

RNTPC Paper No. A/YL-NSW/293A
For Consideration by
the Rural and New Town
Planning Committee
on 3.2.2023

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-NSW/293

<u>Applicant</u>	: Top Field International Limited, Ideal Ace International Limited and Winghing Investments Limited represented by Ove Arup & Partners Hong Kong Limited
<u>Site</u>	: Various Lots in D.D. 103 and D.D. 115, Nam Sang Wai, Yuen Long
<u>Site Area</u>	: About 53,584 m ²
<u>Land Status</u>	: Block Government Lease or New Grant
<u>Plan</u>	: Approved Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/8
<u>Zoning</u>	: “Undetermined” (“U”)
<u>Application</u>	: Proposed Comprehensive Residential Development with Commercial Uses and Social Welfare Facilities

1. The Proposal

- 1.1 The applicant seeks planning permission for a proposed comprehensive residential development with commercial uses and social welfare facilities at the application site (the Site) which falls within an area zoned “Undetermined” (“U”) on the approved Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/8 (**Plan A-1**). According to the covering Notes of the OZP, any use or development in the “U” zone, except those specified as always permitted under the covering Notes, requires planning permission from the Town Planning Board (the Board). Currently, the Site comprises ponds, woodland, vacant land and some scattered residential structures.
- 1.2 The Site is bisected by the MTR Tuen Ma Line (TML) into the Northern Site and Southern Site (**Plan A-1**). The proposed development has a total PR of 3.028 (including domestic and non-domestic PRs of 2.928 and 0.1 respectively) comprising 14 residential towers with a building height (BH) of up to 44 storeys (above 1-2 basement storeys) providing a total of 3,556 units and 9 houses with a BH of 2 storeys (above 1 basement storey). The 9 houses are all provided at the Northern Site. The proposed domestic and non-domestic GFA are 156,880m² and 5,358m² respectively. A one-storey retail podium for shop and services and eating place is proposed at Towers 8 and 9 in the Northern Site (**Drawing A-25**).

A two-storey clubhouse block (above a basement storey) is proposed at the Northern Site and a one-storey clubhouse podium is proposed at Towers 13 and 14 in the Southern Site (**Drawing A-25**). The proposed development will accommodate a population of about 10,330 persons and is tentatively scheduled for completion by 2026. The Master Layout Plan (MLP), section plans and Landscape Master Plan (LMP) of the proposed development are at **Drawings A-1 to A-7** respectively. Major development parameters of the proposed development are as follows:

Major Development Parameters	Proposed Development
Site Area (about)	53,584 m ²
Total PR (about)	3.028
- Domestic (about)	2.928
- Non-domestic (about)	0.10
Total Gross Floor Area (GFA) (about)	not more than 162,238 m ²
- Domestic (about)	not more than 156,880 m ²
- Non-domestic (about) ⁽¹⁾ <ul style="list-style-type: none">- Eating place / Shop & Services- Neighbourhood Elderly Centre- One team of Home Care Services for Frail Elderly Persons	not more than 5,358 m ² not less than 303 m ² (NOFA) not less than 142 m ² (NOFA)
Building Height	
- Residential Towers ⁽²⁾	26-44 storeys (91.6-139mPD) (above 1-2 basement storeys)
- Villa Houses	2-3 storeys (12-15mPD) (above 1 basement storey)
Overall Site Coverage (about)	18%
No. of Blocks	14 Residential Towers 9 Villa Houses
No. of Units	3,556 flats and 9 houses
Average Unit Size (about)	44.1 m ²
Anticipated Population (about)	10,330
Clubhouses	
- No. of Clubhouses	2
- GFA (about) ⁽³⁾	2,920 m ² (2-storey block) 1,000 m ² (1-storey podium at Towers 13 & 14)
Open Space	
- Local Open Space	Not less than 10,330m ²
Transport Facilities	
- Private Car Parking Spaces	746 (incl. 10 accessible car parking spaces)
- Visitor Car Parking Spaces	70
- Motorcycle Parking Spaces	41
- Bicycle Parking Spaces	475

Major Development Parameters	Proposed Development
- Loading/Unloading Spaces for Goods Vehicle (L/UL)	21 (incl. 5 Light Goods Vehicles (LGVs) and 16 Heavy Goods Vehicles (HGVs))

- (1) Non-domestic uses include eating place and shop and services uses. The GFA of social welfare facilities (a Neighbourhood Elderly Centre of NOFA of 303m² (or equivalent to GFA of about 667m²) and one team of Home Care Services for Frail Elderly Persons of NOFA of 142m² (or equivalent to GFA of about 312m²), are proposed to be exempted from the GFA calculation subject to the approval of the Building Authority.
- (2) The BH of Towers 1 to 9 include 1 storey of refuge floor; Towers 8 to 9 include 1 storey of retail podium; and Towers 13 to 14 include 1 storey of clubhouse.
- (3) Clubhouse GFA is assumed to be exempted from GFA calculation subject to the approval of the Building Authority.

Development Layout

- 1.3 According to the applicant, a sensitive design has been adopted in the development layout respecting the Tung Shing Lei Egretty at the Site and the birds' flight paths (**Drawing A-22**). A Egretty Preservation Zone comprising an eco-lake of about 10,600m² with wetland habitat and a landscape area for preserving the nesting trees of the Egretty is proposed at the northeastern corner of the Site as a feeding ground for migratory birds and as an ecological and visual buffer between the Egretty and the residential portion of the development (**Drawing A-5**).
- 1.4 Low-rise villa houses with a BH lower than the Yuen Long Highway are proposed around the eco-lake and egretty locations to minimise the potential disturbance to birds' flight paths (**Drawing A-22**) and to serve as a buffer from the high-rise towers to its west.
- 1.5 The disposition and BH of the high-rise towers have also taken into account the birds' flight paths as well as the Shek Kong Airfield height restriction. The 14 towers are arranged in a 3-tier stepped profile from 44 storeys (139mPD) at the west to 26-31 storeys (91.6-112.8mPD) at the south, and further to 2-3 storeys (12-15mPD) for low-rise villas at the north (**Drawings A-1 to A-4**), providing a smooth transition between the high density Yuen Long New Town to its west and the low-to-medium density development at Kam Tin North to its east.

Air Ventilation, Visual and Landscape

- 1.6 Under the proposed development, building separations between towers and setbacks along site boundary (**Drawing A-9**) are proposed for enhancing wind penetration. According to the Air Ventilation Assessment (AVA), the overall ventilation performance is comparable between the baseline scheme (i.e. existing condition) and proposed scheme (i.e. proposed development) under summer condition; while the baseline scheme performs slightly better under the annual condition. The AVA concludes that the proposed development would be acceptable in air ventilation terms even though there is a noticeable increase of BH.
- 1.7 A Visual Impact Assessment (VIA) has been conducted to assess the visual

impact of the proposed development against the baseline scenario (i.e. existing condition), with an ultimate scenario including the proposed development and the potential Tung Shing Lei public housing development formulated for reference purpose (**Drawing A-33**). According to the VIA, the scale and design of the proposed development is compatible with the surrounding residential neighborhoods at Yuen Long New Town and Kam Tin North. With the proposed design mitigation measures, such as adoption of stepped height profile, variation in composition of building groups, incorporation of adequate building gaps and proper façade treatment, there is only an overall negligible impact as compared to the existing environment (**Drawings A-10 to A-19**).

- 1.8 According to the Landscape Proposal, a total of 139 trees were recorded at the Site. 107 trees are proposed to be felled and 309 new trees are proposed for tree compensation (**Drawings A-5 and A-6**).
- 1.9 A Linear Park of about 2.5 ha, serving as a green corridor linking between the Northern and Southern Sites and the future public housing development in Tung Shing Lei, is proposed to create seamless pedestrian connection with active and passive open space for public enjoyment (**Drawings A-7 and A-8**). The implementation of the Linear Park, which is outside the Site, will be further explored in liaison with relevant Government departments.

Ecology

- 1.10 The Site does not fall within the Wetland Conservation Area nor Wetland Buffer Area. According to the Ecological Impact Assessment (EcoIA), the proposed development will result in habitat losses including 1.03 ha of semi-active ponds, 0.69 ha of abandoned ponds, 1.11 ha of plantation, 1.47 ha of developed area and 0.14 ha of abandoned agricultural land (**Drawings A-20 and A-21**). To minimise the potential ecological impacts, the applicant has proposed (i) an Eco-lake of about 1.06 ha comprising the preserved existing pond of about 0.93 ha and shallow water area of 0.13 ha providing shallow and deep water areas as well as pond bunds to provide habitats for aquatic fauna and other water birds as well as to facilitate feeding by ardeids (**Drawing A-22**); (ii) to preserve all nesting trees used for breeding ardeids; (iii) avoidance of high-rise buildings within the birds' flight zone and stepped BH for low-rise villas to minimise impacts on flight path; (iv) provision of building setback from the preserved nesting trees; (v) provision of underground internal road to minimise traffic noise disturbance to the preserved nesting trees; (vi) proper design of lighting to minimise potential glare impact; and (vii) suspension of piling activities during breeding season.

Transport and Traffic

- 1.11 The vehicular ingress/egress point is proposed at the Southern Site (**Drawings A-23 and A-24**) which will be connected with the Northern Site through the internal road link at basement car park level, while the internal road at ground level, which is at GL, will only serve as EVA (**Drawings A-25 to A-26**). Both the internal road link at basement level and the internal road at ground level are located outside application site boundary. The proposed access road of not-less-than 7.3m wide single two-lane carriageway with a 2.5m wide footpath

along the eastern kerbside of the carriageway will be provided (**Drawing A-24**). To facilitate vehicles leaving the Site heading towards Au Tau Interchange, longer weaving road section of about 140m (additional 65m from existing weaving section) will be provided by modifying the existing road markings (**Drawing A-24**).

- 1.12 In terms of pedestrian network, the Site is accessible to MTR Yuen Long Station, Yoho Mall and Park Yoho for the major public transport and attractions nodes through the existing pedestrian facilities (e.g. footpaths and subways) as well as the proposed footpaths under the proposed development.
- 1.13 The applicant has submitted a Public Transport Assessment and Broad Technical Assessment on Rail Capacity of MTR TML which demonstrate that the proposed development will not induce insurmountable impact on the public transport connection to MTR Yuen Long Station and railway. In order to further minimise the implication to existing public transport service, public transport feeder service would be provided within the Site.

Environment

- 1.14 According to the Environmental Assessment (EA), the Site is subject to potential traffic emissions along Yuen Long Highway, chimney emission from Pok Oi Hospital, traffic and railway noise as well as fixed noise from the surrounding brownfield operations. To mitigate the potential air quality and noise impacts, a 20m-setback from Yuen Long Highway, 5m-setback from local distributors and 200m buffer distance from the chimney have been taken into account in the development layout (**Drawing A-27**) with respect to HKPSG and noise conscious design including building orientation, single aspect design, enhanced acoustic balconies/windows and architectural fins will be adopted.
- 1.15 On land contamination aspect, there is possibility of land contamination from potential spillage of fuel / lubricants from a car repairing workshop and an open storage with signs scrap metal at the western edge of the Northern Site (**Drawing A-28**). Land contamination assessment procedures with implementation of remediation as required will be followed so that potential contamination in existing soil would be treated and no insurmountable land contamination issue is anticipated.

Drainage, Sewerage and Water Supply

- 1.16 According to the Drainage Impact Assessment (DIA), the Northern Site is served by public drainage facility while the runoff of the Southern Site will be collected and discharged into the nullah along Long Fai Road via the existing box culverts and proposed pipes (**Drawing A-29**). The Site is not served by public sewerage facilities. An underground Sewage Treatment Plant (STP) with tertiary treatment technology is proposed at the Northern Site (**Drawing A-30**), and no net increase in pollution load to Deep Bay will be resulted. Fresh water supply for the development is proposed to be served by the existing Au Tau Fresh Water Service Reservoir (FWSR) with proposed connections to the existing water mains (**Drawing A-31**).

Other Technical Aspects

- 1.17 According to Geotechnical Planning Review Report (GPRR), the proposed development is considered geotechnically feasible under the preliminary planning stage, and will be subject to detailed study in the detailed design stage.
- 1.18 The Site falls within the 200m consultation zone of the Towngas Au Tau Offtake and Piggling Station (**Drawing A-32**). Only part of the Northern Site (about 1,856 residents) falls within the 200m consultation zone. According to the applicant, with the nearest building of at least 183m away from the station, the proposed development will not be subject to unacceptable risk impact.
- 1.19 In support of the application, the applicant has submitted the following documents:
- (a) Application form received on 6.10.2021 **(Appendix I)**
 - (b) Supplementary planning statement (SPS)
 - (c) 13 submissions of Further Information (FI)¹
 - (d) FI-14 received on 31.1.2023 providing a consolidated **(Appendix Ia)** SPS[#]

Remarks:

[#] *accepted and exempted from publication and recounting requirements*

- 1.20 At the request of the applicant, the Rural and New Town Planning Committee (the Committee) of the Board agreed on 25.11.2022 to defer making a decision on the application for a period of two months in order to allow sufficient time for preparation of FI to address departmental comments.

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in **Appendices I to Ia**. They can be summarised as follows:

- (a) The Site and the larger “U” zone have been left idle for 31 years subject to land use review with no solid plan for development at the moment. Development at the Site, held under single land ownership by the Applicant, could be readily realised in the short-to-medium term. Early implementation of the proposed scheme by private initiatives could unlock the development potential of the remaining part of the Tung Shing Lei “U” zone. The proposed development providing 3,565 units could contribute to private housing supply in short-to-medium term.
- (b) According to the Chief Executive’s 2017 Policy Address, the Tung Shing Lei “U” zone was earmarked as one of the additional housing sites. The proposed

¹ FI received on 12.11.2021, 10.12.2021, 14.1.2022, 17.2.2022, 18.3.2022, 25.4.2022, 10.6.2022, 23.6.2022, 29.7.2022, 13.9.2022, 7.10.2022, 5.12.2022 and 19.1.2023 in response to departmental comments with revised assessments and/or replacement pages (accepted and not exempted from publication and recounting requirements)

development is in line with the Government intention for housing development at the Site and to fully optimise the use of the readily available land. As it is the Government's intention for public housing development at the subject "U" zone, the applicant has prepared an Indicative Layout Plan outlining a comprehensive plan for the entire Tung Shing Lei "U" zone (including the proposed development and the future public housing development on a 70:30 public: private housing ratio assumed) (**Drawing A-33**). It is demonstrated that the proposed development at the Site is technically feasible, while not pre-empting the opportunity/intention for comprehensive development for the Tung Shing Lei "U" zone in the future.

- (c) This application has presented a refined scheme that duly addressed departmental comments received in the previous submission (application no. A/YL-NSW/275 which was eventually withdrawn due to major change in layout), in particular the comments of Agriculture, Fisheries and Conservation Department (AFCD). Improvements in the layout design in creating a sensitive and managed environment and a more enabling habitat were incorporated. A larger Eco-lake of more than 1 ha and less low-rise villa houses are now proposed at the northeastern portion of the Site to minimise the disturbance of the nearby Tung Shing Lei Egret and birds' flight lines.
- (d) In order to embrace the unique ecological and historical assets as planning merits for public enjoyment and nature conservation, a sensitive design approach has been adopted. Outside the Site, the applicant proposed a Linear Park linking up the historical assets (i.e. Lau Village Houses, Small Trader's New Village and Pun UK) adjacent to the Site (**Drawings A-7 to A-8**), providing pleasant open space serving the purpose of preservation and public enjoyment.
- (e) Technical assessments including TIA, Broad Technical Assessment on Rail Capacity of MTR TML, Public Transport Assessment, EA, SIA, DIA, WSIA, EcoIA, VIA, Landscape Proposal, AVA and GPRR have been conducted and concluded that the proposed development will not result in adverse impacts in terms of traffic, drainage, sewerage, water supply, environment, air ventilation, ecological, and visual aspects. With appropriate mitigation measures implemented, the proposed development will not cause any insurmountable problems to the surrounding areas.

3. Compliance with the "Owner's Consent/Notification" Requirements

The applicant is one of the "current land owners" of the Site and has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the "Owner's Consent/ Notification" Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31A) by posting notices in local newspapers and site notice. Detailed information would be deposited at the meeting for Members' inspection.

4. Background

- 4.1 The Site falls within the "U" zone (26.3 ha) south of the Yuen Long Highway (**Plan A-1**) and has been zoned "U" on the draft Nam Sang Wai OZP No.

S/YL-NSW/1 since 3.6.1994. It was so designated as several major transport and drainage projects, including Yuen Long Highway, TML and Yuen Long Bypass Floodway (YLBF), which were under planning at that time, would traverse the area. According to the Explanatory Statement of the Nam Sang Wai OZP, the “U” zone is within a transitional location between the urban and rural areas. Development within the areas has to be comprehensively planned as piecemeal development or redevelopment would have the effect of degrading the environment and thus jeopardising the long-term planning intention of the areas. Under the “U” zone, any developments or redevelopments require planning permission from the Board so as to ensure that the environment would not be adversely affected and that infrastructure, Government, institution or community (GIC) facilities, and open space are adequately provided. The proposed development should also take into account the TML and YLBF.

- 4.2 Following the completion of the infrastructure projects of Yuen Long Highway, TML and YLBF, and upon preliminary review, the subject “U” zone is considered to have potential for housing developments and other uses. According to the 2017 Policy Address, the subject “U” zone is one of the potential sites for public housing development. In March 2021, the “Agreement No. CE 55/2020 (CE) – Site Formation and Infrastructure Works for Housing Developments at Tung Shing Lei, Au Tau, Kam Tin and Yuen Long Tai Yuk Road, Yuen Long – Feasibility Study” (the Study) undertaken by the Civil Engineering and Development Department (CEDD) has commenced and is anticipated to be completed in 2023. The detailed land use proposal and appropriate development parameters for the “U” zone are subject to the findings of CEDD’s on-going study.

- 4.3 The Site is not related to any planning enforcement case.

5. **Previous Application**

There is no previous application at the Site.

6. **Similar Applications**

- 6.1 There are 10 similar applications for residential developments (No. A/YL-NSW/5, 7, 10, 15, 73, 105, 172, 224, 233 and 274) within the “U” zones to the west and north of the Site. Except Application No. A/YL-NSW/15 and Applications No. A/YL-NSW/172, 224, 233 and 274 (on same site) were approved, the remaining applications (No. A/YL-NSW/5, 7, 10, 73 and 105) were rejected (**Plan A-1**). Details of the applications are summarised in **Appendix II**.
- 6.2 Applications No. A/YL-NSW/5, 7, 10 and 15 were for residential development at a site to the west of Pok Oi Hospital². Application No. A/YL-NSW/5 were rejected by the Committee between 1995 and 1996. The last application (Application No.

² The Site of Applications No. A/YL-NSW/5, 7, 10 and 15 is also the subject of an application for proposed conservation of historic building (Pun Uk), place of recreation, sports or culture (arts / antique gallery and heritage education) and social welfare facility (residential care homes for the elderly) with ancillary eating place (No. A/YL-NSW/292), which was approved with conditions by the Committee on 12.8.2022.

A/YL-NSW/15) for a proposed residential development with a PR of 2.66, BH of 14-17 storeys (58.5 mPD), 95 flats and 84 car parking spaces as well as public open space of 1,400 m² was approved by the Committee on 18.10.1996 on the consideration that the issue on the provision of car parking space had been resolved and there were planning merits in the proposal as Pun Uk, a Grade I historical building, would be restored and preserved. Validity of the planning permission had been extended up to 18.10.2007 and the planning permission has lapsed.

- 6.3 Application No. A/YL-NSW/73 for a proposed residential development (with a PR of 0.95) at the “U” zone to the north of the Site was rejected on 17.3.2000 mainly on grounds of incompatible land use; non-compliance with TPB-PG No.12B³; frustration of implementation of YLBF; no provision of proper vehicular access and insufficient assessments on various development impacts.
- 6.4 Application No. A/YL-NSW/105 for a proposed residential development (with a PR of 2.5 and BH of 15-21 storeys) to the west of the Site was rejected on 5.10.2001 mainly on grounds of frustration of implementation of YLBF and imposing constraints on the land use review for the whole area, incompatible land use, and insufficient information to demonstrate that the proposed development would not have adverse traffic, visual, environmental and ecological impacts on the surrounding areas.
- 6.5 Applications No. A/YL-NSW/172, 224, 233 and 274 at the “U” zone north of Yuen Long Highway were approved between 2007 and 2021. The last application (No. A/YL-NSW/274) for a proposed residential development and community hub development comprises 8 apartment blocks of 6 to 19 storeys (26.9 to 75mPD) providing 1,518 flats and other commercial and community facilities with a total PR of 2.29 was approved on 26.2.2021 mainly on the considerations that the proposed development was not incompatible with the surrounding existing and planned developments; it was in line with TPB PG-No. 12C² and there would not be significant adverse impacts on the ecology, traffic and infrastructure of the area.

7. The Site and Its Surrounding Areas (Plans A-1 to A-4)

7.1 The Site:

- (a) is currently accessible via Yuen Long Tung Shing Lei Road which connects with Castle Peak Road – Yuen Long (**Plans A-2 and A-3**)
- (b) is bisected into two portions by the MTR TML and a group of Grade 3 Historic Buildings (Lau Village Houses);
- (c) the northern portion is largely occupied by ponds with some unused land, storage and residential dwellings; and
- (d) the southern portion comprises unused land and residential dwellings.

³ The Town Planning Board Guidelines for Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance

7.2 The surrounding areas have the following characteristics:

- (a) to its immediate north is Yuen Long Highway. Further north across Yuen Long Highway is a “Residential (Group D)” (“R(D)”) zone with scattered residential dwellings. An Application No. Y/YL-NSW/4 for rezoning part of the “R(D)” zone to “R(D)1” for residential development with a PR of 0.34 and BH of 3 storeys for 57 houses was approved on 12.1.2018. Further northwest is a vacant site with an approved application (A/YL-NSW/274) for residential and community hub development with a PR of 2.29 and 6 to 19 storeys for 1,518 flats (**Plan A-1**).
- (b) to its immediate east is unused land. Further northeast across Yuen Long Highway is Towngas Offtake and Piging Station.
- (c) to its immediate south are some scattered residential dwellings. To its southwest are some workshops, open storage yards, unused land, and a vacant site with planning permission for religious institution (church) use (No. A/YL-NSW/263). To its southeast is a knoll zoned “Green Belt” (“GB”) with permitted burial ground; and
- (d) to its immediate west are some ponds, residential dwellings and unused/vacant land.

8. **Planning Intention**

The “U” zone is subject to impacts from Castle Peak Road, Yuen Long Highway, MTR TML and YLBF. Under the “U” zone, any developments or redevelopments require planning permission from the Board so as to ensure the environment would not be adversely affected and that infrastructure, GIC facilities, and open space are adequately provided. The proposed development should also take into account the TML and YLBF. To realise a built-form which represents a transition from Yuen Long New Town to the rural area, the development intensity should take into account the urban type developments immediately to the west of the “U” zone and the rural characteristics of the area to its north. Development within the areas has to be comprehensively planned as piecemeal development or redevelopment would have the effect of degrading the environment and thus jeopardising the long-term planning intention of the areas.

9. **Comments from Relevant Government Departments and Bureau**

9.1 The following Government departments and bureau have been consulted and their views on the application are summarised as follows:

Land Administration

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

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

Traffic

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

- (a) He has no adverse comment on the application from traffic engineering point of view.
- (b) The development site of this planning application partly overlaps with a public housing development at Tung Shing Lei under the Study. In particular, the proposed access roads and the associated traffic and transport facilities in this planning application and the said public housing development are incompatible with each other.

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

- (a) The proposed access arrangement of the Site from Castle Peak Road – Yuen Long/ Long Fai Road/ Yuen Long Highway should be approved by Transport Department (TD).
- (b) HyD is not/shall not be responsible for the maintenance of any access connecting the Site and Castle Peak Road – Yuen Long/ Long Fai Road/ Yuen Long Highway/ Long Fai Road. Presumably, the relevant department will provide their comments, if any.
- (c) If any road improvements are considered necessary by TD due to the proposed development, they shall be implemented by the applicant to the satisfaction of TD and HyD at the applicant's own cost.
- (d) The proposed green corridor will not be implemented and maintained by HyD.
- (e) It is noted that the proposed road works at Castle Peak Road – Yuen Long and Yuen Long Highway would affect HyD's slope feature no. 6NE-A/C30 and 6NE-A/F64 respectively. The applicant should submit modification proposal of the slopes and associated slope boundary to his office and the Geotechnical Engineering Office Slope Safety Division for consensus and updating.
- (f) Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.

9.1.4 Comments of the Chief Engineer/Railway Development 2-2, Railway Development Office, HyD (CE/RD 2-2, RDO, HyD):

- (a) He has no comment from railway development viewpoint.
- (b) The location of the proposed development falls within the Railway Protection Zone of the existing TML. The railway protection team

of MTRCL should be consulted with respect to operation, maintenance and safety of the existing rail network.

Nature Conservation and Fisheries

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

He has no in-principle objection to the application provided that the proposed mitigation measures would be implemented properly. Based on the EcoIA, it is understood that the development will result in the loss of one semi-active pond, whilst the other pond will be preserved and transformed into an Eco-lake. According to our records, both fish ponds are engaged in pond fish culture, and so it is advised that in addition to requiring “mitigation for loss of this habitat”, mitigation measures for any direct, indirect, on-site/off-site impacts to fisheries during the construction and operation phases be identified and evaluated. The applicant is advised to conduct a Fisheries Impact Assessment in support of his application.

Public Housing Development in Tung Shing Lei

9.1.6 Comments of the Director of Housing (D of Housing):

He objects to the application as Tung Shing Lei is one of the potential public housing sites identified to be made available for housing development according to 2017 Policy Address, and CEDD is currently undertaking the Study (Agreement No. CE55/2020 (CE)) for Tung Shing Lei, the encroachment will jeopardise the government’s intention and development potential for public housing development.

9.1.7 Comments of the Project Manager (West), CEDD (PM(W), CEDD):

He has no comment on the application in principle and advises that the Study will be completed in 2023.

Environment

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

- (a) He has no objection to the planning application from environmental planning perspective.
- (b) An environmental permit under the Environmental Impact Assessment Ordinance is required prior to the commencement of construction and operation of the project, for a reason that the project would constitute a designated project (DP) under Item P.2, Part 1, Schedule 2 of the EIAO (since the application site is unsewered and the nos. of flat units provided under the development would be more than 2,000 flats).

- (c) Should the Board consider that the application is acceptable, conditions should be stipulated in the approval letter requiring submission of noise impact assessment to ensure that the recommended measures will be properly implemented.

Urban Design, Air Ventilation and Visual Aspects

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

Urban Design and Visual

- (a) She has no adverse comment on the VIA.
- (b) The Site, with an area of about 53,584 sq. m., falls within an area zoned “U” on the Nam Sang Wai OZP. According to the Notes of the OZP for the “U” zone, all uses or development require permission from the Town Planning Board. According to the Explanatory Statement of the OZP, the areas (together with the nearby two “U” zones) are located in close proximity to the Yuen Long New Town and within the transitional location between the urban and rural areas. Development within the area has to be comprehensively planned as piecemeal development or redevelopment would have the effect of degrading the environment and thus jeopardizing the long-term planning intention of the areas. The areas are subject to future land use review. It is noted that Tung Shing Lei is one of the potential housing sites identified in the 2017 Policy Address. However, the appropriate uses and development intensity for the long-term development of the subject “U” zone are subject to a technical feasibility study.
- (c) The applicant seeks planning permission for proposed comprehensive residential development mainly comprising fourteen residential towers and nine villa houses of 2 to 44 storeys (excluding 1 to 2 levels of basement) with a BH of 12mPD to 139mPD and a total PR of 3.028.
- (d) The whole “U” zone covering the Site and its immediate surrounding areas is currently rural in character, mainly intermixed with ponds, tree clusters, vegetated fields, as well as village settlements and brownfield operations of 1 to 2 storeys. The “U” zone to the northwest of the Site is the subject of an approved planning application (No. A/YL-NSW/274) with a maximum PR of 2.29 and a maximum BH of 75mPD. To its further east across Tsing Long Highway are Park Yoho, Riva, Crescent Green and planned developments subject to various approved planning applications with maximum PR up to 1.25 and maximum BH up to about 83mPD. The Site is within a transitional location with urban type development of Yuen Long New Town (YLNT) to its west (up to

about 174mPD) and existing/planned low to medium-rise residential developments to its north, east and south.

- (e) The applicant claims that the planning circumstances in the vicinity of the Site is changing that a medium-density residential hub and a low-to-medium-rise sub-urban township will be formed in Nam Sang Wai and Kam Tin North (KTN) respectively. The proposed development will form a new town extension with smooth transition between YLNT and KTN.
- (f) Given the spatial context of the Site and its immediate surrounding areas, together with the planned development under the Application No. A/YL-NSW/274 to its northwest as well as the potential public housing development at Tung Shing Lei in the same “U” zone being subject to a technical feasibility study, the proposed residential development with a maximum total PR of 3.028 and a maximum BH of 139mPD at the Site would bring further visual changes to the existing neighbourhood, thus forming a new residential cluster of medium/high-rise developments.
- (g) Judging from the photomontages of the submitted VIA, the proposed development with BH up to 139mPD would stand out and lead to loss of visual openness and skyview/natural backdrop when viewed at VPs 2 to 4 and 8 to 10, resulting in slightly to moderately adverse visual impacts as rated by the applicant. It is noted that several design and mitigation measures have been proposed by the applicant, including stepped BH design, building gaps, variation in built form and façade treatment to minimise the bulkiness and potential visual impacts of the proposed development.

Air Ventilation

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

potential impacts for other areas (such as Yeung Uk Tsuen under annual condition and the track connecting to Ho Chau Road under summer condition, etc.). Overall, with the mitigation measures, the performances of the Proposed Scheme on pedestrian wind environment are in general comparable with the Baseline Scheme under both annual and summer conditions.

Landscape

- (j) She has no objection from landscape planning perspective.
- (k) According to the aerial photo of 2021, about half portion of the site area is currently occupied by existing ponds. The Site is situated in an area of rural fringe landscape character comprised of ponds, vegetated fields, clustered tree groups, green-belt, village houses, temporary structures and carparks etc. Existing and planned low to medium-rise residential developments and GIC facilities are located in the vicinity of the Site. The proposed development is considered not entirely incompatible with existing and planned landscape setting in the proximity, although it would bring forth noticeable changes to the landscape character of the surrounding area.
- (l) With reference to the Landscape Proposal, landscape treatments and considerable area of “Eco-lake and Preserved Zone” located in the eastern part of the Northern Site are proposed within the Site. According to the SPS, not less than 30% of site coverage of greenery would be provided in the development of which not less than 15% of the greenery is provided at pedestrian zone. Besides, more than 65% of proposed trees and shrubs are native species to enhance biodiversity for the development areas.
- (m) It is observed that the proposed Linear Park, which served as green corridor, is outside the planning application boundary. There is no information on the party responsible for construction, management and maintenance of the proposed Linear Park, and hence the feasibility of implementation of the Linear Park is in doubt. The applicant is reminded to seek comments from the relevant authorities accordingly.
- (n) The applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant shall seek approval for any proposed tree works from relevant departments prior to commencement of the works.
- (o) Since the provision of special landscape features such as eco-lake are involved in the proposed development, should the Board approve the application, an approval condition on submission and implementation of LMP to the satisfaction of Director of Planning or of the Board is recommended.

9.1.10 Comments of the Chief Architect/Central Management Division 2, Architectural Services Department (CA/CMD2, ArchSD):

It is noted that the proposed residential development mainly consists of 9 houses with BH of 2 storeys (about 12mPD) and 14 towers with BH of 26 to 42 storeys (about 91.6mPD to 139mPD). The 14 towers are about 766% to 1366% higher than adjacent “R(D)” and village type developments with BH of 3 storeys permitted on the OZP. It is undesirable from visual impact point of view and may not be compatible to adjacent developments.

Drainage

9.1.11 Comments of the Chief Engineer/Mainland North, DSD (CE/MN, DSD):

- (a) He has no objection in principle to the proposed development from public drainage point of view and has no adverse comment on the DIA and SIA.
- (b) Should the Board consider that the application is acceptable from the planning point of view, conditions should be stipulated in the approval letter requiring (i) the submission of a drainage proposal; and (ii) the implementation and maintenance of the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Board.

Building Matters

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

- (a) There is no record of approval granted by the Building Authority (BA) for the existing structures at the Site.
- (b) Noting that the Site is divided into 2 portions, the development intensity of each portion shall be considered individually.
- (c) If the existing structure (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application.
- (d) For UBW erected on leased land, enforcement action may be taken by the Buildings Department to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO.

- (e) Before any new building works (including containers/open sheds as temporary buildings, demolition and land fullings etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.
- (f) The Site does not abut on any existing specified street and the development intensity of the Site shall be determined by BA under Regulation 19(3) of the Building (Planning) Regulation (B(P)R) at building plan submission stage.
- (g) The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access (EVA) in accordance with Regulation 5 and 41D of B(P)R respectively.
- (h) Any parking spaces to be disregarded from GFA calculation under the Regulation 23(3)(b) of the B(P)R shall be subject to the requirements laid down in Appendix C of PNAP APP-2.
- (i) For features applied to be excluded from the calculation of the total GFA, it shall be subject to compliance with the requirements laid down in the relevant Joint Practice Notes and PNAP. For example, the requirements of building set back, building separation and site coverage of greenery as stipulated in PNAP APP-152.
- (j) Detailed comments under the BO will be provided during the plan submission stage.

Fire Safety

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

- (a) He has no objection in principle to the application subject to water supplies and fire service installations (FSIs) being provided to his satisfaction.
- (b) Detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans.
- (c) The applicant is advised to observe the requirements of EVA as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Building 2011, which is administered by the Buildings Department. If the aforementioned requirements cannot be complied with, enhanced fire safety provisions shall be required.

Water Supply

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

- (a) He has no objection to the application subject to the following comments.
- (b) Existing water mains will be affected. The cost of any necessary diversion shall be borne by the proposed development.
- (c) In case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5m from the centre line of the water mains shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies and their contractor to carry out construction, inspection, operation, maintenance and repair works.
- (d) No trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water main.
- (e) Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public watermains within and in close vicinity of the Site.

Other Aspects

9.1.15 Comments of the Antiquities and Monuments Office (AMO) of DEVB:

- (a) Although there is no graded / proposed graded historic building nor item on the “List of New Items for Grading Assessment” on the Site and no site of archaeological interest will be affected physically, the Site is only about 23m away from 5 Grade 3 historic buildings at Nos. 63, 65, 66 and 67 Tung Shing Lei and Hat Shut Tong at No. 68 Tung Shing Lei. The 5 graded historic buildings were according a Grade 3 status individually by the Antiquities Advisory Board (AAB) on 12.9.2019.
- (b) The applicant shall conduct necessary assessment to ascertain if there are any direct and indirect impacts arising from the proposed development to the aforesaid 5 Grade 3 buildings. Appropriate mitigation/protective measures to safeguard the 5 Grade 3 historic buildings from the development should be devised accordingly. AMO would provide comments from heritage conservation perspective on the related submission at detailed design stage when available.

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

He has no comment from welfare perspective at this stage, given that the applicant agreed to include the proposed NEC and one team of Home Care Services for Frail Elderly Persons (2-team size non-kitchen based) into the development.

9.1.17 Comments of the Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD):

- (a) He has no adverse geotechnical comments on the planning application.
- (b) It is noted that the applicant has committed, in the GPRR, to undertake a natural terrain hazard study (NTHS) and to implement mitigation measures, if necessary, as part of the proposed development.
- (c) Should the application be approved, an approval condition on the submission of a NTHS and implementation of the mitigation measures recommended therein, as part of the development, is required.
- (d) It is noted that the applicant has included preliminary geotechnical assessment and proposals in the GPRR. The applicant shall submit the proposed building works plans to the BD for approval as required under the provisions of BO. His office would provide comments on the geotechnical aspects of the proposed development via the BD.

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

- (a) He has no comment from regulatory services perspective.
- (b) However, in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing, supervising and conducting any activity near the underground cable or overhead line under the mentioned application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.
- (c) There are high pressure town gas pipelines (HP pipelines) running along Castle Peak Road (Tam Mi and Yuen Long sections) and there is a town gas offtake and pigging station adjacent to the Yuen Long Highway in vicinity of the application site. The applicant shall liaise with the Hong Kong and China Gas Company Limited in respect of the exact locations of the facilities.

9.1.19 Comments of the Director of Food and Environmental Hygiene (DFEH):

- (a) He has no adverse comment on the application.
- (b) His advisory comments as detailed in **Appendix IV**.

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

- (a) District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD);
- (b) Commissioner of Police; and
- (c) Director of Leisure and Cultural Services.

10. Public Comments Received During Statutory Publication Period

10.1 During the first three weeks of statutory public inspection periods, a total of 256 public comments on the application were received, including 37 supporting comments and 219 comments raising objection to or concerns on the application. Full set of the public comments will be deposited at the Board's Secretariat for Members' inspection and reference. Extracts of the comments are at **Appendices IIIa to IIIb**. Their major views are summarised as follows:

Supporting Comments

10.2 The 37 supporting comments were submitted by individuals (**Appendix IIIa**). The main supporting reasons are summarised as follows:

- (a) The proposed development can release development potential of the underutilised land, increase housing supply and support the development of Northern Metropolis.
- (b) The proposed development can improve the existing environment at Tung Shing Lei and existing infrastructures in the area are adequate to support the proposed development.
- (c) Sensitive design has been adopted to minimize ecological and environment impacts, including the provision of Eco-lake for egrets.

Objecting / Raising Concerns

10.3 The 219 comments raising objection/concerns were from (i) Tung Shing Lane Village Residents' Welfare Association; (ii) 5 green groups (viz. World Wide Fund for Nature Hong Kong, The Conservancy Association, Hong Kong Bird Watching Society, Kadoorie Farm & Botanic Garden Corporation and Green Power); (iii) Hong Kong and China Gas Company Limited; (iv) the MTR Corporation Limited and (v) individuals (**Appendix IIIb**). Their major views are:

Adverse ecological impacts

- (a) The proposed development would reduce the area of fish ponds in the area and have adverse impacts on the ecological value and the natural environment.
- (b) The proposed development would obstruct bird flight lines and the effectiveness of the mitigation measures proposed are in doubt. The massive development scale would deteriorate the quality of the habitats in the area and have adverse ecological impact on the Tung Shing Lei Egret.
- (c) The proposed development would cause direct loss in wetland habitats and the proposed development would increase pollution loading of Deep Bay area.
- (d) Various applications for development projects in the Wetland Buffer Area have been approved recently. Cumulative impacts to the adjacent ecologically sensitive areas need to be carefully assessed.

Others

- (e) The proposed development would jeopardise the public housing development and the review of “U” zone.
- (f) The proposed development is not in line with planning intention and incompatible with surrounding rural environment.
- (g) Some local residents would need to be relocated and living style of local residents would be affected.
- (h) The proposed development would induce adverse traffic impacts; overload the MTR TML; and adversely affect the operation of Pok Oi Hospital.
- (i) Supporting facilities in Yuen Long are inadequate to support additional developments; and the provision of open space and supporting facilities within the proposed development are inadequate.
- (j) The heritage value of the nearby graded buildings at Tung Shing Lei would be affected.
- (k) The proposed development would be exposed to operational railway noise. Noise impact assessment should be conducted to evaluate noise impacts from MTR TML and relevant noise mitigation measures should be adopted.
- (l) The application site is in close proximity to existing High Pressure Offtake and Piggery Station and Quantitative Risk Assessments (QRA) should be conducted and mitigation measures should be determined.
- (m) The proposed development would set an undesirable precedent for other similar developments.

11. Planning Considerations and Assessments

- 11.1 The application is for a proposed comprehensive residential development with a total PR of 3.028. The proposed development comprises 14 residential towers (26-44 storeys above basement storeys) providing 3,556 flats, 9 villa houses (2-3 storeys above basement storey), with a domestic GFA of 156,880m², and non-domestic GFA of 5,358m². An Eco-lake of about 1 ha is proposed at the northeastern portion of the Site and social welfare facilities including a NEC and one team of Home Care Services for Frail Elderly Persons as requested by SWD are also incorporated into the proposed development.

Planning Intention

- 11.2 The Site forms part of a larger “U” site (**Plan A-1**) which has been zoned “U” on the OZP since 1994. It was so designated as several major transport and drainage projects, including Yuen Long Highway, TML and YLBF, which were under planning at that time, would traverse the area. It has been clearly stated in the Explanatory Statement of the Nam Sang Wai OZP that any developments in the subject “U” zone has to be comprehensively planned as piecemeal development or redevelopment would have the effect of degrading the environment and thus jeopardise the long-term planning intention of the areas. While the West Rail (currently the TML) and YLBF have been completed, the areas zoned “U” are subject to land use review.
- 11.3 As announced in the 2017 Policy Address, the subject “U” zone is one of the potential sites for public housing development. In March 2021, the CEDD commenced the Study for ascertaining the feasibility of the proposed public housing development in the Site, which is targeted to be completed in 2023. This offers opportunities to the Government to review the land use proposal of the subject “U” zone in a comprehensive manner. The detailed land use proposal and appropriate development parameters are subject to the findings of CEDD’s on-going study. Zoning amendment or planning application where applicable to take forward the recommended housing development will be submitted to the Board for consideration in due course. At this juncture, the approval of the application will jeopardize the comprehensive planning of the “U” zone.

Interface with the Long Term Development and surroundings

- 11.4 The Site occupies a substantial portion of the “U” zone (about 20% of the “U” zone). The proposed development would undermine the comprehensiveness of the public housing development under the Study and affect the implementation of the public housing development. In this connection, D of Housing objects to the application in that Tung Shing Lei is one of the potential public housing site, the encroachment of the proposed development onto the public housing site will jeopardise the government intention and development potential for public housing development. TD also points out that the proposed access roads and associated traffic and transport facilities in this application and the public housing development are incompatible with each other. The approval of the application would unavoidably pre-empt CEDD’s study and compromise the opportunities for a comprehensive land use review in the area.

- 11.5 The Site is bordering the Yuen Long New Town and within a transitional location between urban and rural areas, with Pok Oi Hospital, village settlements and some storage yards in its immediate surroundings and clusters of high-density residential developments (i.e. Grand Yoho) to its west across Yuen Long Highway (**Plans A-1 and A-2**), as well as other planned/committed residential developments (e.g. the approved application no A/YL-NSW/274 for residential development with PR of 2.29 and BH of up to 19 storeys (excluding basements), and the potential Tung Shing Lei public housing development) in same locality.
- 11.6 While CA/CMD2, ArchSD considers that it is undesirable from visual impact point of view in view of the surrounding low-rise developments, CTP/UD&L of PlanD considers that given the spatial context of the Site and its immediate surrounding areas, together with the planned development and the potential public housing development at Tung Shing Lei in the same “U” zone being subject to a technical feasibility study, the proposed residential development at the Site would bring further visual changes to the existing neighbourhood, thus forming a new residential cluster of medium/high-rise developments. Considering the regional context, the proposed PR of 3.028 is considered not unreasonable in the planning context.

Technical Feasibility

- 11.7 The applicant has submitted relevant technical assessments, relevant Government departments including DAFC, C for T, DEP, CHE/NTW of HyD, CE/RD 2-2, RDO of HyD, CE/MN of DSD, CTP/UD&L of PlanD, H(GEO) of CEDD, DEMS and CE/C of WSD have no objection to or no adverse comment on the application from natural conservation and fisheries, traffic, environmental, drainage, urban design and landscape, and water supply aspects, etc. It is anticipated that the proposed development would not be subject to nor generate adverse impact from/to the surrounding areas.
- 11.8 The proposed Linear Park, serving as a green corridor linking between the Northern and Southern Sites and the future public housing development in Tung Shing Lei, is located outside the application site boundary. According to DLO/YL, the proposed Linear Park involves other private land and GL and his office would not invoke the relevant Ordinance for resumption of any private lots or creation of any rights for the implementation of the proposed development. There is no information on the party responsible for construction, management and maintenance of the proposed Linear Park and hence the feasibility of implementation of the Linear Park is in doubt.

Public Comments

- 11.9 As detailed in paragraph 10 above, a total of 256 public comments were received during the statutory publication periods. The planning assessments and considerations set out in the above paragraphs are relevant. Regarding the necessity to conduct a QRA for the proposed development on gas facilities in the vicinity, the applicant has liaised with the Hong Kong and China Gas Company Limited and DEMS has no particular comment on the application.

12. Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments mentioned in paragraph 10, the Planning Department **does not support** the application for the following reason:

the “U” zone is one of the potential sites for public housing development in the short to medium term which are subject to the findings of the on-going Study by CEDD. The encroachment of the proposed development onto the public housing site will jeopardise the government intention and development potential for public housing development at Tung Shing Lei. Subject to the finding of Study, the “U” zone will be comprehensively reviewed and the approval of the application will undermine the comprehensive planning of the “U” zone.

- 12.2 Alternatively, should the Committee decide to approve the application, it is suggested that the permission shall be valid until 3.2.2027, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) the submission and implementation of a revised Landscape Master Plan to the satisfaction of the Director of Planning or of the Town Planning Board;
- (b) the design and provision of vehicular access to the satisfaction of the Commissioner for Transport and the Director of Highways or of the Town Planning Board;
- (c) the design and provision of vehicle parking and loading/unloading facilities for the proposed development to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (d) the submission of a revised Traffic Impact Assessment (TIA) and implementation of the road improvement works identified therein to the satisfaction of the Commissioner for Transport and the Director of Highways or of the Town Planning Board;
- (e) the submission of a revised Noise Impact Assessment (NIA) and implementation of the mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (f) the submission of a revised Sewerage Impact Assessment (SIA) and implementation of the measures identified therein to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (g) the submission and implementation of a drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board;

- (h) submission of a natural terrain hazard study (NTHS) and implementation of the mitigation measures identified therein to the satisfaction of the Head of Geotechnical Engineering Office of the Civil Engineering Development Department or of the Town Planning Board;
- (i) the design and provision of a Neighbourhood Elderly Centre and one team of Home Care Services for Frail Elderly Persons (2-team size non-kitchen based) to the satisfaction of the Director of Social Welfare or of the Town Planning Board;
- (j) the provision of water supplies for fire fighting and fire service installations to the satisfaction of the Director of Fire Services or of the Town Planning Board;
- (k) the submission of a Fisheries Impact Assessment and implementation of the mitigation measures identified therein to the satisfaction of the Director of Agriculture, Fisheries and Conservation or of the Town Planning Board;
- (l) the design and provision of Eco-lake to the satisfaction of the Director of Agriculture, Fisheries and Conservation or of the Town Planning Board; and
- (m) submission of a heritage assessment to ascertain any direct and indirect impacts arising from the proposed development to the five Grade 3 historic buildings at Nos. 63, 65, 66 and 67 Tung Shing Lei and Hat Shut Tong at No. 68 Tung Shing Lei, with implementation of the appropriate mitigation/protective measures identified therein to safeguard these historic buildings, to the satisfaction of the Antiquities and Monuments Office or of the Town Planning Board.

Advisory Clauses

The recommended advisory clauses are attached at **Appendix IV**.

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 Should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.
- 13.3 Alternatively, should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.

14. Attachments

Appendix I	Application form received on 6.10.2021
Appendix Ia	FI-14 received on 31.1.2023 with consolidated SPS
Appendix II	Similar s.16 Applications for Residential Development within “U” Zones on the OZP
Appendix IIIa	Extracts of Public Comments Received (Supporting)
Appendix IIIb	Extracts of Public Comments Received (Objecting/Raising Concerns)
Appendix IV	Recommended Advisory Clauses
Drawing A-1	Master Layout Plan
Drawings A-2 to A-4	Section Plans
Drawings A-5 to A-6	Landscape Master Plan
Drawings A-7 to A-8	Landscape Master Plan and Design Concept for the Site with the Proposed Linear Park
Drawing A-9	Proposed Building Separations and Setback
Drawings A-10 to A-19	Location of View Points and Photomontages
Drawing A-20	Habitat Map and Species of Conservation Importance
Drawing A-21	Layout of Proposed Development overlaid with Habitat Map
Drawing A-22	Flight Zones and Layout Plan of Proposed Development
Drawing A-23	Proposed Road and Pedestrian Accesses
Drawing A-24	Proposed Access Road and Road Markings
Drawings A-25 to A-26	Proposed Internal Road Layout at G/F and B/F
Drawing A-27	Environmental Buffer Distances
Drawing A-28	Potential Land Contamination Area within the Site
Drawing A-29	Proposed Drainage Connection
Drawing A-30	Proposed Effluent Discharge
Drawing A-31	Proposed Water Mains Connection
Drawing A-32	Location of Towngas Au Tau Offtake and Pigging Station and High Pressure Pipelines
Drawing A-33	Indicative Layout Plan for whole Tung Shing Lei “U” Zone
Plan A-1	Location Plan with Similar Applications
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to A-4c	Site Photos

**PLANNING DEPARTMENT
FEBRUARY 2023**

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

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

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

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

1. Name of Applicant 申請人姓名/名稱

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

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

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

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot Nos. 1, 2, 3, 12, 13 RP, 14, 15, 16, 17 RP, 18 RP, 27RP, 28, 29, 30, 31, 32, 35 RP, 37 RP, 38 RP, 41 RP, 42 RP, 43, 44, 45, 46, 47, 48, 49, 50, 51, 53, 54, 55, 56, 57, 58, 60, 61 and 63 RP in D.D. 103, and Lot Nos. 628, 640, 643 RP, 644 RP, 646, 647, 648, 660, 661, 662, 663, 664, 665, 1288 RP, 1288 S.K. and 1292 RP in D.D. 115, Tung Shing Lei, Nam Sang Wai, Yuen Long
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 53,584 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 162,238 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N.A. sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8
(e) Land use zone(s) involved 涉及的土地用途地帶	"Undetermined"
(f) Current use(s) 現時用途	<p>Unused flatland with squatters and temporary structures</p> <p>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)</p>

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

The applicant 申請人 –

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

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at 02/09/2021 (DD/MM/YYYY), this application involves a total of 5 "current land owner(s)"[#].
根據土地註冊處截至 02/09/2021 年 09 月 02 日的記錄，這宗申請共牽涉 5 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

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

- ☒ published notices in local newspapers on 16/09/2021 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on 16/09/2021 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

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

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

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

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

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

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

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

- ☐ Plot ratio restriction From 由 to 至
地積比率限制
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由% to 至 %
上蓋面積限制
- ☐ Building height restriction From 由m 米 to 至 m 米
建築物高度限制
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction From 由m to 至 m
非建築用地限制
- ☐ Others (please specify)
其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

Proposed Comprehensive Residential Development

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積162,238..... sq.m 平方米 ☒About 約

Proposed plot ratio 擬議地積比率3.028..... ☒About 約

Proposed site coverage 擬議上蓋面積18..... % ☒About 約

Proposed no. of blocks 擬議座數 14 residential towers and 9 villa houses

Proposed no. of storeys of each block 每座建築物的擬議層數2-44..... storeys 層
☐ include 包括.....storeys of basements 層地庫
☒ exclude 不包括1-2 storeys of basements 層地庫

Proposed building height of each block 每座建築物的擬議高度 ...12-139..... mPD 米(主水平基準上) ☒About 約
...8-134.5..... m 米 ☒About 約
(excluding basement storeys)

(Please refer to Attachment A for details)

☒ Domestic part 住用部分

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

☒ Non-domestic part 非住用部分GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約
☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約

☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

.....

☒ other(s) 其他 (please specify the use(s) and concerned land
 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

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

☒ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☒ private open space 私人休憩用地 10,330 sq. m 平方米 ☒ Not less than 不少於

☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
Please refer to Attachment A to this Application for details.		
.....
.....
.....
.....

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

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

.....

7. Anticipated Completion Time of the Development Proposal

擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例：2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Dec 2026

8. Vehicular Access Arrangement of the Development Proposal

擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building?</p> <p>是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<div> <input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) </div> <hr/> <div> <input checked="" type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) </div> <div> <input type="checkbox"/> </div>																
<p>Any provision of parking space for the proposed use(s)?</p> <p>是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<div> <input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) </div> <table border="0"> <tbody> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td style="text-align: right;">509 (including 7 nos. accessible car and 70 nos. visitor car parking spaces)</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td style="text-align: right;"><u>40</u></td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td style="text-align: right;"><u>N.A.</u></td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td style="text-align: right;"><u>N.A.</u></td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td style="text-align: right;"><u>N.A.</u></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td style="text-align: right;"><u> </u></td> </tr> <tr> <td>Bicycle Parking Spaces</td> <td style="text-align: right;"><u>238</u></td> </tr> <tr> <td><u> </u></td> <td style="text-align: right;"><u> </u></td> </tr> </tbody> </table> <div> <input type="checkbox"/> </div>	Private Car Parking Spaces 私家車車位	509 (including 7 nos. accessible car and 70 nos. visitor car parking spaces)	Motorcycle Parking Spaces 電單車車位	<u>40</u>	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	<u>N.A.</u>	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	<u>N.A.</u>	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	<u>N.A.</u>	Others (Please Specify) 其他 (請列明)	<u> </u>	Bicycle Parking Spaces	<u>238</u>	<u> </u>	<u> </u>
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Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	<u>N.A.</u>																	
Others (Please Specify) 其他 (請列明)	<u> </u>																	
Bicycle Parking Spaces	<u>238</u>																	
<u> </u>	<u> </u>																	
<p>Any provision of loading/unloading space for the proposed use(s)?</p> <p>是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<div> <input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) </div> <table border="0"> <tbody> <tr> <td>Taxi Spaces 的士車位</td> <td style="text-align: right;"><u>N.A.</u></td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td style="text-align: right;"><u>N.A.</u></td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td style="text-align: right;"><u>5</u></td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td style="text-align: right;"><u>N.A.</u></td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td style="text-align: right;"><u>16</u></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td style="text-align: right;"><u>N.A.</u></td> </tr> <tr> <td><u> </u></td> <td style="text-align: right;"><u> </u></td> </tr> <tr> <td><u> </u></td> <td style="text-align: right;"><u> </u></td> </tr> </tbody> </table> <div> <input type="checkbox"/> </div>	Taxi Spaces 的士車位	<u>N.A.</u>	Coach Spaces 旅遊巴車位	<u>N.A.</u>	Light Goods Vehicle Spaces 輕型貨車車位	<u>5</u>	Medium Goods Vehicle Spaces 中型貨車車位	<u>N.A.</u>	Heavy Goods Vehicle Spaces 重型貨車車位	<u>16</u>	Others (Please Specify) 其他 (請列明)	<u>N.A.</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
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Others (Please Specify) 其他 (請列明)	<u>N.A.</u>																	
<u> </u>	<u> </u>																	
<u> </u>	<u> </u>																	

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

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

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

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/> No 否</p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積.....23,400..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度5.5-11.....m 米 <input checked="" type="checkbox"/> About 約 (Please refer to Attachment B for more details.)</p> <p><input type="checkbox"/> No 否</p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>Please refer to technical assessments appended at Appendices C to L of the Supplementary Planning Statement.</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Please refer to the Supplementary Planning Statement.

11. Declaration 聲明

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

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

Signature
簽署

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

YEUNG WING SHAN, THERESA

DIRECTOR

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

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

專業資格

☒ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他 MRTPI

on behalf of
代表

OVE ARUP & PARTNERS HONG KONG LIMITED

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

Date 日期

20/09/2021

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

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

Ash interment capacity 骨灰安放容量^(a)

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

^(a) Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要

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

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

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

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	8-134.5 (excluding basement storeys)	m 米 <input type="checkbox"/> (Not more than 不多於)
		12-139	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		2-44	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input checked="" type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 (1-2 storeys) <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	18 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	3,565 (3,556 flats and 9 houses)		
(vi) Open space 休憩用地	Private 私人	10,330	sq.m 平方米 <input checked="" type="checkbox"/> Not less than 不少於
	Public 公眾		sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) Bicycle Parking Spaces 	509 (including 7 nos. accessible car and 70 nos. visitor car parking spaces) 40 N.A. N.A. N.A. 238
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) 	N.A. N.A. 5 N.A. 16 N.A.

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Air Ventilation Assessment, Ecological Impact Assessment, Landscape Proposal		
Geotechnical Planning Review Report, Water Supply Impact Assessment		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

Consolidated Set

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

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

Approved Applications

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

Rejected Applications

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

Rejection Reasons

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

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

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

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

By Fax: 2877 0245 or 2522 8426

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

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

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

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

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

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



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

支持！支持開發香港北區！建做新都會區！支持
增加房屋供應！

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

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



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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

A/YL-NOW/283

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

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

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

Alvin Leung

簽署 Signature

日期 Date

08th November, 2021

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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0037

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

A/YL-NSW/293

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

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

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

周小姐

簽署 Signature

周

日期 Date

2021年11月8日



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

0047

To: Secretary, Town Planning Board

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

By Fax: 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates A1YL-NSW-293

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

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

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

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



致城市規劃委員會秘書：

0048

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

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By Fax: 2877 0245 or 2522 8426

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

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

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

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

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

簽署 Signature

Joshua

日期 Date

08/11/2021



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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

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

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

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

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

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

簽署 Signature

日期 Date

Eric

8/11/2021



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

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

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

APL-NSW/283

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

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

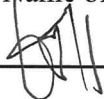
As we all know, Yung Long is a new trend and policy measures developing new areas include what the are focusing on. People are likely to enjoy a larger unit in rural area such as this development in Yuen Long.

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

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

cat1

簽署 Signature



日期 Date

8/11/2021





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

By email only

7 October 2022

Dear Sir/Madam,

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

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

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

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



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

2 Provision of public housing is misleading

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

3 Wetland loss due to pond filling

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



4 Potential impacts on the ardeid breeding colony

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

5 Adverse impacts of the proposed high-rise residential development

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



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

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

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

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

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

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

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





proposed in close proximity of the application site.

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

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

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

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

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





provided.

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

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

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

香港觀鳥會 Hong Kong Bird Watching Society

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

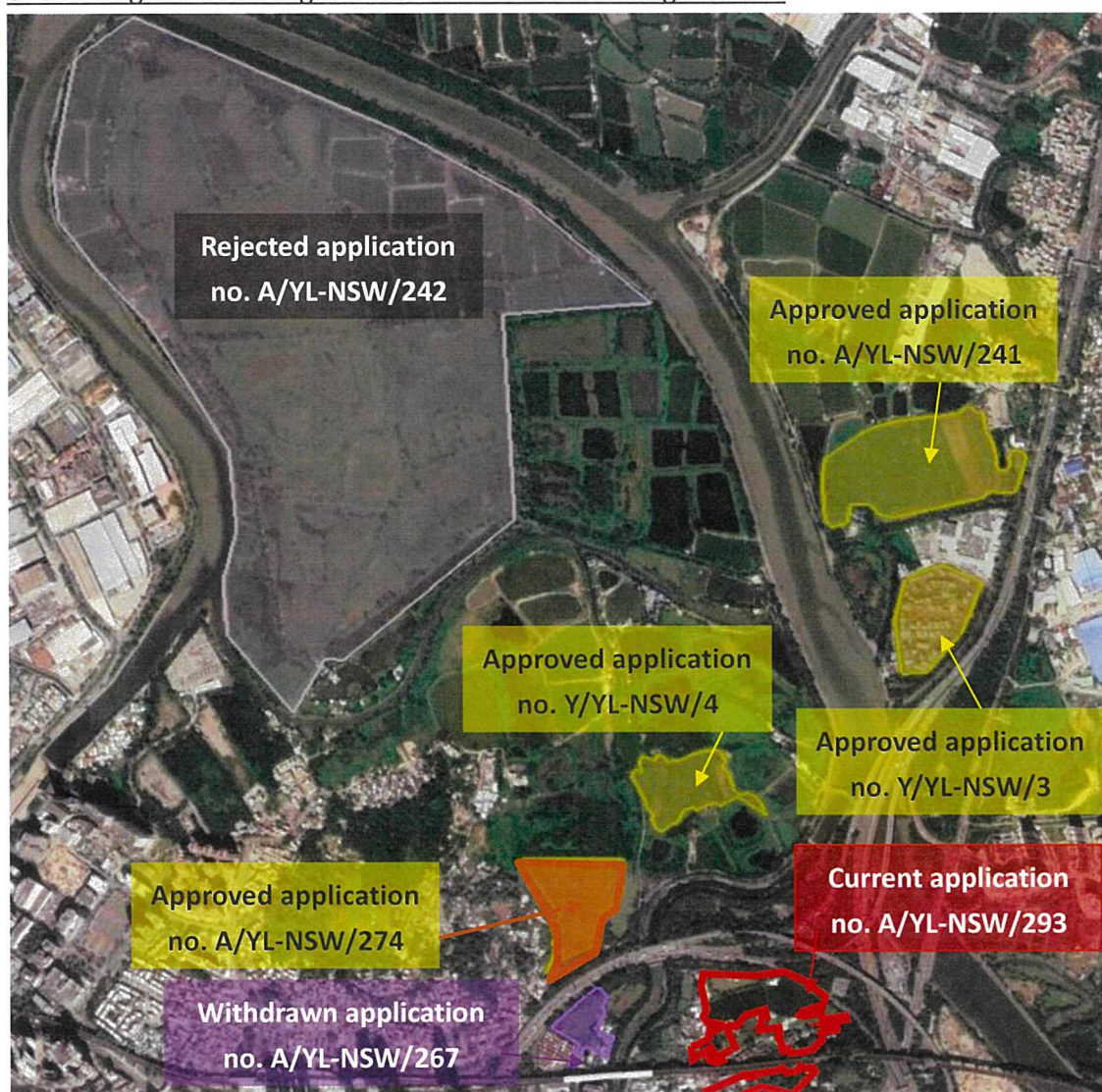


Figure 1. According to the aerial photograph extracted from Hong Kong Map Service 2.0 in January 2018, there are ponds and well vegetated land within the application site (marked with red line), while 2-storey village houses and structures are found at the west. We are concerned the footprint of the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



January 2018

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





長春社

Since 1968

The Conservancy Association

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6th October 2022

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

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

Dear Sir/Madam,

Comments on the Section 16 Application No. A/YL-NSW/293

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

1. Not in line with the planning intention

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

2. Incompatible development scale

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



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

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

3. Direct loss of fish ponds

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

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



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

4. Adverse impacts on adjacent egretries

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

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

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

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

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



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

6. Potential cumulative impact

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

Yours faithfully,

Chow Oi Chuen

Campaign Officer

The Conservancy Association



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11 February 2022

**Chairperson and Members
Town Planning Board**

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

By E-mail ONLY

Dear Sir/Madam,

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

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

Yours faithfully,

Andrew Chan

Senior Conservation Officer, Policy



together possible

贊助人：香港特別行政區行政長官
林鄭月娥女士、大紫荊勳賢、GBS
主席：白丹尼先生
行政總裁：黃碧茵女士
義務公司秘書：嘉信秘書服務有限公司
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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
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WWF-Hong Kong

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9 November 2021

**Chairperson and members
Town Planning Board**

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

By E-mail ONLY

Dear Sir/Madam,

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

WWF would like to lodge our objection to the captioned.

Ecological impacts to Tung Shing Lane Egretty

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

Not in line with the general planning intention of the OZP

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

together possible™

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林鄭月娥女士、大紫荊勳賢、GBS
主席：呂丹尼先生
行政總裁：黃碧茵女士

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

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

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

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

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

Undesirable precedent and cumulative impacts

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

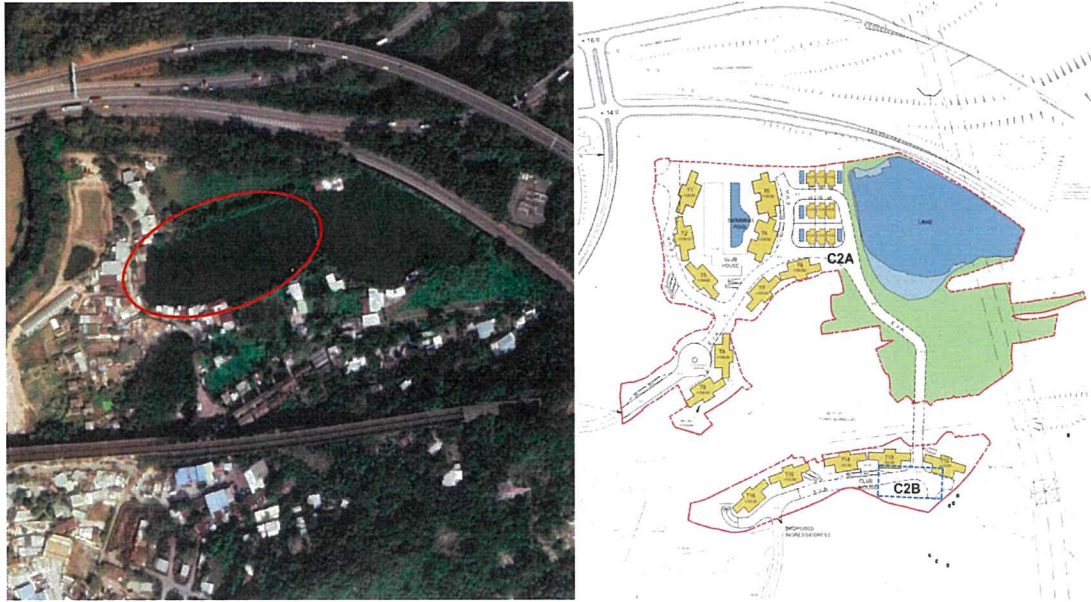
Yours faithfully,



Andrew Chan

Senior Conservation Officer, Policy

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



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

2nd November, 2022.

By email only

Dear Sir/ Madam,

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

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

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



BY EMAIL ONLY

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



24 May, 2022

Dear Sir/ Madam,

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

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

Contradictory to Planning Intention

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

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

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

Adverse Ecological Impacts

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

Misleading Land Status

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

Overloading Carrying Capacity of the Area

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

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

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

Pollution Problems

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


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

Response to Application's Planning Merits

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

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

Yours faithfully,



LUI Tak-hang, Henry
Senior Conservation Manager
GREEN POWER

233

致城市規劃委員會秘書：

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

By Fax : 2877 0245 or 2522 8426

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

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

A/YL-NSW/293 Received on 07/10/2022

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對有關規劃申請

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

簽署 Signature

張振宇

日期 Date

29-10-2022



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

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

- Dear TPB Members,

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

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

Mary Mulivhill

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

Dear TPB Members,

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

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

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

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

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

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

Mary Mulvihill

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

AYL-NSW/293

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

Site area : About 53,584sq.m

Zoning : "Undetermined"

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

Dear TPB Members,

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

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

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

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

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

Mary Mulvihill

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

Dear TPB Members,

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

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

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

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

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

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

Mary Mulvihill

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

0003

參考編號

Reference Number:

211025-221901-24365

提交限期

Deadline for submission:

09/11/2021

提交日期及時間

Date and time of submission:

25/10/2021 22:19:01

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Leung Pui shan

意見詳情

Details of the Comment :

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

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

新界元朗十八鄉元朗東成里居民向本處致謝

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

0006

參考編號

Reference Number:

211026-143902-78729

提交限期

Deadline for submission:

09/11/2021

提交日期及時間

Date and time of submission:

26/10/2021 14:39:02

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Numan

意見詳情

Details of the Comment :

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

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

參考編號

Reference Number:

211026-151623-30913

0007

提交限期

Deadline for submission:

09/11/2021

提交日期及時間

Date and time of submission:

26/10/2021 15:16:23

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam

意見詳情

Details of the Comment :

本人反對

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

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

參考編號

Reference Number:

211027-073643-30755

提交限期

Deadline for submission:

09/11/2021

提交日期及時間

Date and time of submission:

27/10/2021 07:36:43

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Ng siu tong

意見詳情

Details of the Comment :

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

0016

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

211028-140015-03634

提交限期**Deadline for submission:**

09/11/2021

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

28/10/2021 14:00:15

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

A/YL-NSW/293

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

先生 Mr. 潘家祥

意見詳情**Details of the Comment :**

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

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

參考編號

Reference Number:

211029-122512-48450

提交限期

Deadline for submission:

09/11/2021

提交日期及時間

Date and time of submission:

29/10/2021 12:25:12

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Hon Lik Wai

意見詳情

Details of the Comment :

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

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

參考編號

Reference Number:

211029-201619-37983

提交限期

Deadline for submission:

09/11/2021

提交日期及時間

Date and time of submission:

29/10/2021 20:16:19

有關的規劃申請編號

The application no. to which the comment relates: A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Nga Lee wong

意見詳情

Details of the Comment :

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

參考編號

Reference Number:

211030-115735-51660

提交限期

Deadline for submission:

09/11/2021

提交日期及時間

Date and time of submission:

30/10/2021 11:57:35

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. POON CHI WAI

意見詳情

Details of the Comment :

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

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

參考編號
Reference Number: 211031-112225-05756

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

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

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

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

意見詳情
Details of the Comment :

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

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

0003

參考編號

Reference Number:

211025-221901-24365

提交限期

Deadline for submission:

09/11/2021

提交日期及時間

Date and time of submission:

25/10/2021 22:19:01

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Leung Pui shan

意見詳情

Details of the Comment :

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

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

新界元朗十八鄉元朗東成里居民向本處致謝

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

參考編號

Reference Number:

230103-090530-47189

提交限期

Deadline for submission:

06/01/2023

提交日期及時間

Date and time of submission:

03/01/2023 09:05:30

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 湯先生

意見詳情

Details of the Comment :

反對有關A/YL-NSW/293的發展申請

致 城市規劃委員會

茲因下列各項之原因，本人反對A/YL-NSW/293的發展申請：

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

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

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

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

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

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

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

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

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

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

就本次進一步提交資料之事，本人有以下疑問：

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

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

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

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

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

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

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

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

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

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

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

湯先生
3-1-2023



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

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

Date: -9 NOV 2021

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

Dear Sir/Madam,

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

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

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

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

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

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

Yours faithfully,



Chan Hing Keung
General Manager – Engineering & Innovation Centre

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

Recommended Advisory Clauses

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

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

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

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

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

Urban Design and Visual

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

Air Ventilation

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

Landscape

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

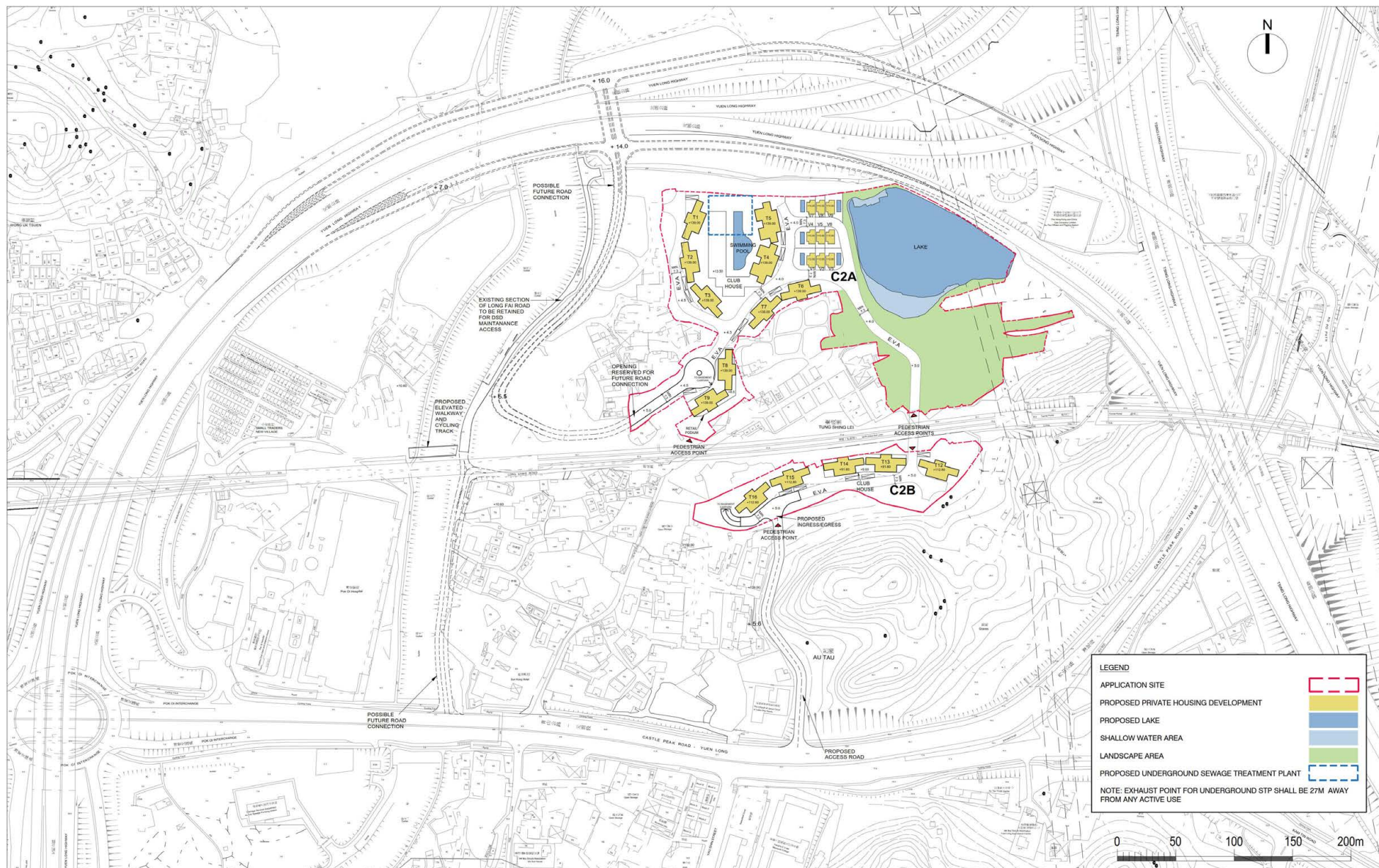
character comprised of ponds, vegetated fields, clustered tree groups, green-belt, village houses, temporary structures and carparks etc. Existing and planned low to medium-rise residential developments and GIC facilities are located in the vicinity of the Site. The proposed development is considered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

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

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

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

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



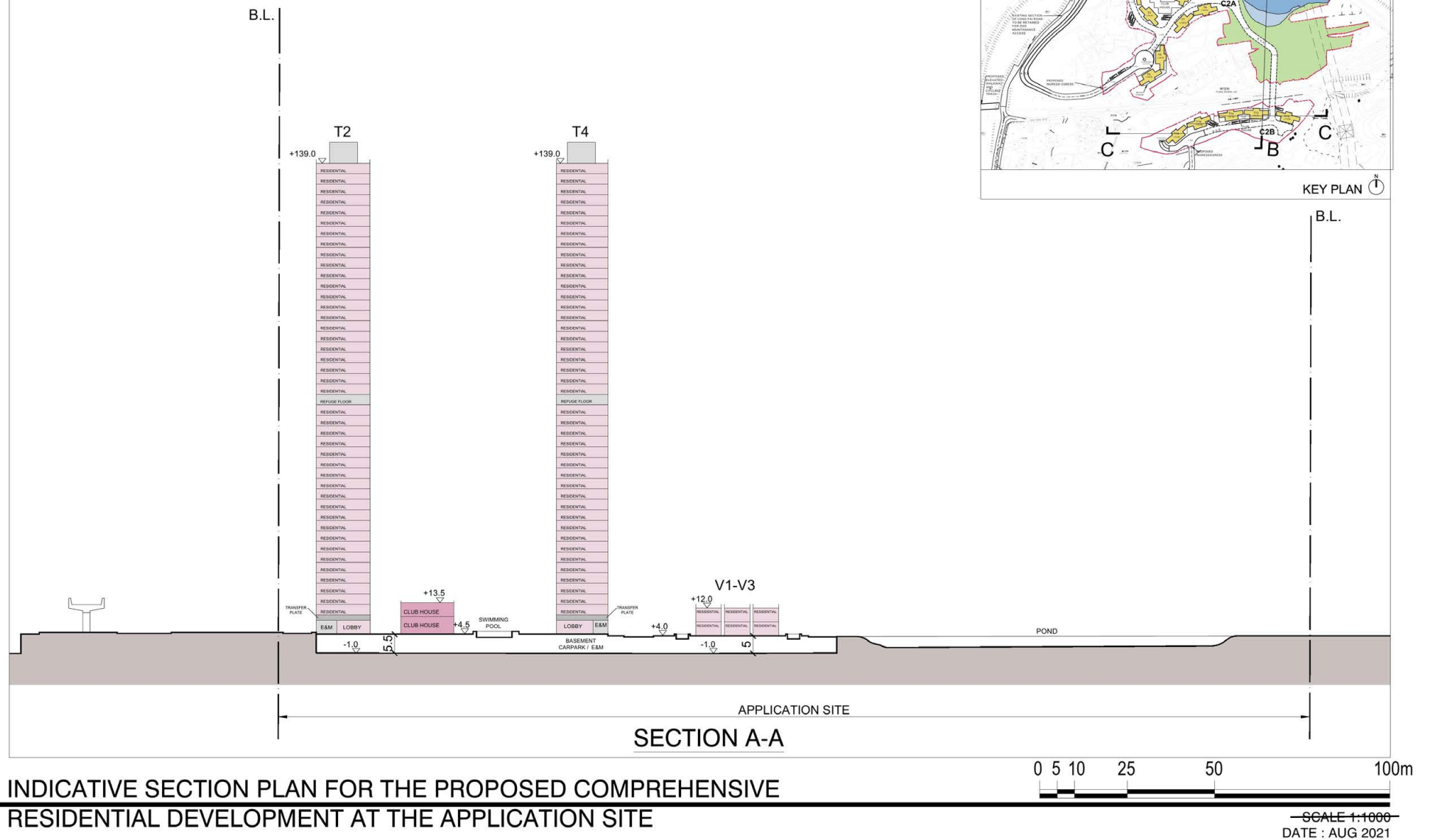
MASTER LAYOUT PLAN FOR THE PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT THE APPLICATION SITE

SCALE: 1:3000
DATE: JUN 2022

(摘錄自申請人於31. 1. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 31.1.2023)

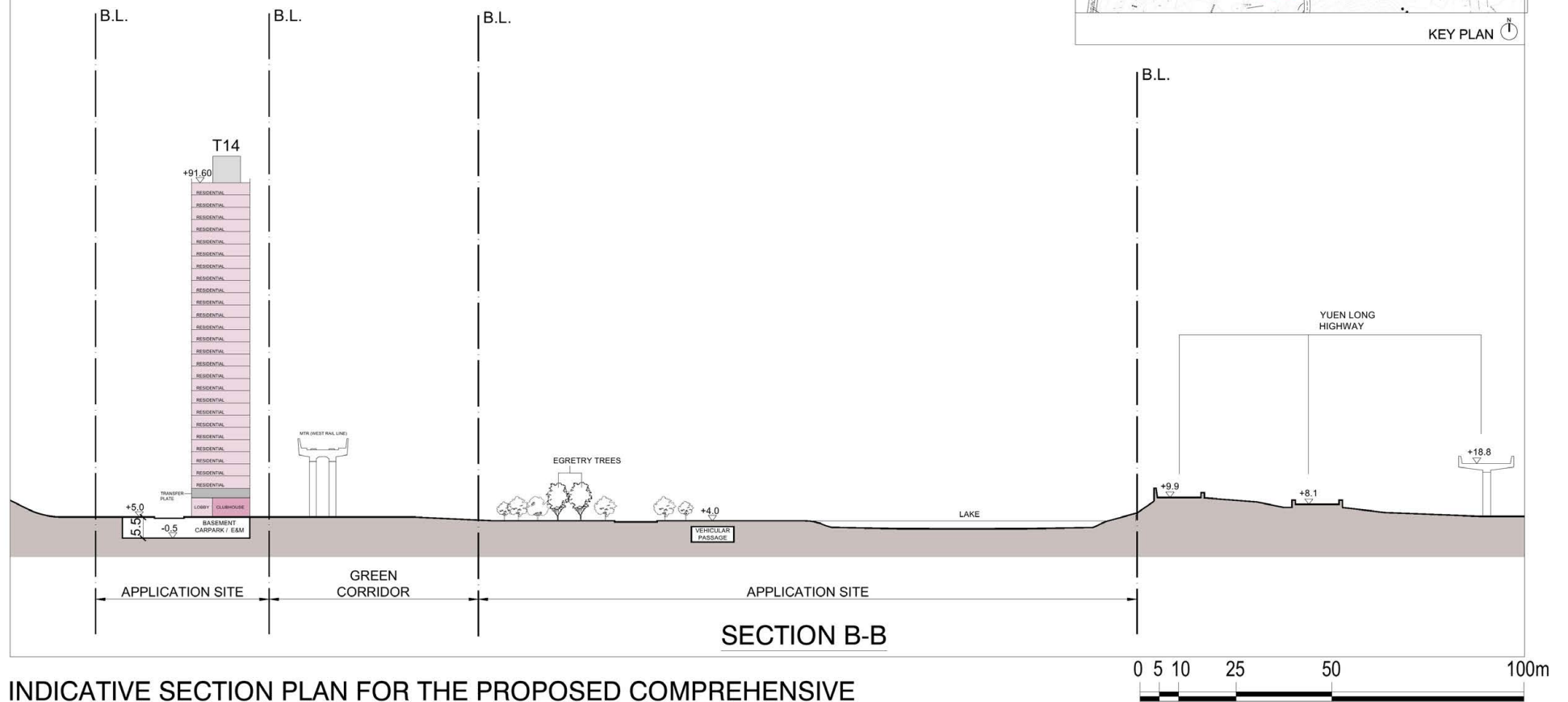
參考編號
REFERENCE No.
A/YL-NSW/293

繪圖
DRAWING
A - 1



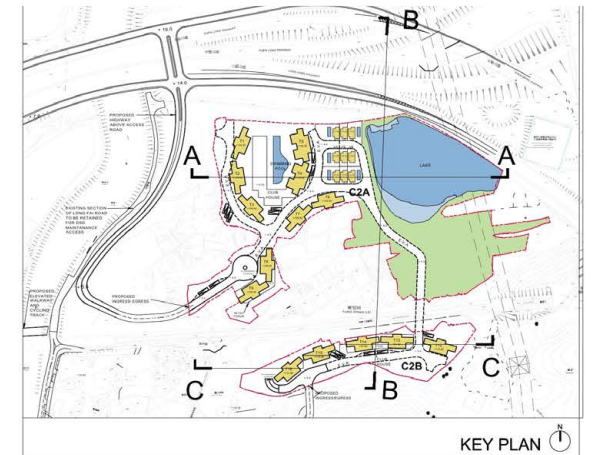
(摘錄自申請人於31. 1. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 31.1.2023)

參考編號 REFERENCE No. A/YL-NSW/293	繪圖 DRAWING A - 2
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INDICATIVE SECTION PLAN FOR THE PROPOSED COMPREHENSIVE
RESIDENTIAL DEVELOPMENT AT THE APPLICATION SITE

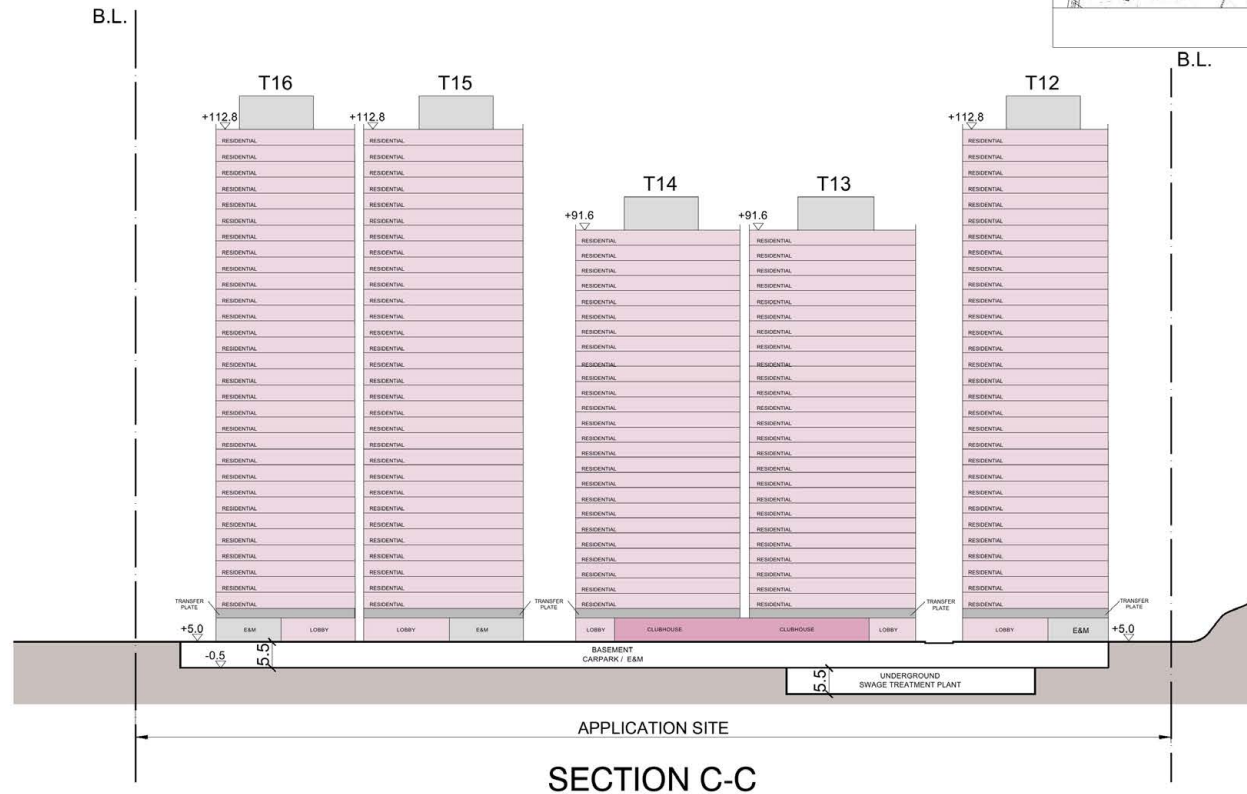
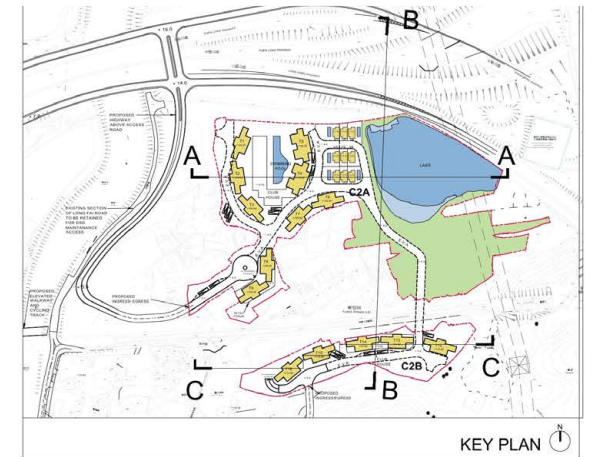
SCALE 1:1000
DATE : SEP 2021



(摘錄自申請人於31. 1. 2023呈交的申請書)
(Extract from Applicant's
Submission of 31.1.2023)

參考編號
REFERENCE No.
A/YL-NSW/293

繪圖
DRAWING
A - 3



INDICATIVE SECTION PLAN FOR THE PROPOSED COMPREHENSIVE
RESIDENTIAL DEVELOPMENT AT THE APPLICATION SITE

SCALE 1:1000
DATE : SEP 2021

(摘錄自申請人於31. 1. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 31.1.2023)

參考編號
REFERENCE No.
A/YL-NSW/293

繪圖
DRAWING
A - 4

Legend

- | | | | |
|------------------------------|---------------------|----------------------|--------------------------------|
| 1 villa area | 6 entrance A | 11 viewing platform | 15 ecological trail |
| 2 terrace flowering planting | 7 entrance B | 12 conservation area | ▲ major vehicular access point |
| 3 club house & swimming pool | 8 eco-lake | 13 picnic area | ▲ pedestrian access point |
| 4 children play area (C2A) | 9 camping site B | 14 camping site A | -- site boundary |
| 5 roof garden | 10 water front deck | 16 entrance E | -- fence wall |



Yuen Long Tung Shing Lei

Landscape Blow-up Plan for Residential Area (C2A & Lake)

LMP-004
1:500 A1

地利環境
TEAM 73

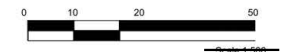
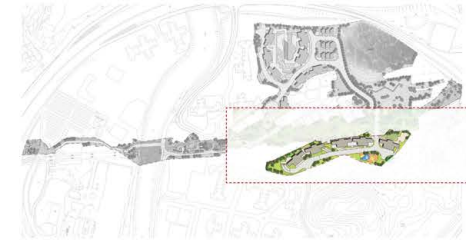
(摘錄自申請人於31. 1. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 31.1.2023)

參考編號
REFERENCE No.
A/YL-NSW/293

繪圖
DRAWING
A - 5

Legend

- ① adventure park
 - ② entrance C
 - ③ feature planter
 - ④ podium garden
 - ⑤ children play area
 - ⑥ entrance E
 - ⑦ star gazing garden
 - ⑧ jacuzzi
 - ▲ major vehicular access point
 - ▲ pedestrian access point
- site boundary
 - - - fence wall





Yuen Long Tung Shing Lei

Landscape Master Plan (Linear Park & Residential Area C2A & C2B)

LMP-001
1:1000 A1

地利環境
TEAM 73

(摘錄自申請人於31. 1. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 31.1.2023)

參考編號
REFERENCE No.
A/YL-NSW/293

繪圖
DRAWING
A - 7



Yuen Long Tung Shing Lei

Diagram of Design Concept for Linear Park & Residential Area C2A & C2B

DIA-001
1:1000 A+

地利環境
TEAM 73

(摘錄自申請人於31. 1. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 31.1.2023)

參考編號
REFERENCE No.
A/YL-NSW/293

繪圖
DRAWING
A - 8

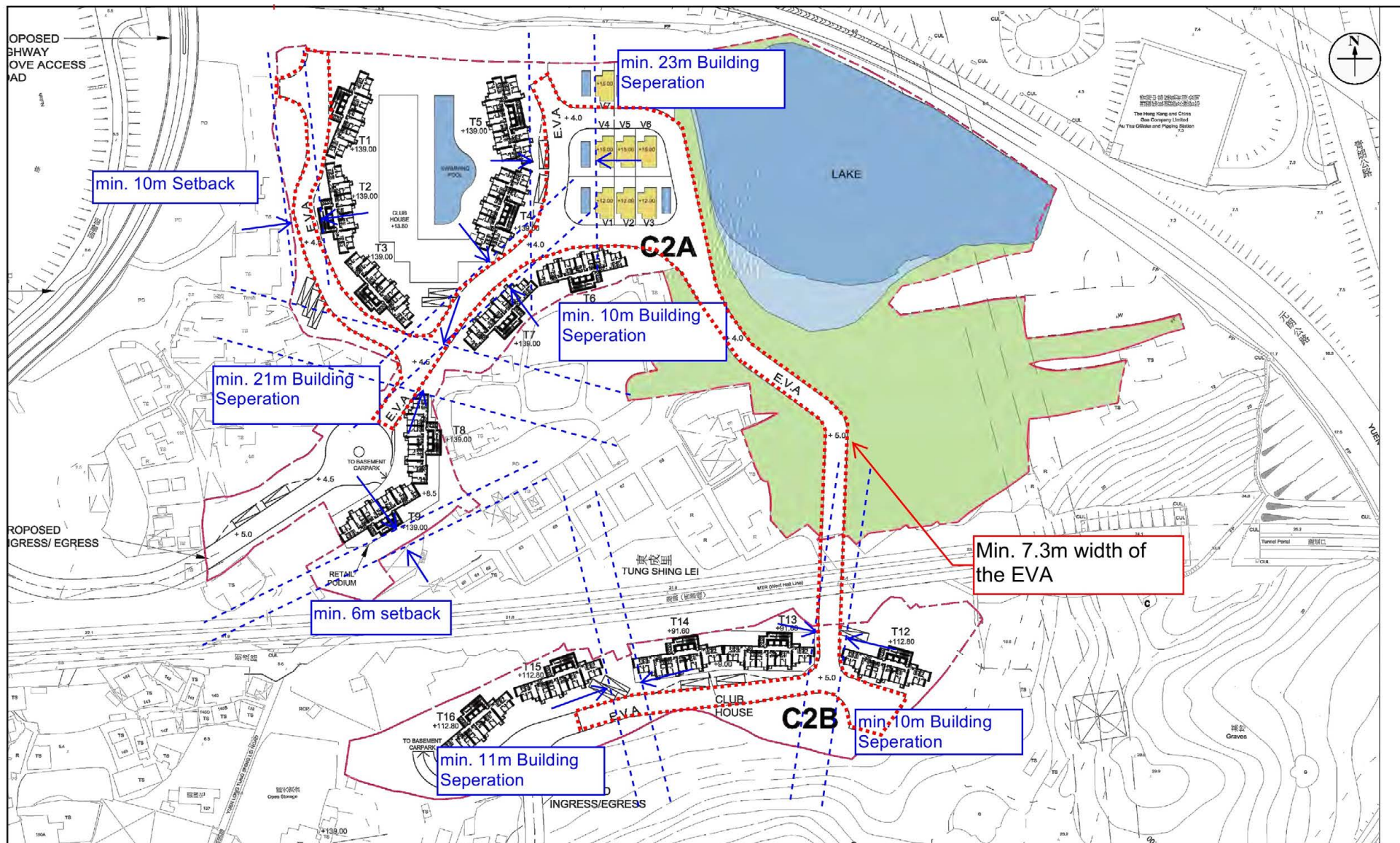


Figure: 8

Title: Master Layout Plan of the Proposed Scheme

Project: S16 Application for U-Zone (Yuen Long - Tung Shing Lei)

RAMBOLL

Drawn by: EC

Checked by: SL

Rev.: 2.2

Date: Mar-22

(摘錄自申請人於31. 1. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 31.1.2023)

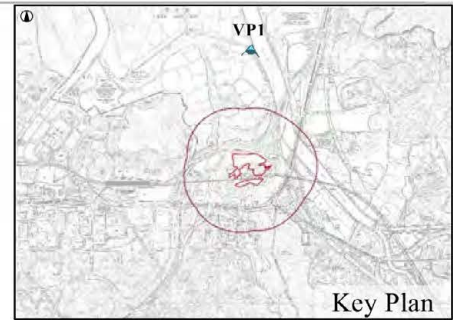
參考編號
REFERENCE No.
A/YL-NSW/293

繪圖
DRAWING
A - 9

Application Site



Existing Condition



Key Plan

Proposed Scheme At Application Site



Proposed Scheme
(Interim Scenario)

Indicative Layout Plan of Tung Shing
Lei "U" Zone
(12mPD – 139mPD))

Planned Surrounding
Developments
(26.9mPD-97.52mPD)



Indicative Scheme
(Ultimate Scenario for Reference)

LEGEND

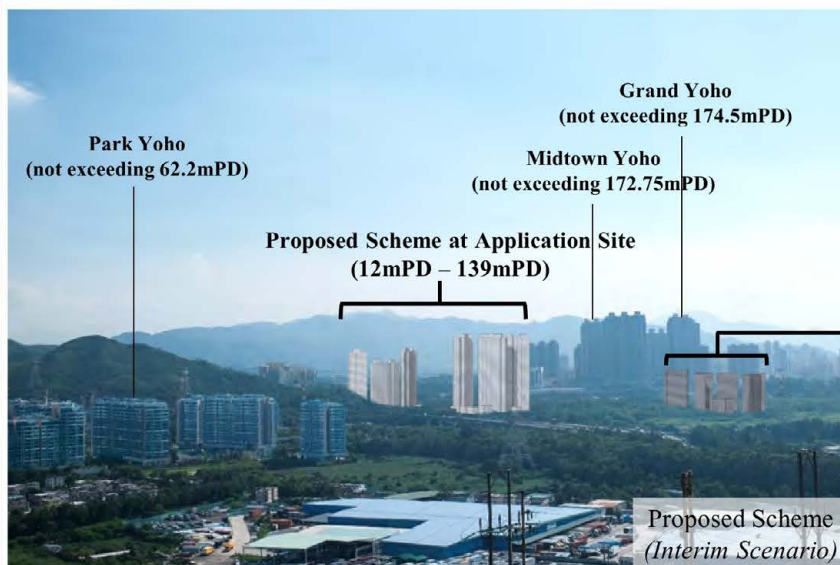
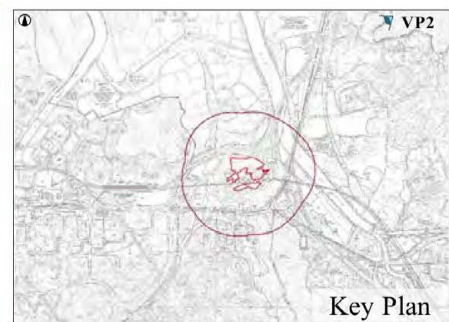
- Proposed Scheme at Application Site
- Potential Public Housing Development to Be Developed by Others (for Indicative Purpose)
- Potential Private Housing Development to Be Developed by Others (for Indicative Purpose)
- Surrounding Planned/ Potential Public and Private Housing Development to Be Developed by Others (for Indicative Purpose)

Figure No.	Scale	Figure Title
4	-	Viewing Point 1: Nam San Wai River Education Trail
ARUP	Date Jan 2022	Source -

(摘錄自申請人於31. 1. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 31.1.2023)

參考編號
REFERENCE No.
A/YL-NSW/293

繪圖
DRAWING
A - 10

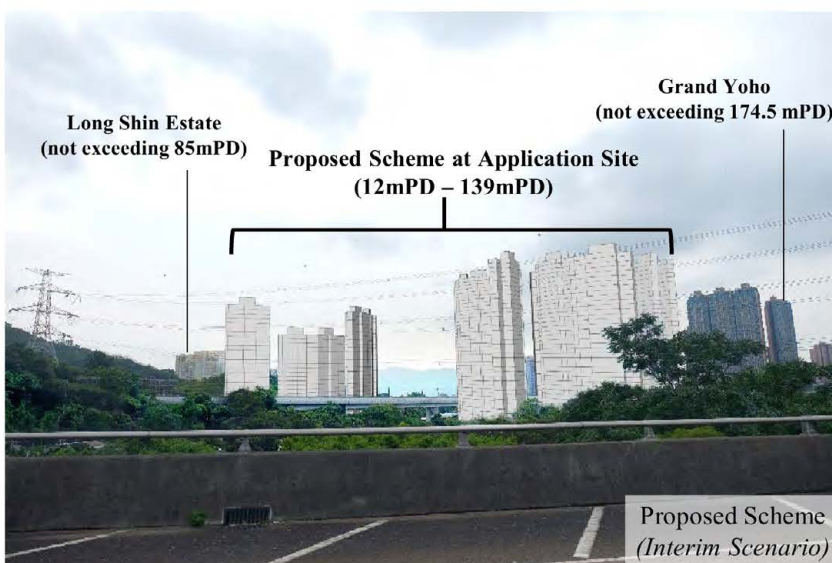
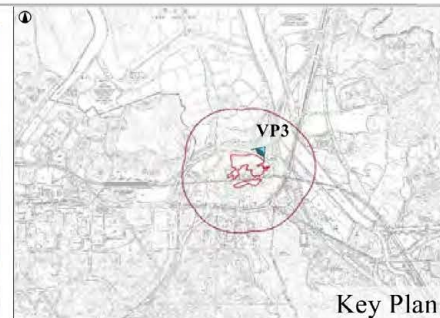
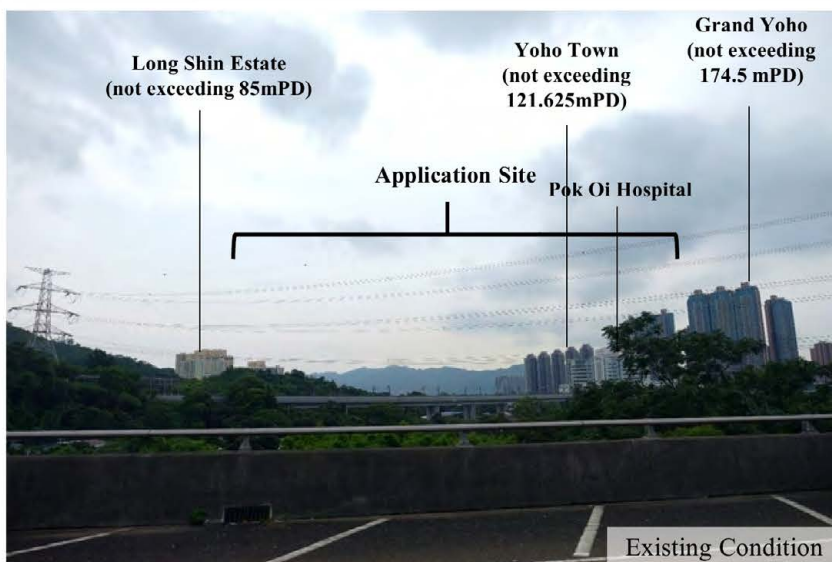


LEGEND	
	Proposed Scheme at Application Site
	Potential Public Housing Development to Be Developed by Others (for Indicative Purpose)
	Potential Private Housing Development to Be Developed by Others (for Indicative Purpose)
	Surrounding Planned/ Potential Public and Private Housing Development to Be Developed by Others (for Indicative Purpose)

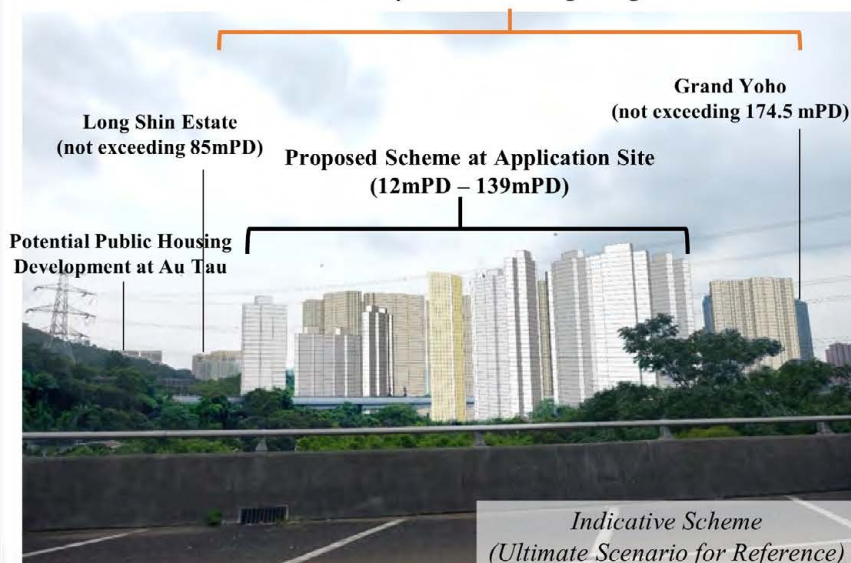
Figure No.	Scale	Figure Title
5	-	Viewing Point 2: Hiking Trail at Lam Tsuen Country Park
ARUP	Date Jan 2022	Source -

(摘錄自申請人於31. 1. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 31.1.2023)

參考編號 REFERENCE No. A/YL-NSW/293	繪圖 DRAWING A - 11
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Indicative Layout Plan of Tung Shing Lei “U” Zone



LEGEND

- Proposed Scheme at Application Site
- Potential Public Housing Development to Be Developed by Others (for Indicative Purpose)
- Potential Private Housing Development to Be Developed by Others (for Indicative Purpose)
- Surrounding Planned/ Potential Public and Private Housing Development to Be Developed by Others (for Indicative Purpose)

Figure No.	Scale	Figure Title
6	-	Viewing Point 3: Yuen Long Highway
ARUP	Date Jan 2022	Source -

(摘錄自申請人於31. 1. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 31.1.2023)

參考編號
REFERENCE No.
A/YL-NSW/293

繪圖
DRAWING
A - 12

LEGEND

- Proposed Scheme at Application Site
- Potential Public Housing Development to Be Developed by Others (for Indicative Purpose)
- Potential Private Housing Development to Be Developed by Others (for Indicative Purpose)
- Surrounding Planned/ Potential Public and Private Housing Development to Be Developed by Others (for Indicative Purpose)

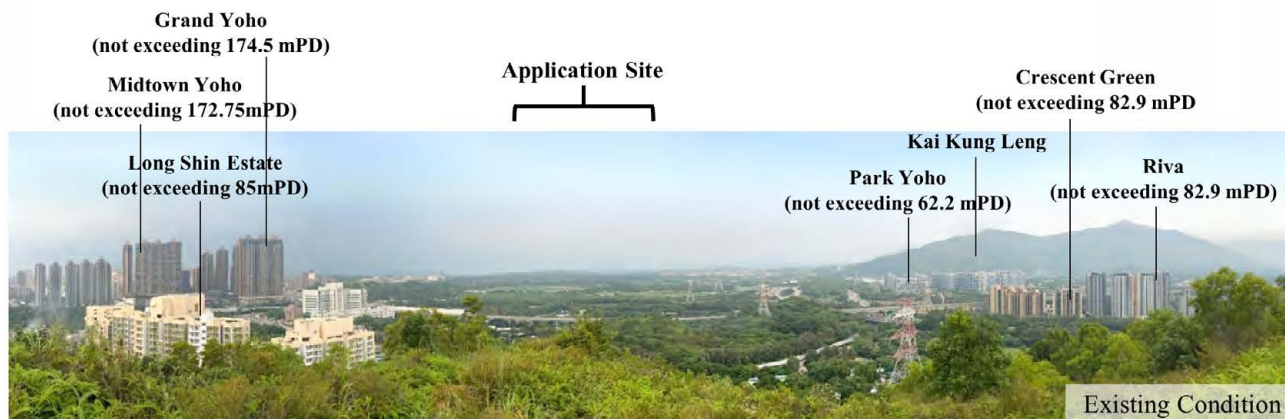
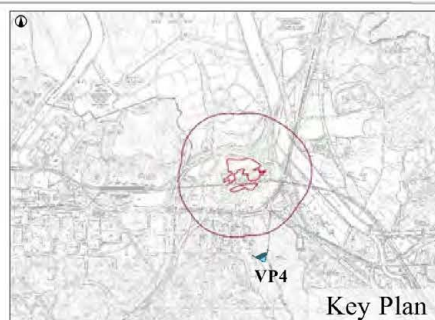
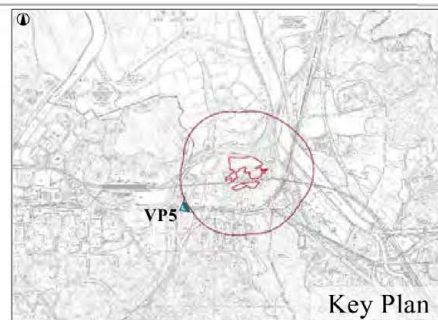
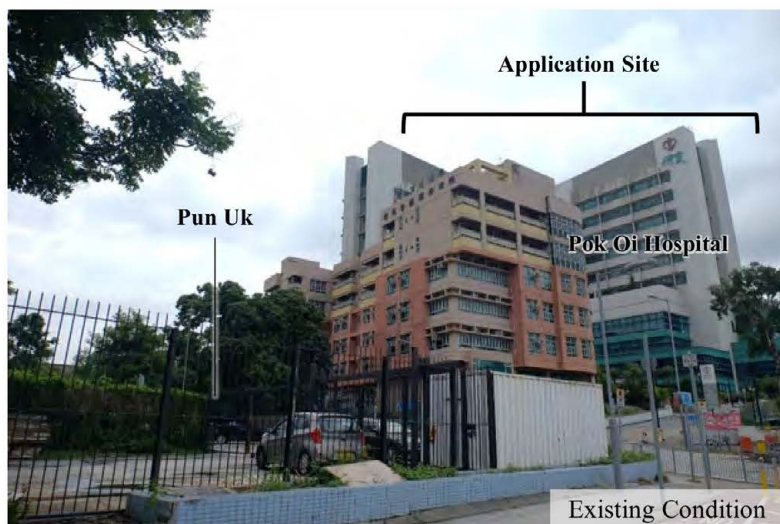


Figure No.	Scale	Figure Title
7	-	Viewing Point 4: Ho Hok Shan
ARUP	Date Jan 2022	Source -

(摘錄自申請人於31. 1. 2023呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 31.1.2023)

參考編號
REFERENCE No.
A/YL-NSW/293

繪圖
DRAWING
A - 13



Indicative Layout Plan Tung Shing Lei “U” Zone



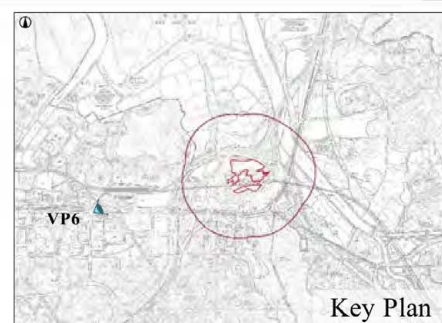
LEGEND	
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	Potential Private Housing Development to Be Developed by Others (for Indicative Purpose)
	Surrounding Planned/ Potential Public and Private Housing Development to Be Developed by Others (for Indicative Purpose)

Figure No.	Scale	Figure Title
8	-	Viewing Point 5: Footpath Adjacent to Subway Connecting to Yuen Long New Town
ARUP	Date Jan 2022	Source -

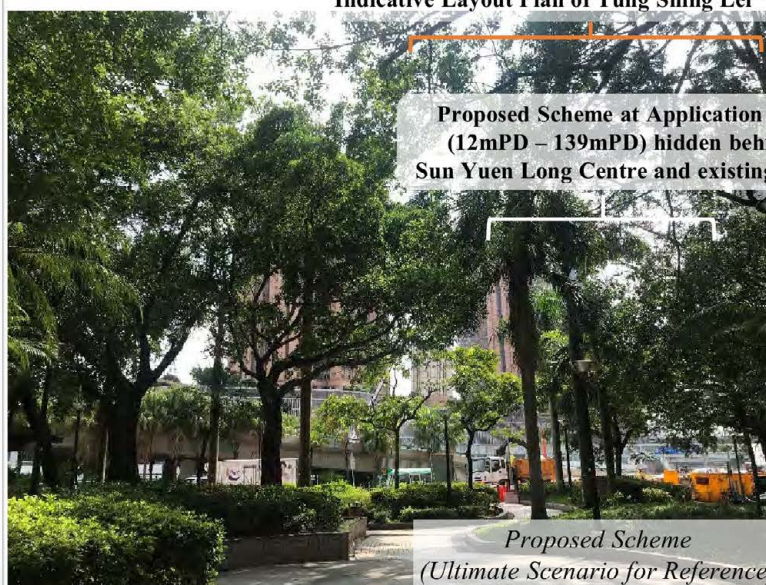
(摘錄自申請人於31. 1. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 31.1.2023)

參考編號
REFERENCE No.
A/YL-NSW/293

繪圖
DRAWING
A - 14



Indicative Layout Plan of Tung Shing Lei “U” Zone

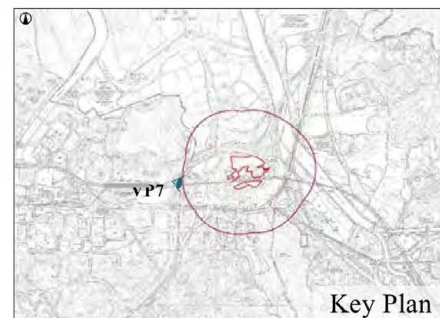


LEGEND	
	Proposed Scheme at Application Site
	Potential Public Housing Development to Be Developed by Others (for Indicative Purpose)
	Potential Private Housing Development to Be Developed by Others (for Indicative Purpose)
	Surrounding Planned/ Potential Public and Private Housing Development to Be Developed by Others (for Indicative Purpose)

Figure No.	Scale	Figure Title
9	-	Viewing Point 6: Fung Cheung Road Garden
ARUP	Date Jan 2022	Source -

(摘錄自申請人於31. 1. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 31.1.2023)

參考編號 REFERENCE No. A/YL-NSW/293	繪圖 DRAWING A - 15
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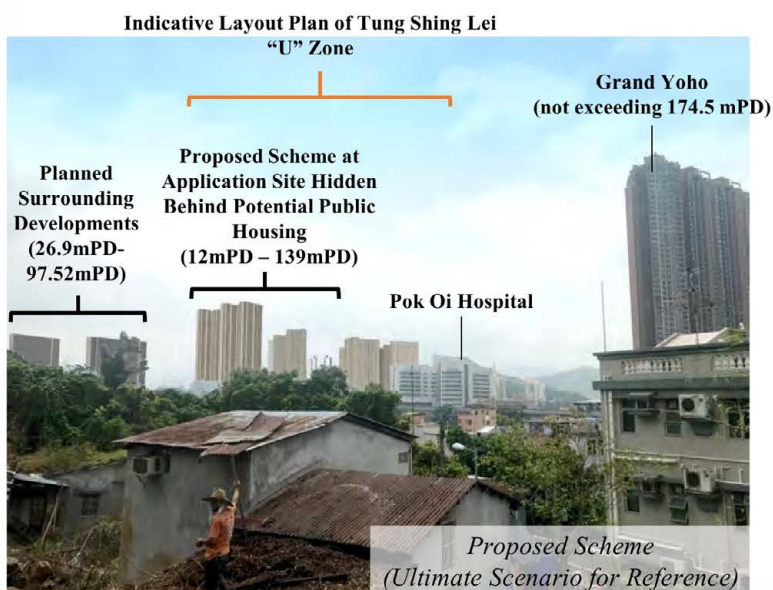
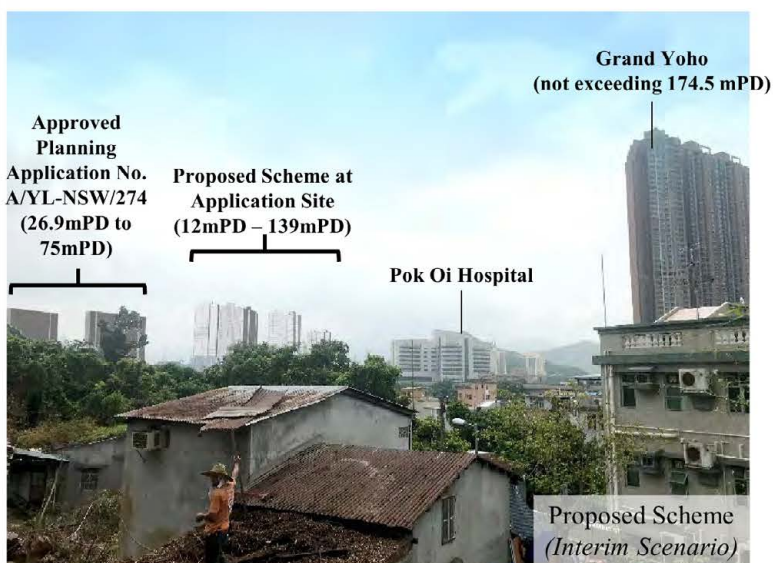
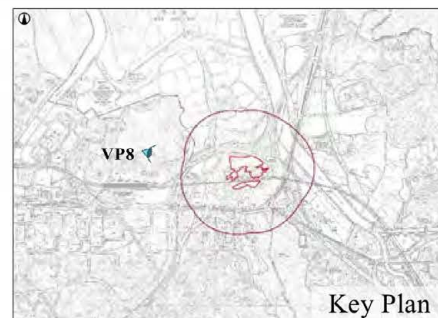
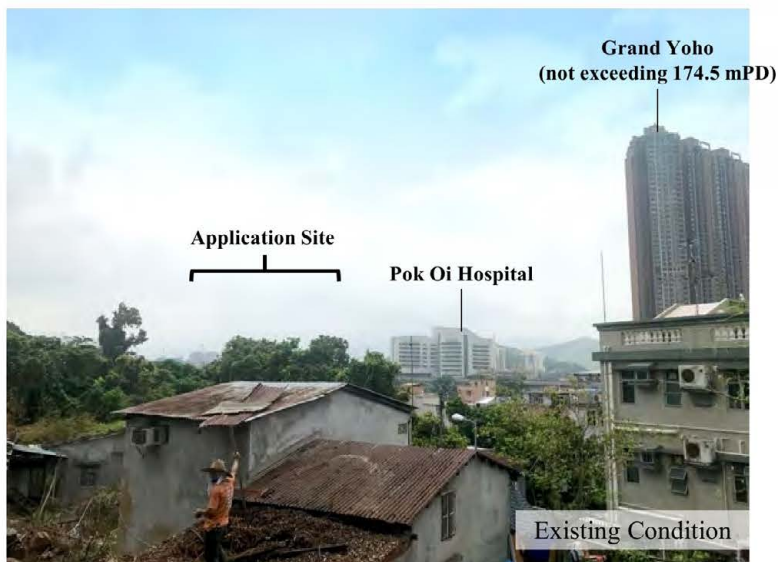
Indicative Layout Plan of Tung Shing Lei “U” Zone



LEGEND

- Proposed Scheme at Application Site
- Potential Public Housing Development to Be Developed by Others (for Indicative Purpose)
- Potential Private Housing Development to Be Developed by Others (for Indicative Purpose)
- Surrounding Planned/ Potential Public and Private Housing Development to Be Developed by Others (for Indicative Purpose)

Figure No.	Scale	Figure Title
10	-	Viewing Point 7: Planned “Open Space” zone near Long Wo Road
ARUP	Date Jan 2022	Source -



LEGEND

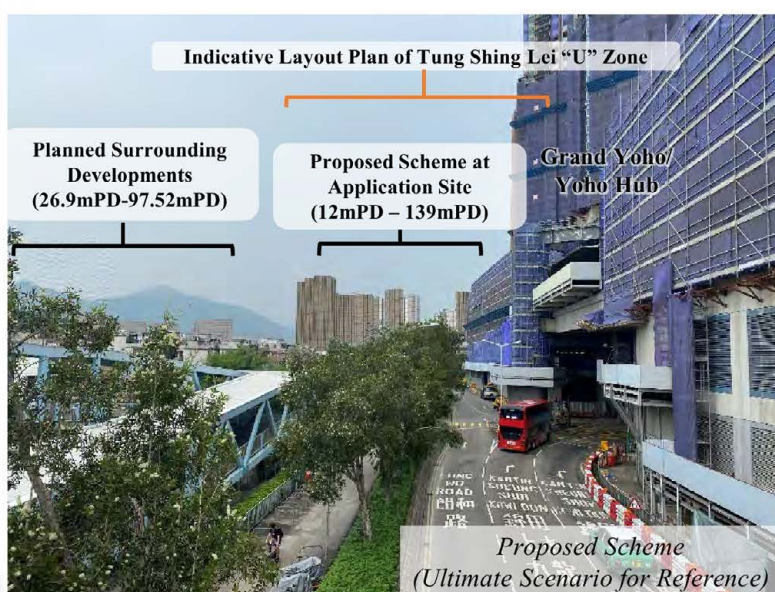
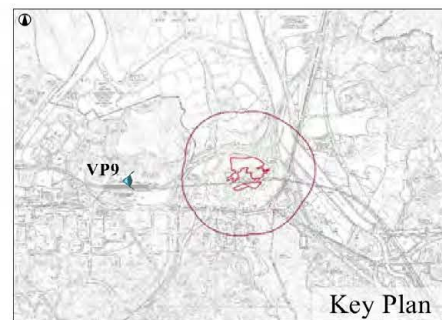
- Proposed Scheme at Application Site
- Potential Public Housing Development to Be Developed by Others (for Indicative Purpose)
- Potential Private Housing Development to Be Developed by Others (for Indicative Purpose)
- Surrounding Planned/ Potential Public and Private Housing Development to Be Developed by Others (for Indicative Purpose)

Figure No.	Scale	Figure Title
11		Viewing Point 8: Knoll near Tsoi Uk Tsuen and Wong Uk Tsuen
ARUP	Date Jan 2022	Source

(摘錄自申請人於31. 1. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 31.1.2023)

參考編號
REFERENCE No.
A/YL-NSW/293

繪圖
DRAWING
A - 17



LEGEND

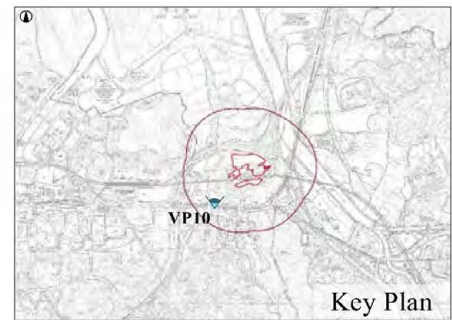
- Proposed Scheme at Application Site
- Potential Public Housing Development to Be Developed by Others (for Indicative Purpose)
- Potential Private Housing Development to Be Developed by Others (for Indicative Purpose)
- Surrounding Planned/ Potential Public and Private Housing Development to Be Developed by Others (for Indicative Purpose)

Figure No.	Scale	Figure Title
12	-	Viewing Point 9: Footbridge at Long Yat Road
ARUP	Date Jan 2022	Source -

(摘錄自申請人於31. 1. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 31.1.2023)

參考編號
REFERENCE No.
A/YL-NSW/293

繪圖
DRAWING
A - 18



Indicative Layout Plan of Tung Shing Lei “U” Zone

Proposed Scheme At Application Site Hidden Behind the Potential Public Housing



LEGEND

- Proposed Scheme at Application Site
- Potential Public Housing Development to Be Developed by Others (for Indicative Purpose)
- Potential Private Housing Development to Be Developed by Others (for Indicative Purpose)
- Surrounding Planned/ Potential Public and Private Housing Development to Be Developed by Others (for Indicative Purpose)

Figure No.	Scale	Figure Title
13	-	Viewing Point 10: Footbridge at Castle Peak Road (Yuen Long Section)
ARUP	Date Jan 2022	Source -

(摘錄自申請人於31. 1. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 31.1.2023)

參考編號
REFERENCE No.
A/YL-NSW/293

繪圖
DRAWING
A - 19

Figure 5 Habitat map and locations of species of conservation importance (excluding high mobility species)

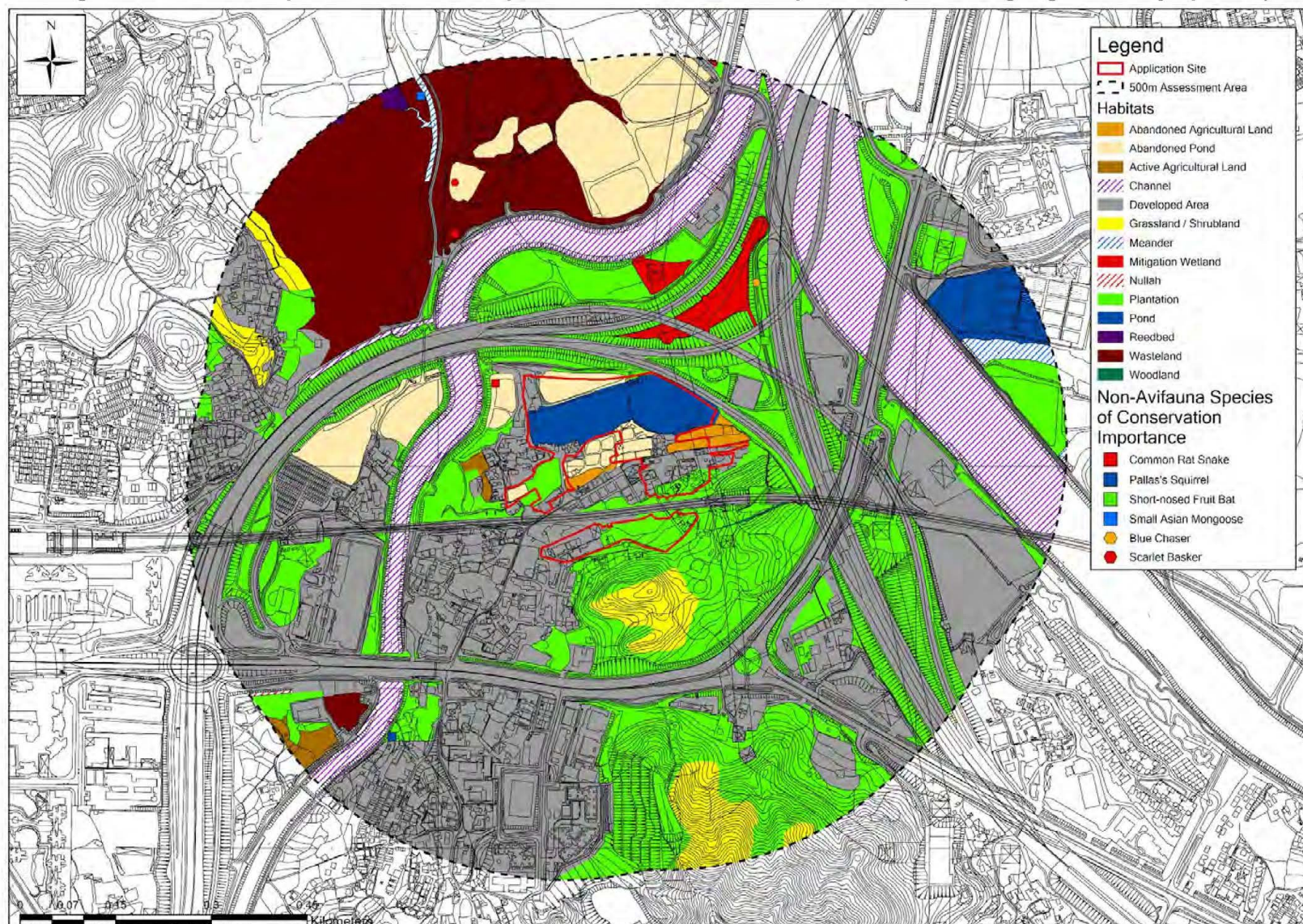


Figure 7 Layout Plan of the Proposed Development overlaid with Habitat Map

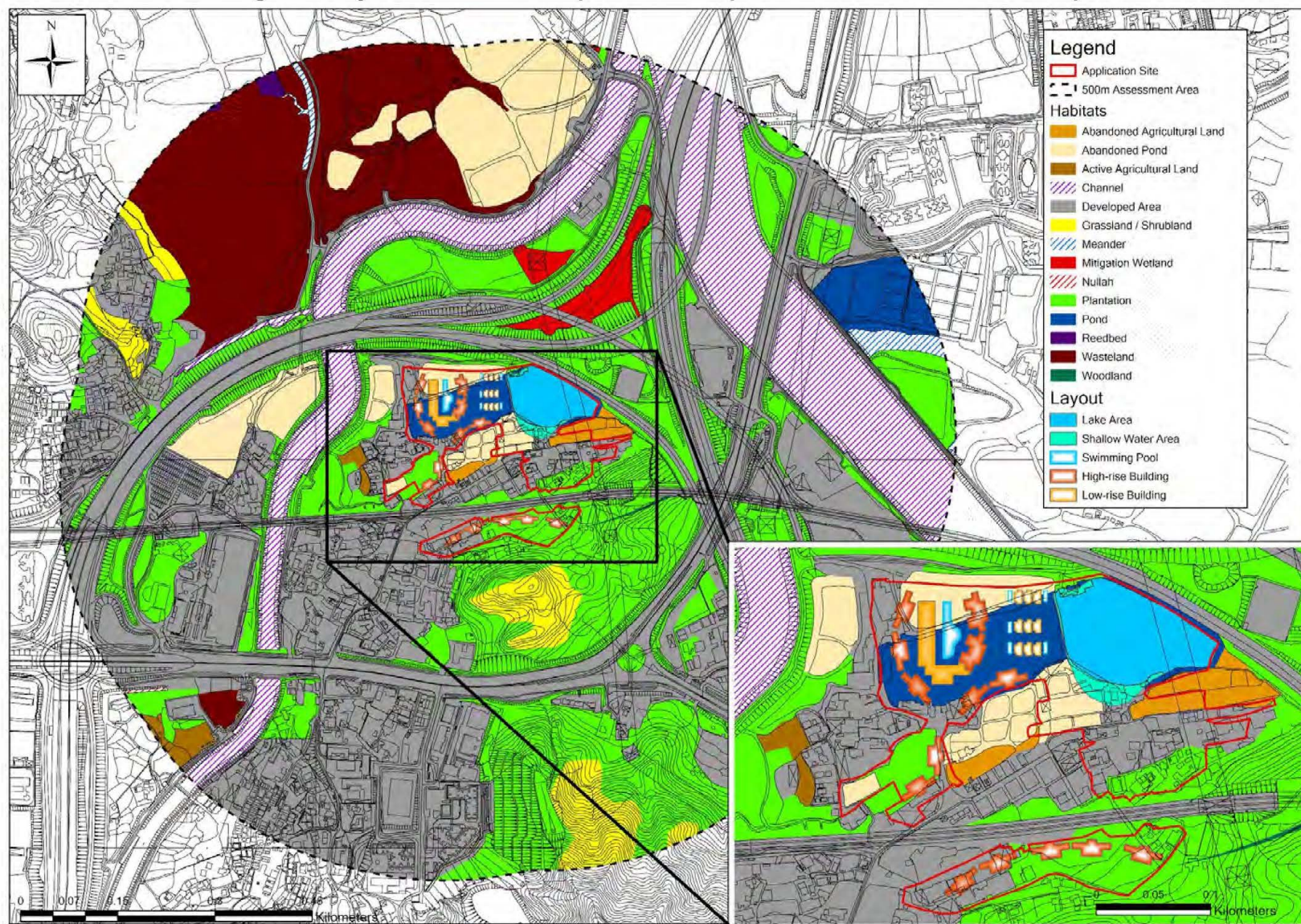
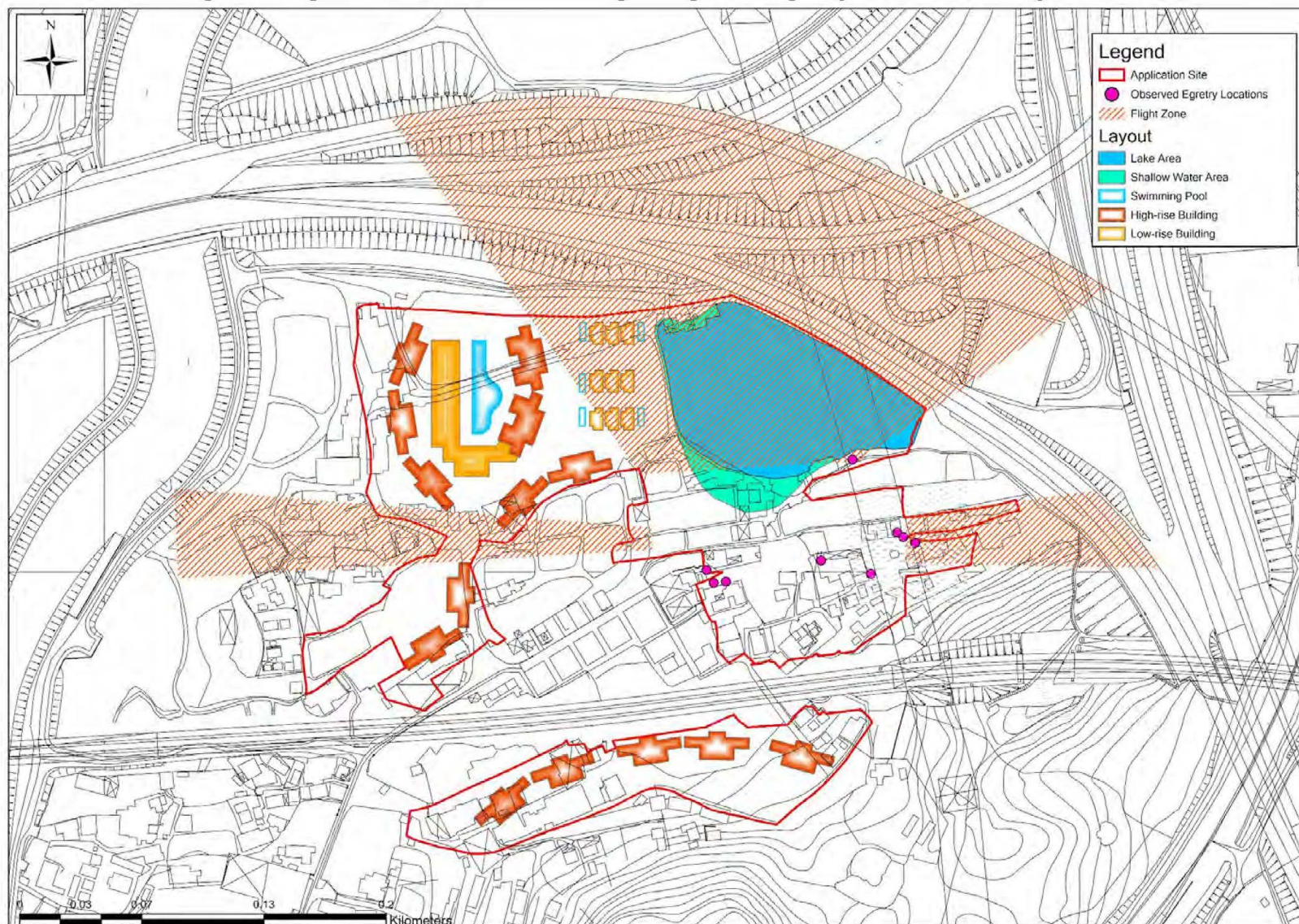
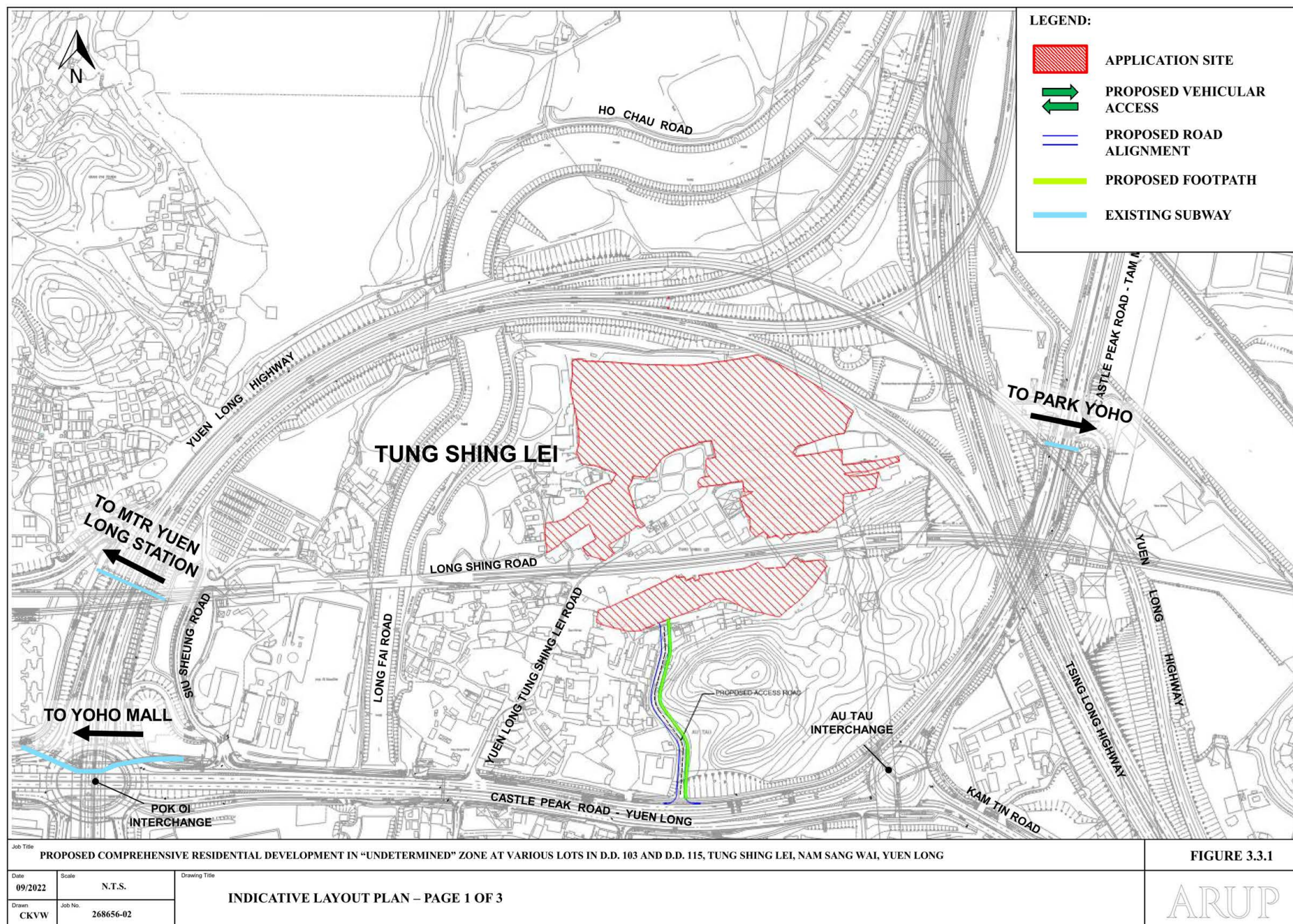


Figure 6 Flight zones of ardeids of Tung Shing Lane Egretty overlaid with Layout Plan

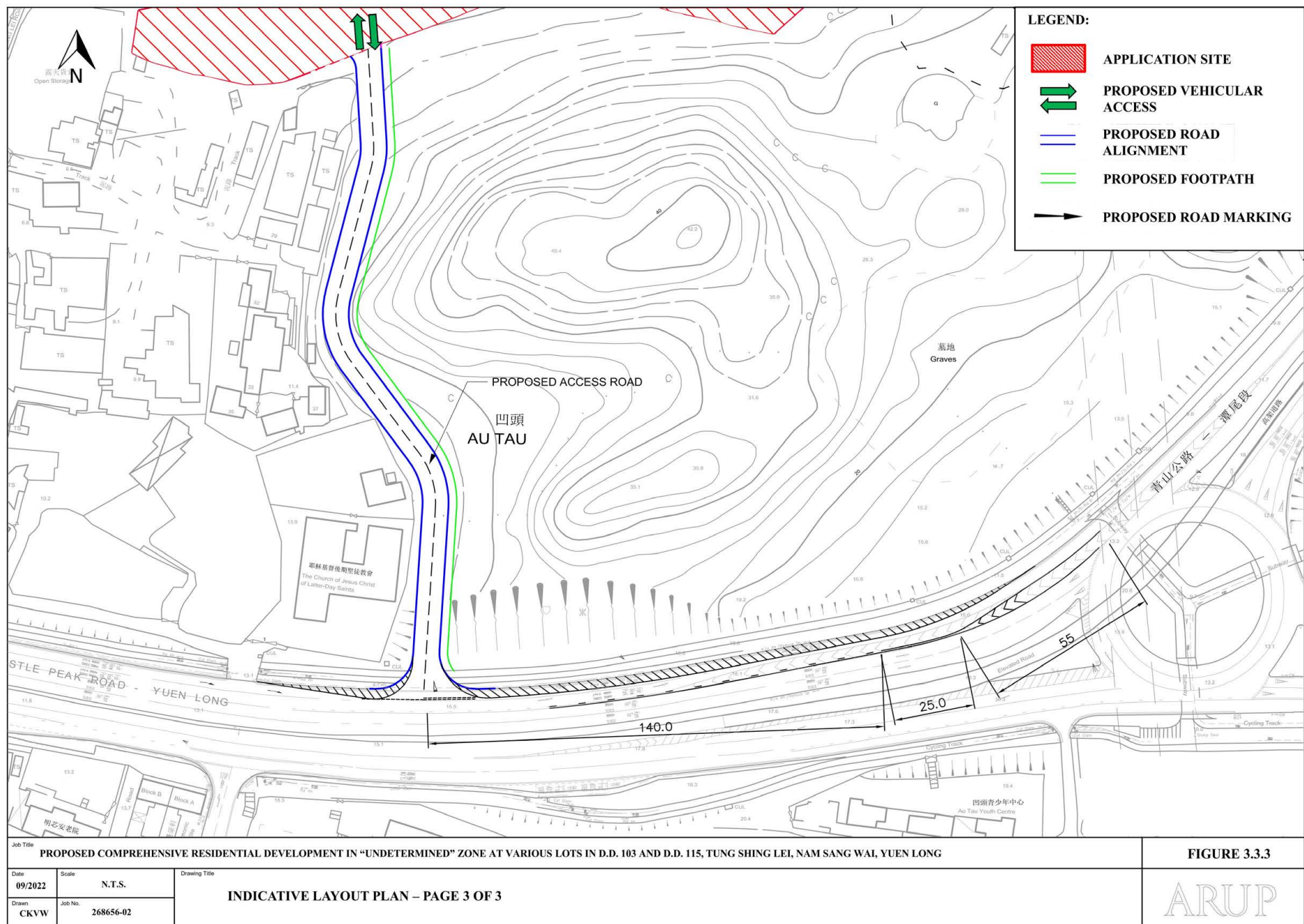




(摘錄自申請人於31. 1. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 31.1.2023)

參考編號
REFERENCE No.
A/YL-NSW/293

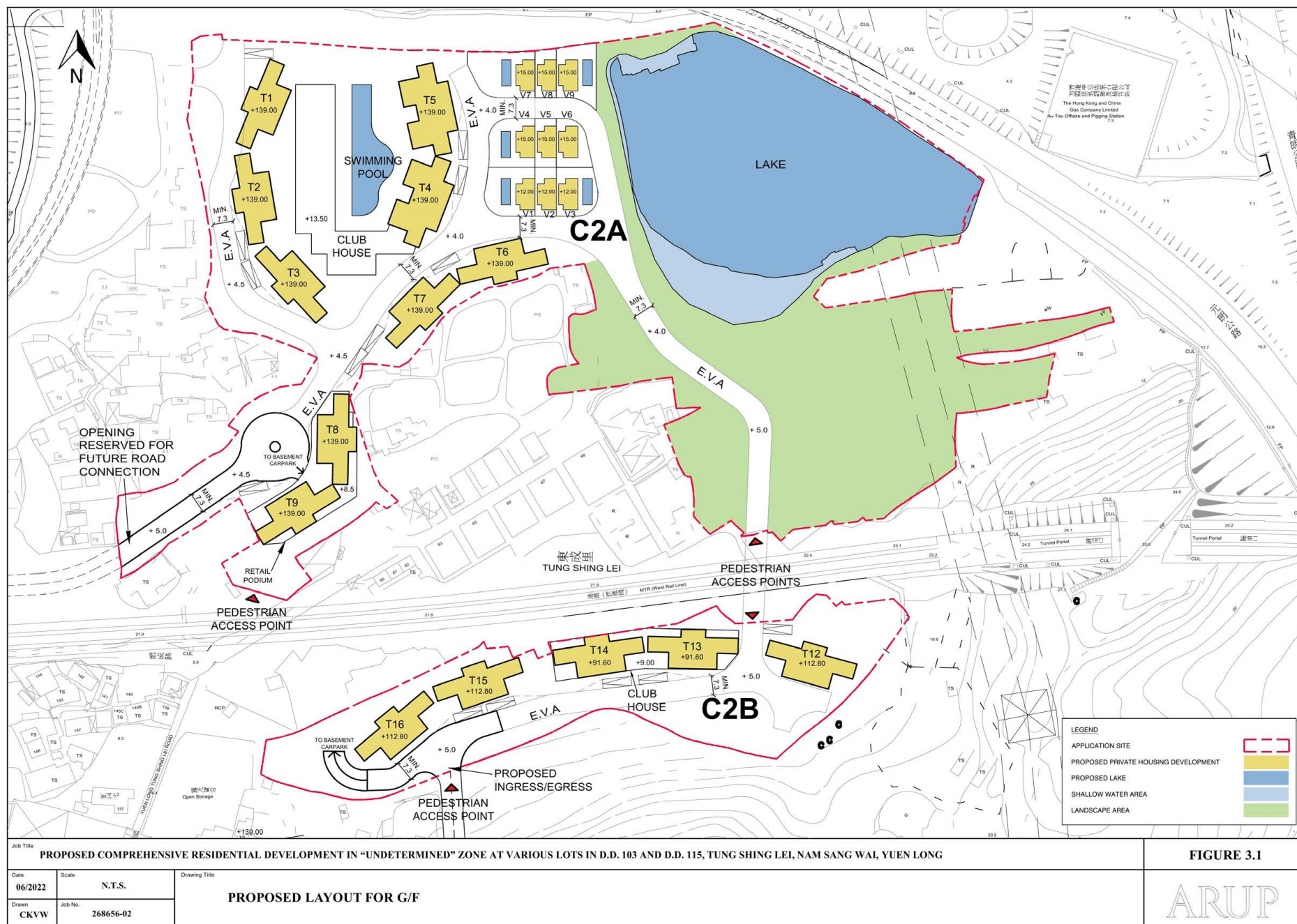
繪圖
DRAWING
A - 23



(摘錄自申請人於31. 1. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 31.1.2023)

參考編號
REFERENCE No.
A/YL-NSW/293

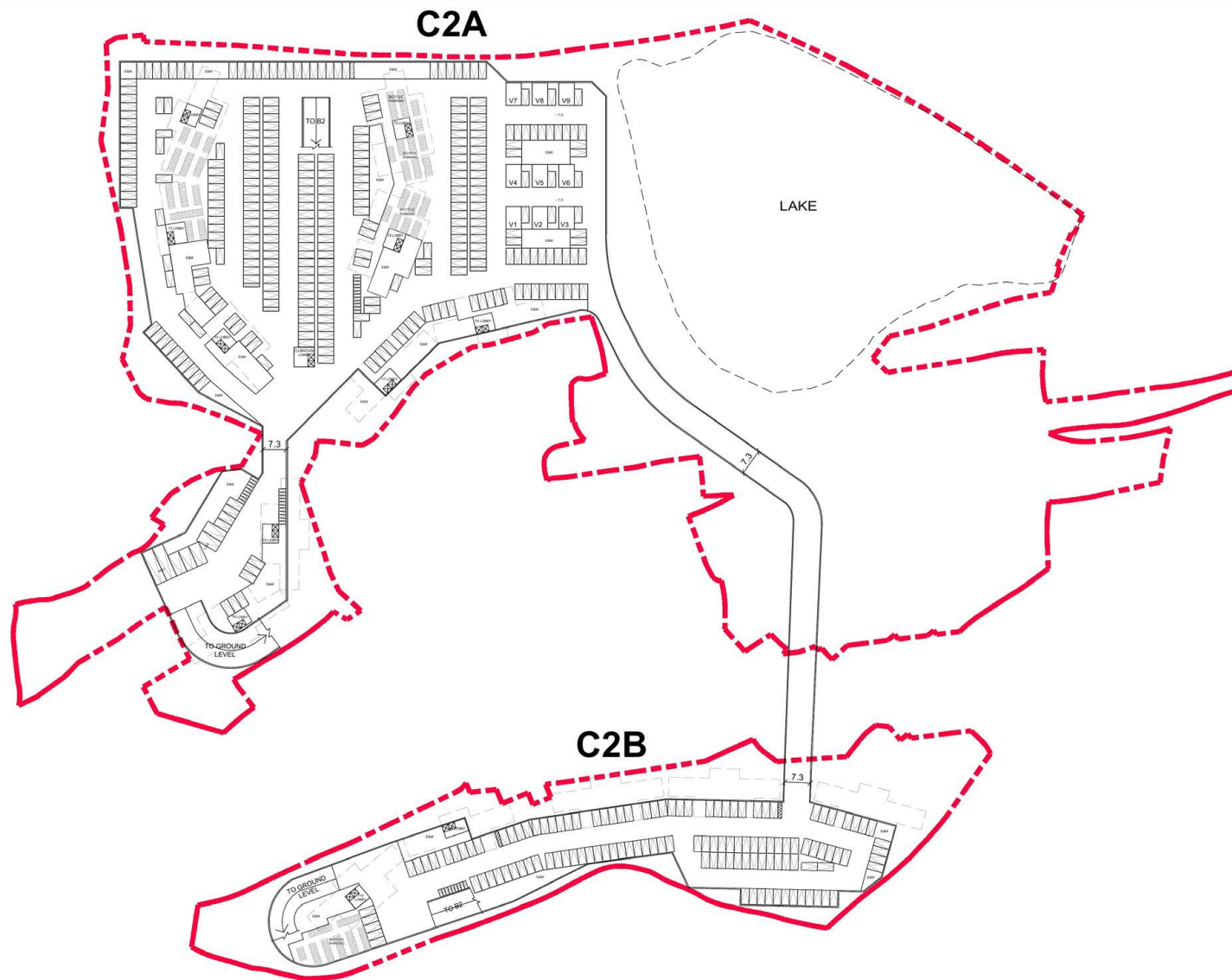
繪圖
DRAWING
A - 24



(摘錄自申請人於31. 1. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 31.1.2023)

參考編號
REFERENCE No.
A/YL-NSW/293

繪圖
DRAWING
A - 25



Job Title PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT IN "UNDETERMINED" ZONE AT VARIOUS LOTS IN D.D. 103 AND D.D. 115, TUNG SHING LEI, NAM SANG WAI, YUEN LONG			FIGURE 3.2.1
Date 06/2022	Scale N.T.S.	Drawing Title PROPOSED LAYOUT FOR B1/F	
Drawn CKVW	Job No. 268656-02		

(摘錄自申請人於31. 1. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 31.1.2023)

參考編號
REFERENCE No.
A/YL-NSW/293

繪圖
DRAWING
A - 26

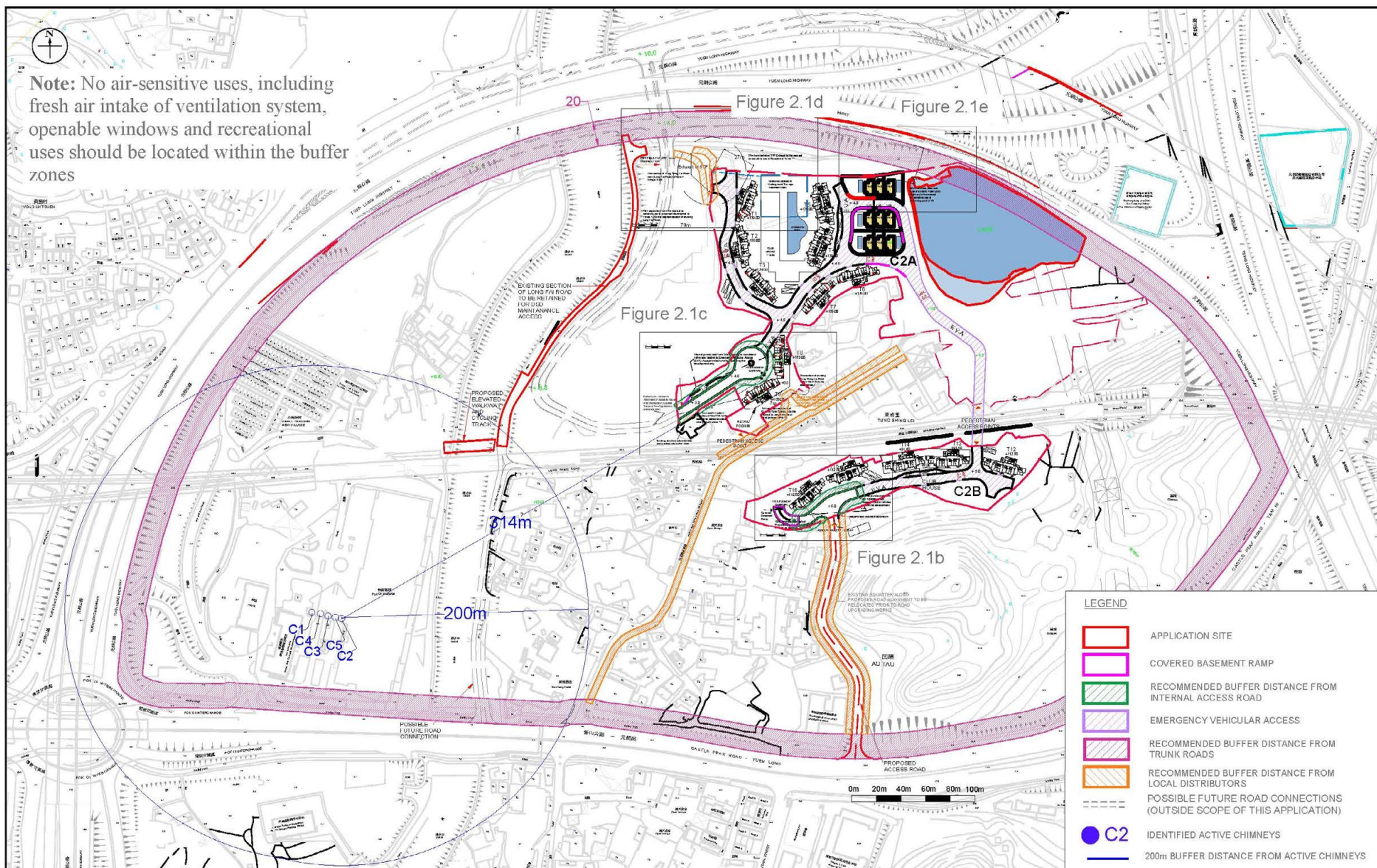
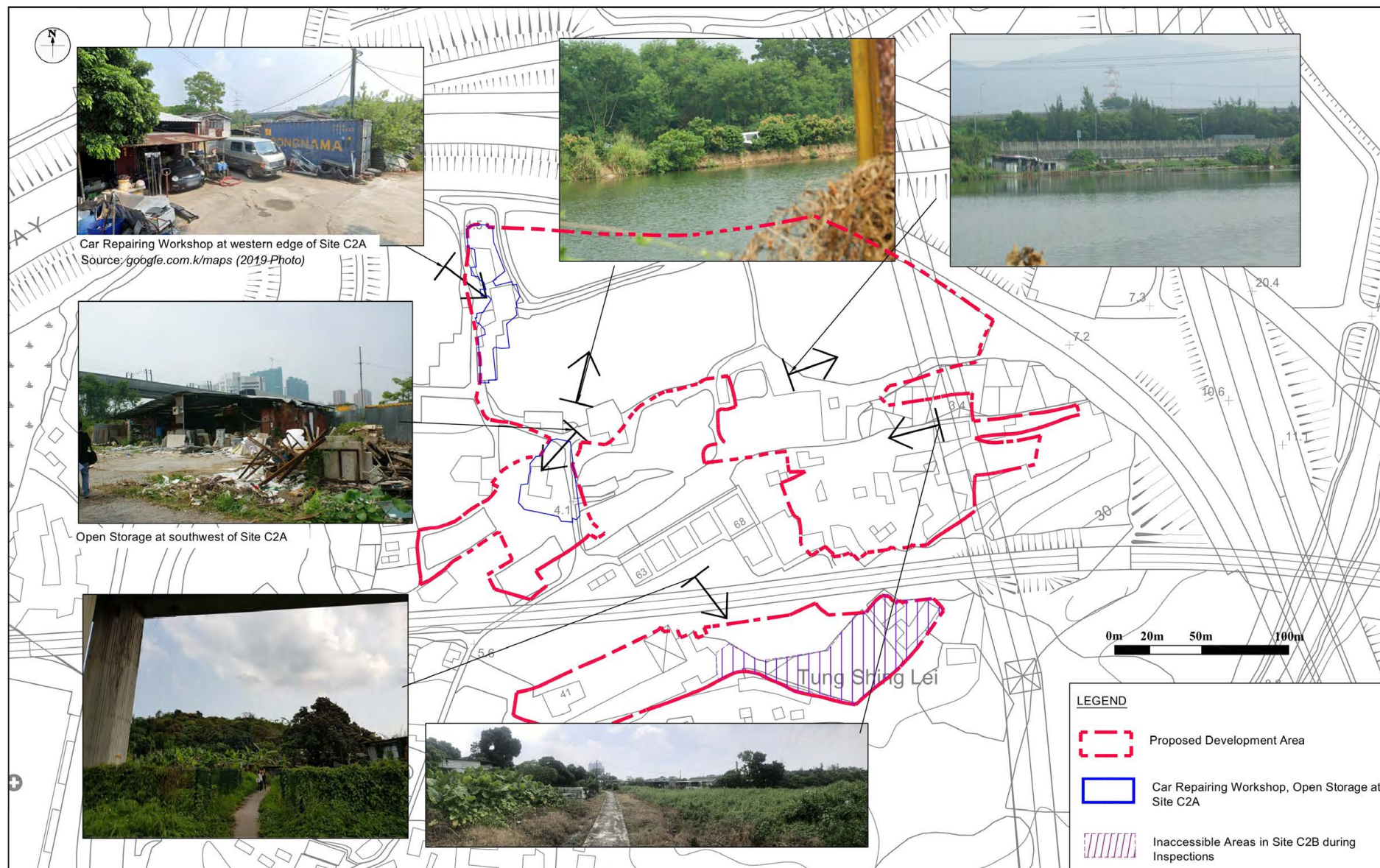


Figure: 2.1a (Key Plan)		RAMBOLL	
Title: Location of Identified Active Chimneys and Air Quality Impact Assessment Buffer Distances		Drawn by: CL	
Project: Proposed Comprehensive Residential Development at the "Undetermined" Zone, Tung Shing Lei, Yuen Long, New Territories		Checked by: TC	
		Rev.: 2.3	
		Date: Nov 2022	

(摘錄自申請人於31. 1. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 31.1.2023)

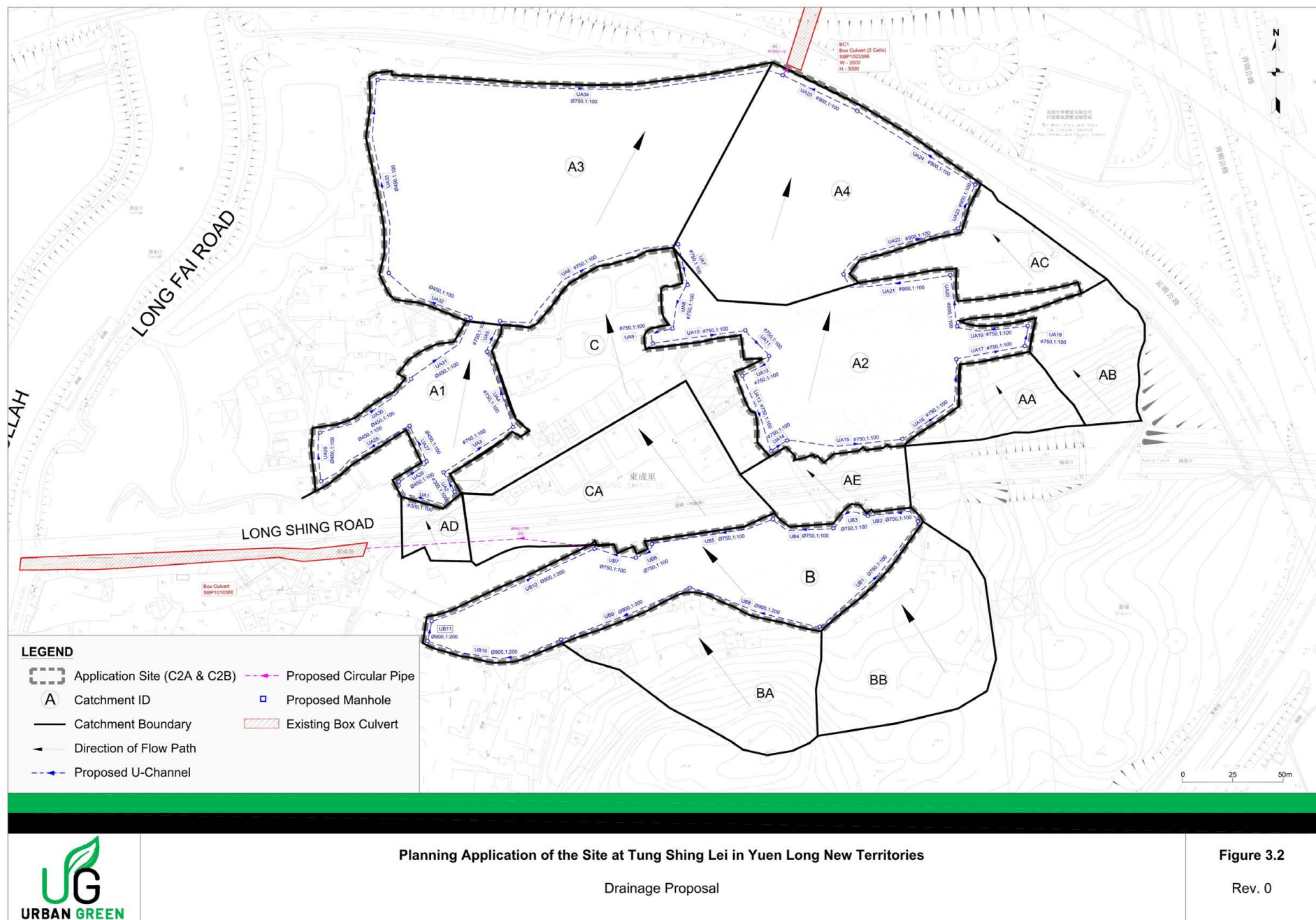
參考編號 REFERENCE No. A/YL-NSW/293	繪圖 DRAWING A - 27
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(摘錄自申請人於31. 1. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 31.1.2023)

參考編號
REFERENCE No.
A/YL-NSW/293

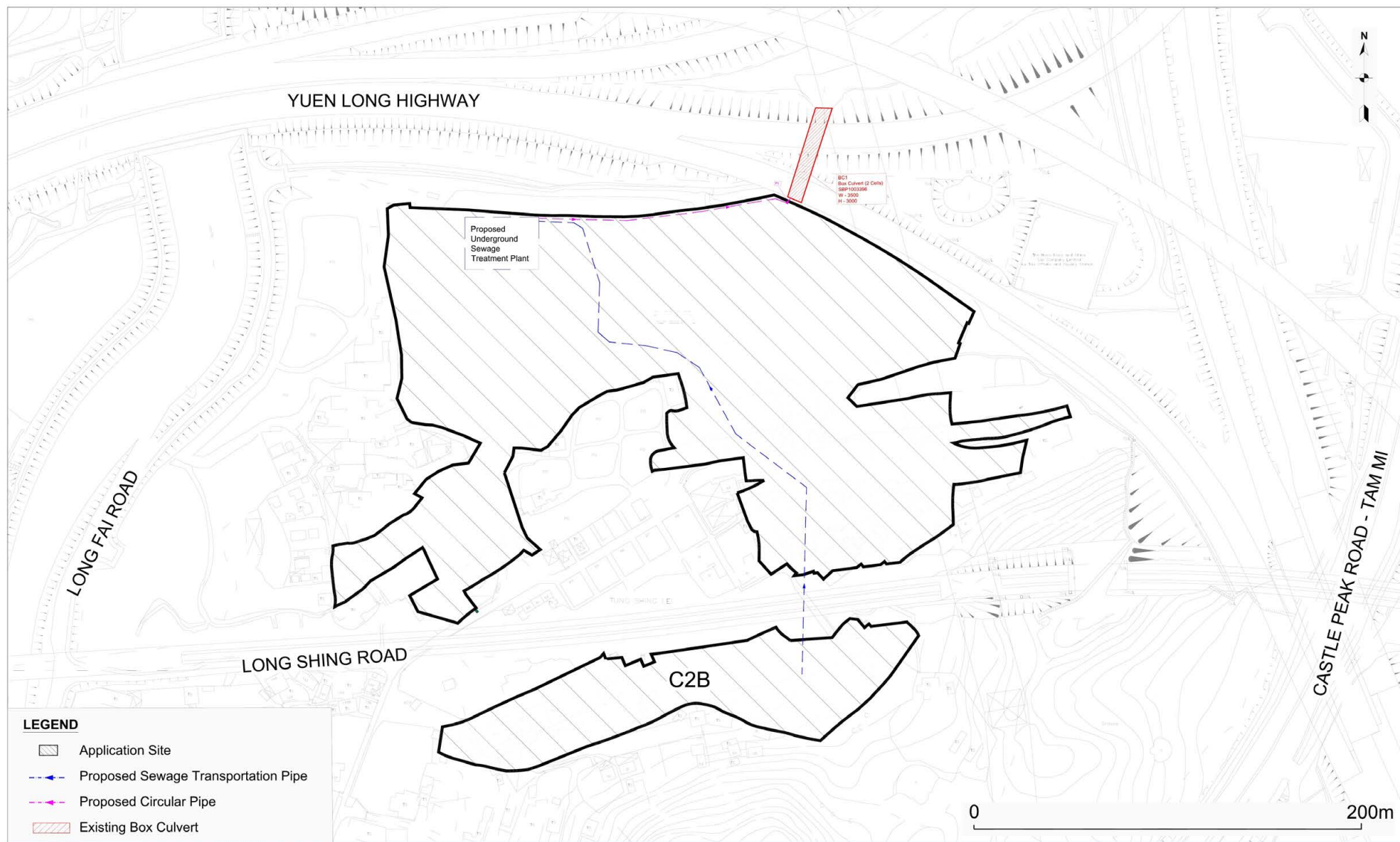
繪圖
DRAWING
A - 28



(摘錄自申請人於31. 1. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 31.1.2023)

參考編號
REFERENCE No.
A/YL-NSW/293

繪圖
DRAWING
A - 29



Planning Application of the Site at Tung Shing Lei in Yuen Long New Territories

Proposed Effluent Discharge Location

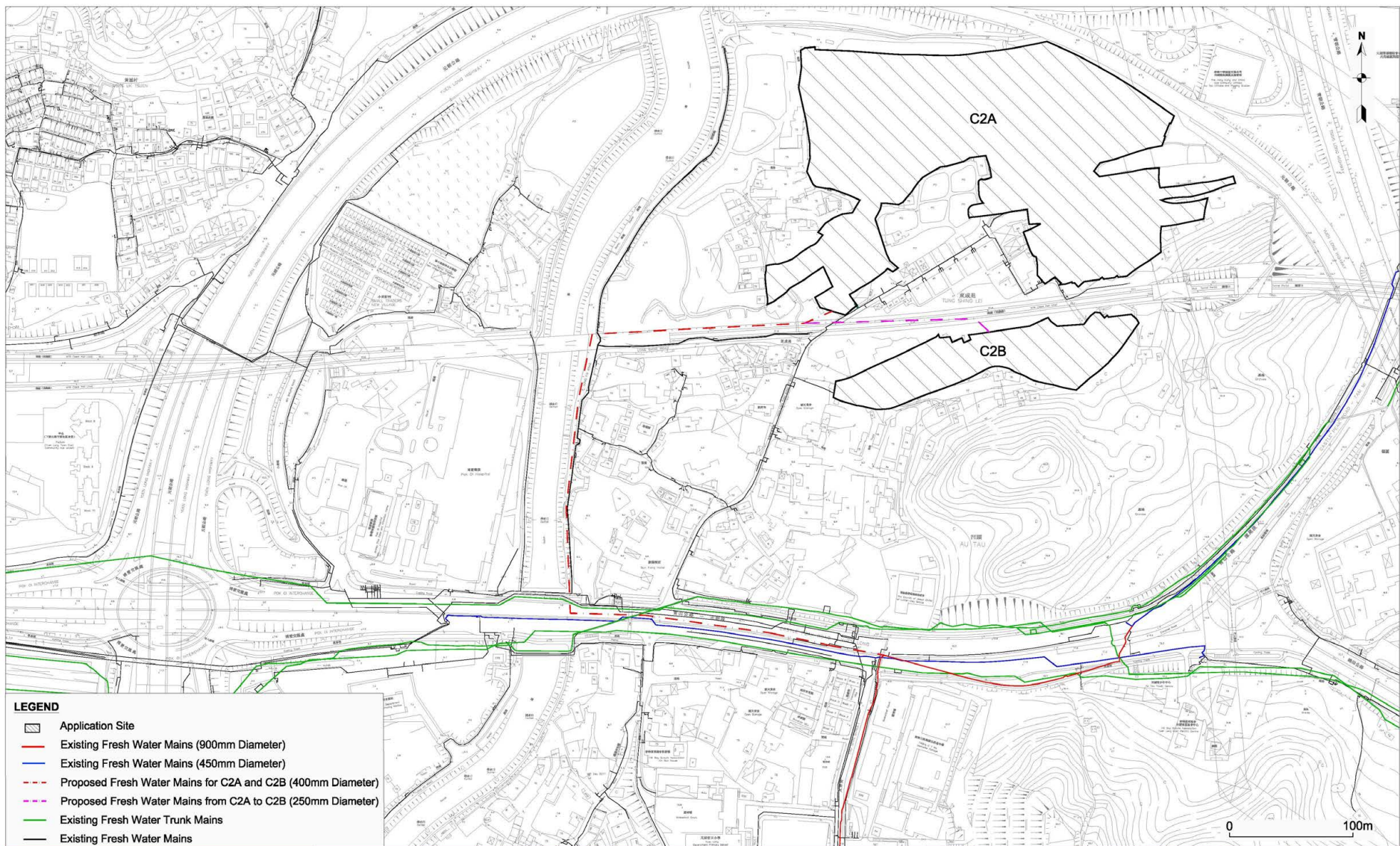
Figure 3.2

Rev. 3

(摘錄自申請人於31. 1. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 31.1.2023)

參考編號
REFERENCE No.
A/YL-NSW/293

繪圖
DRAWING
A - 30



Planning Application of the Site at Tung Shing Lei in Yuen Long New Territories

Proposed Connection to Existing Water Mains

Figure 3.1

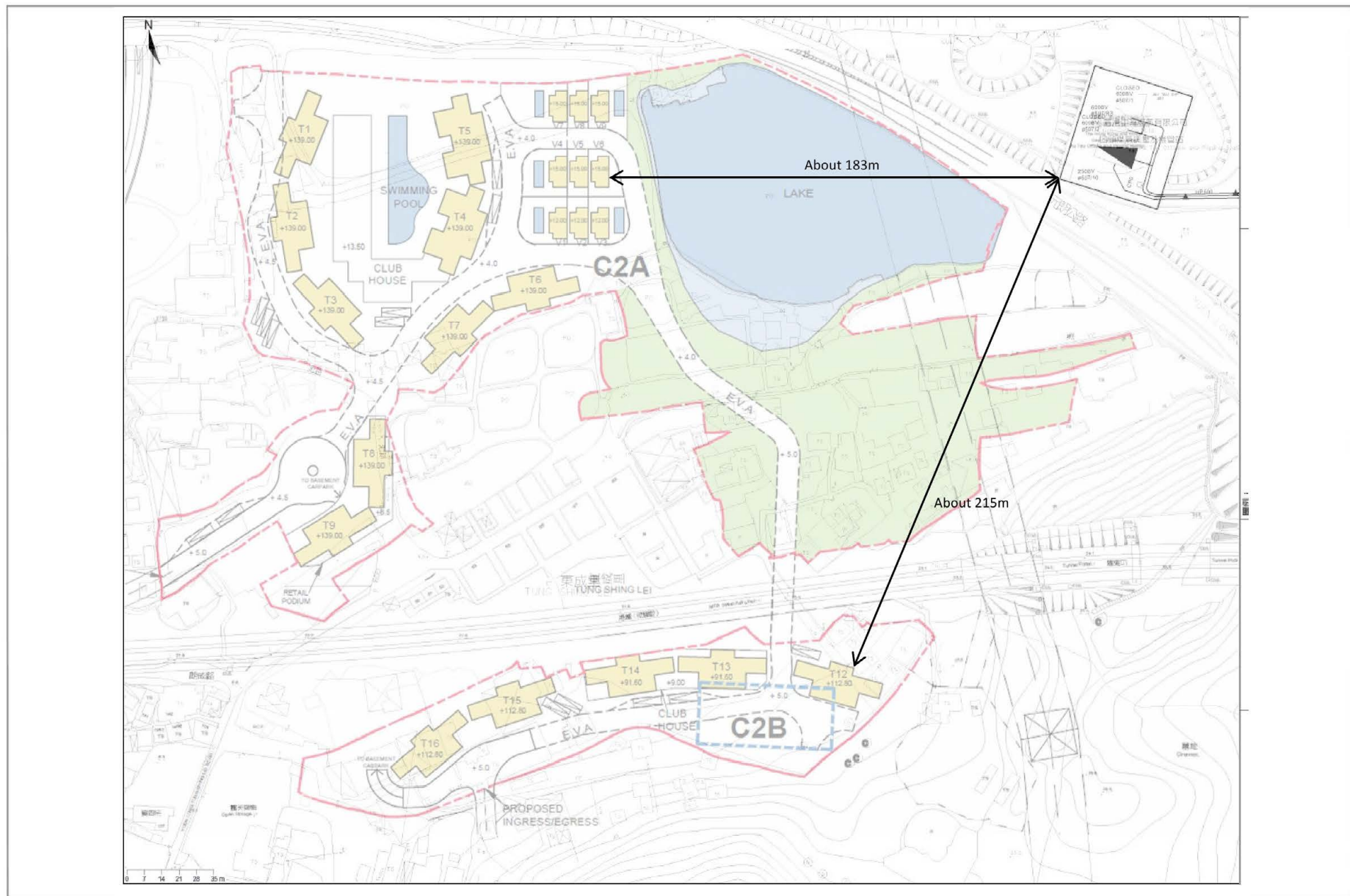
Rev. 3



(摘錄自申請人於31. 1. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 31.1.2023)

參考編號
REFERENCE No.
A/YL-NSW/293

繪圖
DRAWING
A - 31



ARUP

Figure Title
Layout plan showing the distances between the concerned gas installation and the nearest residential house/tower

Source
MLP and Plans provided by HKCGC

Date Jan 2022

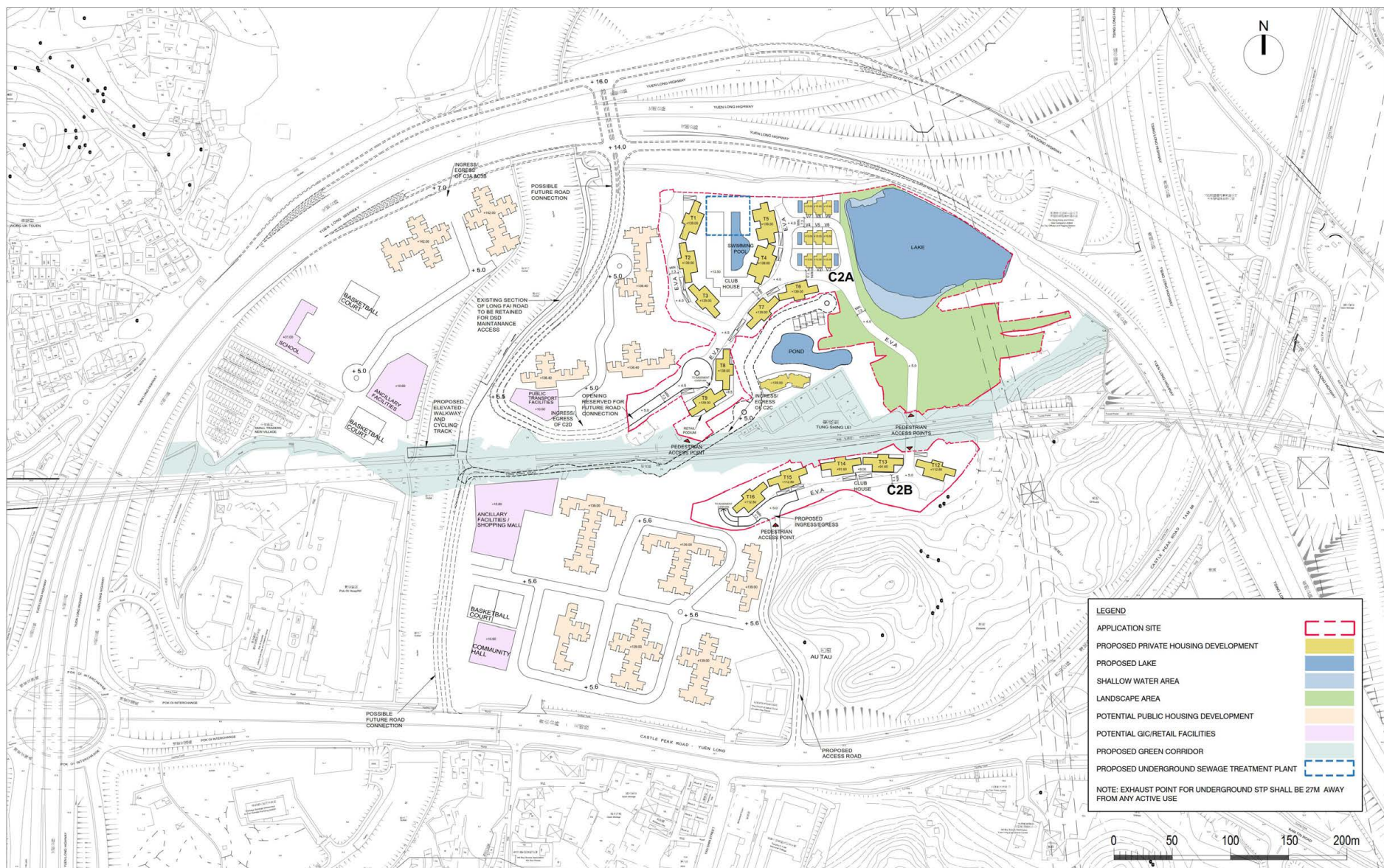
Figure No.

Scale -

(摘錄自申請人於31. 1. 2023呈交的進一步資料)
 (Extract from Applicant's Further Information Submitted on 31.1.2023)

參考編號
 REFERENCE No.
 A/YL-NSW/293

繪圖
 DRAWING
 A - 32



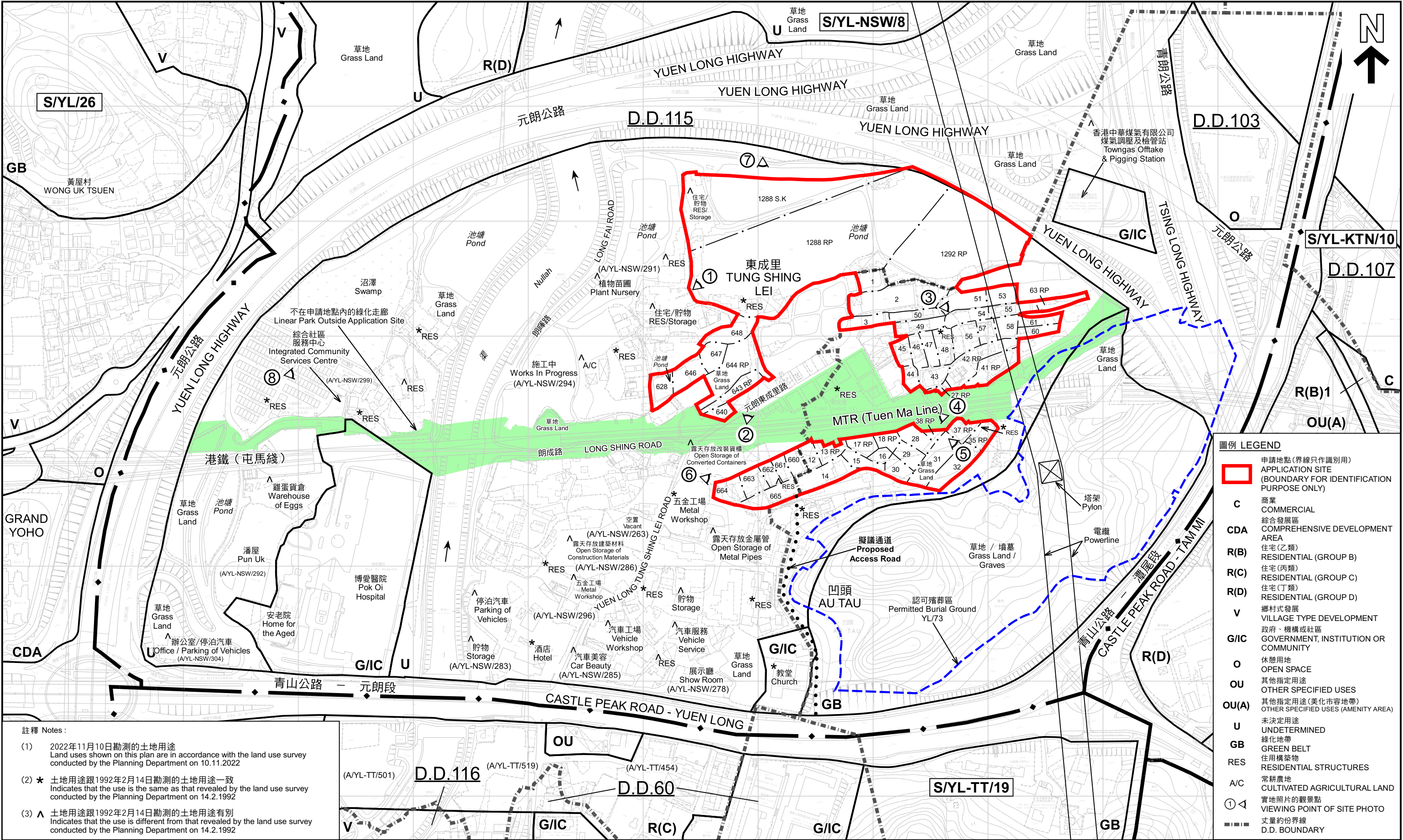
INDICATIVE LAYOUT PLAN FOR THE PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT U ZONE

SCALE: 1:3000
DATE: JUN 2022

(摘錄自申請人於31. 1. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 31.1.2023)

參考編號
REFERENCE No.
A/YL-NSW/293

繪圖
DRAWING
A - 33



註釋 Notes :

(1) 2022年11月10日勘测的土地用途
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 10.11.2022

(2) * 土地用途跟1992年2月14日勘测的土地用途一致
Indicates that the use is the same as that revealed by the land use survey conducted by the Planning Department on 14.2.1992

(3) ^ 土地用途跟1992年2月14日勘测的土地用途有別
Indicates that the use is different from that revealed by the land use survey conducted by the Planning Department on 14.2.1992

本摘要圖於2023年1月31日擬備，
所根據的資料為測量圖編號
6-NE-6A, 6-NE-6C, 6-NE-10B 及 6-NE-10D
EXTRACT PLAN PREPARED ON 31.1.2023
BASED ON SURVEY SHEETS No.
6-NE-6A, 6-NE-6C, 6-NE-10B & 6-NE-10D

平面圖 SITE PLAN

擬議綜合住宅發展
元朗南生圍東成里丈量約份第103約多個地段和丈量約份第115約多個地段
PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT
VARIOUS LOTS IN D.D. 103 AND D.D. 115,
TUNG SHING LEI, NAM SANG WAI, YUEN LONG

SCALE 1:3 000 比例尺
50 0 50 100 150 200 250
METRES METRES

規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
A/YL-NSW/293

圖 PLAN
A-2



圖例 LEGEND



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

航攝照片 AERIAL PHOTO

本摘要圖於2022年10月11日擬備，
所根據的資料為地政總署於2022年2月14日
拍得的航攝照片編號 E148064C
EXTRACT PLAN PREPARED ON 11.10.2022
BASED ON AERIAL PHOTO No.
E148064C TAKEN ON 14.2.2022
BY LANDS DEPARTMENT

擬議綜合住宅發展
元朗南生圍東成里丈量約份第103約多個地段和丈量約份第115約多個地段
PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT
VARIOUS LOTS IN D.D. 103 AND D.D. 115,
TUNG SHING LEI, NAM SANG WAI, YUEN LONG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-NSW/293

圖 PLAN
A-3



日期 DATE: 10.11.2022



日期 DATE: 10.11.2022



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

日期 DATE: 17.1.2023

實地照片 SITE PHOTOS

本圖於2023年1月19日擬備，
所根據的資料為攝於2022年11月10日及
2023年1月17日的實地照片
PLAN PREPARED ON 19.1.2023
BASED ON SITE PHOTOS
TAKEN ON 10.11.2022 AND 17.1.2023

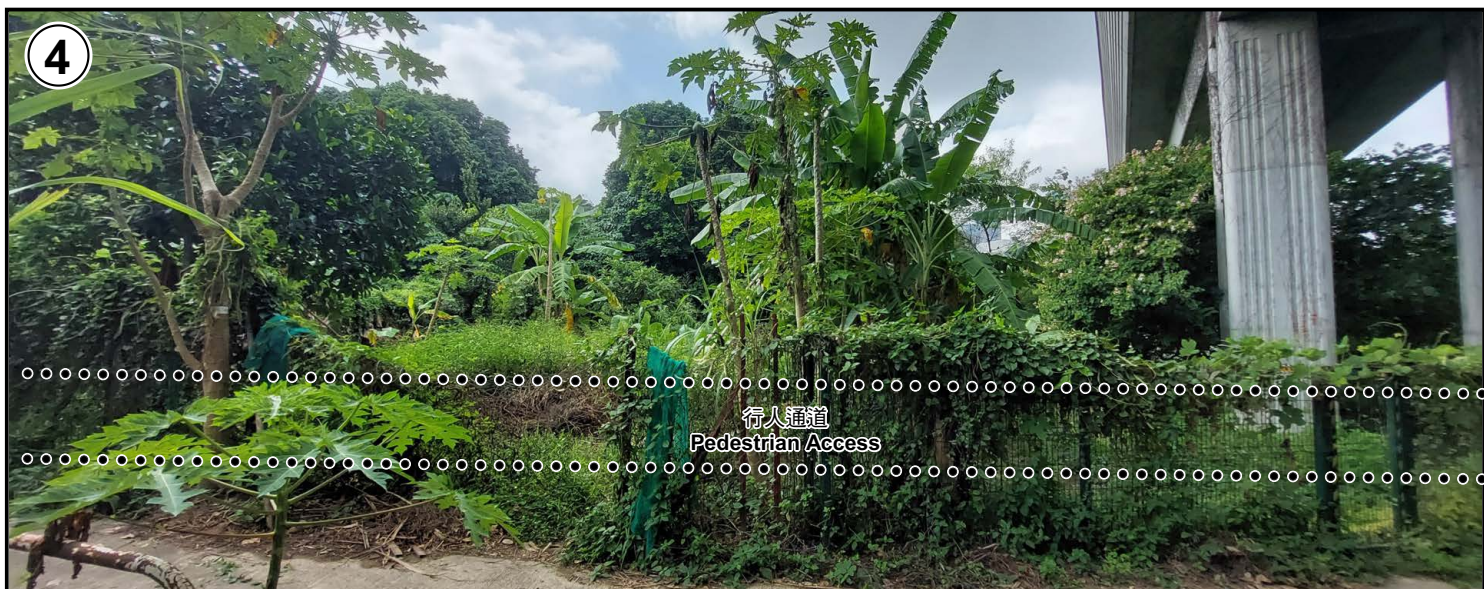
擬議綜合住宅發展
元朗南生圍東成里丈量約份第103約多個地段和丈量約份第115約多個地段
PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT
VARIOUS LOTS IN D.D. 103 AND D.D. 115,
TUNG SHING LEI, NAM SANG WAI, YUEN LONG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-NSW/293

圖 PLAN
A-4a



行人通道

Pedestrian Access



申請地點(南面部份)

APPLICATION SITE (Southern Part)



申請地點(南面部份)

APPLICATION SITE (Southern Part)

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

實地照片 SITE PHOTOS

本圖於2023年1月27日擬備，所根據的資料為攝於2022年11月10日的實地照片
PLAN PREPARED ON 27.1.2023
BASED ON SITE PHOTOS
TAKEN ON 10.11.2022

擬議綜合住宅發展
元朗南生圍東成里丈量約份第103約多個地段和丈量約份第115約多個地段
PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT
VARIOUS LOTS IN D.D. 103 AND D.D. 115,
TUNG SHING LEI, NAM SANG WAI, YUEN LONG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-NSW/293

圖 PLAN
A-4b



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

實地照片 SITE PHOTOS

本圖於2023年1月26日擬備，所根據的資料為攝於2023年1月17日的實地照片
PLAN PREPARED ON 26.1.2023
BASED ON SITE PHOTOS
TAKEN ON 17.1.2023

擬議綜合住宅發展
元朗南生圍東成里丈量約份第103約多個地段和丈量約份第115約多個地段
PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT
VARIOUS LOTS IN D.D. 103 AND D.D. 115,
TUNG SHING LEI, NAM SANG WAI, YUEN LONG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-NSW/293

圖 PLAN
A-4c

Extract of minutes of the RNTPC meeting held on 3.2.2023

Agenda Item 23

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-NSW/293 Proposed Comprehensive Residential Development with Commerical
Uses and Social Welfare Facilities in “Undetermined” Zone, Various
Lots in D.D. 103 and D.D. 115, Nam Sang Wai, Yuen Long
(RNTPC Paper No. A/YL-NSW/293A)

Presentation and Question Sessions

70. With the aid of a Powerpoint presentation, Ms Christine C.M. Cheung, STP/FSYLE, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) did not support the application.

Background and Planning Intention of the “Undetermined” (“U”) zone

71. Some Members raised the following questions:
- (a) whether there were any development restrictions for the subject “U” zone and assessment criteria for consideration of applications within the “U” zone;
 - (b) area of the application site (the Site) as compared with the total area of the “U” zone and the land status within the “U” zone; and
 - (c) background of a previously approved application within the “U” zone.
72. In response, Mr Anthony K.O. Luk, DPO/FSYLE made the following points:
- (a) according to the covering Notes of the Outline Zoning Plan (OZP), all uses or developments within the “U” zone, except for those specified in the covering Notes, required planning permission from the Town Planning Board (TPB). As stated in the Explanatory Statement (ES) of the OZP, the intention was to ensure the environment would not be adversely affected and that infrastructure, Government, institution and community (GIC) facilities and open space were adequately provided. Besides, development within the area had to be comprehensively planned as piecemeal development or redevelopment would have the effect of degrading the environment and thus jeopardising the long-term planning intention of the area. There was no plot ratio (PR) or building height restriction for the “U” zone;
 - (b) the Site, which occupied about 20% of the “U” zone, was mostly private land under fragmented ownership; and
 - (c) the planning application No. A/YL-NSW/292 for proposed conservation of historic building (Pun Uk) and provision of a Residential Care Home for the

Elderly was approved with conditions by the Committee in August 2022. That application site was located in a relatively small area situated in the western corner of the subject “U” zone of Tung Shing Lei and partly within the “Government, Institution or Community” zone. On the contrary, the Site covered a much larger area and was in a more prominent location within the “U” zone, which would unavoidably have adverse impact on the comprehensive land use review and the development potential of the public housing development under study.

Public Housing Development at Tung Shing Lei

73. Some Members raised the following questions:

- (a) noting that the “U” zone was the subject of an engineering feasibility study for potential public housing development at Tung Chung Lei (the Study) being undertaken by the Civil Engineering and Development Department (CEDD), what the study progress and development parameters, such as PR, of the potential public housing development were;
- (b) whether the Housing Department (HD) had provided any elaboration on how the proposed development under the application (the proposed development) would jeopardise the development potential of the potential public housing development; and
- (c) whether there was any indication on the location of the potential public housing development within the “U” zone in 2017 Policy Address and whether the concerned land owners had been notified about the initiative of the Policy Address.

74. In response, Mr Anthony K.O. Luk, DPO/FSYLE, made the following points:

- (a) the Study commenced in 2021 and the detailed land use proposal and development parameters for the potential public housing development in the “U” zone were being formulated. According to the prevailing policy, the maximum domestic PR for public housing developments in new towns

was 6.5 in general. However, the recommended development intensities of the potential public housing development would be subject to the findings of the Study, taken into account various considerations including traffic and infrastructural capacities. Also, the Site was subject to Shek Kong Airfield Height Restriction under which height limits were more stringent in the east towards the Shek Kong Airfield and relaxed in the west towards the Yuen Long Town. Upon completion of the Study, which was anticipated in 2023, PlanD would conduct comprehensive land use review for the “U” zone and propose amendments to the OZP based on the findings of the Study for the TPB’s consideration;

- (b) HD objected to the application in that the encroachment of the proposed development onto the potential public housing site would jeopardise the government’s intention and development potential for the public housing development. Besides, while having no adverse comment on the application, the Transport Department (TD) considered that the proposed access roads and associated traffic and transport facilities under the application and the public housing development under the Study were not compatible with each other; and
- (c) according to 2017 Policy Address, the subject “U” zone at Tung Shing Lei was identified as one of the potential sites for public housing development, for which there was no indication on the boundary or area involved. Under normal circumstance, the government would not notify the concerned land owners about the initiation of study as announced in the Policy Address. Upon completion of the Study, PlanD would conduct comprehensive land use review and propose amendments to the OZP, and the public would be consulted during the statutory plan-making process.

75. The Chairman remarked that in addition to the potential public housing development, other supporting facilities (including GIC and transport facilities) would be proposed within the “U” zone under the Study to achieve comprehensive development.

76. A Member further enquired whether HD, TD and other relevant departments had any comment on the proposed development on technical aspects, and whether there was any

possibility to co-locate the proposed development with the potential public housing development. In response, Mr Anthony K.O. Luk, DPO/FSYLE, said that all government departments consulted had no adverse comment on the technical aspects of the proposed development, such as traffic, infrastructure and visual. However, as mentioned before, HD objected to the application as the proposed development would jeopardise the development potential of the potential public housing development in the “U” zone.

Development Layout

77. Some Members raised the following questions by referring to the indicative layout plan submitted by the applicant (Drawing A-33 of the Paper):

- (a) the status of the developments and features (e.g. private and public housing developments, a lake and a green corridor) outside the Site as shown in the Drawing and how they would be implemented; and
- (b) the details and implementation of the proposed vehicular accesses under the application.

78. In response, Mr Anthony K.O. Luk, DPO/FSYLE made the following points:

- (a) the developments/features outside the Site as shown in Drawing A-33 were for indicative purpose only. The applicant intended to demonstrate that the “U” zone could be comprehensively planned and the proposed development would not pre-empt the potential public housing development in future. However, the applicant had not specified how those indicative developments/features outside the Site could be implemented. Besides, except the Visual Impact Assessment, the indicative developments (including the public housing development) outside the Site were not substantiated with any technical assessments by the applicant; and
- (b) according to the applicant, two vehicular accesses were proposed, including one connecting the Southern Site (C2B) with Castle Peak Road – Yuen Long in the south and one connecting the Northern Site (C2A) with Yuen

Long Highway to the north. The southern vehicular access was mainly on Government land and would be implemented by the applicant whilst the northern vehicular access which ran mainly on private land was indicative only and subject to the implementation of the potential public housing development. The Northern and Southern Sites would be connected by an underground internal road link outside the site boundary and across the viaduct of Tuen Ma Line.

79. The Chairman reiterated that the layout of the public housing developments and other proposed features outside the Site as shown in the Drawing submitted by the applicant were indicative only and did not reflect the recommendation of the Study.

Nature Conservation

80. Some Members raised the following questions:

- (a) noting that some green groups had raised objection to the application, whether the Agriculture, Fisheries and Conservation Department (AFCD) had any comment on the submitted Ecological Impact Assessment (EcoIA) and the relevant mitigation measures identified therein; and
- (b) whether there would be any filling of pond within the Site and whether there was any requirement for compensation of loss in wetland under the ES of the OZP.

81. In response, Mr Anthony K.O. Luk, DPO/FSYLE made the following points:

- (a) AFCD had no in-principle objection to the application or adverse comment on the findings and the proposed mitigation measures of the EcoIA report; and
- (b) the Site was located in the southern part of the OZP area, and fell outside the Wetland Conservation Area and Wetland Buffer Area. Hence, there was no requirement for wetland compensation for the Site under the “U”

zone or the ES of the OZP. According to the applicant, a semi-active pond (1.03 ha) and an abandoned pond (0.69 ha) were identified within the Site and an Eco-lake (1.06 ha) was proposed to compensate the loss of the ponds. As requested by AFCD, an approval condition for the submission of Fisheries Impact Assessment and implementation of mitigation measures would be imposed should the Committee decide to approve the application.

Deliberation Session

82. Members generally agreed with PlanD's recommendation that the "U" zone should be comprehensively planned and the application should be rejected on the consideration that the proposed development would pre-empt the comprehensive review of the "U" zone and jeopardise the potential public housing development, for which the Study was being carried out by CEDD.

83. A Member enquired on the background of a previously approved application for private housing development falling within the potential public housing site in Lam Tei. The Chairman explained that the application (No. A/TM-LTTY/381) was located within "Residential (Group E)" ("R(E)") zone on the Lam Tei and Yick Yuen OZP and planning intention of the zone was primarily for phasing out of existing industrial uses through redevelopment for residential use on application to the TPB, while there was a plan for public housing development within the "R(E)" zone. That application was approved having considered that the residential development proposed by the applicant was generally in line with the planning intention of the "R(E)" zone and the applicant had demonstrated the technical feasibility of the proposed development in the application. For the subject application, the Site fell within the "U" zone which was intended for comprehensively planned development in order to avoid piecemeal development. In this regard, the government was undertaking a study for public housing development and the land use of the "U" zone would be comprehensively reviewed. As such, the considerations of the two applications were different.

84. A Member opined that two fish ponds and an egret within the Site were of high-ecological value and should be preserved. It was however noted that the two ponds would be affected by the proposed development and the Eco-lake proposed by the applicant

would compensate only one of the affected ponds in terms of size, which was considered unacceptable from ecological preservation point of view. There should be scope for the ongoing Study to allow a comprehensive review of the area and hence a better layout which could avoid affecting the areas with high-ecological value while delivering public housing development in the remaining area. Another Member remarked that the performance of nature conservation might be more satisfactory under private developments with appropriate monitoring mechanism.

85. Noting that the “U” zone was mostly private land and there was no adverse departmental comment from technical aspects on the application, two Members expressed that the Study could explore opportunities to develop part of the “U” zone for private housing or to allow collaboration with the applicant for earlier implementation and a more balanced housing/social mix. Another Member urged the government to provide details on the recommendations of the Study for public information as soon as possible. In this regard, the Chairman remarked that according to CEDD, the Study would be completed by 2023 and HD could be advised to timely make public the relevant details of the potential public housing development.

86. The Chairman remarked that the planning intention of the “U” zone was for comprehensively planned development as piecemeal development or redevelopment would have the effect of degrading the environment and thus jeopardising the long-term planning intention of the area. In this regard, despite the proposed development was technically feasible, it would undermine the comprehensive planning of the “U” zone, and the encroachment of the proposed development onto the public housing site would also jeopardise the government intention and development potential for public housing development thereat. Members’ suggestions and views were noted and would be conveyed to relevant departments, where appropriate.

87. After deliberation, the Committee decided to reject the application. The reason was :

“the “Undetermined” (“U”) zone is one of the potential sites for public housing development in the short to medium term which is subject to the findings of the on-going Study by the Civil Engineering and Development Department. The

encroachment of the proposed development onto the public housing site will jeopardise the government intention and development potential for public housing development at Tung Shing Lei. Subject to the findings of the Study, the “U” zone will be comprehensively reviewed and the approval of the application will undermine the comprehensive planning of the “U” zone.”

城 市 規 劃 委 員 會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/YL-NSW/293

By Post & Fax (2779 8428)

17 February 2023

Ove Arup & Partners Hong Kong Ltd.

Dear Sir/Madam,

**Proposed Comprehensive Residential Development with
Commerical Uses and Social Welfare Facilities in “Undetermined” Zone,
Various Lots in D.D. 103 and D.D. 115, Nam Sang Wai, Yuen Long**

I refer to my letter to you dated 30.1.2023.

After giving consideration to the application, the Town Planning Board (TPB) decided to reject the application and the reason is :

- the “Undetermined” (“U”) zone is one of the potential sites for public housing development in the short to medium term which is subject to the findings of the on-going Study by the Civil Engineering and Development Department. The encroachment of the proposed development onto the public housing site will jeopardise the government intention and development potential for public housing development at Tung Shing Lei. Subject to the findings of the Study, the “U” zone will be comprehensively reviewed and the approval of the application will undermine the comprehensive planning of the “U” zone.

A copy of the TPB Paper in respect of the application is available at TPB website at this link (https://www.info.gov.hk/tpb/en/meetings/RNTPC/Agenda/712_rnt_agenda.html). The relevant extract of minutes of the TPB meeting held on 3.2.2023 is enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 10.3.2023). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

Under the Town Planning Ordinance, the TPB can only reconsider at the review hearing the original application in the light of further written and/or oral representations. Should you decide at this stage to materially modify the original proposal, such proposal should be submitted to the TPB in the form of a fresh application under section 16 of the Town Planning Ordinance.

If you wish to seek further clarifications/information on matters relating to the above decision, please feel free to contact Ms. Christine Cheung of Fanling, Sheung Shui & Yuen Long East District Planning Office at 3168 4033.

Yours faithfully,

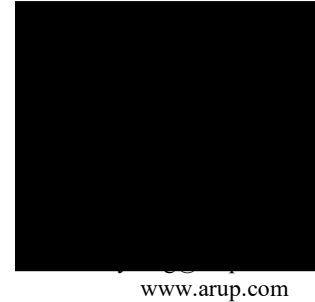


(Leticia LEUNG)
for Secretary, Town Planning Board

Your ref A/YL-NSW/293
Our ref 268656/00/WSTY/MYNL/CYCL/04976

By Hand and By Email (tpbpd@pland.gov.hk)

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



20 February 2023

Dear Sir/Madam,

**Submission of S.17 Review Application
for Proposed Comprehensive Residential Development in "Undetermined" Zone
at Various Lots in D.D. 103 and D.D. 115, Tung Shing Lei, Nam Sang Wai, Yuen Long**

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

We refer to the decision of the Town Planning Board (the Board) on the subject S.16 Planning Application made on 3 February 2023. We would like to seek for a review of the Board's decision on the S16 application.

Should you have any queries, please feel free to contact the undersigned at [REDACTED] or our Ms. Charlotte LAM at [REDACTED]

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Theresa Yeung', is written over a large, faint, stylized 'T' shape.

Theresa YEUNG
Director

cc. - DPO/FSYLE, PlanD - Ms. Christine CHEUNG (email: ccmcheung@pland.gov.hk)
- DPO/FSYLE, PlanD - Mr. Gary LAM (email: gtllam@pland.gov.hk)

Your ref A/YL-NSW/293
Our ref 268656/00/WSTY/MYNL/TYAL/05479

ARUP

By Hand and Email (tpbpd@pland.gov.hk)

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



24 December 2024

Dear Sir/ Madam,

**S17 Review Application for
Proposed Comprehensive Residential Development in "Undetermined" Zone
at Various Lots in D.D. 103 and D.D. 115, Tung Shing Lei, Nam Sang Wai, Yuen Long
(Planning Application No. A/YL-NSW/293)**

Submission of Further Information

Subsequent to our letter dated 22 October 2024 (our reference: 268656/00/WSTY/MYNL/TYAL/05443), the Applicant has a comprehensive review of the development approach at the Application Site and decided to maintain the strategy of optimising land resources at a highly convenient location next to Yuen Long Town for housing purpose. Therefore, the Applicant proposes to pursue the previous version of the Master Layout Plan submitted at the S16 Planning Application stage for Town Planning Board's consideration in the upcoming S17 Review.

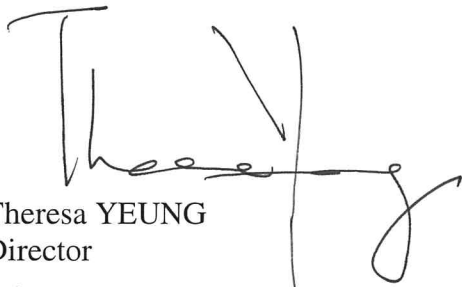
Please see attached the Master Layout Plan (**Appendix A**) and Development Parameters (**Appendix B**) for the Proposed Development at the Application Site, which features a total Plot Ratio of 3.028 (including a domestic PR of 2.928 and a non-domestic PR of 0.1) and a total of 14 residential towers and 9 villa houses, offering a total of 3,556 residential flats and 9 houses through private initiatives.

It is worth noting that relevant Government departments have no objections to the submitted technical assessments during the S16 Planning Application stage, which demonstrates that the Proposed Development is technically feasible from traffic, environmental, sewerage, drainage, water supply, ecological, visual, landscape, air ventilation, and geotechnical aspects. The full set of technical assessments submitted at the S16 Planning Application stage have received no objection or no adverse comment by relevant Government departments, including Traffic Impact Assessment, Environmental Assessment, Sewerage Impact Assessment, Drainage Impact Assessment, Water Supply Impact Assessment, Ecological Impact Assessment, Visual Impact Assessment, Landscape Proposal, Air Ventilation Assessment, and Geotechnical Planning Review Report (Appendices C – L of the Consolidated Set of Supporting Planning Statement submitted on 30 January 2023).

We sincerely seek the favourable consideration from the Town Planning Board to approve this S17 Review Application.

Should you have any queries, please feel free to contact the undersigned at [REDACTED] or our Ms. Anna LOK at [REDACTED]

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Theresa YEUNG', with a large, stylized flourish extending from the end of the name.

Theresa YEUNG
Director

Encl. - Appendix A – Master Layout Plan of the Proposed Development
 - Appendix B – Development Parameters of the Proposed Development
cc. - Client
 - DPO/FSYLE, PlanD - Mr. Gary LAM (email: gtlam@pland.gov.hk)
 - DPO/FSYLE, PlanD – Mr. Alexander Mak (email: awymak@pland.gov.hk)

Appendix A

Master Renewal Plan of Proposed Development

Appendix B

Development Parameters of the Proposed Development

Appendix B - Development Parameters of the Proposed Development

Development Parameters	Master Layout Plan (submitted in S16 Application stage)
Site Area	About 53,584m ²
Proposed Use	Flat, House, Shop and Services and Eating Place
Total GFA - Domestic GFA - Non-Domestic GFA [#]	About 162,238m ² - About 156,880m ² - About 5,358m ²
Plot Ratio - Domestic - Non-Domestic [#]	About 3.028 - About 2.928 - About 0.10
No. of Blocks	14 residential towers and 9 villa houses
Building Height (No. of Storeys [^])	Not Exceeding 139mPD (2–44 storeys excluding basement floors)
Overall Site Coverage	About 18%
No. of Units	3,556 flats and 9 houses
Average Unit Size	About 44.1m ²
Anticipated Population	About 10,330
Local Open Space	Not less than 10,330m ²
Clubhouse*	One 2-storey block with GFA of about 2,920m ² and one 1-storey block with GFA of about 1,000m ²
Anticipated Completion Year	2026
No. of Parking Spaces and Loading/ Unloading Spaces	
Residential	710 nos. (including 9 nos. accessible parking spaces)
Visitor	70 nos.
Commercial/Retail	36 nos. (including 1 no. accessible parking space)
Motorcycles	41 nos. (including 37 nos. for residential and 4 nos. for commercial/retail)
Bicycle	475 nos. (for residential)
Loading/Unloading Spaces for Heavy Goods Vehicles	16 nos.
Loading/Unloading Spaces for Light Goods Vehicles	5 nos.

[#]Including eating place, shop and services; excluding GIC facilities (one Neighbourhood Elderly Centre (NOFA: 303m²; indicative GFA: about 667m² based on a conversion factor from NOFA to GFA of 2.2) and one team of Home Care Services (HCS) for Frail Elderly Persons (2-team size non-kitchen based) (NOFA: 142m²; indicative GFA: about 312m² based on a conversion factor from NOFA to GFA of 2.2)).

[^] The BH of Towers 1 to 9 include 1 storey of refuge floor; Towers 8 to 9 include 1 storey of retail podium; and Towers 13 to 14 include 1 storey of clubhouse.

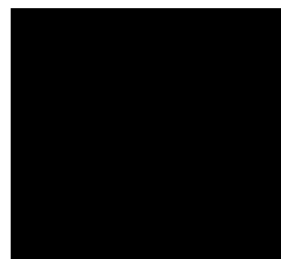
*GFA of the proposed clubhouse provision is about 2.49% (i.e. < 2.5%) of the total domestic GFA and is therefore exempted from GFA calculation.

Your ref A/YL-NSW/293
Our ref 268656/00/WSTY/MYNL/TYAL/05497

ARUP

By Hand and Email (tpbpd@pland.gov.hk)

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



www.arup.com

28 January 2025

Dear Sir/ Madam,

**S17 Review Application for
Proposed Comprehensive Residential Development in "Undetermined" Zone
at Various Lots in D.D. 103 and D.D. 115, Tung Shing Lei, Nam Sang Wai, Yuen Long
(Planning Application No. A/YL-NSW/293)**

Technical Clarification

We refer to the Further Information of the captioned s17 Review submitted on 24 December 2024 (our ref: 268656/00/WSTY/MYNL/TYAL/05479). As enquired by the Planning Department, we would like to clarify that the anticipated completion year of the proposed development at the Application Site is updated as 2030.

We sincerely seek the favourable consideration from the Town Planning Board to approve this S17 Review Application.

Should you have any queries, please feel free to contact the undersigned at [REDACTED] or our Ms. Anna LOK at [REDACTED].

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Theresa YEUNG', with a horizontal line extending to the right.

Theresa YEUNG
Director

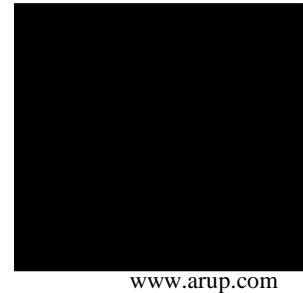
cc. - Client
 - DPO/FSYLE, PlanD – Mr. Gary LAM (email: gtlam@pland.gov.hk)
 - DPO/FSYLE, PlanD – Mr. Alexander Mak (email: awymak@pland.gov.hk)

waYour ref A/YL-NSW/293
Our ref 268656/00/WSTY/MYNL/TYAL/05518

ARUP

By Hand and Email (tpbpd@pland.gov.hk)

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



14 March 2025

Dear Sir/ Madam,

**S17 Review Application for
Proposed Comprehensive Residential Development in "Undetermined" Zone
at Various Lots in D.D. 103 and D.D. 115, Tung Shing Lei, Nam Sang Wai, Yuen Long
(Planning Application No. A/YL-NSW/293)**

Submission of Further Information

As requested by the District Planning Office, we are pleased to provide the following supplementary information and justifications in support of the Proposed Development and the captioned Planning Application.

1. Optimising Valuable Land Resources and Provision of Timely Housing Supply in Short-to-Medium Term

The Application Site is located in the larger “U” zone which has been zoned “U” on the Outline Zoning Plan for more than three decades. The Proposed Development aims to optimise land resources at a highly convenient location next to Yuen Long Town for private housing purpose. Majority of the Site is owned by the Applicants, while remaining lots will be under joint implementation. The Proposed Development could be readily implemented and contribute 3,565 private housing units in short-to-medium term. Early implementation of the Proposed Development through the private initiatives could unlock the development potential of the remaining part of the Tung Shing Lei “U” zone.

2. Adopting Sensitive Design to Respect Ecological Assets and Ensure Compatibility with the Surrounding

In recognition of the ecological assets, a proactive preservation approach and sensitive design have been adopted in the formulation of the Master Layout Plan of the Proposed Development. An Eco-lake of more than 1 ha and low-rise villa houses are proposed at the northeastern portion of the Site to minimise the potential disturbance to birds’ flight path. The residential towers are also carefully dispositioned with appropriate building setback and separation to minimise environmental impacts from railway and road traffic and to facilitate air ventilation.

3. Spearheading the Comprehensive Development of the “U” Zone Without Compromising the Development Potential of the Remaining Area

The Proposed Development has been designed comprehensively with the provision of social welfare facilities, including a Neighbourhood Elderly Centre (NEC) as requested by the Social Welfare Department and one team of Home Care Services (HCS) for Frail Elderly Persons under private initiatives. The Proposed Development would not undermine the comprehensive development of the “U” zone but could spearhead the comprehensive development therein without compromising the potential of the remaining areas. Proposed as a comprehensively planned development rather than a piecemeal development, it aligns with the planning intention of the “U” zone.

4. Proven to be Technically Feasible with No Adverse Comments from Government Departments

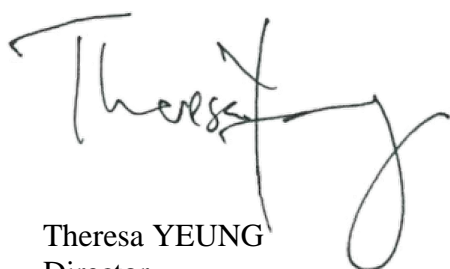
Relevant Government departments have no objections to the submitted technical assessments during the S16 Planning Application stage, which demonstrates that the Proposed Development is technically feasible from traffic, environmental, sewerage, drainage, water supply, ecological, visual, landscape, air ventilation, and geotechnical aspects. The Proposed Development will not incur any insurmountable impacts on the surrounding areas with appropriate mitigation measures implemented.

For details of the proposed development parameters, Master Layout Plans, and relevant supporting figures for illustration, please refer to **Appendices A and B**. This Further Information (FI) is to supersede the FI-1 to 8 submitted on 29.3.2023, 7.6.2023 & 13.6.2023, 9.8.2023, 20.10.2023, 5.1.2024, 8.3.2024, 23.5.2024, and 22.10.2024.

We sincerely seek the favourable consideration from the Town Planning Board to approve this S17 Review Application.

Should you have any queries, please feel free to contact the undersigned at [REDACTED] or our Ms. Anna LOK at [REDACTED]

Yours faithfully,



Theresa YEUNG
Director

Encl. - Appendix A – Development Parameters of the Proposed Development
 - Appendix B – Master Layout Plan of the Proposed Development and Other Supporting Figures
cc. - Client
 - DPO/FSYLE, PlanD - Mr. Gary LAM (email: gtlam@pland.gov.hk)
 - DPO/FSYLE, PlanD – Mr. Alexander Mak (email: awymak@pland.gov.hk)

Appendix A

Development Parameters of the Proposed Development

Appendix A - Development Parameters of the Proposed Development

Development Parameters	Master Layout Plan
Site Area	About 53,584m ²
Proposed Use	Flat, House, Shop and Services and Eating Place
Total GFA - Domestic GFA - Non-Domestic GFA [#]	About 162,238m ² - About 156,880m ² - About 5,358m ²
Plot Ratio - Domestic - Non-Domestic ⁽ⁱ⁾	About 3.028 - About 2.928 - About 0.10
No. of Blocks	14 residential towers and 9 villa houses
Building Height (No. of Storeys ⁽ⁱⁱ⁾)	Not Exceeding 139mPD (2–44 storeys excluding basement floors)
Overall Site Coverage	About 18%
No. of Units	3,556 flats and 9 houses
Average Unit Size	About 44.1m ²
Anticipated Population	About 10,330
Local Open Space	Not less than 10,330m ²
Clubhouse ⁽ⁱⁱⁱ⁾	One 2-storey block with GFA of about 2,920m ² and one 1-storey block with GFA of about 1,000m ²
Anticipated Completion Year	2030
No. of Parking Spaces and Loading/ Unloading Spaces	
Residential	710 nos. (including 9 nos. accessible parking spaces)
Visitor	70 nos.
Commercial/Retail	36 nos. (including 1 no. accessible parking space)
Motorcycles	41 nos. (including 37 nos. for residential and 4 nos. for commercial/retail)
Bicycle	475 nos. (for residential)
Loading/Unloading Spaces for Heavy Goods Vehicles	16 nos.
Loading/Unloading Spaces for Light Goods Vehicles	5 nos.

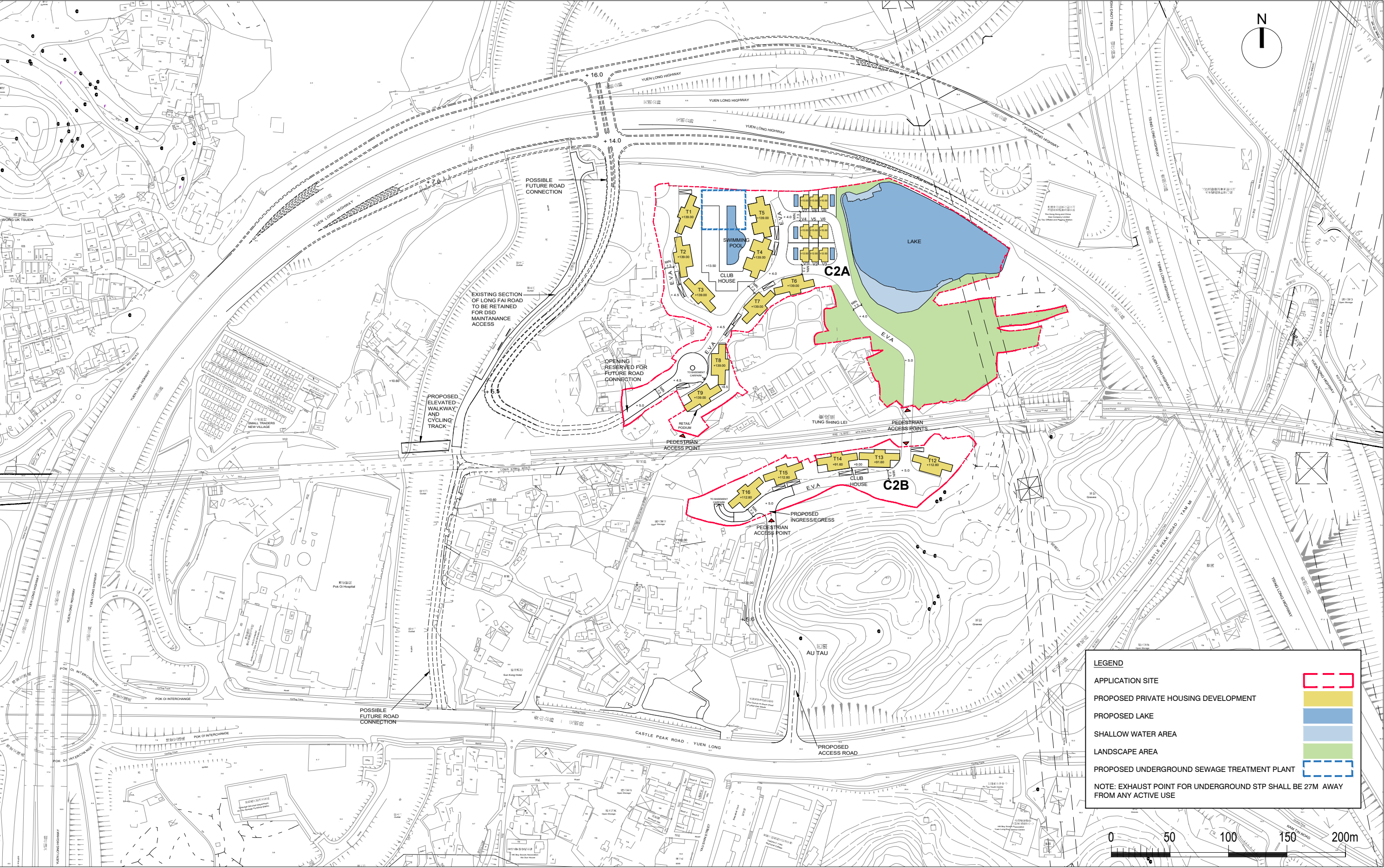
⁽ⁱ⁾ Including eating place, shop and services; excluding GIC facilities (one Neighbourhood Elderly Centre (NOFA: 328m²; indicative GFA: about 722m² based on a conversion factor from NOFA to GFA of 2.2) and one team of Home Care Services (HCS) for Frail Elderly Persons (2-team size non-kitchen based) (NOFA: 142m²; indicative GFA: about 312m² based on a conversion factor from NOFA to GFA of 2.2)), according to the latest SWD’s Schedule of Accommodation.

⁽ⁱⁱ⁾ The BH of Towers 1 to 9 include 1 storey of refuge floor; Towers 8 to 9 include 1 storey of retail podium; and Towers 13 to 14 include 1 storey of clubhouse.

⁽ⁱⁱⁱ⁾ GFA of the proposed clubhouse provision is about 2.49% (i.e. < 2.5%) of the total domestic GFA and is therefore exempted from GFA calculation.

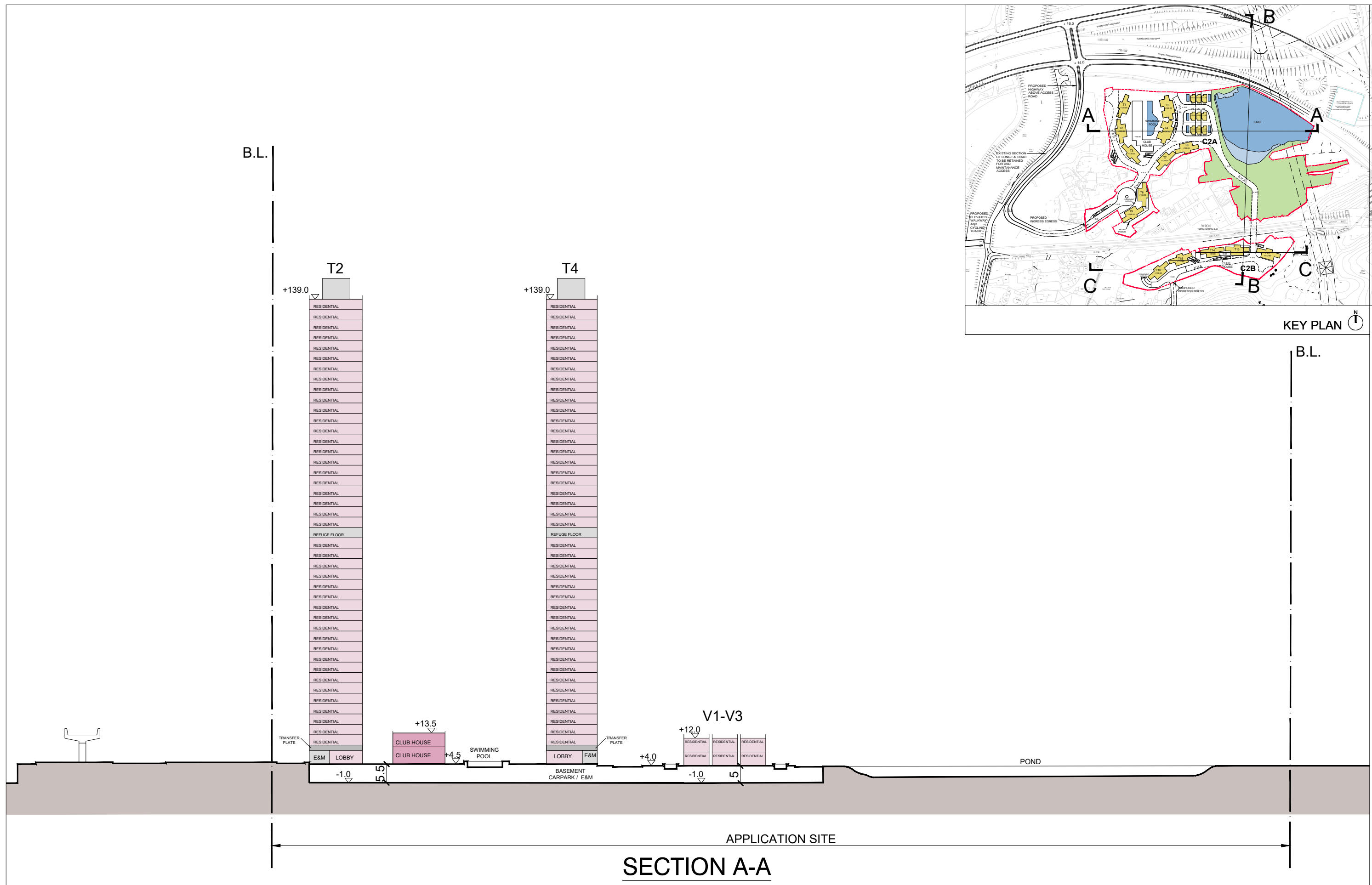
Appendix B

Master Layout Plan of the Proposed Development and Other Supporting Figures



MASTER LAYOUT PLAN FOR THE PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT THE APPLICATION SITE

SCALE : 1:3000
DATE : JUN 2022



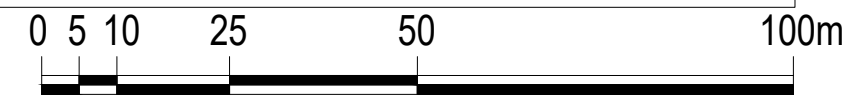
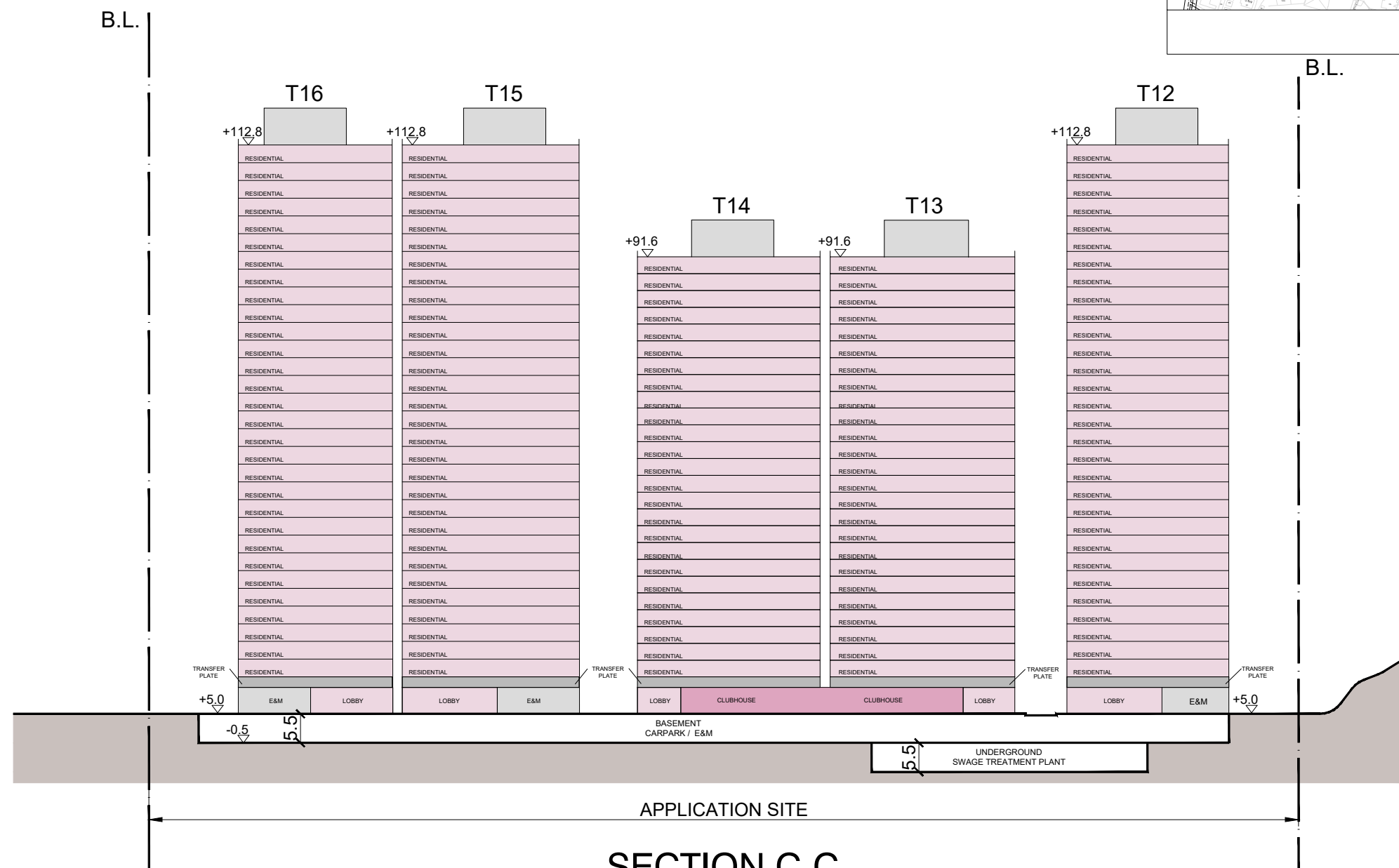
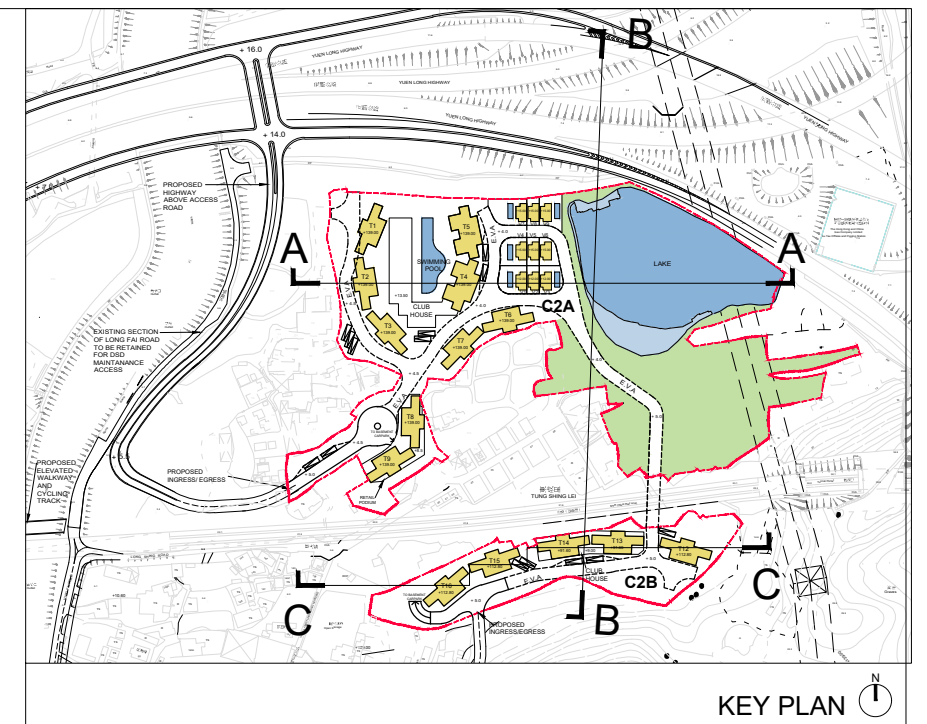
INDICATIVE SECTION PLAN FOR THE PROPOSED COMPREHENSIVE
RESIDENTIAL DEVELOPMENT AT THE APPLICATION SITE

SCALE 1:1000
DATE : AUG 2021



INDICATIVE SECTION PLAN FOR THE PROPOSED COMPREHENSIVE
RESIDENTIAL DEVELOPMENT AT THE APPLICATION SITE

SCALE 1:1000
DATE : SEP 2021



- 1 villa area
- 2 terrace flowering planting
- 3 club house & swimming pool
- 4 children play area (C2A)
- 5 roof garden
- 6 entrance A
- 7 entrance B
- 8 eco-lake
- 9 camping site B
- 10 water front deck

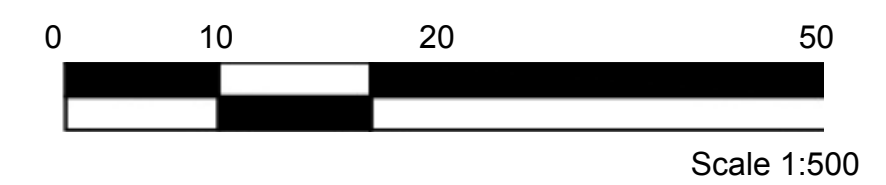
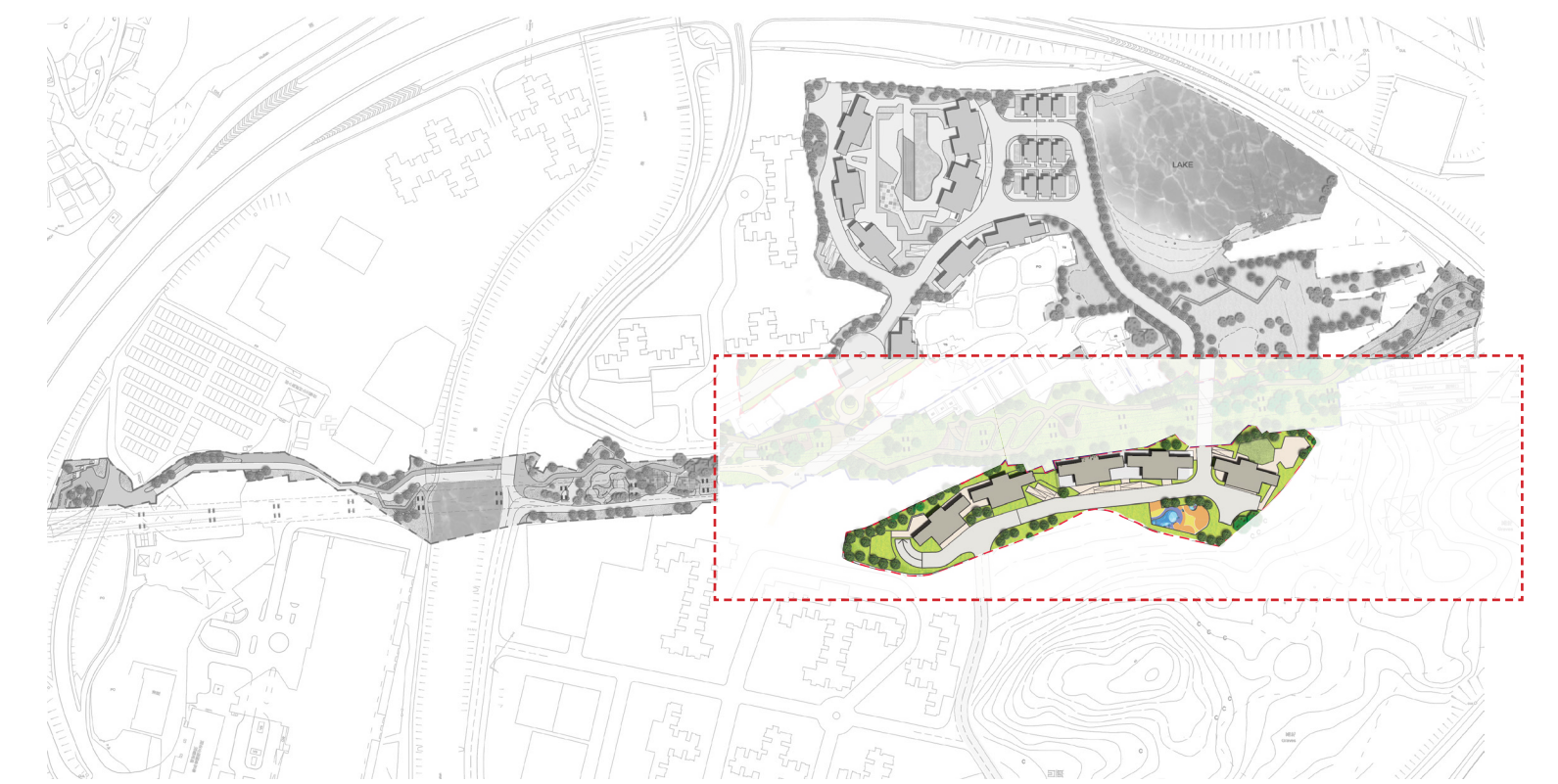
- 6 entrance A
- 7 entrance B
- 8 eco-lake
- 9 camping site B
- 10 water front deck
- 11 viewing platform
- 12 conservation area
- 13 picnic area
- 14 camping site A
- 15 entrance E

- 11 viewing platform
 12 conservation area
 13 picnic area
 14 camping site A
 15 entrance E
 16 ecological trail
 ▲ major vehicular access point
 ▲ pedestrian access point
 -- site boundary
 -- fence wall

Legend

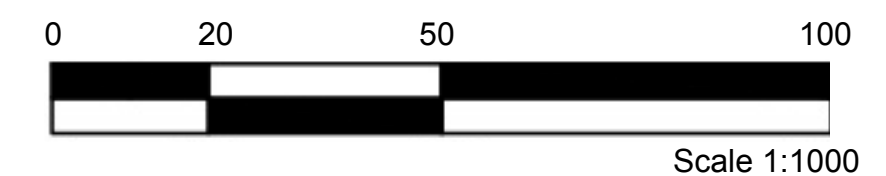
- ① adventure park
- ② entrance C
- ③ feature planter
- ④ podium garden
- ⑤ children play area
- ⑥ entrance E
- ⑦ star gazing garden
- ⑧ jacuzzi
- ▲ major vehicular access point
- ▲ pedestrian access point

-- site boundary
 --- fence wall



Legend

- | | | |
|-----------------------------|-------------------------------|---------------------------------|
| 1 fountain plaza | 20 camping site A | 39 adventure park |
| 2 deck sitting area | 21 picnic area | ▲ major vehicular access points |
| 3 amphitheatre | 22 camping site B | ▲ pedestrian access points |
| 4 rock climbing area | 23 conservation area | -- site boundary |
| 5 children skate area | 24 viewing platform | - - fence wall |
| 6 skate park | 25 water front deck | |
| 7 public children play area | 26 eco-lake | |
| 8 dry fountain play area | 27 villa area | |
| 9 toilet | 28 children play area A(C2A) | |
| 10 sitting garden | 29 terrace flowering garden | |
| 11 entrance B | 30 club house & swimming pool | |
| 12 flower trail | 31 roof garden | |
| 13 lawn | 32 entrance A | |
| 14 art plaza | 33 star gazing garden | |
| 15 trellis with climbers | 34 jacuzzi | |
| 16 entrance E | 35 podium garden | |
| 17 entrance D | 36 children play area (C2B) | |
| 18 educational signage | 37 feature planter | |
| 19 ecological trail | 38 entrance C | |



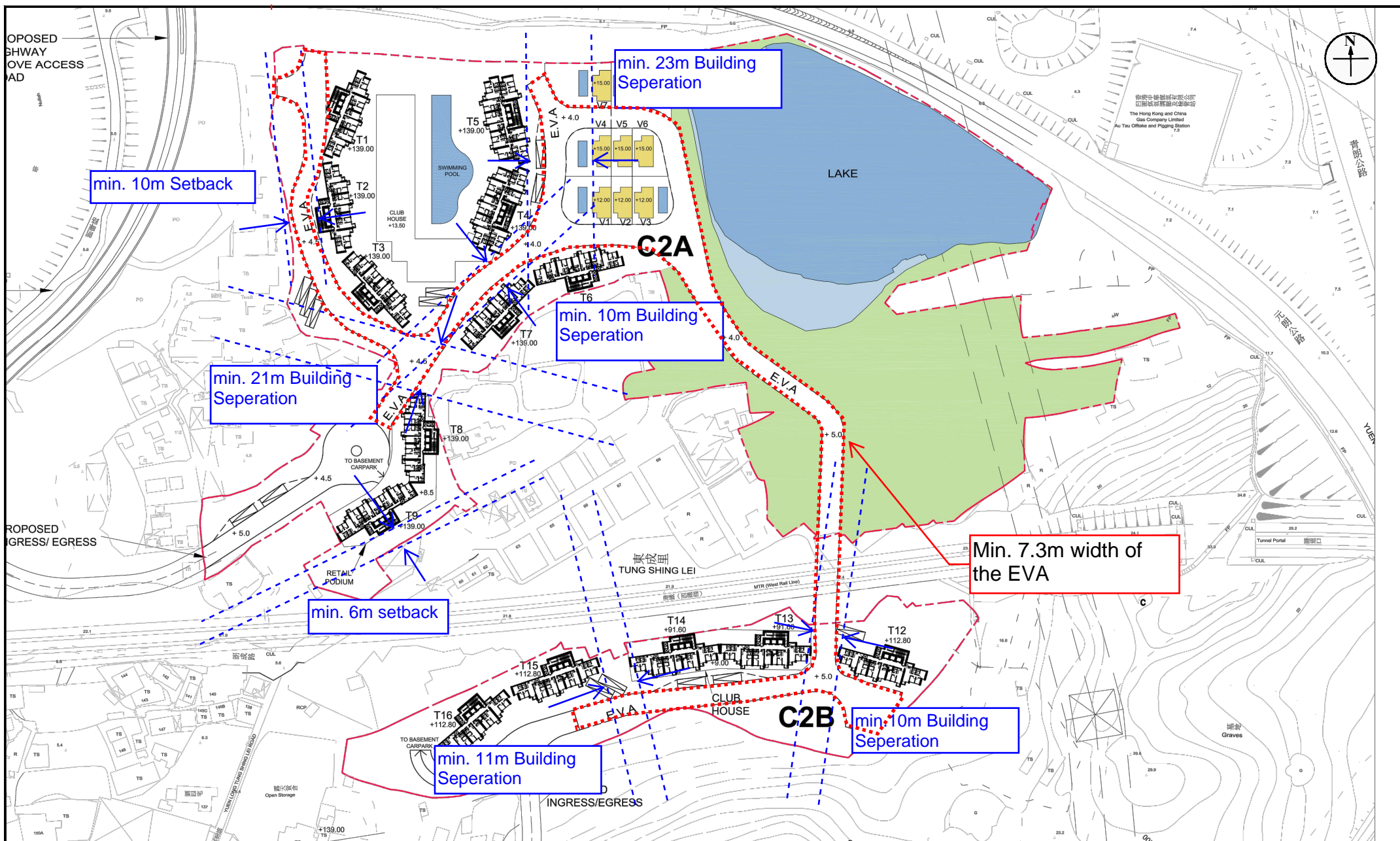


Figure: 8

Title: Master Layout Plan of the Proposed Scheme

Project: S16 Application for U-Zone (Yuen Long - Tung Shing Lei)

RAMBOLL

Drawn by: EC

Checked by: SL

Rev.: 2.2

Date: Mar-22

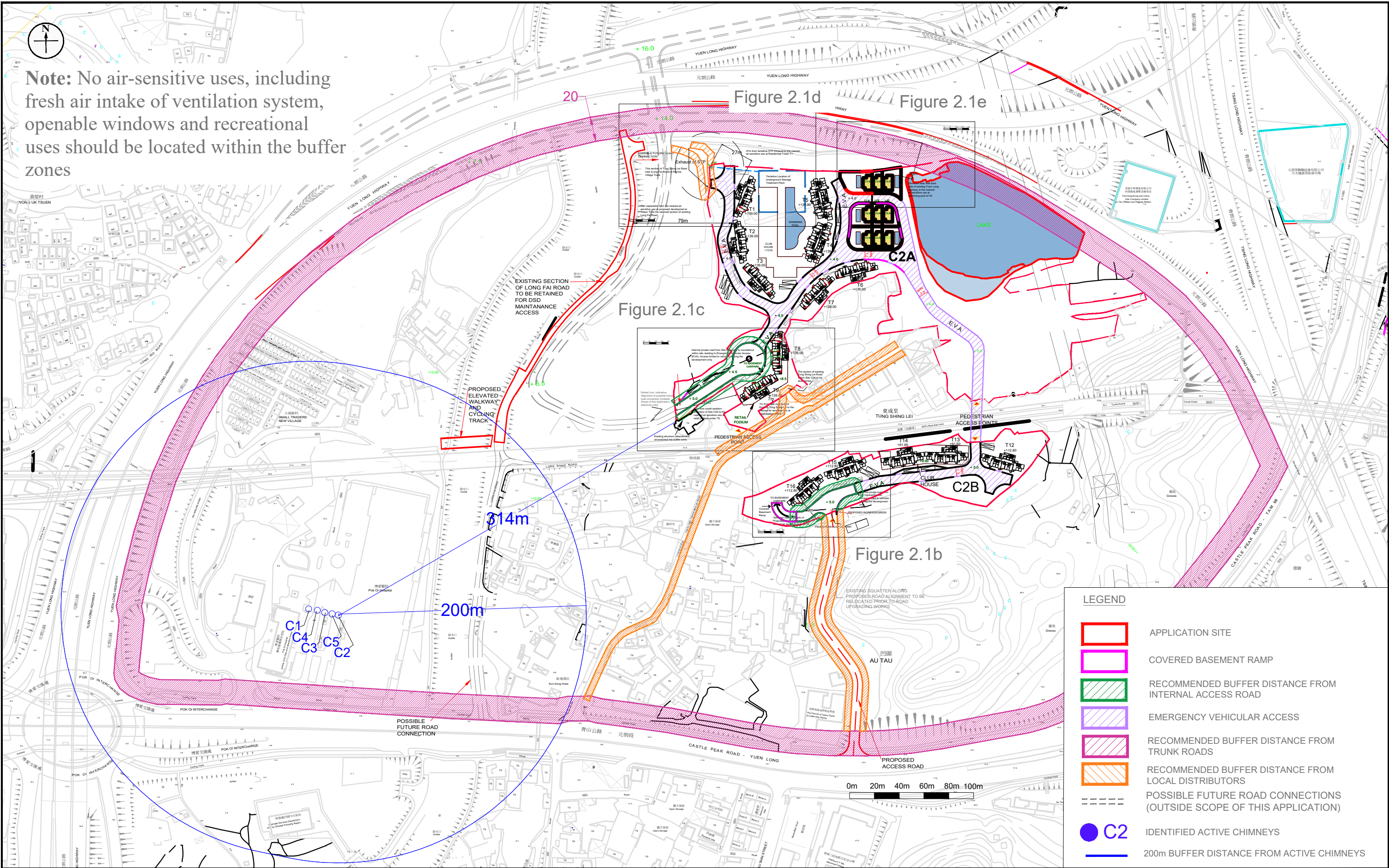


Figure: 2.1a (Key Plan)

Title: Location of Identified Active Chimneys and Air Quality Impact Assessment Buffer Distances

Project: Proposed Comprehensive Residential Development at the "Undetermined" Zone, Tung Shing Lei, Yuen Long, New Territories

RAMBOLL

Drawn by: CL

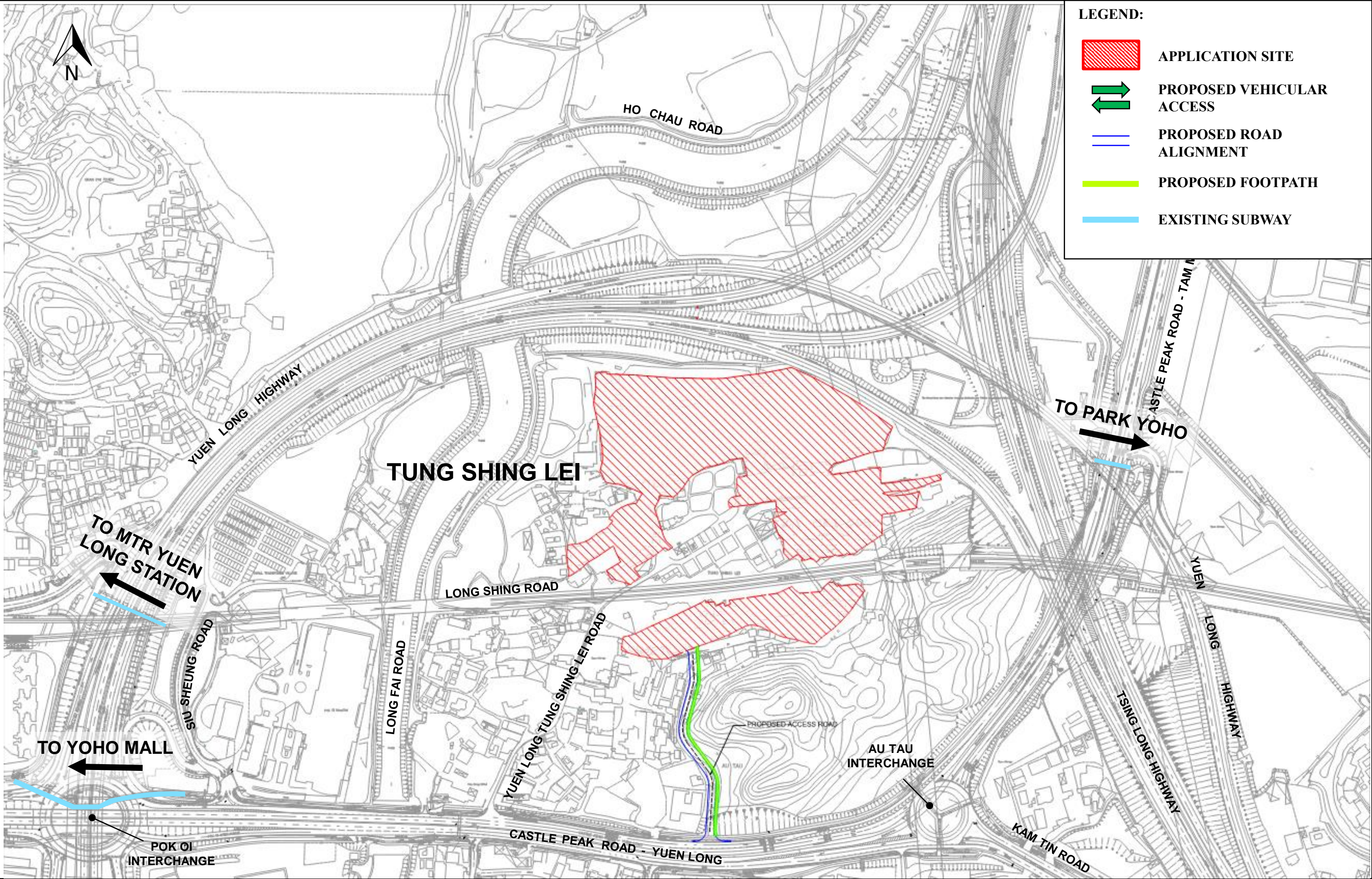
Checked by: TC

Rev.: 2.3

Date: Nov 2022

Figure 6 Flight zones of ardeids of Tung Shing Lane Egretty in 2019 overlaid with the Layout Plan





Job Title			PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT IN “UNDETERMINED” ZONE AT VARIOUS LOTS IN D.D. 103 AND D.D. 115, TUNG SHING LEI, NAM SANG WAI, YUEN LONG		FIGURE 3.3.1
Date	Scale	Drawing Title			
09/2022	N.T.S.				
Drawn	Job No.	INDICATIVE LAYOUT PLAN – PAGE 1 OF 3			ARUP
CKVW	268656-02				

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

Approved Applications

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

Rejected Applications

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

Rejection Reasons

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

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

致：城市規劃委員會。

Seq 1

12-34

關於編號 = A/YL-NSW/293
擬議綜合住宅發展進一步資料意見。

本人贊成上述申請項目。

原因：1. 上述申請項目已多次提交“修改”、“補充”，
城規會不要和申請人磨蹭，直接要申請
人履行什麼條款，做妥就去馬，不要浪費時
間，煩擾周邊居民和各級公務員文書工作。
2. 批准這項目申請有利解決“元朗南生園東
成里未決定用途”地十多年來的悶局。為要配
合各政府部門^能不協條規劃發展，只看到各部
門曾負責的官員退休的、升職的、調職的一批
又一批，“未決定用途”還是“未決定”，會議開了，意
見聽了，計劃照舊，不生不死，人也老了。

元朗大圍村
司徒銀珠
2023年5月4日。

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

Seq 1

R-35

To: Secretary, Town Planning Board

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

By Fax: 2877 0245 or 2522 8426

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

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

A/YL-NSW/293

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

我是当地居民，留意到近日政府反对区内
一些发展计划，理由乃政府正进行研究，

其实有公屋绝对是好事，但政府又迟迟未
公佈細節，又未知所需时间，不如让一部分
土地先发展起来

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

曾萬隆

簽署 Signature

曾萬隆

日期 Date

2023年5月4日



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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Seq 1

R-36

To: Secretary, Town Planning Board

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

By Fax: 2877 0245 or 2522 8426

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

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

A/YL-NSW/293

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

東成里本就是我家族在港的發源地，區內小商新村等地都是先祖父當年有鑒於元朗商販無處容身，故而送出地皮乃組建成現在的小商新村。而其它位處東成里內土地因基建及環境設施方面因未有限隨時勢發展而荒廢，實在可惜，現見城規會通知有關東成里將有所發展，本人極力贊成！希望秉承者為之力加以發展為可供港人環居之所，生活有所改善，減少民憤，社會氛圍、民生、居住環境得以改善並大力支持此計劃！

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

駱法丹

簽署 Signature

駱法丹

日期 Date

2023年5月3日



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

Sec 1

R-37

To: Secretary, Town Planning Board

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

By Fax: 2877 0245 or 2522 8426

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

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

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人自小在東成里長大，甚多親戚亦在此成長，對東成里甚有感情，現得悉政府規劃發展，難免有此不捨得，因那裏可找到童年的回憶，因有平現，為此該位置仍保留有舊日的足跡，但可能遷出已久，漸漸覺得區內環境已與時代脫節，區內建築物日久失修，四處雜草叢生，環境極待改善，如政府及私人發展商有意加以發展，改善環境及提供公私營屋宇給予港人居住，本人全力支持，希望早日見到成效。

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

簽署 Signature

馬秀櫻

日期 Date



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

Seq/
R-38

To: Secretary, Town Planning Board

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

By Fax: 2877 0245 or 2522 8426

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

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

AM-NSW/293

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

住了元朗多年政府宣佈起公屋，我十分雀躍，且十分支持，但起公屋需時甚久，起碼數年計，才能入住，難得有人分擔，行不善用資源，加快供應步伐予批建多層物業發展，本人支持計劃！

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

陳宏義

簽署 Signature



日期 Date

4/5/23



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

Seq 1
R-39

To: Secretary, Town Planning Board

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

By Fax: 2877 0245 or 2522 8426

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

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

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人長居元朗一埠，聽聞將來有公屋發展
一直都十分支持，一來纾緩屋屋壓力，二來
令更多人住屋，但為何不能同時公私樓並存
呢？既然有人能幫政府，應該予以考慮

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

簽署 Signature

李志強

日期 Date

3/5/2023



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

See 1

12-40

To: Secretary, Town Planning Board

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

By Fax: 2877 0245 or 2522 8426

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

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

A/PL-NSW/293

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人是東城里居民，得知政府有心搞公屋，
是一個好消息，但若因其他人有心發展，令政府
認為公屋理應優先處理而拒絕其他計劃，
本人認為沒有必要，其實兩者皆可並存，達致
增加供應。

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

張滿華

簽署 Signature

Choy Man Wah

日期 Date

4/5/2023



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

Seq 1

B-41

To: Secretary, Town Planning Board

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

By Fax: 2877 0245 or 2522 8426

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

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

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

我是東成里內臨屋住戶，已和家人居住了兩
代，現得知政府有意規劃發展這區，改善港人
生活，雖然發展將影響我們現有的生活，
但不免對日後環境改善有更佳的將來，我
們都可被安排到公屋居住，故此我們支持
城規會所發出的通告內容並希望能早日得以
落實，大大改善我們的生活

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

簽署 Signature

Chen

日期 Date

趙善源
4/5/2023



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

See

R-42

To: Secretary, Town Planning Board

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

By Fax: 2877 0245 or 2522 8426

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

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

A14L-NSW/293

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

我跟住了東城里事自很久了，政府由2017
年公佈研電，便沒有進一步行動，既然有人
願意開發土地，政府又因其他原因而阻止，
香港一直有偉大住屋需求，因此公私營房屋
都應該要有

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

余穎堯

簽署 Signature

余穎堯

日期 Date

3/5/2023



日期: -3 MAY 2023

Seq 1

R-45



城市規劃委員會秘書

香港北角渣華道 333 號北角政府合署 15 樓

申請編號: A/YL-NSW/293

擬議綜合住宅發展

元朗南生圍丈量約份第 103 約多個地段和丈量約份第 115 約多個地段

高房價和缺乏興建房屋用地已給社會造成了很多問題,建議發展和完全開發未決定用途的地區將可提供 10,000 多個單位,這是一件很好的事情,如因和在研究的公屋有少於 10%重疊而延遲這 3,000 多伙住屋單位的供應是不應該的,因此我寫信支持該複審。

李錦卿

Date: - 2 MAY 2023

Seq 1
P-46



Secretary
Town Planning Board
15/F, North Point Government Offices
No. 333 Java Road
North Point
Hong Kong

Dear Sir/Madam,

Commenting on Planning Application No. A/YL-NSW/293

I support the applicant's review.

The site is situated at such a great location in close proximity to Yuen Long MTR Station. We should grasp this opportunity to make better use of the readily available land resources in Hong Kong and provide housing supply. The proposed development will replace the polluted uses of existing open storage and car repairing workshops and improve the unpleasant living environment around Tung Shing Lei.

Yours faithfully,

A handwritten signature in black ink, appearing to read "So Pak Hay Pascal".

So Pak Hay Pascal

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

參考編號

Reference Number:

230306-214209-22609

提交限期

Deadline for submission:

24/03/2023

提交日期及時間

Date and time of submission:

06/03/2023 21:42:09

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Ng siu tong

意見詳情

Details of the Comment :

本人反對在上址發展，本人在上址居住了40多年，那裏的自然環境美麗，很多候鳥在哪裏棲息，若果在哪處發展定會影響自然環境，和其他住了數十年的村民，他們大多數都上了年紀，很難再到出面另覓新居，希望貴處不要批准發展。

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

參考編號

Reference Number:

230309-095438-26784

提交限期

Deadline for submission:

24/03/2023

提交日期及時間

Date and time of submission:

09/03/2023 09:54:38

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 湯先生

意見詳情

Details of the Comment :

反對有關A/YL-NSW/293的發展申請

致 城市規劃委員會

知悉閣下之委員會，對於上述標題之項目決定拒絕該宗申請，實在感謝城規會、鄉郊及新市鎮規劃小組委員會之相關努力及決定，而對於申請人的上訴申請，茲因下列各項之原因，本人持續反對A/YL-NSW/293的發展申請：

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

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

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

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

☐ 自回歸以來，歷代特首也極度重視香港的住屋問題，更有說法是房屋問題是造成了社

會撕裂的主要原因，多屆政府也極力爭取覓地建屋，可見土地使用及規劃的重要性，倘若規劃只著重私人樓宇市場及發展，而忽略全港住屋需求的各持份者，實有違政府多年的努力及持續發展的方向。

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

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

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

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

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

☐ 就較早前進一步提交資料之事，本人有以下疑問：

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

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

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

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

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

□ 未有大型運輸工具，就地域所見，此位置並沒有任何大型交通工具的配置，而該地段與元朗西鐵站亦有一大段距離，故此，該屋苑落成後，必然會依賴村巴、巴士、小巴、私家車等地面交通工具，對元朗公路及區內道路的負擔造成永久性的影響，就元朗而言，本區市中心的路面規劃已完全飽和，交通問題已極為嚴重，城規會必須將交通問題列入主要的審批考慮因素。

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

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

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

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

再次感激，小組對是項申請的嚴密把關，並拒絕相關申請的決定，而受著各項政策的改變，加上受社會氣氛、土地年期等各種因素的影響，可預見向城規會的發展申請會越來越多，衷心感謝城市規劃委員會各人員的付出及辛勞，在此祝願各人身體健康，事事順心。

湯先生
9-3-2023

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

230312-190704-83600

提交限期**Deadline for submission:**

24/03/2023

R-3

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

12/03/2023 19:07:04

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

A/YL-NSW/293

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

先生 Mr. 張振宇

意見詳情**Details of the Comment :****反對有關規劃申請**

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

230312-193753-43663

提交限期**Deadline for submission:**

24/03/2023

R-4

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

12/03/2023 19:37:53

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

A/YL-NSW/293

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

女士 Ms. TSO HINGCHUN

意見詳情**Details of the Comment :****反對重建,保護生態環境。****本人在此居住20多年。雖然城市發展嘅步伐很快,但希望留下生態美好的環境。**

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

參考編號

Reference Number:

230312-224450-32260

提交限期

Deadline for submission:

24/03/2023

R-5

提交日期及時間

Date and time of submission:

12/03/2023 22:44:50

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Leung

意見詳情

Details of the Comment :

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

本人連同大部份的居民都之持綠化,希望不要填魚塘,因本港已經越來越少魚塘,想多些看到天然魚塘和樹木機會以很少,同時有很多居民從出生到現在都是住這地方,有很多回憶和感情,他們的住屋亦是其全部,有些還剛完成裝修工程花盡了一生的積蓄,有些更糟的向銀行貸款繳交工程費用,裝修原因是在二零零九期間的風號實太強勁令其住屋損毀並不是他們要過奢華的生活而以,而且發展商一直未作出任何商討或聯絡,令到其居民有所擔心同不愉快,亦無人希望再一次出現菜園村事件,所以反對一切破壞元朗環境,以及后海灣生態完整性的發展項目,希望本處能夠幫助我們。

新界元朗十八鄉元朗東成里居民向本處致謝

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

230313-153413-60310

提交限期**Deadline for submission:**

24/03/2023

R-6

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

13/03/2023 15:34:13

有關的規劃申請編號**The application no. to which the comment relates:** A/YL-NSW/293**「提意見人」姓名/名稱****Name of person making this comment:**

先生 Mr. 張玉成

意見詳情**Details of the Comment :**

本人反對規劃申請A/YL-Nsw/293，不符合發展，鱼塘是不可以填平，配套不完整，所以本人反對。

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

230313-152711-41349

提交限期**Deadline for submission:**

24/03/2023

R-7

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

13/03/2023 15:27:11

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

A/YL-NSW/293

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

女士 Ms. 文錦娣^

意見詳情**Details of the Comment :**

本人反對A/YL-NSW/293規劃申請，發展商無理會村民的問題，無補償，在村裏做些不正常事。而且將魚塘填平，此地段s/YL-NSW/8未發展地帶，魚塘是保存和濕地的生態價等

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

230314-082418-37895

提交限期**Deadline for submission:**

24/03/2023

D-8

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

14/03/2023 08:24:18

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

A/YL-NSW/293

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

女士 Ms. SETO

意見詳情**Details of the Comment :**

本人反對這宗申請。主要理由是：現時並非考慮有關申請的適當時間，土木工程拓展署仍在研究中，過早予以考慮可能會妨礙該區整體土地用途規劃工作。由於有關的土地用途檢討、研究仍在進行（相關部門就是慢工出細貨），拒絕“現在這宗申請”與“城規會之前”所作的決定一致才正確。過往有發展商以作出“發展”而不肯交出土地的例子，就看“覆核”的結果了。

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk



To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

A/YL-NSW/293

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對有關規劃申請

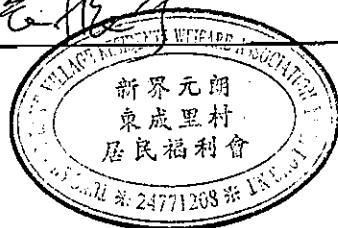
「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature

張振宇

日期 Date

13-3-2023



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

參考編號

Reference Number:

230414-210142-22692

提交限期

Deadline for submission:

05/05/2023

提交日期及時間

Date and time of submission:

14/04/2023 21:01:42

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Leung

意見詳情

Details of the Comment :

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

本人連同大部份的居民都之持綠化,希望不要填魚塘,因本港已經越來越少魚塘,想多些看到天然魚塘和樹木機會以很少,同時有很多居民從出生到現在都是住這地方,有很多回憶和感情,他們的住屋亦是其全部,有些還剛完成裝修工程花盡了一生的積蓄,有些更糟的向銀行貸款繳交工程費用,裝修原因是在二零零九期間的風號實太強勁令其住屋損毀並不是他們要過奢華的生活而以,而且發展商一直未作出任何商討或聯絡,令到其居民有所擔心同不愉快,亦無人希望再一次出現菜園村事件,所以反對一切破壞元朗環境,以及后海灣生態完整性的發展項目,希望本處能夠幫助我們。

新界元朗十八鄉元朗東成里居民向本處致謝

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

230419-193240-39960

提交限期**Deadline for submission:**

05/05/2023

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

19/04/2023 19:32:40

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

A/YL-NSW/293

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

小姐 Miss 陳

意見詳情**Details of the Comment :****反對收地，一家老小，有羊有狗有貓，沒有地方住**

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

參考編號

Reference Number:

230424-120346-87627

提交限期

Deadline for submission:

05/05/2023

Seq 1

提交日期及時間

Date and time of submission:

24/04/2023 12:03:46

R-14

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Chan Kai Chung

意見詳情

Details of the Comment :

反對

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

參考編號
Reference Number: 230424-120544-91010

提交限期
Deadline for submission: 05/05/2023

提交日期及時間
Date and time of submission: 24/04/2023 12:05:44

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

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

意見詳情
Details of the Comment :

反對有關規劃申請

Seq 1
R-15

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角濟華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk



Seal
R-15 附加

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426 .

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

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

A/YL-NSW/293 Received on 29/03/2023

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對有關發展申請

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

簽署 Signature

張振宇



日期 Date

29-4-2023

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

參考編號

Reference Number:

230424-120649-11756

提交限期

Deadline for submission:

05/05/2023

提交日期及時間

Date and time of submission:

24/04/2023 12:06:49

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

Seq 1

R-16

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Kim chow

意見詳情

Details of the Comment :

環保第一

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

參考編號
Reference Number: 230424-122507-29053

提交限期
Deadline for submission: 05/05/2023

提交日期及時間
Date and time of submission: 24/04/2023 12:25:07

Seq 1

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

R-17

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Yau wai lun

意見詳情
Details of the Comment :

反對

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

參考編號
Reference Number: 230424-122717-21907

提交限期
Deadline for submission: 05/05/2023

提交日期及時間
Date and time of submission: 24/04/2023 12:27:17

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

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

意見詳情
Details of the Comment :

反對

Seq 1

R-18

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

參考編號

Reference Number:

230424-125735-07069

提交限期

Deadline for submission:

05/05/2023

提交日期及時間

Date and time of submission:

24/04/2023 12:57:35

Seq 1

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

R-19

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. 文錦娣

意見詳情

Details of the Comment :

反對A/YL-NSW/293申請，根據南生圍分區大綱圖S/YL-NSW/8，魚塘是綠化地帶，是保存和加強濕地生態價值和功能，不會有濕地減少，發展商填平魚塘只留少部分不合理，配套未完善，全村村民居住問題等，本人反對。

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

參考編號

Reference Number:

230424-132402-24395

提交限期

Deadline for submission:

05/05/2023

提交日期及時間

Date and time of submission:

24/04/2023 13:24:02

Ses1

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

R-20

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 張玉成

意見詳情

Details of the Comment :

本人反對A/YL-NSW/293申請，村內配套未完善，填平魚塘破壞地方環境，所以反對。

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

參考編號

Reference Number:

230424-143530-96623

提交限期

Deadline for submission:

05/05/2023

提交日期及時間

Date and time of submission:

24/04/2023 14:35:30

Seq 1

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

R-21

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Kirstie suen

意見詳情

Details of the Comment :

反對此規劃

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

參考編號

Reference Number:

230424-143834-22057

提交限期

Deadline for submission:

05/05/2023

提交日期及時間

Date and time of submission:

24/04/2023 14:38:34

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

Seq 1

R-22

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Jessica

意見詳情

Details of the Comment :

反對，反對，反對，影響附近環境

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

參考編號

Reference Number:

230424-174135-99875

提交限期

Deadline for submission:

05/05/2023

Seq 1

R-23

提交日期及時間

Date and time of submission:

24/04/2023 17:41:35

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Samuel Lam

意見詳情

Details of the Comment :

反對此項目

環保問題未解決

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

參考編號

Reference Number:

230424-180815-28121

提交限期

Deadline for submission:

05/05/2023

Seq 1

R-24

提交日期及時間

Date and time of submission:

24/04/2023 18:08:15

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Yu io wai

意見詳情

Details of the Comment :

反對

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

參考編號

Reference Number:

230424-175837-89407

提交限期

Deadline for submission:

05/05/2023

Seq 1

R-25

提交日期及時間

Date and time of submission:

24/04/2023 17:58:37

有關的規劃申請編號

The application no. to which the comment relates: A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lau wui man

意見詳情

Details of the Comment :

反對南生圍規劃 收地 附近好多候鳥棲息 所以不應該在這裏收地影響生態環境

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

參考編號

Reference Number:

230425-112425-24293

提交限期

Deadline for submission:

05/05/2023

291

2-26

提交日期及時間

Date and time of submission:

25/04/2023 11:24:25

有關的規劃申請編號

The application no. to which the comment relates: A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. TSO HINGCHUN

意見詳情

Details of the Comment :

保護自然環境，人人有責，咁靚嘅一個南生圍假日休閒地，希望保留下來。

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

230426-131701-30011

Reference Number:**提交限期**

Seq 1

05/05/2023

Deadline for submission:**提交日期及時間**

R-27

26/04/2023 13:17:01

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

A/YL-NSW/293

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

先生 Mr. NG SIU TONG

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

本人反對在上址發展，本人在上址居住了40多年，那裏的自然環境美麗，很多候鳥在哪裏棲息，若果在哪處發展定會影響自然環境，和其他住了數十年的村民，他們大多數都上了年紀，很難再到出面另覓新居，希望貴處不要批准發展。

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

230425-171930-10819

提交限期**Deadline for submission:**

05/05/2023

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

25/04/2023 17:19:30

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

A/YL-NSW/293

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

女士 Ms. Fiona

意見詳情**Details of the Comment :**

反對

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

參考編號

Reference Number:

230427-095808-70481

提交限期

Deadline for submission:

05/05/2023

提交日期及時間

Date and time of submission:

27/04/2023 09:58:08

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 湯先生

意見詳情

Details of the Comment :

反對有關A/YL-NSW/293的發展申請

致 城市規劃委員會

知悉閣下之委員會，對於上述標題之項目決定拒絕該宗申請，實在感謝城規會、鄉郊及新市鎮規劃小組委員會之相關努力及決定，而對於申請人的覆核申請，茲因下列各項之原因，本人持續反對A/YL-NSW/293的發展申請：

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

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

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

☐ 從近來的政府發佈，本港新界北將有重大的發展項目，及大型人工島等填海工程，以應對住屋問題及政策改善，雖然，東成里並未曾公佈為該項發展所相關的土地，但全港所有土地的配置，應著重住屋需求以外，也應顧及各方面的需要，尤其是自然生態環境的保育，隨著新界北將重點發展為住宅及經濟區，城規會的批核策略應更俱前瞻性，在

適當地段保留俱生態價值及恬靜環境的空間，以達致全港在不同地段發展的多樣性和平衡性，倘若僅餘的自然環境被破壞，耗費數以億元及數十年的時間亦未必可以復原，而所謂補償方案更淪為笑話，亦大有個案足以証明

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

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

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

□ 就較早前進一步提交資料之事，本人有以下疑問：

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

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

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

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

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

□ 未有大型運輸工具，就地域所見，此位置並沒有任何大型交通工具的配置，而該地段與元朗西鐵站亦有一大段距離，故此，該屋苑落成後，必然會依賴村巴、巴士、小巴、私家車等地面交通工具，對元朗公路及區內道路的負擔造成永久性的影響，就元朗而言，本區市中心的路面規劃已完全飽和，交通問題已極為嚴重，城規會必須將交通問題列入主要的審批考慮因素。

□ 對元朗居民的日常生活帶來的影響，元朗的社區設施如體育館等，除極為過時之外，也完全不能應付近年元朗人口急增的負荷。而在購買日常用品和餸菜等維生物資時，更主要集中在合益街市附近，該街市除了要應付元朗市中心一帶的購物人潮外，錦繡花

園、加洲花園、八鄉一帶、錦上路甚至天水圍的居民，也喜愛在此街市地段購物。說實在，這足以證明政府部門對規劃的錯判，也應全面檢視“重管理、棄民生”的管理方式，一切發展只著重政府部門易於管理，而遠離為市民服務的應有精神。

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

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

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

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

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

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

☐

再次感激，小組對是項申請的嚴密把關，並拒絕相關申請的決定，而受著各項政策的改變，加上受社會氣氛、土地年期等各種因素的影響，可預見向城規會的發展申請會越來越多，衷心感謝城市規劃委員會各人員的付出及辛勞，在此祝願各人身體健康，事事順心。

湯先生

27-4-2023

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

230427-123346-85246

提交限期**Deadline for submission:**

05/05/2023

Serl

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

27/04/2023 12:33:46

R-30

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

A/YL-NSW/293

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

女士 Ms. Au yeung

意見詳情**Details of the Comment :****反對**

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



Re: AYL-NSW/293 DD 103 and 115 Tung Shing Lei, Nam Sang Wai

30/04/2023 03:14

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

Seq 1

R-31

Dear TPB Members,

Rejected 3/2/23

It is noted that there are some graves within the Site upon his land status checking. Any private development proposal which affects the graves should be carefully considered. In particular, proposal to remove the existing graves will normally not be supported.

The Site is subject to the Shek Kong Airfield Height Restriction of 129 to 149mPD.

The proposed maximum BH of 139mPD may exceed the above height restriction depending on the disposition of residential towers and the height of the rooftop structures.

Public Housing Development in Tung Shing Lei

9.1.6 Comments of the Director of Housing (D of Housing): He objects to the application as Tung Shing Lei is one of the potential public housing sites identified to be made available for housing development according to 2017 Policy Address, and CEDD is currently undertaking the Study (Agreement No. CE55/2020 (CE)) for Tung Shing Lei, the encroachment will jeopardise the government's intention and development potential for public housing development. **AND THIS IS REASON GIVEN FOR REJECTION**

Clearly the review has no chance of success and should be withdrawn.

Mary Mulvihill

From:

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

Cc: enquiry <enquiry@aud.gov.hk>

Date: Wednesday, 4 January 2023 3:18 AM CST

Subject: Re: AYL-NSW/293 DD 103 and 115 Tung Shing Lei, Nam Sang Wai

Dear TPB Members,

This application has been allowed to drag on for far too long.

There should be a time limit on applications in line with demands to stream line the process.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Cc: enquiry <enquiry@aud.gov.hk>
Date: Thursday, 14 April 2022 3:07 AM CST
Subject: Re: A/YL-NSW/293 DD 103 and 115 Tung Shing Lei, Nam Sang Wai

Dear TPB Members,

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

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

Mary Mulvihill

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

Dear TPB Members,

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

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

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

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

In light of the latest situation of COVID-19 and the need for epidemic prevention and control, arrangements have been undertaken to step up precautionary measures at the Reception Counter. **To reduce social**

contacts, starting from today (January 13), members of the public can place their submissions made under the Town Planning Ordinance into the drop-in box at the Reception Counter during office hours (9am to 5pm, Monday to Friday). Members of the public are also encouraged to make enquiries through the telephone hotline (2231 4810) or email (tpbpd@pland.gov.hk) and can visit the TPB's website (www.info.gov.hk/tpb) for statutory planning information.

Mary Mulvihill

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

A/YL-NSW/293

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

Site area : About 53,584sq.m

Zoning : "Undetermined"

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

Dear TPB Members,

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

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

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

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

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

Mary Mulvihill

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

Dear TPB Members,

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

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

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

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

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

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

Mary Mulvihill

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

230504-122626-64491

Reference Number:**提交限期**

05/05/2023

Deadline for submission:**提交日期及時間**

04/05/2023 12:26:26

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

A/YL-NSW/293

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

女士 Ms. SETO

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

對於申請人呈交支持覆核申請的理據感到可笑。城規會是一個什麼機構大家心知肚明，上次會議有委員（所謂專業人士）提在U地與研究期間若提交申請有什麼政策？規劃專員並不是直說會按法規大綱圖規定執行，反而以並不是圖則一部份的說明書所說：“政府城規會希望唔好有單獨私人發展出現，妨礙發展整體規劃。”政府就是指規劃署，城規會等同行政會議。申請人要能掌握天時、地利、人和（別給規劃官員帶來麻煩），否則拖你十年半載。本人的意見除上述指什麼是法例外，就是申請人有東成里路唔行，卻要破壞綠化地帶佔官地開路，直得反對。



長春社

Since 1968

The Conservancy Association

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

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5th May 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 17 Review of TPB's Section 16 Decision No.
A/YL-NSW/293

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

1. Not in line with the planning intention

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

2. Incompatible development scale

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





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substantially decreased. Please refer to the table below for reference.

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

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

3. Direct loss of fish ponds

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

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



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

4. Adverse impacts on adjacent egretries

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

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

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

According to the explanatory statement of S/YL-NSW/8, *“Private residential developments in the Area must contain suitable and satisfactory on-site sewage treatment facilities to achieve the requirements of “no-net-increase in pollution load*

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



長春社

Since 1968

The Conservancy Association

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

6. Potential cumulative impact

Over the past decade, 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. Furthermore, many large-scale development applications inside WBA around Nam Sang Wai have been approved or submitted for approval. The entire region has been under high development pressure. According to our research, 9 planning applications and 1 Land Sharing Pilot Scheme application² 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 31,579 units, with a population of 84,422 would be brought into WBA and threatened wetland ecosystem.

² Another 10 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; LSPS/2 (Land Sharing Pilot Scheme)



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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. Development would further encroach into lands with conservation and landscape values, decreasing overall quality of the environment.

Yours faithfully,

Chow Oi Chuen

Campaign Officer

The Conservancy Association

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

5 May 2023

Dear Sir/Madam,

Comments on the planning application for the proposed Comprehensive Residential Development at Tung Shing Lei, Nam Sang Wai, Yuen Long (A/YL-NSW/293) (Section 17)

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

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

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

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

2 Provision of public housing is misleading

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

3 Wetland loss due to pond filling

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

4 Potential impacts on the ardeid breeding colony

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

5 Adverse impacts of the proposed high-rise residential development

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

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

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

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

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

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

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

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

proposed in close proximity of the application site.

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

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

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

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

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

provided.

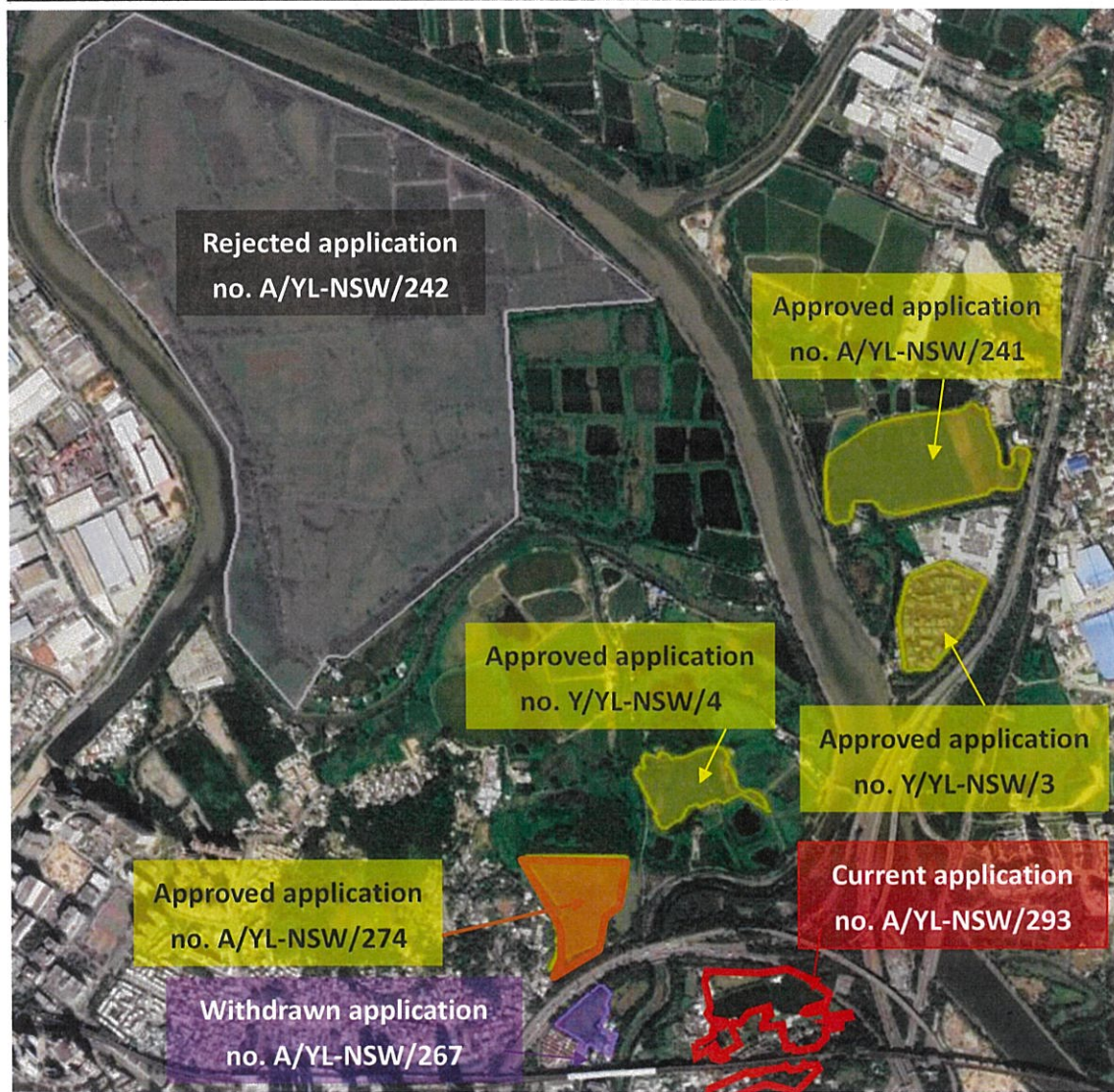
The HKBWS respectfully requests the Board to take our comments into consideration and reject the current application. Thank you for your kind attention.

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

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



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



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

參考編號

Reference Number:

230623-190732-50974

提交限期

Deadline for submission:

14/07/2023

提交日期及時間

Date and time of submission:

23/06/2023 19:07:32

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 吳先生

意見詳情

Details of the Comment :

本人反對在上址發展，本人在上址居住了40多年，那裏的自然環境美麗，很多候鳥在哪裏棲息，若果在哪處發展定會影響自然環境，和其他住了數十年的村民，他們大多數都上了年紀，很難再到出面另覓新居，希望貴處不要批准發展。

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

參考編號

Reference Number:

230625-140736-44348

提交限期

Deadline for submission:

14/07/2023

提交日期及時間

Date and time of submission:

25/06/2023 14:07:36

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Leung

意見詳情

Details of the Comment :

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

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

新界元朗十八鄉元朗東成里居民向貴處致謝

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

參考編號

Reference Number:

230625-191242-95611

提交限期

Deadline for submission:

14/07/2023

提交日期及時間

Date and time of submission:

25/06/2023 19:12:42

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Hon lik wai

意見詳情

Details of the Comment :

該項目將會嚴重影響週邊生態環境，及村民生活易受到嚴重的影響。
所以本人反對該項目之申請。

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

參考編號

Reference Number:

230625-212358-71662

提交限期

Deadline for submission:

14/07/2023

提交日期及時間

Date and time of submission:

25/06/2023 21:23:58

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. 文錦娣

意見詳情

Details of the Comment :

本人反對A/YL-NSW/293規劃申請，根據南生圍大綱圖S/YL-NSW/8規定，此地帶是未
決定用途，而且是米埔濕地保育區地帶之，有魚塘具有生態保育價值，不會有濕地減
少，發展商將魚塘填平，只留少部分不合理，配套未完善等

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

參考編號

Reference Number:

230701-080303-58973

提交限期

Deadline for submission:

Seq L

14/07/2023

提交日期及時間

Date and time of submission:

R-51

01/07/2023 08:03:03

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 張振宇

意見詳情

Details of the Comment :

反對有關規劃申請



長春社

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13th July 2023

Town Planning Board

15/F North Point Government Offices

333 Java Road

North Point

Hong Kong

Reg

R-54



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

Dear Sir/Madam,

Comments on the Section 17 Review of TPB's Section 16 Decision No. A/YL-NSW/293

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

1. Not in line with the planning intention

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

2. Incompatible development scale

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



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substantially decreased. Please refer to the table below for reference.

	A/YL-NSW/275	A/YL-NSW/293
Plot ratio (Domestic)	3.082	2.928
No. of Block (Domestic)	16 Residential Tower 34 Houses	11 Residential Tower 9 Houses
Building height	12-139mPD	12-139mPD
No. of storey	3-45	2-44
No. of units	3,814 Flats (Private) 34 Houses (Private)	2,806 Flats (Private) 9 Houses (Private)

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

3. Direct loss of fish ponds

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

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



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

4. Adverse impacts on adjacent egretries

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

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

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

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

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



長春社

Since 1968

The Conservancy Association

通訊地址: 九龍深水埗欽州街西 26 號賽馬會-長春社綠滿林庭

Add.: Jockey Club - The Conservancy Association Urban Forestry

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

網址 Website: www.cahk.org.hk

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電子郵件 E-mail: cahk@cahk.org.hk

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

6. Potential cumulative impact

Over the past decade, 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. Furthermore, many large-scale development applications inside WBA around Nam Sang Wai have been approved or submitted for approval. The entire region has been under high development pressure. According to our research, 9 planning applications and 1 Land Sharing Pilot Scheme application² 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 31,579 units, with a population of 84,422 would be brought into WBA and threatened wetland ecosystem.

In future, the adjacent San Tin/Lok Ma Chau Development Node, Northern Link,

² Another 10 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; LSPS/2 (Land Sharing Pilot Scheme)



長春社

Since 1968

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

電子郵件 E-mail: cahk@cahk.org.hk

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. Development would further encroach into lands with conservation and landscape values, decreasing overall quality of the environment.

Yours faithfully,

Chow Oi Chuen

Campaign Officer

The Conservancy Association

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

Seq 2
12-55



By email only

14 July 2023

Dear Sir/Madam,

Comments on the planning application for the proposed Comprehensive Residential Development at Tung Shing Lei, Nam Sang Wai, Yuen Long (A/YL-NSW/293) (Section 17)

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

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

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

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

2 Wetland loss due to pond filling

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

3 Potential impacts on the ardeid breeding colony

- 3.1 Tung Shing Lane egretty is the second largest egretty in Deep Bay in 2018 and has been actively used by ardeids for about 20 years. Though Tung Shing Lane egretty was not active in 2021, we consider the trees and habitat quality at both Tung Shing Lane egretty should be retained and adequately protected due to its potential to be used by ardeids for breeding.
- 3.2 There is a newly recorded colony near Kam Po Road, which is situated about 1.8km away from the proposed residential towers at Tung Shing Lane. As most birds flew less than 2km from their nests, but some can reach a distance as far as 4km due to the surrounding topography of the egretty. In order to safeguard these breeding egrets and herons, the nesting locations together with feeding grounds and flight paths/corridor of the birds should all be protected, such that the breeding egrets and herons can access their

foraging grounds and wetlands.

- 3.3 However, there is no ecological impact assessment related to the flight paths and feeding grounds for the new Kam Po Road egretty provided by the applicant. We are concerned the current proposed real estate development, which consists of 11 towers of residential buildings, with a height up to 139mPD/44-storey, would obstruct the flight paths of breeding ardeids to access Deep Bay area for foraging and feeding, causing adverse impacts on the ecologically important egretty.

4 Adverse impacts of the proposed high-rise residential development

- 4.1 The proposed development consists of 11 towers of residential buildings, with a height up to 139mPD/44-storey, excluding rooftop features. It is highly visible over a large area due to its building height - the maximum building height (i.e. +139mPD, excluding rooftop features) is much taller than the hill to the south (i.e. about +42.2mPD) and the nearby village setting, in which the general development intensity is of a maximum plot ratio of 0.4 and not more than 3-storey high. We consider that this is clearly incompatible with the surrounding rural environment.
- 4.2 We are highly concerned the high-rise residential towers would become well-lit façades (created by lightings from each household) during night time, and would be highly visible over a large area, and would have adverse impacts on the habitat quality and wildlife within the “Inner Deep Bay and Shenzhen River catchment” Important Bird and Biodiversity Area, which is recognized by the BirdLife International¹.
- 4.3 According to the Light Pollution Guidelines for Wildlife under the Convention on Migratory Species², *“where there is important habitat for migratory shorebirds within 20 km of a project, consideration should be given as to whether that light is likely to have an effect on those birds.”* This 20 km buffer is based on *“a precautionary approach that sky glow can cause a change in behaviour in other species up to 15 km away”*. Moreover,

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

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

artificial light can in fact “disorient flying birds, affect stopover selection, and cause their death through collision with infrastructure. Birds may starve as a result of disruption to foraging, hampering their ability to prepare for breeding or migration”³.

- 4.4 Moreover, the massive population caused by the proposed high-rise development would also lead to adverse ecological impacts (i.e. increase in human disturbance, light and noise pollution, etc.). We are concerned the proposed development would have adverse impacts on the habitat quality and wildlife immediately adjacent to the application site and in the Deep Bay wetlands. As such, we object to the proposed high-rise residential development.

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

- 5.1 As stated in the Nam Sang Wai OZP, “development within the areas has to be comprehensively planned as piecemeal development or redevelopment would have the effect of degrading the environment and thus jeopardizing the long-term planning intention of the areas”. Cumulative ecological impacts to the fishponds of Deep Bay area need to be carefully assessed given that a number of other residential developments have already been proposed in close proximity of the application site.
- 5.2 The developments include application no. A/YL-NSW/241, A/YL-NSW/242, A/YL-NSW/267, Y/YL-NSW/3, Y/YL-NSW/4 and A/YL-NSW/274, all of which are approximately less than 1km from the application site (Figure 6). All the above developments are close to the breeding site and flight path of egret in Tung Shing Lane, and also the largest Great Cormorant night roost in Hong Kong at Nam Sang Wai. We are concerned that the disturbances arising from all of these residential and commercial developments would cumulatively create a significant amount of disturbances resulting in the abandonment of these egrets’ breeding site and Great Cormorant night roosts.
- 5.3 Moreover, the approval of this application will set an undesirable precedent to the future similar high-rise developments in in both Nam Sang Wai area

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

and Deep Bay area, and thus nullifying the statutory planning control mechanism. We urge the Board to reject this application in order to protect Deep Bay area from any development threats.

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

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

The Hong Kong Bird Watching Society

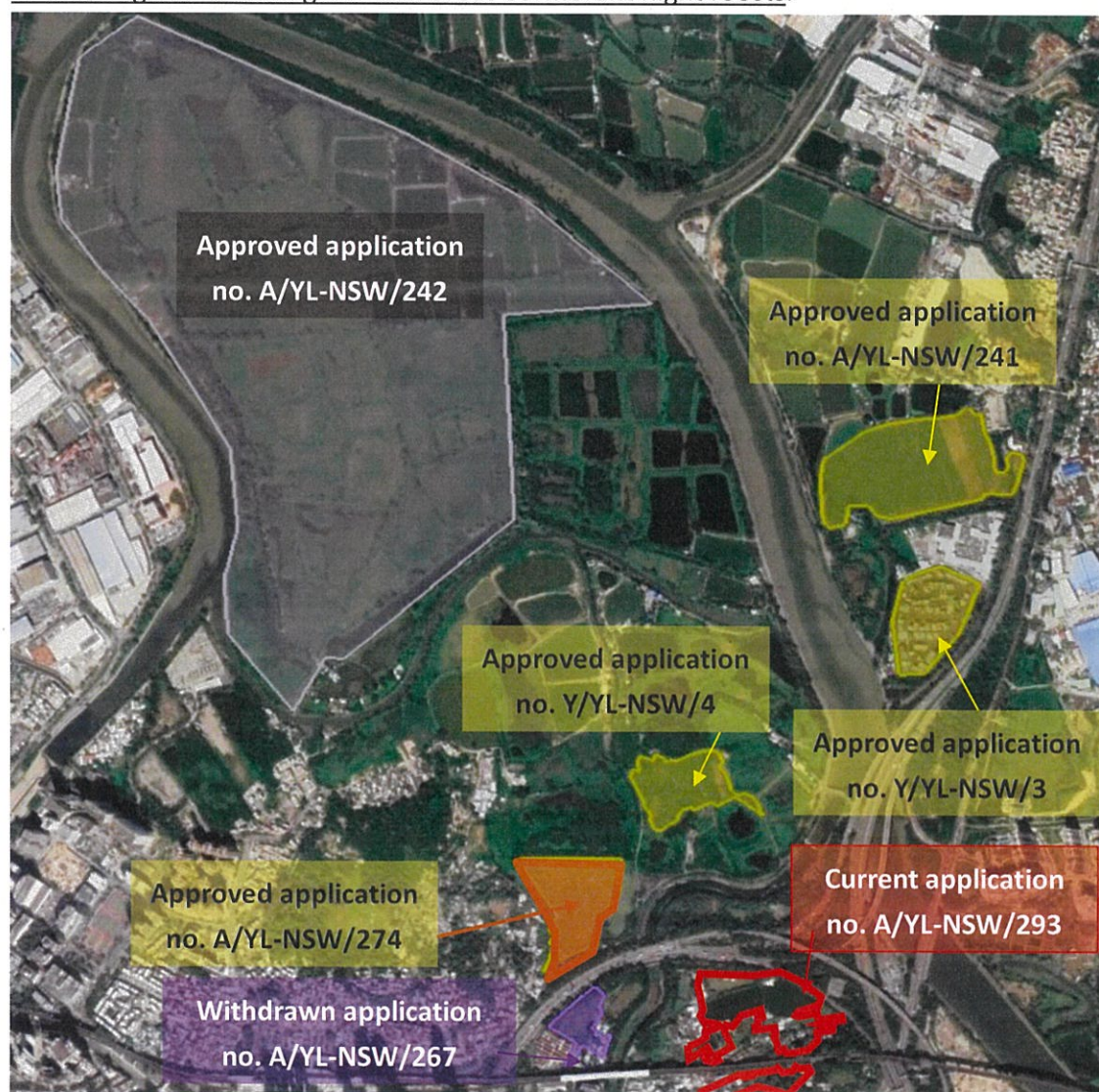
⁴ AFCD Role of Department. Available at:
http://www.afcd.gov.hk/english/aboutus/abt_role/abt_role.html

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

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



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



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

參考編號

Reference Number:

230821-014421-18868

提交限期

Deadline for submission:

08/09/2023

提交日期及時間

Date and time of submission:

21/08/2023 01:44:21

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Leung

意見詳情

Details of the Comment :

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

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

新界元朗十八鄉元朗東成里居民向貴處致謝

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

參考編號

Reference Number:

230826-002507-92710

提交限期

Deadline for submission:

08/09/2023

提交日期及時間

Date and time of submission:

26/08/2023 00:25:07

Seq 3
R-57

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 吳先生

意見詳情

Details of the Comment :

本人反對在上址發展，本人在上址居住了40多年，那裏的自然環境美麗，很多候鳥在哪裏棲息，若果在哪處發展定會影響自然環境，和其他住了數十年的村民，他們大多數都上了年紀，很難再到出面另覓新居，希望貴處不要批准發展。

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk



To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

Seq 3
R-58

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

A/YL-NSW/293 Received on 10/08/2023

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對有關規劃申請

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

張振宇

簽署 Signature

張振宇

日期 Date

5-9-2023



長春社 Since 1968
The Conservancy Association

7th September 2023

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

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

Dear Sir/Madam,

Comments on the Section 17 Review of TPB's Section 16 Decision No. A/YL-NSW/293

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

1. Not in line with the planning intention

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

2. Incompatible development scale

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



Sec 3
R-59



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

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

3. Direct loss of fish ponds

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

Although one of the ponds has become a “lake” under the current application, we opine that the total area of wetland in the site would still be significantly reduced. Besides, we are also not sure if any associated works, such as draining out all water from the “lake”, earth work, would be proposed in the “lake”. Whether water quality of this “lake” would still be acceptable for egrets and other species during operation phase is also questionable. In this way, this pond/”lake” is no longer functional in



ecological perspective, and is no differences from direct ecological loss.

4. Adverse impacts on adjacent egretries

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

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

According to the latest revised Landscape Layout Drawings received in August 2023, the applicant indicated a habitat of egrets, some green corridors, the eco-lake and preserved zone. However, we cannot find any details of those area such as species list or management plan. It is hard to believe that the proposed design is effective in maintaining the ecosystem.

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

According to the explanatory statement of S/YL-NSW/8, *"Private residential*

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



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

6. Potential cumulative impact

Over the past decade, 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. Furthermore, many large-scale development applications inside WBA around Nam Sang Wai have been approved or submitted for approval. The entire region has been under high development pressure. According to our research, 9 planning applications and 1 Land Sharing Pilot Scheme application² 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 31,579 units, with a population of 84,422 would be brought into WBA and threatened wetland ecosystem.

² Another 10 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; LSPS/2 (Land Sharing Pilot Scheme)



長春社 Since 1968
The Conservancy Association

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. Development would further encroach into lands with conservation and landscape values, decreasing overall quality of the environment.

Yours faithfully,
Chow Oi Chuen
Campaign Officer
The Conservancy Association

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

參考編號

Reference Number:

231105-200241-87265

提交限期

Deadline for submission:

24/11/2023

提交日期及時間

Date and time of submission:

05/11/2023 20:02:41

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Leung

意見詳情

Details of the Comment :

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

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

新界元朗十八鄉元朗東成里居民向貴處致謝

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

參考編號

Reference Number:

231107-202102-88548

提交限期

Deadline for submission:

24/11/2023

提交日期及時間

Date and time of submission:

07/11/2023 20:21:02

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. NG SIU TONG

意見詳情

Details of the Comment :

本人反對在上址發展，本人在上址居住了40多年，那裏的自然環境美麗，很多候鳥在哪裏棲息，若果在哪處發展定會影響自然環境，和其他住了數十年的村民，他們大多數都上了年紀，很難再到出面另覓新居，希望貴處不要批准發展。

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

參考編號

Reference Number:

231113-105906-16183

提交限期

Deadline for submission:

24/11/2023

提交日期及時間

Date and time of submission:

13/11/2023 10:59:06

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. SETO

意見詳情

Details of the Comment :

本人反對規劃許可申請A/YL-NSW/293提出覆核“拒絕申請的決定”。

在2023年2月3日第712次城規會議否決該申請已經指出：現土木工程拓展署正就公營房屋發展項目進行可行性研究（下稱研究），和就區內交通、通風、視覺、密度處理方面都未能說服各部門；申請許可發展不會影響日後政府一方的發展項目計劃，房屋署就清楚表示除危害到該署的房屋發展外，申請一方設計的交通出入口安排與規劃是互不協調。目前情況：發展局已向本人回覆現時預計大約於2024年年中完成研究，政府及後將會適時展開法定改劃及收回土地程序。發展商一方亦加緊提出覆核申請和一份又一份遞交了四份進一步資料，務求取得城規會通過，是為了保住申請地盤53584平方米土地嗎？所謂東成里「未決定用途地帶」土地要作什麼“整體規劃”，什麼“私人土地業權狀況並非政府決定該處發展房屋類型的考慮因素”，都是一堆從前聽到的廢話，歸根到底是規劃透明度不足，是要側重公營房屋發展就整幅土地收回發展，側重私營房屋發展就通過提出一些；例如安老計劃或其他設施之類要求才可通過城規申請，至於比從前申請私家車車位增加307個，停車位增加308個也能通過城規申請就太荒謬。

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk



To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

A/YL-NSW/293 Received on 24/10/2023

Seq 4

R-64

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對有關規劃申請

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

張振宇

簽署 Signature

張振宇



日期 Date

11-11-2023

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



Re: AYL-NSW/293 DD 103 and 115 Tung Shing Lei, Nam Sang Wai
23/11/2023 02:05

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

Seq 4
R-65

A/YL-NSW/293

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

Site area : About 53,584sq.m

Zoning : "Undetermined"

Applied development : 11 Towers / 2,802 Units / 9 Houses / 140mPD / 8,150sq.m
OS / 1,078 Vehicle Parking

Dear TPB Members,

The reduction in the number of towers and units do not alter the core issue. The layout of the development is unrealistic and most inefficient land use.

The revised plan provides no justification for approval.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Sunday, 30 April 2023 3:13 AM HKT
Subject: Re: AYL-NSW/293 DD 103 and 115 Tung Shing Lei, Nam Sang Wai

Dear TPB Members,

Rejected 3/2/23

It is noted that there are some graves within the Site upon his land status checking. Any private development proposal which affects the graves should be carefully considered. In particular, proposal to remove the existing graves will normally not be supported.

The Site is subject to the Shek Kong Airfield Height Restriction of 129 to 149mPD. The proposed maximum BH of 139mPD may exceed the above height restriction depending on the disposition of residential towers and the height of the rooftop structures.

Public Housing Development in Tung Shing Lei

9.1.6 Comments of the Director of Housing (D of Housing): He objects to the

application as Tung Shing Lei is one of the potential public housing sites identified to be made available for housing development according to 2017 Policy Address, and CEDD is currently undertaking the Study (Agreement No. CE55/2020 (CE)) for Tung Shing Lei, the encroachment will jeopardise the government's intention and development potential for public housing development. AND THIS IS REASON GIVEN FOR REJECTION

Clearly the review has no chance of success and should be withdrawn.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Cc: enquiry <enquiry@aud.gov.hk>
Date: Wednesday, 4 January 2023 3:18 AM CST
Subject: Re: A/YL-NSW/293 DD 103 and 115 Tung Shing Lei, Nam Sang Wai

Dear TPB Members,

This application has been allowed to drag on for far too long.

There should be a time limit on applications in line with demands to stream line the process.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Cc: enquiry <enquiry@aud.gov.hk>
Date: Thursday, 14 April 2022 3:07 AM CST
Subject: Re: A/YL-NSW/293 DD 103 and 115 Tung Shing Lei, Nam Sang Wai

Dear TPB Members,

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

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

Mary Mulvihill

From: [REDACTED]

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

Cc: [REDACTED]

Date: Friday, 14 January 2022 2:22 AM CST

Subject: Re: A/YL-NSW/293 DD 103 and 115 Tung Shing Lei, Nam Sang Wai

Dear TPB Members,

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

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

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

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

In light of the latest situation of COVID-19 and the need for epidemic prevention and control, arrangements have been undertaken to step up precautionary measures at the Reception Counter. **To reduce social contacts, starting from today** (January 13), members of the public can place their submissions made under the Town Planning Ordinance into the drop-in box at the Reception Counter during office hours (9am to 5pm, Monday to Friday). Members of the public are also encouraged to make enquiries through the telephone hotline (2231 4810) or email (tpbpd@pland.gov.hk) and can visit the TPB's website (www.info.gov.hk/tpb) for statutory planning information.

Mary Mulvihill

From: [REDACTED]

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

Date: Tuesday, 9 November 2021 11:21 PM CST

Subject: A/YL-NSW/293 DD 103 and 115 Tung Shing Lei, Nam Sang Wai

A/YL-NSW/293

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

Site area : About 53,584sq.m

Zoning : "Undetermined"

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

Dear TPB Members,

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

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

1. Not in line with the general planning intention of the statutory plan
2. Provision of public housing is misleading and cannot justify the proposed private housing development
3. Misinterpretation of the government housing policy to develop the whole Uzone for housing
4. Devalue the application site by generalizing it as unused land
5. Wetland loss due to pond filling
6. Inadequate ecological surveys
7. Ecological importance of Tung Shing Lane Egrettry
8. Failed to identify the exact locations of Tung Shing Lane Egrettry
9. Underestimate direct/indirect impacts on the Tung Shing Lane Egrettry
10. Obstruct flight path of breeding ardeids from/to Tung Shing Lane Egrettry
11. Adverse impacts of the proposed high-rise residential development
12. Cumulative ecological impacts and undesirable impact

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

Mary Mulvihill

From: [REDACTED]

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

Sent: Tuesday, December 31, 2019 9:28:30 PM

Subject: A/YL-NSW/275 DD 103 and 115 Nam Sang Wai

A/YL-NSW/275

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

Area: About 53,584sq.m

Zoning : "Undetermined"

Applied development: 16 Residential Towers / 140mPD / 3,814 Units / 34 Houses / SC 23% / OS Not less than 11,150sq.mt / 502 Vehicle Parking

Dear TPB Members,

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

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

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

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

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

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

Mary Mulvihill

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

參考編號

Reference Number:

231124-123959-11738

提交限期

Deadline for submission:

24/11/2023

Seq 4

R-67

提交日期及時間

Date and time of submission:

24/11/2023 12:39:59

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. Ho hui man

意見詳情

Details of the Comment :

反對此項目

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

參考編號

Reference Number:

231124-153510-47098

提交限期

Deadline for submission:

24/11/2023

Seq 4
R-68

提交日期及時間

Date and time of submission:

24/11/2023 15:35:10

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Ng shun ying

意見詳情

Details of the Comment :

反對此項目1

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

參考編號

Reference Number:

231124-161905-35712

提交限期

Deadline for submission:

24/11/2023

提交日期及時間

Date and time of submission:

24/11/2023 16:19:05

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 潘家祥

意見詳情

Details of the Comment :

我反對，這地方住了一些收入不多及一群退休長者，生活條件不太富裕的人，這地方是他們最後一塊樂土，而且元朗區已有很多人，再多我怕容不下，還有在香港已經很難找到這美麗而又有大量雀鳥的地方，所以我決心反對。

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

參考編號

Reference Number:

231124-162444-22985

提交限期

Deadline for submission:

Seq 4

24/11/2023

提交日期及時間

Date and time of submission:

R-70

24/11/2023 16:24:44

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. 吳惠英

意見詳情

Details of the Comment :

本人極力反對在這地方改變用途，因這裡有很多候鳥聚居，還有是很多香港人假日的好去處及後花園，還有元朗現在已住了很多人口，人車爭路，交通繁忙。所以本人極力反對，反對。

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

參考編號

240119-223020-63012

Reference Number:

提交限期

09/02/2024

Deadline for submission:

提交日期及時間

19/01/2024 22:30:20

Date and time of submission:

有關的規劃申請編號

A/YL-NSW/293

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. chow oi lung

Name of person making this comment:

意見詳情

Details of the Comment :

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

台鑑：

我反對計劃大綱反對元朗計畫 A/YL-NSW/293

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

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

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

故此：

我反對計劃大綱 A/YL-NSW/293

反對人：周愛龍先生

反對人簽署：____CHOW OI LUNG____

順祝 貴處各職員 身體健康、福壽安康。

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

參考編號

Reference Number:

240122-203433-57730

提交限期

Deadline for submission:

Seq 5

09/02/2024

提交日期及時間

Date and time of submission:

P-72

22/01/2024 20:34:33

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Leung

意見詳情

Details of the Comment :

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

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

新界元朗十八鄉元朗東成里居民向貴處致謝

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

參考編號

Reference Number:

231124-153510-47098

提交限期

Deadline for submission:

Seq 5

24/11/2023

提交日期及時間

Date and time of submission:

R-73

24/11/2023 15:35:10

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Ng shun ying

意見詳情

Details of the Comment :

反對此項目1

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

參考編號

Reference Number:

231124-161905-35712

提交限期

Deadline for submission:

24/11/2023

提交日期及時間

Date and time of submission:

24/11/2023 16:19:05

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 潘家祥

意見詳情

Details of the Comment :

我反對，這地方住了一些收入不多及一群退休長者，生活條件不太富裕的人，這地方是他們最後一塊樂土，而且元朗區已有很多人，再多我怕容不下，還有在香港已經很難找到這美麗而又有大量雀鳥的地方，所以我決心反對。

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

參考編號

Reference Number:

240124-214551-28846

提交限期

Deadline for submission:

09/02/2024

提交日期及時間

Date and time of submission:

24/01/2024 21:45:51

Seq 5

R-74 附加

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 潘家祥

意見詳情

Details of the Comment :

反對於上址進行改變土地用途，這裡是香港僅存不多的候鳥棲息地，亦是香港人的後花園，所以我反對。

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

參考編號

Reference Number:

231124-162444-22985

提交限期

Deadline for submission:

24/11/2023

提交日期及時間

Date and time of submission:

24/11/2023 16:24:44

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. 吳惠英

意見詳情

Details of the Comment :

本人極力反對在這地方改變用途，因這裡有很多候鳥聚居，還有是很多人假日的好去處及後花園，還有元朗現在已住了很多人口，人車爭路，交通繁忙。所以本人極力反對，反對。

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

參考編號

Reference Number:

240124-213855-12620

提交限期

Deadline for submission:

Seq 5

09/02/2024

提交日期及時間

Date and time of submission:

R-75 附加

24/01/2024 21:38:55

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. 吳惠英

意見詳情

Details of the Comment :

本人反對上述申請，原因有（一）元朗區已有很多區民，路面已很擠迫。（二）南生圍是香港人的後花園，亦是候鳥的地方。所以我強烈反對。

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

參考編號

Reference Number:

240124-213036-59043

提交限期

Deadline for submission:

09/02/2024

提交日期及時間

Date and time of submission:

24/01/2024 21:30:36

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Ho hiu man

意見詳情

Details of the Comment :

極力反對此項目

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

參考編號

Reference Number:

240124-213749-99434

提交限期

Deadline for submission:

09/02/2024

提交日期及時間

Date and time of submission:

24/01/2024 21:37:49

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. NG SIU TONG

意見詳情

Details of the Comment :

本人反對在上址發展，本人在上址居住了40多年，那裏的自然環境美麗，很多候鳥在哪裏棲息，若果在哪處發展定會影響自然環境，和其他住了數十年的村民，他們大多數都上了年紀，很難再到出面另覓新居，希望貴處不要批准發展。

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

參考編號
Reference Number: 240124-214432-37042

提交限期
Deadline for submission: 09/02/2024

提交日期及時間
Date and time of submission: 24/01/2024 21:44:32

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

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. Ng lai ying

意見詳情
Details of the Comment :

反對此項目，無家可歸

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

參考編號

Reference Number:

240124-214520-33507

提交限期

Deadline for submission:

09/02/2024

提交日期及時間

Date and time of submission:

24/01/2024 21:45:20

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Samuel Lam

意見詳情

Details of the Comment :

我反對，嚴重影響生態環境

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

參考編號
Reference Number: 240124-214547-88628

提交限期
Deadline for submission: Seq 5 09/02/2024

提交日期及時間
Date and time of submission: R-80 24/01/2024 21:45:47

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

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

意見詳情
Details of the Comment :

反對~影響附近生態環境

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

參考編號

Reference Number:

240124-214653-69800

提交限期

Deadline for submission:

09/02/2024

提交日期及時間

Date and time of submission:

24/01/2024 21:46:53

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Ho chi wai

意見詳情

Details of the Comment :

反對此項目

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

參考編號

Reference Number:

240124-214852-23428

提交限期

Deadline for submission:

09/02/2024

提交日期及時間

Date and time of submission:

24/01/2024 21:48:52

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Ho ching fai

意見詳情

Details of the Comment :

反對此項目

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

參考編號
Reference Number: 240124-215137-27073

提交限期
Deadline for submission: 09/02/2024

提交日期及時間
Date and time of submission: 24/01/2024 21:51:37

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

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Yeung chi wah

意見詳情
Details of the Comment :

反對此項目

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

參考編號

Reference Number:

240124-215302-23777

提交限期

Deadline for submission:

09/02/2024

提交日期及時間

Date and time of submission:

24/01/2024 21:53:02

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Fiona Tang

意見詳情

Details of the Comment :

我反對

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

參考編號
Reference Number: 240124-220215-51405

提交限期
Deadline for submission: 09/02/2024

提交日期及時間
Date and time of submission: 24/01/2024 22:02:15

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

「提意見人」姓名/名稱
Name of person making this comment: 夫人 Mrs. Ernest

意見詳情
Details of the Comment :

反對

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

參考編號

Reference Number:

240125-160248-17206

提交限期

Deadline for submission:

Seq 5

09/02/2024

提交日期及時間

Date and time of submission:

R-88

25/01/2024 16:02:48

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Leung Nga kiu

意見詳情

Details of the Comment :

不同意！反對止項目！

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

參考編號

Reference Number:

240125-193734-64994

提交限期

Deadline for submission:

09/02/2024

提交日期及時間

Date and time of submission:

25/01/2024 19:37:34

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. 文錦娣

意見詳情

Details of the Comment :

本人反對A/YL-NSW/293申請，發展商無顧及村民問題，道路窄，配套不完整，規劃無顧及濕地，魚塘問題等，所以反對。

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

參考編號

Reference Number:

240125-201307-04444

提交限期

Deadline for submission:

09/02/2024

提交日期及時間

Date and time of submission:

25/01/2024 20:13:07

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 張玉成

意見詳情

Details of the Comment :

本人反對A/YL—Nsw/293覆核申請，此地段是未決定用途，是南生圍大綱圖s/YL—NSw/8，配套不完善，村民住屋問題，道路狹窄等，反對覆合申請。

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk



Seq 5

R-92

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

A/YL-NSW/293 Received on 08/01/2024

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對有關規劃申請

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

簽署 Signature

張振宇

日期 Date

28-1-2024



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

參考編號

Reference Number:

240201-091713-18417

提交限期

Deadline for submission:

09/02/2024

提交日期及時間

Date and time of submission:

01/02/2024 09:17:13

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. SETO

意見詳情

Details of the Comment :

據悉目前土木工程拓展署正就本區用作公營房屋發展項目進行可行性研究，以確立詳細發展參數，發展局消息指該研究現時預計大約於2024年年中完成。城規會若批准這宗申請是否表示：政府發展項目與發展商發展項目彼此間已就土地邊界達成共識，不會“破壞”發展商的全盤發展計劃，又或以城規申請已獲批作為“保護傘”，發展商丁點土地也可避免日後收回。之前否決申請就是避免規劃上的不便，本人支持維持原來否決申請直至那個什麼鬼研究後再遞交申請也不遲。

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



Re: A/YL-NSW/293 DD 103 and 115 Tung Shing Lei, Nam Sang Wai

09/02/2024 01:40

From:

To:

Sent by:

File Ref:

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

tpbpd@pland.gov.hk

Seq 5

R-94

Dear TPB Members,

Rejected 3 Feb 2023 because the area is under a study with regard to suitability for development of PH.

Since then there has been a significant drop in the demand for private residential units, many new launches report poor sales and homes in the secondary market are being sold at significant losses. Experts predict that it will take at least a decade to offload the growing glut.

At the same time there is strong demand for PH as the economy is not good and many low earners cannot afford to buy and rents are increasing.

There is no justification to reverse the decision as available land should be used for the common good.

Mary Mulvihill

From:

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

Date: Thursday, 23 November 2023 2:05 AM HKT

Subject: Re: A/YL-NSW/293 DD 103 and 115 Tung Shing Lei, Nam Sang Wai

A/YL-NSW/293

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

Site area : About 53,584sq.m

Zoning : "Undetermined"

Applied development : 11 Towers / 2,802 Units / 9 Houses / 140mPD / 8,150sq.m
OS / 1,078 Vehicle Parking

Dear TPB Members,

The reduction in the number of towers and units do not alter the core issue. The

layout of the development is unrealistic and most inefficient land use.

The revised plan provides no justification for approval.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Sunday, 30 April 2023 3:13 AM HKT
Subject: Re: A/YL-NSW/293 DD 103 and 115 Tung Shing Lei, Nam Sang Wai

Dear TPB Members,

Rejected 3/2/23

It is noted that there are some graves within the Site upon his land status checking. Any private development proposal which affects the graves should be carefully considered. In particular, proposal to remove the existing graves will normally not be supported.

The Site is subject to the Shek Kong Airfield Height Restriction of 129 to 149mPD. The proposed maximum BH of 139mPD may exceed the above height restriction depending on the disposition of residential towers and the height of the rooftop structures.

Public Housing Development in Tung Shing Lei
9.1.6 Comments of the Director of Housing (D of Housing): He objects to the application as Tung Shing Lei is one of the potential public housing sites identified to be made available for housing development according to 2017 Policy Address, and CEDD is currently undertaking the Study (Agreement No. CE55/2020 (CE)) for Tung Shing Lei, the encroachment will jeopardise the government's intention and development potential for public housing development. **AND THIS IS REASON GIVEN FOR REJECTION**

Clearly the review has no chance of success and should be withdrawn.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Cc: [REDACTED]
Date: Wednesday, 4 January 2023 3:18 AM CST
Subject: Re: A/YL-NSW/293 DD 103 and 115 Tung Shing Lei, Nam Sang Wai

Dear TPB Members,

This application has been allowed to drag on for far too long.

There should be a time limit on applications in line with demands to stream

line the process.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Cc: [REDACTED]
Date: Thursday, 14 April 2022 3:07 AM CST
Subject: Re: A/YL-NSW/293 DD 103 and 115 Tung Shing Lei, Nam Sang Wai

Dear TPB Members,

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

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

Mary Mulvihill

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

Dear TPB Members,

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

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

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

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

In light of the latest situation of COVID-19 and the need for epidemic prevention and control, arrangements have been undertaken to step up precautionary measures at the Reception Counter. **To reduce social contacts, starting from today** (January 13), members of the public can place their submissions made under the Town Planning Ordinance into the drop-in box at the Reception Counter during office hours (9am to 5pm, Monday to Friday). Members of the public are also encouraged to make enquiries through the telephone hotline (2231 4810) or email (tpbpd@pland.gov.hk) and can visit the TPB's website (www.info.gov.hk/tpb) for statutory planning information.

Mary Mulvihill

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

A/YL-NSW/293

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

Site area : About 53,584sq.m

Zoning : "Undetermined"

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

Dear TPB Members,

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

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

1. Not in line with the general planning intention of the statutory plan
2. Provision of public housing is misleading and cannot justify the proposed private housing development
3. Misinterpretation of the government housing policy to develop the whole Uzone for housing
4. Devalue the application site by generalizing it as unused land

5. Wetland loss due to pond filling
6. Inadequate ecological surveys
7. Ecological importance of Tung Shing Lane Egrettry
8. Failed to identify the exact locations of Tung Shing Lane Egrettry
9. Underestimate direct/indirect impacts on the Tung Shing Lane Egrettry
10. Obstruct flight path of breeding ardeids from/to Tung Shing Lane Egrettry
11. Adverse impacts of the proposed high-rise residential development
12. Cumulative ecological impacts and undesirable impact

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

Mary Mulvihill

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

Dear TPB Members,

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

In addition zero mention of community facilities such as kindergarten, clinics, retail, elderly care, etc. In view of the zoning, any development

in the area should be part of a holistic and comprehensive planning vision. This is not indicated here.

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

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

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

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

Mary Mulvihill

2299 R-96

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

250120-201416-68298

提交限期**Deadline for submission:**

01/02/2025

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

20/01/2025 20:14:16

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

A/YL-NSW/293

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

小姐 Miss Leung

意見詳情**Details of the Comment :**

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

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

新界元朗十八鄉元朗東成里居民向貴處致謝

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

250124-194847-60247

提交限期**Deadline for submission:**

01/02/2025

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

24/01/2025 19:48:47

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

A/YL-NSW/293

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

先生 Mr. NG SIU TONG

意見詳情**Details of the Comment :**

本人反對在上址發展，本人在上址居住了40多年，那裏的自然環境美麗，很多候鳥在哪裏棲息，若果在哪處發展定會影響自然環境，和其他住了數十年的村民，他們大多數都上了年紀，很難再到出面另覓新居，希望貴處不要批准發展。

Seq 9 R-99

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

參考編號

Reference Number:

250128-111212-43409

提交限期

Deadline for submission:

01/02/2025

提交日期及時間

Date and time of submission:

28/01/2025 11:12:12

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Ho

意見詳情

Details of the Comment :

反對此項目

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

參考編號

Reference Number:

250128-111820-30622

提交限期

Deadline for submission:

01/02/2025

提交日期及時間

Date and time of submission:

28/01/2025 11:18:20

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Hannah yeung

意見詳情

Details of the Comment :

反對此項目

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

參考編號
Reference Number: 250128-111828-52120

提交限期
Deadline for submission: 01/02/2025

提交日期及時間
Date and time of submission: 28/01/2025 11:18:28

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

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. Suen kwai chi

意見詳情
Details of the Comment :

反對此項目

reg 9 12-102

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

參考編號

Reference Number:

250128-111924-13130

提交限期

Deadline for submission:

01/02/2025

提交日期及時間

Date and time of submission:

28/01/2025 11:19:24

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Ng

意見詳情

Details of the Comment :

反對此項目

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

參考編號

Reference Number:

250128-112023-33353

提交限期

Deadline for submission:

01/02/2025

提交日期及時間

Date and time of submission:

28/01/2025 11:20:23

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam

意見詳情

Details of the Comment :

我反對，

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

參考編號

Reference Number:

250128-112242-69966

提交限期

Deadline for submission:

01/02/2025

提交日期及時間

Date and time of submission:

28/01/2025 11:22:42

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Yeung wah

意見詳情

Details of the Comment :

反對此項目

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

參考編號

Reference Number:

250128-113416-12295

提交限期

Deadline for submission:

01/02/2025

提交日期及時間

Date and time of submission:

28/01/2025 11:34:16

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Hon lik wai

意見詳情

Details of the Comment :

項目影響生態環境及村內週邊環境，本人反對該項目申請。

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

參考編號

Reference Number:

250128-115236-08282

提交限期

Deadline for submission:

01/02/2025

提交日期及時間

Date and time of submission:

28/01/2025 11:52:36

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Chan Kai Chung

意見詳情

Details of the Comment :☐ 本人反對

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

參考編號

Reference Number:

250128-115330-33073

提交限期

Deadline for submission:

01/02/2025

提交日期及時間

Date and time of submission:

28/01/2025 11:53:30

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Chan Kai Chung

意見詳情

Details of the Comment :

反對此項目

ser 9

R-107

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

參考編號

Reference Number:

250128-121513-87425

提交限期

Deadline for submission:

01/02/2025

提交日期及時間

Date and time of submission:

28/01/2025 12:15:13

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Mr Yu

意見詳情

Details of the Comment :

Seq 9 12-108

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

參考編號

Reference Number:

250128-121958-28071

提交限期

Deadline for submission:

01/02/2025

提交日期及時間

Date and time of submission:

28/01/2025 12:19:58

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Chan kit man

意見詳情

Details of the Comment :

反對此項目1

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

參考編號

250128-140516-91196

Reference Number:

提交限期

01/02/2025

Deadline for submission:

提交日期及時間

28/01/2025 14:05:16

Date and time of submission:

有關的規劃申請編號

A/YL-NSW/293

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. CHAN KWAN PO

Name of person making this comment:

意見詳情

Details of the Comment :

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

參考編號

Reference Number:

250128-142602-18302

提交限期

Deadline for submission:

01/02/2025

提交日期及時間

Date and time of submission:

28/01/2025 14:26:02

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Leung Hoi yi

意見詳情

Details of the Comment :

反對此項目

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

參考編號

Reference Number:

250128-144917-33945

提交限期

Deadline for submission:

01/02/2025

提交日期及時間

Date and time of submission:

28/01/2025 14:49:17

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Fiona tang

意見詳情

Details of the Comment :

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

參考編號

Reference Number:

250128-150145-04109

提交限期

Deadline for submission:

01/02/2025

提交日期及時間

Date and time of submission:

28/01/2025 15:01:45

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Wong chu mam

意見詳情

Details of the Comment :

地區交通配套太擠擁，影響元朗市居民。

加上未來元朗市洪水橋新發展，已有足夠發展項目。

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

參考編號
Reference Number: 250128-154907-08037

提交限期
Deadline for submission: 01/02/2025

提交日期及時間
Date and time of submission: 28/01/2025 15:49:07

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

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. YEUNG Chi Wah

意見詳情
Details of the Comment :

反對這個項目

Seq 9 R-114

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

參考編號

Reference Number:

250128-155432-08331

提交限期

Deadline for submission:

01/02/2025

提交日期及時間

Date and time of submission:

28/01/2025 15:54:32

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. 文錦娣

意見詳情

Details of the Comment :

反對申請，配套不完善，魚塘有保育價值。

Seq 9 12-115

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

參考編號

Reference Number:

250128-160124-14385

提交限期

Deadline for submission:

01/02/2025

提交日期及時間

Date and time of submission:

28/01/2025 16:01:24

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 張玉成

意見詳情

Details of the Comment :

Opposing

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

參考編號
Reference Number: 250128-163827-15057

提交限期
Deadline for submission: 01/02/2025

提交日期及時間
Date and time of submission: 28/01/2025 16:38:27

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

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Law sam ying

意見詳情
Details of the Comment :

反對

eg 12-117

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

參考編號

Reference Number:

250128-185732-36780

提交限期

Deadline for submission:

01/02/2025

提交日期及時間

Date and time of submission:

28/01/2025 18:57:32

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss 歐陽

意見詳情

Details of the Comment :

反對

Reg 9 12-118

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

參考編號
Reference Number: 250128-204354-44297

提交限期
Deadline for submission: 01/02/2025

提交日期及時間
Date and time of submission: 28/01/2025 20:43:54

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

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

意見詳情
Details of the Comment :

反對有關規劃申請！

Seq 9 R-119

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

參考編號

Reference Number:

250128-204815-88624

提交限期

Deadline for submission:

01/02/2025

提交日期及時間

Date and time of submission:

28/01/2025 20:48:15

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Ellen Cheung

意見詳情

Details of the Comment :

反對有關規劃申請

Seq 9 12-120

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

參考編號
Reference Number: 250128-204825-65208

提交限期
Deadline for submission: 01/02/2025

提交日期及時間
Date and time of submission: 28/01/2025 20:48:25

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

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

意見詳情
Details of the Comment :

不要破壞左自然

seq 9 12-121

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

參考編號
Reference Number: 250128-205933-87872

提交限期
Deadline for submission: 01/02/2025

提交日期及時間
Date and time of submission: 28/01/2025 20:59:33

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

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Chan Pak Hei

意見詳情
Details of the Comment :

反對此項目

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

參考編號
Reference Number: 250128-214229-93654

提交限期
Deadline for submission: 01/02/2025

提交日期及時間
Date and time of submission: 28/01/2025 21:42:29

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

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

意見詳情
Details of the Comment :

反對此規劃

Seq 9 R-123

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

參考編號

Reference Number:

250129-110547-53095

提交限期

Deadline for submission:

01/02/2025

提交日期及時間

Date and time of submission:

29/01/2025 11:05:47

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Sue Leung

意見詳情

Details of the Comment :

反對此項目

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

參考編號
Reference Number: 250201-152622-75583

提交限期
Deadline for submission: 01/02/2025

提交日期及時間
Date and time of submission: 01/02/2025 15:26:22

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

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Ng Mei Ying

意見詳情
Details of the Comment :

工程進行其間會有大量重型車輛出入，影響居民生活，容易發生危險。而東成里位置非常接近白鸞鷺的繁殖地，亦會破壞生態環境。



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

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

R-19

22nd March, 2023.

By email only

Dear Sir/ Madam,

Proposed Comprehensive Residential Development
(A/YL-NSW/293)
(Review under Section 17)

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

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



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

Seal
P-32

2nd May, 2023.

By email only

Dear Sir/ Madam,

Proposed Comprehensive Residential Development
(A/YL-NSW/293)
(Review under Section 17)

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

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



2-11

致：城市規劃委員會秘書處

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

RECEIVED

22 MAR 2023

Town Planning
Board

關於申請編號 A/YL-NSW/293 覆核拒絕申請的決定

本人就這宗被否決的城規申請A/YL-NSW/293 仔細聽了錄音。以下幾點是規劃署規劃專員在會議上對委員所作出的誤導：

一、除博愛醫院旁一級歷史古蹟「潘屋」之前在城規申請獲批准外，2017年12月8日593次會議就批准過一宗以四間豁免管制屋宇組成一所教堂的申請，地點在東成里路旁，離東成里路路口約140米，在「不妨礙規劃」的本區中心位置。

二、現時在本區的政府道路（地圖可找到）朗暉路在元朗排水繞道旁和朗成路在屯馬綫下方，車輛一直使用元朗東成里路出入本區，該路是一條私家路直達「劉氏大屋」，以上三條路形成「H」形，維修保養元朗排水繞道車輛就是使用這些道路。

三、在「未決定用途」地帶，即使沒有什麼第一、二欄房屋高度限制，但申請人是以旁邊公營房屋（仍未興建）大幅提高地積比率，規劃專員以新市鎮或新界的公營房屋高度作為回應，為什麼不用青山公路另一面朗善邨作比較？更符合本區整體規劃。

四、一位女委員提出在「未決定用途」地帶（即現今大綱圖未作修改）與土木工程拓展署正在研究；中間一段時間如有申請，有沒有政策處理申請人的申請事？規劃署現時是以沒有法規的說明書上「考慮整個地區規劃」取代大綱圖《注釋》的法理為先決，非法將本人的重建從2017年初凍結至今，本人也正等待研究結果。（本人申請重建已十年，地點與教會距離80米）

四、在說明書8 整體規劃意向，「魚塘」就放在第一個重要位置，指出「不論是否仍作養殖用途或已荒廢都必須保存」和「魚塘區內不准進行新發展」。本人反對發展商提出使用政府綠化地帶土地（區內一個小山坡）開闢從地盤通往青山公路的車輛通道。申請人提出交通安排與政府的交通安排除互不協調外，青山公路一邊出口的白樺樹在上世紀50年代南生圍一帶種植超過大半世紀，由於不在申請規劃中，這樣是否又可騙過委員和公眾審查呢。

本區居民

張金球

2023-3-22日

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

230707-105457-40515

Reference Number:**提交限期****Deadline for submission:**

14/07/2023

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

07/07/2023 10:54:57

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

A/YL-NSW/293

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

先生 Mr. HUI

意見詳情**Details of the Comment :**

There is a doubtful ownership on some of the lots that the developer/proponent is likely not having a clear title/deed, for the proposal.

Please refer to a court case HCMP 129/2008 which is an ongoing case that re-activated in 2021, as was last informed.

Please vet through the Memorial No. 19062102620011 submitted by So, Lung & Associates, Solicitors dated on 21 Jun 2019 (Withheld Deed of Scanning Date: 15 Jul 2019), which is subjected to the outcome of HCMP 129/2008.

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

13th July, 2023.

Dear Sir/ Madam,

Seq 2

R-53

By email only

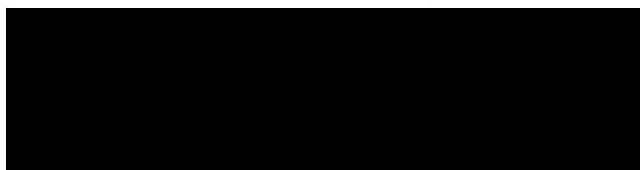
Proposed Comprehensive Residential Development

(A/YL-NSW/293)

(Review under Section 17)

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

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



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

Seq 3
R-60

8th September, 2023.

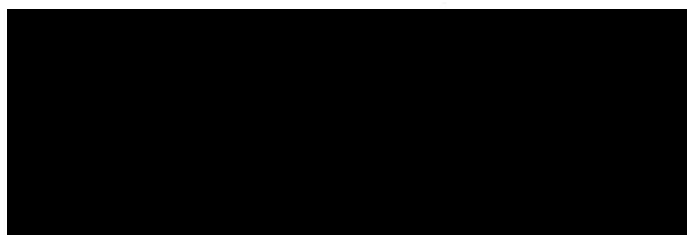
By email only

Dear Sir/ Madam,

Proposed Comprehensive Residential Development
(A/YL-NSW/293)
(Review under Section 17)

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

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



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

Seq 4

R-66

24th November, 2023.

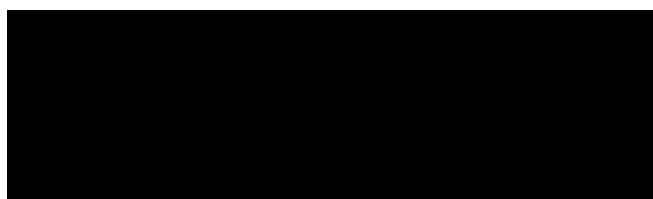
By email only

Dear Sir/ Madam,

Proposed Comprehensive Residential Development
(A/YL-NSW/293)
(Review under Section 17)

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

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



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

參考編號

Reference Number:

240124-215144-49244

提交限期

Deadline for submission:

09/02/2024

提交日期及時間

Date and time of submission:

24/01/2024 21:51:44

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Chow Ting Yuen

意見詳情

Details of the Comment :

支持環保

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

參考編號

Reference Number:

240125-063730-37254

提交限期

Deadline for submission:

09/02/2024

提交日期及時間

Date and time of submission:

25/01/2024 06:37:30

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 楊智華

意見詳情

Details of the Comment :

這裏的風景好靚

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

參考編號

Reference Number:

240126-075002-77610

提交限期

Deadline for submission:

Seqs

09/02/2024

提交日期及時間

Date and time of submission:

R-91

26/01/2024 07:50:02

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/293

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Kwanyuetching

意見詳情

Details of the Comment :

保持鄉間環境，讓人有機會享受大自然景色。

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

Seq 5

R-9s

9th February, 2024.

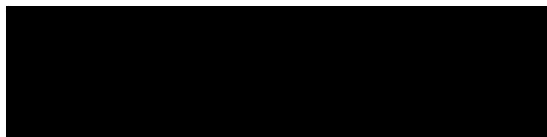
By email only

Dear Sir/ Madam,

Proposed Comprehensive Residential Development
(A/YL-NSW/293)
(Review under Section 17)

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

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



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

Seq 9
R-98

27th January, 2025.

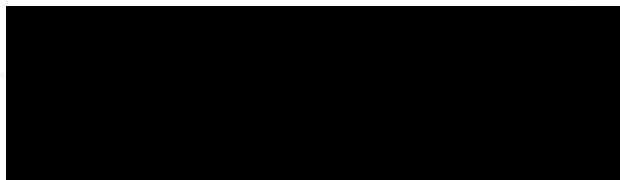
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Ecological Advisory Programme
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Recommended Advisory Clauses

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

- (i) the proposed access arrangement of the Site from Castle Peak Road – Yuen Long/ Long Fai Road/ Yuen Long Highway should be approved by Transport Department (TD);
 - (ii) HyD is not/shall not be responsible for the maintenance of any access connecting the Site and Castle Peak Road – Yuen Long/ Long Fai Road/ Yuen Long Highway/ Long Fai Road. Presumably, the relevant department will provide their comments, if any
 - (iii) if any road improvements are considered necessary by TD due to the proposed development, they shall be implemented by the applicant to the satisfaction of TD and HyD at the applicant's own cost;
 - (iv) the proposed green corridor will not be implemented and maintained by HyD;
 - (v) It is noted that the proposed road works at Castle Peak Road – Yuen Long and Yuen Long Highway would affect HyD's slope feature no. 6NE-A/C30 and 6NE-A/F64 respectively. The applicant should submit modification proposal of the slopes and associated slope boundary to his office and the Geotechnical Engineering Office Slope Safety Division for consensus and updating; and
 - (vi) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.
- (c) To note the comments of the Chief Engineer/Railway Development 1-1, Railway Development Office, HyD that location of the proposed development falls within the Railway Protection Zone of existing TML. The railway protection team of MTR Corporation Limited should be consulted with respect to operation, maintenance and safety of the existing rail network.
- (d) To note the comments of the Director of Agriculture, Fisheries and Conservation that based on the Ecological Impact Assessment, it is understood that the development will result in the loss of one semi-active pond, whilst the other pond will be preserved and transformed into an Eco-lake. According to the records, both fish ponds are engaged in pond fish culture, and so it is advised that in addition to requiring "mitigation for loss of this habitat", mitigation measures for any direct, indirect, on-site/off-site impacts to fisheries during the construction and operation phases be identified and evaluated. The applicant is advised to conduct a Fisheries Impact Assessment in support of his application.
- (e) To note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:

Urban Design and Visual

- (i) given the spatial context of the Site and its immediate surrounding areas, together with the planned development under the Application No. A/YL-NSW/274 to its northwest as well as the potential public housing development at Tung Shing Lei in the same "U" zone being subject to a technical feasibility study, the proposed residential development with a maximum total PR of 3.028 and a maximum BH of 139mPD at the Site would bring further visual changes to the existing neighbourhood, thus forming a new residential cluster of medium/high-rise developments;

- (ii) judging from the photomontages of the submitted visual impact assessment, the proposed development with BH up to 139mPD would stand out and lead to loss of visual openness and skyview/natural backdrop when viewed at VPs 2 to 4 and 8 to 10, resulting in slightly to moderately adverse visual impacts as rated by the applicant. It is noted that several design and mitigation measures have been proposed by the applicant, including stepped BH design, building gaps, variation in built form and façade treatment to minimise the bulkiness and potential visual impacts of the proposed development;

Air Ventilation

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

Landscape

- (v) according to the aerial photo of 2021, about half portion of the site area is currently occupied by existing ponds. The Site is situated in an area of rural fringe landscape character comprised of ponds, vegetated fields, clustered tree groups, green-belt, village houses, temporary structures and carparks etc. Existing and planned low to medium-rise residential developments and GIC facilities are located in the vicinity of the Site. The proposed development is considered not entirely incompatible with existing and planned landscape setting in the proximity, although it would bring forth noticeable changes to the landscape character of the surrounding area;
- (vi) with reference to the Landscape Proposal, landscape treatments and considerable area of “Eco-lake and Preserved Zone” located in the eastern part of the Northern Site are proposed within the Site. According to the Supplementary Planning Statement, not less than 30% of site coverage of greenery would be provided in the development of which not less than 15% of the greenery is provided at pedestrian zone. Besides, more than 65% of proposed trees and shrubs are native species to enhance biodiversity for the development areas;

- (vii) it is observed that the proposed Linear Park, which served as green corridor, is outside the planning application boundary. There is no information on the party responsible for construction, management and maintenance of the proposed Linear Park, and hence the feasibility of implementation of the Linear Park is in doubt. The applicant is reminded to seek comments from the relevant authorities accordingly; and
 - (viii) the applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant shall seek approval for any proposed tree works from relevant departments prior to commencement of the works.
- (f) To note the comments of the Chief Building Surveyor/New Territories West, Buildings Department that:
- (i) there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site;
 - (ii) noting that the Site is divided into 2 portions, the development intensity of each portion shall be considered individually;
 - (iii) if the existing structure (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application;
 - (iv) for UBW erected on leased land, enforcement action may be taken by the Buildings Department to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (v) before any new building works (including containers/open sheds as temporary buildings, demolition and land fillings etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (vi) the Site does not abut on any existing specified street and the development intensity of the Site shall be determined by BA under Regulation 19(3) of the Building (Planning) Regulation (B(P)R) at building plan submission stage;
 - (vii) the Site shall be provided with means of obtaining access thereto from a street and EVA in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (viii) any parking spaces to be disregarded from GFA calculation under the Regulation 23(3)(b) of the B(P)R shall be subject to the requirements laid down in Appendix C of PNAP APP-2;

- (ix) for features applied to be excluded from the calculation of the total GFA, it shall be subject to compliance with the requirements laid down in the relevant Joint Practice Notes and PNAP. For example, the requirements of building set back, building separation and site coverage of greenery as stipulated in PNAP APP-152; and
 - (x) detailed comments under the BO will be provided during the plan submission stage.
- (g) To note the comments of the Director of Fire Services that:
- (i) detailed fire services requirements will be formulated upon receipt of formal submission of general building plans; and
 - (ii) the applicant is advised to observe the requirements of EVA as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Building 2011, which is administered by the Buildings Department. If the aforementioned requirements cannot be complied with, enhanced fire safety provisions shall be required.
- (h) To note the comments of the Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office of Development Bureau that:
- (i) although there is no graded / proposed graded historic building nor item on the “List of New Items for Grading Assessment” on the Site and no site of archaeological interest will be affected physically, the Site is only about 23m away from 5 Grade 3 historic buildings at Nos. 63, 65, 66 and 67 Tung Shing Lei and Hat Shut Tong at No. 68 Tung Shing Lei. The 5 graded historic buildings were according a Grade 3 status individually by the Antiquities Advisory Board (AAB) on 12.9.2019; and
 - (ii) the applicants shall conduct necessary assessment to ascertain if there are any direct and indirect impacts arising from the proposed development to the aforesaid 5 Grade 3 buildings. Appropriate mitigation/protective measures to safeguard the 5 Grade 3 historic buildings from the development should be devised accordingly. Antiquities and Monuments Office would provide comments from heritage conservation perspective on the related submission at detailed design stage when available.
- (i) To note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department that:
- (i) it is noted that the applicant has committed, in the GPRR, to undertake a natural terrain hazard study (NTHS) and to implement mitigation measures, if necessary, as part of the proposed development; and
 - (ii) it is noted that the applicant has included preliminary geotechnical assessment and proposals in the GPRR. The applicant shall submit the proposed building works plans to the BD for approval as required under the provisions of BO. His office would provide comments on the geotechnical aspects of the proposed development via the BD.
- (j) To note the comments of the Chief Engineer/Construction, Water Supplies Department (WSD) that:

- (i) existing water mains will be affected. The cost of any necessary diversion shall be borne by the proposed development;
 - (ii) in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5m from the centre line of the water mains shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies and their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - (iii) no trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water main; and
 - (iv) the Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public watermain within and in close vicinity of the Site.
- (k) To note the comments of the Director of Electrical and Mechanical Services that:
- (i) as there are 400kV extra high voltage overhead lines running above the application site, the applicant shall 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 constructions;
 - (ii) 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;
 - (iii) 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;
 - (iv) 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 applicant and his contractors when carrying out works in the vicinity of the electricity supply lines; and
 - (v) 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.
- (l) To note the comments of the Director of Food and Environmental Hygiene that:
- (i) no Food and Environmental Hygiene Department’s (FEHD) facilities should be affected by the proposed development;

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