The scheme (including railway alignment, railway structures and the corresponding construction methods, etc) is subject to further changes. The area within the AOI would be subject to nuisance, such as noise and vibration of the NOL. The applicants should have taken the impacts from the NOL, such as nuisance from the future construction, operation and maintenance of the NOL, into consideration.
- (b) The construction of the NOL may commence in 2025 tentatively, and the ground investigation (GI) works commenced in October 2021. As there may be proposed GI works for the NOL near the Site, MTR may contact the applicants for any arrangement for the GI works at the location concerned. The applicants are reminded to coordinate with the associated parties of the GI works.

Environment

10.1.5 Comments of the Director of Environmental Protection (DEP):

- (a) He has no objection to the application from environmental planning perspective.
- (b) Since the Site falls within the boundary of Deep Bay Buffer Zone 2, the future residential development at the Site will constitute a designated project under Item P.1, Part 1, Schedule 2 of the Environmental Impact Assessment Ordinance (EIAO) (Cap. 499) (i.e. a residential development or recreational development, other than New Territories Exempted Houses within Deep Bay Buffer Zone 1 or 2). As such, the applicants are reminded to observe the EIAO implication of the development and to obtain an environmental permit (EP) for the construction and operation of the development following the EIAO process.

Urban Design, Air Ventilation and Landscape

10.1.6 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

Urban Design and Visual

- (a) She has no objection to the application from urban design and visual perspectives.
- (b) The immediate surroundings are mainly occupied by village settlements and low-rise residential developments of up to 3 storeys, open storage yards, temporary structures and ponds. There are some planned/approved developments near the Site alongside of San Tin Highway, including an approved s.16 planning application (No. A/YL-NSW/241) for a commercial development (PR of 0.4 and maximum BH of 23.5mPD) to its south; an approved s.12A application No. Y/YL-NSW/3 to facilitate a proposed shopping mall cum hotel development (PR of 1.5 and maximum BH of 46mPD) to its further south; and a planned public housing development in Sha Po (PR of 6.7 and maximum BH of 185mPD) to its further southeast. The proposed development is considered not incompatible with the planned/approved developments near the Site alongside of San Tin Highway.
- (c) According to the VIA submitted by the applicants, the overall visual impacts at selected viewpoints were mainly slightly adverse. Several design and visual mitigation measures have been proposed by the applicant, including building setbacks of 30m wide along western boundary and 6m wide from Pok Wai Road as landscape buffer with tree planting to soften the development edge, building separations of 16m to 21m between residential blocks along northwest – southeast and northeast – southwest axis as visual corridor to enhance visual permeability; and responsive building disposition and allocation of the wetland restoration area closer to the existing fishponds. The VIA concluded that the proposed development is considered to be acceptable from visual perspective with mitigation measures.

Air Ventilation

- (d) According to the AVA(E), the applicants compare the potential air ventilation impacts of the proposed scheme with the baseline scheme with development intensity comply to the OZP restrictions and similar building setback from the southwestern boundary. Several design and mitigation measures have been proposed by the applicants to facilitate air ventilation, including optimal building disposition, building separations between towers and building setbacks from the set boundary. It concludes that the air ventilation performance of the proposed scheme is comparable to the baseline scheme.

Landscaping

- (e) She has no objection to the application from landscape planning perspective.
- (f) The Site is situated in an area of rural fringe landscape character dominated by village houses, temporary structures and open storages,

carparks, fish ponds, vacant land, farmlands, and scattered tree groups. Low-rise comprehensive development area site and industrial zones (i.e. ("Industrial (Group D)")) are observed in the eastern and southern side of the Site. Besides, according to record, application No. A/YL-NSW/241 for low-rise comprehensive development of an outlet mall with commercial uses to the south of the Site was approved by the Committee in 2017. The proposed development with seven medium-rise residential blocks (15 storeys) would bring forth noticeable changes to the landscape character of the surrounding area with low-rise buildings/village houses.

- (g) According to the SPS, about 1.2ha of abandoned fish ponds is identified within the Site, and WRA with total area of not less than 31% of the development site area (i.e. about 20,180m²) will be provided within the Site. The WRA will be used for commercial fish ponds and the applicants will take up the responsibility of construction and management of the fish ponds. Existing trees of "self-seeded weedy species" and common tree species are identified within the Site and no rare/protected tree species or OVT etc. is observed within the Site. Although no detail information on landscape resources within the Site is provided, it is indicated that some mature trees with good health condition and high amenity value would be retained, and minimum replanting ratio of 1:1 within the development would be provided to compensate the loss of existing trees. Not less than 5,592m² of local open space would be provided for the estimated population of 5,592. Not less than 30% of green coverage would be provided within the Site, and over 50% of the greenery will be accessible by residents at pedestrian level. With reference to the LMP, landscape provisions with hard and soft landscape treatments, including courtyard garden, leisure lawns, trellis, elderly fitness stations, children play area, swimming pool and water features etc. are proposed on G/F of the Site, and green roofs are proposed on roof level of the two clubhouses.
- (h) The applicants are advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicants are reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works.

10.1.7 Comments of the Chief Architect/Advisory and Statutory Compliance, Architectural Services Department (CA/ASC, ArchSD):

It is noted that the BH restriction of the proposed Sha Po public housing development across the Castle Peak Road from the Site is up to 185mPD, which is much higher than the BH the proposed residential development with 7 towers and BH of 15 storeys at about 53.95mPD. Taking into account the surrounding environment after the latest gazette of the Kam Tin North OZP, he has no further comment from architectural and visual impact point of view.

Ecological

10.1.8 Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- (a) He has no objection to the application from nature conservation point of view.
- (b) The Site is located within the WBA adjoining the WCA. Based on the EcoIA conducted, the Site consists of habitats of very low to low ecological value. Although the proposed development would cause direct loss of part of the abandoned pond, a WRA will be provided which will result in a net increase in wetland area within the Site and meet the no-net-loss in wetland principle. The WRA together with the landscape planting would also act as a wetland and visual buffer separating the proposed development from the WCA. Mitigation measures have been proposed to mitigate any adverse impacts identified.
- (c) A WRCS was submitted to provide information on the wetland creation and long-term management of the WRA. According to the WRCS, commercial fish farming of low disturbance nature will be operated at the WRA. The long-term management and monitoring of wetland will be borne by the applicants.

Water Supply

10.1.9 Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- (a) He has no objection to the application.
- (b) Existing water mains will be affected by the proposed road improvement works as shown on the plan. The cost of any necessary diversion or lowering of watermains, as well as relocation of valves, wash-outs and fire hydrants, shall be borne by the proposed development. The developer shall submit a detailed diversion scheme to the NTW Regional Office of WSD for agreement before commencement of their site works.

Fire Safety

10.1.10 Comments of the Director of Fire Services (D of FS):

- (a) He has no objection in principle to the application provided that fire service installations and water supplies for firefighting being provided to his satisfaction.
- (b) Detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans.
- (c) The applicants shall observe the requirements of emergency vehicle access (EVA) as stipulated in Section 6, Part D of Code of Practice for

Fire Safety in Buildings 2011 under the Building (Planning) Regulation (B(P)R) 41D which is administered by the Buildings Department.

Building Matters

10.1.11 Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- (a) If the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under the BO and should not be designated for any proposed use under the captioned application.
- (b) Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.
- (c) For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be considered as an acceptance of any existing building works or UBW on the Site under the BO.
- (d) The Site shall be provided with means of obtaining access from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulation (B(P)R) respectively.
- (e) If the Site does not abut on a specified street with a minimum width of 4.5m, its permitted development intensity may be determined under Regulation 19(3) of the B(B)R at the building plan submission stage.
- (f) For features applied to be excluded from the calculation of the total GFA, it shall be subject to compliance with the requirements laid down in the relevant Joint Practice Notes and Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP). For example, the requirements of building set back, building separation and site coverage of greenery as stipulated in PNAP APP-152.
- (g) Detailed checking will be carried out during building plan submission stage.

Other Aspects

10.1.12 Comments of the Secretary for Education (SEd):

- (a) She has no specific views on the planning provision of kindergarten in private housing developments. The applicants are advised to follow the prevailing Hong Kong Planning Standards and Guidelines (HKPSG) on the requirement of kindergarten provision.
- (b) Detailed comments are at **Appendix V**.

10.1.13 Comments of the Director of Social Welfare (DSW):

- (a) To enable market diversity with a range of child care options, she has no objection in principle to the applicants' intent to operate a CCC on a private/self-financing mode on the condition that it incurs no financial implication, both capital and recurrent, to the Government.
- (b) The applicants are reminded to consult the Child Care Centres Advisory Inspectorate of the Social Welfare Department (SWD) for enquiry over registration requirements of a CCC.

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

- (a) He has no adverse comment on the rezoning application from town gas safety and electricity safety point of view.
- (b) There is a high pressure underground town gas transmission pipeline (HP pipeline) running along San Tin Highway. In this regard, necessity in conducting a Quantitative Risk Assessment (QRA) associated with the HP pipeline will be reviewed at section 16 planning application stage.
- (c) There are 400kV extra high voltage overhead lines running above the Site, which is within the preferred working corridor of the concerned overhead lines as stipulated in the HKPSG.
- (d) Detailed comments are at **Appendix V**.

10.1.15 Comments of the Director of Leisure and Cultural Services (DLCS):

- (a) He has no specific comment on the rezoning application.
- (b) The applicants should observe DEVB TC(W) No. 4/2020 on tree preservation matters.

10.2 The following Government departments have no objection to or comment on the application:

- (a) Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD);
- (b) Director of Food and Environmental Hygiene (DFEH);
- (c) Project Manager (West), Civil Engineering and Development Department

- (PM(W), CEDD);
- (d) Head (Geotechnical Engineering Office), Civil Engineering and Development Department (H(GEO), CEDD);
 - (e) Commissioner of Police (C of P); and
 - (f) District Officer/Yuen Long, Home Affairs Department (DO/YL, HAD).

11 Public Comments Received During the Statutory Publication Periods [to be updated]

11.1 The application was published for public comments on 5.11.2021; and subsequent FIs submitted by the applicants were published nine times for public comments. During the statutory publication periods, a total of 61 public comments were received, including one supporting comment, 59 objecting comments and one comment providing views. Full set of public comments is deposited at the Board's Secretariat for Members' inspection and reference. Extracts of the comments are at **Appendix VIa to VIc**. Their major views are summarised as follows:

Supporting Comment (Appendix VIa)

11.2 One supporting comment was submitted by an individual on the grounds that the proposed development will increase housing provision and it is in line with government's Northern Metropolis policy.

Objecting Comments (Appendix VIb)

11.3 59 objecting comments were submitted by the San Tin Rural Committee, a member of the Yuen Long District Council, the Chairman of Tin Shui Wai South Area Committee, Rural Representatives of Pok Wai, four green groups (viz. World Wild Fund Hong Kong, Kadoorie Farm & Botanic Garden Corporation, Conservancy Association and Hong Kong Bird Watching Society) and individuals. Their major views are summarised as follows:

- (a) the increase of PR and BH are considered excessive and the proposed development is incompatible with the surrounding area which is a low-rise, low-density neighbourhood;
- (b) there is no overall assessment of the traffic impacts arising from the application and other on-going planning applications, and the proposed development would worsen the traffic at nearby road networks and add pressure to the public transport services nearby;
- (c) the proposed development would have significant adverse environmental, visual, air quality, ecological, drainage impacts on the surrounding area and would cause pollution, ventilation, congestion, flooding, security and hygiene problems. The submitted technical assessments are not sufficient to demonstrate that the proposed development will not adversely affect the surrounding areas and the neighbourhoods;
- (d) the proposed development is located within the WBA and close to the WCA. There are concerns that the proposed development would have adverse impacts on the flight line, noise, glare, human disturbance, etc., to the wetland species, nearby fish ponds, water birds and other wetland habitat. There are concerns about the cumulative impacts on the environment and ecosystem arising from all the new applications and developments in the area;

- (e) there is a lack of community facilities in the proposed development; and
- (f) approval of this application would set an undesirable precedent to concurrent and future similar applications in the same neighbourhood.

Providing Views (Appendix VIc)

- 11.4 The remaining comment was submitted by the Hong Kong and China Gas Company Limited providing views that the applicants are required to conduct a QRA to evaluate the potential risk associated with the HP pipeline.

12 Planning Considerations and Assessments

The Proposal

- 12.1 The application is for rezoning the Site from “OU(CDWRA)” to “OU(CDWRA)1” with a proposed maximum domestic PR of 1.5, maximum non-domestic PR of 0.048 and maximum BH of 15 storeys (or 53.95mPD) for a comprehensive residential development with provision of WRA, shop and services, eating place and social welfare facilities. According to the indicative development scheme, the proposed comprehensive residential development comprising seven 15-storey residential towers, two 2-storey club house blocks and a 3-storey G/IC & retail block, above a 2-storey basement carpark/E&M floor. A WRA comprising 2 commercial fish ponds with a total area of about 20,187.5m² is proposed at the southwestern part of the Site. The applicants has not proposed any change to the Column 1 and Column 2 uses under the “OU(CDWRA)” zone of the Notes of the OZP, such that all proposed uses under the application remain to be Column 2 uses of the zone. Upon rezoning, the applicants would be required to submit a detailed development scheme at the section 16 planning application stage and further demonstrate the feasibility of proposed development as well as on infrastructural capacity.

Planning Intention, Land Use Compatibility

- 12.2 The Site is currently occupied by mixed land uses, including open storage uses and logistics centres at the western portion of the Site, and the remaining portion is mainly abandoned fish ponds and grassland. The Site falls within WBA of the Deep Bay and is adjacent to the fish ponds within the “CA” zone and WCA to the west of the Site. The “V” zone of Pok Wai is located to the northeast of the Site while Wing Kei Tsuen is located to the south of the Site. The immediate surrounding areas of the Site are predominately occupied by ponds, village settlements, open storage yards and temporary structures. (**Plans Z-2 and Z-3**)
- 12.3 The “OU(CDWRA)” zone 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 sporadic open storage and port back-up uses on degraded wetlands. Except the proposed relaxation of restrictions in PR and BH, the applicants did not proposed any change to the above planning intention of the zone. The proposed comprehensive residential development with WRA is considered in line with the planning intention of the “OU(CDWRA)” zone in phasing out the existing brownfield uses at the western portion of the Site, which are adjacent to the fish ponds in the “CA” zone and WCA to the west of the Site (**Plan Z-3**). Besides, it includes provision of the WRA to restore the wetland function and improve the

existing degraded environment (**Drawing Z-6**). With the residential towers being located at the northeastern portion of the Site and the provision of WRA and landscape buffer, it is anticipated that human disturbance to the WCA can be minimised.

Development Intensity and Visual Impact

- 12.4 The Site is located between the existing sub-urban neighbourhood in the Nam Sang Wai and planned Au Tau Station of the MTR NOL, as well as the high-density public housing development at Sha Po (**Plan Z-1**). The accessibility of the area will be enhanced upon the operation of the MTR NOL which may justify the transformation of this part of the Nam Sang Wai area into a medium-rise residential neighbourhood. The proposed medium-rise and medium-density development at the Site will provide a gradual transition from the Sha Po public housing development near Au Tau Station to the WCA to the west of the Site. The proposed development intensity (PR of 1.548) and BH (up to 15 storeys) of the current application are therefore considered not entirely out of keeping with the land use character of the existing sub-urban neighbourhood and is not out of context with the planned land uses in the area benefited from improved accessibility.
- 12.5 The applicants have submitted a VIA to illustrate the visual compatibility of the proposed development with the surrounding developments and land uses. Although the immediate surrounding areas of the Site are of rural character with low-rise structures up to three storeys, there are some planned/approved developments near the Site with approved BH ranging from 23.5mPD to 46mPD. The planned public housing development at Sha Po to its southeast across San Tin Highway (**Plan Z-1**) adjoining the planned Au Tau Station will have a BH of 185mPD. The set backs and building separations of the proposed development will help alleviate the visual impact and improve visual permeability. Besides, the AVA(E) demonstrates that the proposed development is unlikely to impose significant adverse air ventilation impact on the surrounding environment with the proposed mitigation measures. In this regard, CTP/UD&L, PlanD has no objection to the application and considers that the proposed development, with a maximum PR of 1.548 and BH of about 54mPD, is not incompatible with the planned/approved developments near the Site alongside of San Tin Highway and is considered acceptable from visual and air ventilation perspectives. CA/ASC, ArchSD also has no adverse comment from architectural and visual impact point of view.

Ecological Impacts and TPB-PG No. 12C

- 12.6 According to the TPB PG-No. 12C, the Site falls within the WBA which is intended to protect the ecological integrity of the fish ponds and wetland within the WCA and prevent development that would have off-site disturbance impact on the ecological value of fish ponds. Proposals for appropriate level of residential/recreation 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.
- 12.7 A WRA consisting of two commercial fish ponds is proposed at the southwestern part of the Site with a total area of not less than 2.02ha, which also serve as a buffer between the residential towers and the adjacent fish ponds in the WCA. The operation of the commercial fish ponds will make reference to the Fishpond Management Agreement in the NWNT under the NNCP. The construction cost and long-term management of the WRA will be borne by the applicants, and the

management responsibility will not be transferred to the future residents. The applicants also commit to develop a Habitat Creation and Management Plan during the detailed design stage. An EcoIA with WRCS has been submitted to demonstrate that negative ecological impacts could be mitigated through positive measures, including net increase of about 0.83ha of wetland with overall gain of ecological functions and landscape planting buffer to minimise human disturbance to the wetlands.

- 12.8 DAFC has no objection to the application and has no adverse comment on the EcoIA with WRCS. Based on the EcoIA, the Site consists of habitats of very low to low ecological value. Although the proposed development would cause direct loss of part of the abandoned pond, the WRA provided will result in a net increase in wetland area within the Site and meet the “no-net-loss in wetland” principle under the TPB PG-No. 12C. The WRA together with the landscape planting would also act as a wetland and visual buffer separating the proposed development from the WCA. Mitigation measures have been proposed to mitigate any adverse impacts identified. The WRCS has provided information on the wetland creation and long-term management of the WRA. According to the WRCS, commercial fish farming of low disturbance nature will be operated at the WRA and the long-term management and monitoring of wetland will be borne by the applicants.
- 12.9 Based on the above, the proposed development is considered in-line with the TPB PG-No. 12C. In addition, the proposed development is a designated project under the EIAO and the applicants are required to obtain an EP for the construction and operation of the development following the EIAO process.

Environmental Considerations

- 12.10A SPS will be provided at the basement of the proposed development and the submitted DIA and SIA have demonstrated that no adverse drainage and sewerage impacts are anticipated from the proposed development (**Drawing Z-23**). Various mitigation measures are also proposed to be incorporated into the indicative layout to minimise the traffic noise and air quality impact on the proposed development. In light of the above, DEP has no objection to the application from environmental planning perspective. It is anticipated that the proposed development will not cause net increase in pollution in Deep Bay. The applicants should also observe the EIAO implication of the development and to obtain an EP for the construction and operation of the proposed development following the EIAO process.

Transport and Traffic

- 12.11 The applicants propose to widen and realign the section of Pok Wai Road to a standard 7.3m wide single 2-lane carriageway and improve the junction of Pok Wai Road and Castle Peak Road – Tam Mi. A new bus route is proposed with a new bus terminal (**Drawing Z-20**) within the proposed development to cater the additional demand. Additional junction improvement works are proposed at the Fairview Park Interchange to enhance the junction performance (**Drawing Z-21**). The TIA concludes that, with the road and junction improvement works, the proposed development would not have adverse traffic impact on the surrounding areas. The C for T has no objection to the proposed development and has no adverse comment on the TIA. Besides, the Site is located within 500m from the future Au Tau Station of the NOL, and is connected by footbridge and underpass over the existing San Tin Highway (**Plan Z-1**).

Provision of GIC and Commercial Facilities

- 12.12 The Site is located in a rural area with no major retail or community facilities. The applicants propose to provide 3,100m² non-domestic GFA for provision of GIC and commercial facilities, including a CCC, a kindergarten and other retail uses. This would be able to serve the development as well as the existing population in the neighbourhood. DSW has no objection to the proposed CCC which could enable market diversity with a range of child care options. SEd has no specific view on the provision of kindergarten within the proposed development.

Other Technical Aspects

- 12.13 According to the LMP (**Drawing Z-6**), various landscape planting buffers will be provided along the site boundary and between the residential towers and the WRA within the Site. Private open space of not less than 5,592m² with landscaped area, water features, children's play area, elderly fitness court, sitting-out area will be provided. There is a net gain of 80 trees and it is anticipated that landscape impacts resulting from the proposed development can be mitigated. The CTP/UD&L, PlanD has no objection to the application from landscape planning point of view. The applicants have also submitted various technical assessments and other relevant Government departments including CE/MN of DSD, CE/C of WSD, H(GEO) of CEDD have no objection to or adverse comment on the application from drainage, water supply and geotechnical aspects.

Public Comments

- 12.14 For the public comments objecting to/raising concerns on the rezoning application as detailed in paragraph 11 above, the planning assessments and considerations set out in the above paragraphs are relevant. The necessity in conducting a QRA associated with the HP pipeline will be reviewed at section 16 planning application stage.

13 Planning Department's Views

- 13.1 Based on the assessment made in paragraph 12 and having taken into account the public comments mentioned in paragraph 11, the Planning Department has no in-principle objection to the proposed rezoning of the Site from "OU(CDWRA)" to "OU(CDWRA)1" to facilitate the proposed comprehensive residential development.
- 13.2 Should the Committee decide to agree/partially agree to the subject application for rezoning the Site to "OU(CDWRA)1" with higher PR and BH restrictions for the proposed comprehensive residential development, PlanD would work out the zoning boundaries, as well as the development parameters and restrictions to be set out in the Notes for the Committees' agreement prior to gazetting under section 5 of the Town Planning Ordinance.
- 13.3 Alternatively, should the Committee decide not to agree to the subject application, the following reason is suggested for Members' reference:

The proposed development intensity and BH are excessive if compared to the surrounding environment and there is no strong justification in the submission to justify the proposed rezoning.

14 Decision Sought

14.1 The Committee is invited to consider the application and decide whether to agree, partially agree, or not to agree to the application.

14.2 Should the Committee decide not to agree to the application, Members are invited to advise what reason(s) for the decision should be given to the applicants.

15 Attachments

Appendix I	Application Form received on 26.10.2021
Appendix Ia	FI-11 with consolidated supplementary planning statement
Appendix II	Proposed revisions to the Notes of the OZP
Appendix III	Previous s.16 applications
Appendix IV	Extract of TPB PG-No. 12C
Appendix V	Detailed departmental comments
Appendix VIa	Public comments received (supporting)
Appendix VIb	Public comments received (objecting)
Appendix VIc	Public comments received (providing views)
Drawing Z-1	Indicative Master Layout Plan
Drawings Z-2 to Z-4	Indicative Floor Plans
Drawing Z-5	Indicative Sections
Drawing Z-6	Indicative Landscape Master Plan
Drawings Z-7 to Z-10	Indicative Landscape Sections
Drawings Z-11 to Z-15	Photomontages
Drawing Z-16	Visual Corridors
Drawing Z-17	Habitat Map
Drawing Z-18	Layout of Wetland Restoration Area
Drawing Z-19	Proposed Road widening and improvement works along Pok Wai Road
Drawing Z-20	Proposed road and junction improvement works and bus terminal
Drawing Z-21	Proposed Junction Improvement works at Fairview Park Interchange
Drawing Z-22	Proposed Building Separation
Drawing Z-23	Proposed Sewage Disposal Scheme
Drawing Z-24	Planned developments and approved applications in the area
Plan Z-1	Location Plan
Plan Z-2	Site Plan
Plan Z-3	Aerial Photo
Plans Z-4a to Z-4c	Site Photos

**PLANNING DEPARTMENT
NOVEMBER 2023**