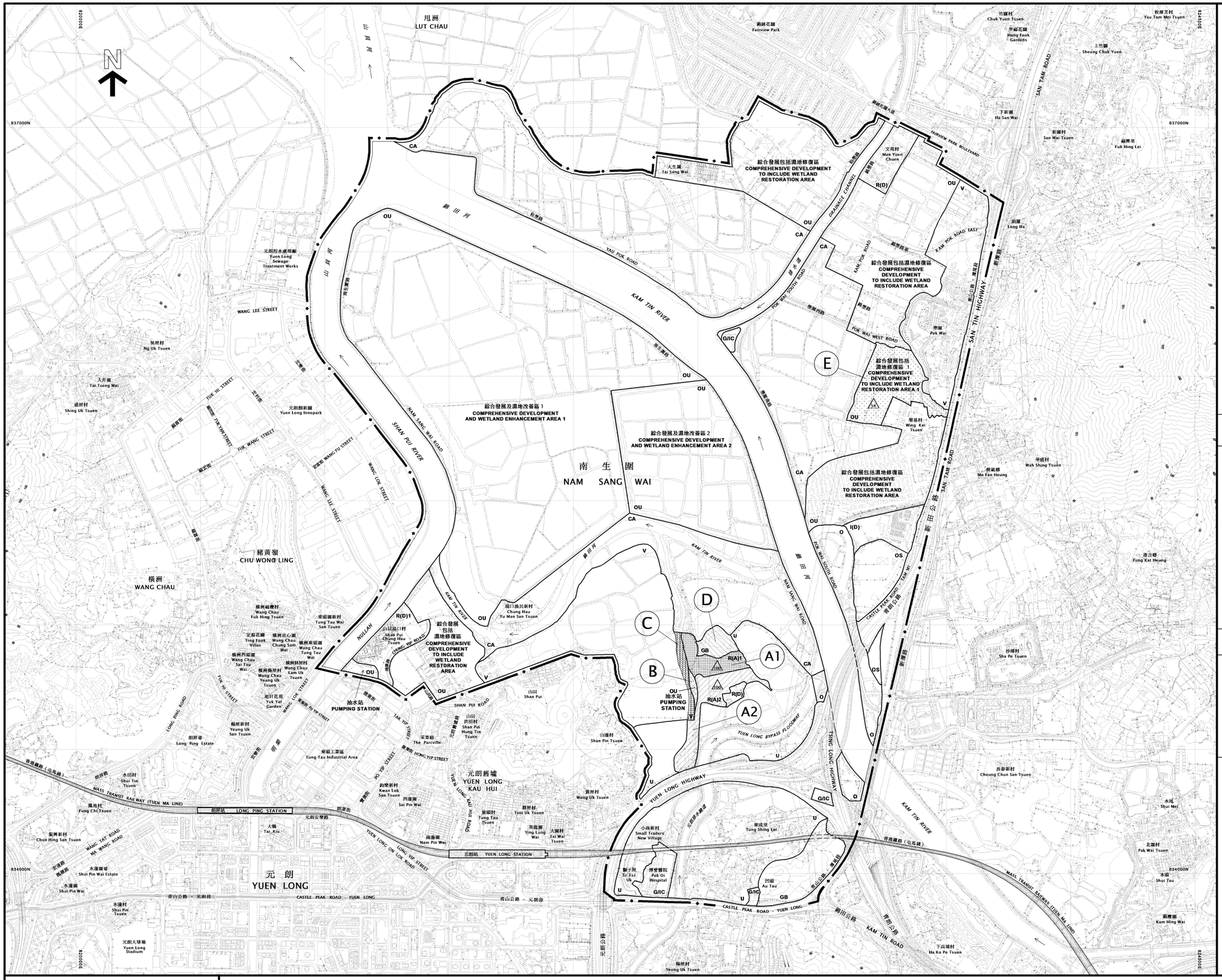
Annex I of
TPB Paper No. 10988



圖例 NOTATION

ZONES 地帶

RESIDENTIAL (GROUP A)	R(A)	住宅（甲類）
RESIDENTIAL (GROUP D)	R(D)	住宅（丁類）
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
INDUSTRIAL (GROUP D)	I(D)	工業（丁類）
OPEN STORAGE	OS	露天貯物
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
UNDETERMINED	U	未決定用途
GREEN BELT	GB	綠化地帶
CONSERVATION AREA	CA	自然保育區

COMMUNICATIONS 交通

RAILWAY AND STATION (UNDERGROUND)	車站 STATION	鐵路及車站（地下）
RAILWAY AND STATION (ELEVATED)	車站 STATION	鐵路及車站（高架）
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路

MISCELLANEOUS 其他

BOUNDARY OF PLANNING SCHEME		規劃範圍界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	100	最高建築物高度（在主水平基準上若干米）

土地用途及面積一覽表 SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & % 公頃 HECTARES	% 百分率	用途
RESIDENTIAL (GROUP A)	5.86	0.98	住宅（甲類）
RESIDENTIAL (GROUP D)	7.66	1.28	住宅（丁類）
VILLAGE TYPE DEVELOPMENT	43.71	7.29	鄉村式發展
INDUSTRIAL (GROUP D)	3.53	0.59	工業（丁類）
OPEN STORAGE	5.43	0.91	露天貯物
GOVERNMENT, INSTITUTION OR COMMUNITY	3.38	0.56	政府、機構或社區
OPEN SPACE	8.75	1.46	休憩用地
OTHER SPECIFIED USES	230.63	38.46	其他指定用途
UNDETERMINED	46.40	7.74	未決定用途
GREEN BELT	7.47	1.25	綠化地帶
CONSERVATION AREA	121.52	20.26	自然保育區
DRAINAGE CHANNEL	87.03	14.51	排水道
MAJOR ROAD ETC.	28.29	4.71	主要道路等
TOTAL PLANNING SCHEME AREA	599.66	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，
現經修訂並按照城市規劃條例第 5 條展示。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN AND HAVE BEEN AMENDED FOR EXHIBITION UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S/YL-NSW/8 的修訂
AMENDMENTS TO APPROVED PLAN No. S/YL-NSW/8

AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE	按照城市規劃條例第 5 條展示的修訂
AMENDMENT ITEM A1	修訂項目 A 1 項
AMENDMENT ITEM A2	修訂項目 A 2 項
AMENDMENT ITEM B	修訂項目 B 項
AMENDMENT ITEM C	修訂項目 C 項
AMENDMENT ITEM D	修訂項目 D 項
AMENDMENT ITEM E	修訂項目 E 項

（參看附表）
(SEE ATTACHED SCHEDULE)

2024年7月12日 按照城市規劃條例第5條公開展示的核准圖編號 S/YL-NSW/8 的修訂
AMENDMENTS TO APPROVED PLAN No. S/YL-NSW/8 EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON 12 JULY 2024

Signed Ms Donna Tam 譚燕萍 簽署
SECRETARY 城市規劃委員會秘書
TOWN PLANNING BOARD

香港城市規劃委員會依據城市規劃條例擬備的南生圍分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
NAM SANG WAI - OUTLINE ZONING PLAN

SCALE 1:7500 比例尺

米 METRES 200 0 200 400 600 800 1 000 METRES 米

規劃署遵照城市規劃委員會指示擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號 PLAN No. S/YL-NSW/9

SCHEDULE OF AMENDMENTS TO THE APPROVED NAM SANG WAI OUTLINE ZONING PLAN NO. S/YL-NSW/8 MADE BY THE TOWN PLANNING BOARD UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)

I. Amendments to Matters shown on the Plan

Item A1 – Rezoning of a site to the north of Ho Chau Road from "Residential (Group D)" ("R(D)") to "Residential (Group A)1" with stipulation of building height restriction.

Item A2 – Rezoning of a site to the north of Ho Chau Road from "R(D)" to "Residential (Group A)2" with stipulation of building height restriction.

Item B – Rezoning of a site to the north of Ho Chau Road from "R(D)" to "Other Specified Uses" ("OU") annotated "Pumping Station".

Item C – Rezoning of a strip of land to the north of Ho Chau Road from "R(D)" to "Village Type Development" ("V").

Item D – Rezoning of a knoll to the north of Ho Chau Road from "R(D)" to "Green Belt".

Item E – Rezoning of a site at Wing Kei Tsuen from "OU" annotated "Comprehensive Development to Include Wetland Restoration Area" ("OU(CDWRA)") to "OU" annotated "Comprehensive Development to Include Wetland Restoration Area 1" ("OU(CDWRA)1") with stipulation of building height restriction.

II. Amendments to the Notes of the Plan

(a) Incorporation of a new set of Notes for "Residential (Group A)" zone with development restrictions.

(b) Deletion of 'Market' from Column 2 of the Notes for "R(D)" and "V" zones.

(c) Incorporation of 'Government Refuse Collection Point' and 'Public Convenience' under Column 1 of the Notes for "V" zone; and corresponding deletion of 'Government Refuse Collection Point' and 'Public Convenience' under Column 2 of the Notes for "V" zone.

(d) Incorporation of 'Field Study/Education/Visitor Centre' and 'Hotel (Holiday House only)' under Column 2 of the Notes for "V" zone.

(e) Revision of 'Shop and Services' to 'Shop and Services (not elsewhere specified)' under Column 2 of the Notes for "Government, Institution or Community" ("G/IC") zone.

(f) Incorporation of 'Zoo' under Column 2 of the Notes for "G/IC" zone.

(g) Revision to Notes for "G/IC" and "OU" annotated "Comprehensive Development and Wetland Enhancement Area" ("OU(CDWEA)") zones on planning intention.

(h) Revision to the Remarks of the Notes for "OU(CDWEA)", "OU(CDWRA)" and "Conservation Area" zones on filling of land/pond and excavation of land clause in accordance with the Master Schedule of Notes to Statutory Plans.

(i) Revision to the Remarks of the Notes for "OU(CDWRA)" zone to incorporate development restrictions for "OU(CDWRA)1" sub-zone.

Town Planning Board

12 July 2024

《南生圍分區計劃大綱草圖編號 S/YL-NSW/9》
Draft Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/9

申述人名單
Index of Representations

申述編號 **Representation No.**	提交編號 **Submission No.**	申述人名稱 **Name of Representer**
TPB/R/S/YL-NSW/9-R1	TPB/R/S/YL-NSW/9-S003	Topwood Limited / Success King Limited / Richduty Development Limited
TPB/R/S/YL-NSW/9-R2	TPB/R/S/YL-NSW/9-S005	The Conservancy Association
TPB/R/S/YL-NSW/9-R3	TPB/R/S/YL-NSW/9-S008	Mary Mulvihill
TPB/R/S/YL-NSW/9-R4	TPB/R/S/YL-NSW/9-S009	The Hong Kong Bird Watching Society
TPB/R/S/YL-NSW/9-R5	TPB/R/S/YL-NSW/9-S001	Fung Kam Lam
TPB/R/S/YL-NSW/9-R6	TPB/R/S/YL-NSW/9-S004	Lam Sze Wing
TPB/R/S/YL-NSW/9-R7	TPB/R/S/YL-NSW/9-S007	Chun Ho Lo
TPB/R/S/YL-NSW/9-R8	TPB/R/S/YL-NSW/9-S006	Kadoorie Farm and Botanic Garden

公眾可於規劃署的規劃資料查詢處及城市規劃委員會網頁<https://www.tpb.gov.hk/tc/plan_making/S_YL-NSW_9.html> 查閱就《南生圍分區計劃大綱草圖編號 S/YL-NSW/9》提出的申述。

Representations in respect of the Draft Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/9 are available for public inspection at the Planning Enquiry Counters of the Planning Department and on the Town Planning Board's website at <https://www.tpb.gov.hk/en/plan_making/S_YL-NSW_9.html>.

Representation Number:	Submission Number:
TPB/R/S/YL-NSW/9-R001	TPB/R/S/YL-NSW/9-S003

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

1. The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件(倘有)，必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。

2. Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (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), or downloaded from the Board's website at http://www.info.gov.hk/tpb/.
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及公佈申述、對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處(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 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓）索取，亦可從委員會的網頁下載 (網址: http://www.info.gov.hk/tpb/)。

3. 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, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.
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。提出申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關申述視為不曾提出論。

1. Person Making this Representation (known as " Representer" hereafter) 提出此宗申述的人士 (下稱「申述人」)

Full Name 姓名 / 名稱 (~~Mr./Ms.~~/Company/~~Organisation~~* 先生/女士/公司/機構*)

Topwood Limited / Success King Limited / Richduty Development Limited

(Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided)
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

2. Authorised Agent (if applicable) 獲授權代理人(如適用)

Full Name 姓名 / 名稱 (~~Mr./Ms.~~/Company/~~Organisation~~* 先生/女士/公司/機構*)

Llewelyn-Davies Hong Kong Limited

(Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided)
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

3. Details of the Representation 申述詳情

Draft plan to which the representation relates (please specify the name and number of the draft plan) 與申述相關的草圖 (請註明草圖名稱及編號)	Draft Nam Sang Wai OZP No. S/YL-NSW/9

* Delete as appropriate 請刪去不適用者
Please fill in "NA" for not applicable item 請在不適用的項目填寫「 不適用 」

3. Details of the Representation (Continued) (use separate sheet if necessary)#
申述詳情(續) (如有需要，請另頁說明)#

Nature of and reasons for the representation 申述的性質及理由

Subject matters 有關事項@	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
Items A1, A2, B, C and D	☑ support 支持 ☐ oppose 反對	These amendment items reflect TPB's previous decision on 21 June 2024 to agree to the proposed amendments to the subject OZP to take forward a proposed Land Sharing Pilot Scheme (LSPS) development. Items A1 and A2 - The proposed "R(A)1" and "R(A)2" zones and the relevant development restrictions for the agreed public housing portion and private housing portion respectively under the LSPS development are also in line with the aforesaid TPB's previous decision on 21 June 2024. The LSPS development is a framework being put forward as part of the Government's multi-pronged strategy to increase land and housing supply in the short-to-medium term. It could boost both public and private housing supply. Technical assessments have already been conducted, and relevant Government departments had no in-principle objection, to demonstrate the technical feasibility of the LSPS development. Items B, C and D - The proposed "OU" zone for pumping station, as well as the proposed "V" and "GB" zones, are mainly to reflect the proposed infrastructure works and the existing site conditions in the surrounding area of the LSPS development.
	☐ support 支持 ☐ oppose 反對	
	☐ support 支持 ☐ oppose 反對	

Any proposed amendments to the draft plan? If yes, please specify the details.
對草圖是否有任何擬議修訂? 如有的話，請註明詳情。

If supporting documents (e.g. colour and/or large size plans, planning studies and technical assessments) is included in the representations, 90 copies (or 40 hard copies and 50 soft copies) of such information shall be provided.
若申述附有支持其論點的補充資料(例如彩色及／或大尺寸的圖則、規劃研究及技術評估)，則須提供 90 份複本(或 40 份印文本和 50 份電子複本)。

@ Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments.請形容圖則內與申述有關的指定事項，如申述與圖則的修訂有關，請註明在修訂項目附表內的修訂項目編號。

Please fill "NA" for not applicable item 請在不適用的項目填寫「 不適用 」
☑ at the appropriate box 請在適當的方格內加上 ☑ 號

llewelyn davies
ARCHITECTS PLANNERS DESIGNERS
Llewelyn-Davies Hong Kong Ltd

11 September 2024

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

By Hand

Dear Sir

Representation in Respect of Draft Plan made under Section 6(1) of the Town Planning Ordinance (CAP. 131) –
Draft Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/9

Reference is made to the captioned draft plan, which was gazetted by the Town Planning Board (the Board) on 12 July 2024.

We act on behalf of Topwood Limited / Success King Limited / Richduty Development Limited ("the Representer") to submit herewith the duly completed Form No. S6 to the Board for consideration.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at [redacted] or our Mr Arnold Koon at [redacted]

Yours faithfully
for Llewelyn-Davies Hong Kong Limited

Llewelyn-Davies
Hong Kong Limited
Authorized Signature

Winnie Wu
Planning Director

RECEIVED
11 SEP 2024
Town Planning Board

Encl
WW/AK

S:\13510 Tung Shing Lei Land Sharing Submission_OZP Representations\20240912 - Representations submission\Cover Letter\20240911 - draft cover letter.doc

☐Urgent ☐Return receipt ☐Expand Group ☐Restric

Representation Number: TPB/R/S/YL-NSW/9-R002

Submission Number: TPB/R/S/YL-NSW/9-S005

From: Roy Ng [redacted]
Sent: 2024-09-11 星期三 11:27:39
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation relating to Nam Sang Wai Outline Zoning Plan (OZP) (No. S/YL-NSW/8)
Attachment: TPB20240911(NSW).pdf

Dear Sir/Madam,

Please refer to the attachment for the captioned.

To comply with the requirement of TPB, here are the full name and first four alphanumeric characters of HKID card number.

Full name: NG HEI MAN
First four alphanumeric characters of HKIA card number: [redacted]

Yours faithfully,
Ng Hei Man (Mr.)
Campaign Manager
The Conservancy Association
[redacted]
Registered Name 註冊名稱 : The Conservancy Association 長春社
(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)

長春社 Since1968
The Conservancy Association
通訊地址: 九龍深水埗欽州街西 26 號賽馬會-長春社綠滿林廊
Add.: Jockey Club - The Conservancy Association Urban Forestry Green Hub, 26 Yen Chow Street West, Sham Shui Po, Kowloon
網址 Website:www.cahk.org.hk
電話 Tel.:(852)2728 6781 傳真 Fax.:(852)2728 5538
電子郵件 E-mail:cahk@cahk.org.hk

11th September 2024

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

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

Dear Sir/Madam,

Representation relating to Nam Sang Wai Outline Zoning Plan (OZP) (No. S/YL-NSW/8)

The Conservancy Association (CA) would express concerns on the proposed amendments in the captioned OZP.

Item A1, A2, B, C

1. Not in line with planning intention of Wetland Conservation Area (WCA) and Wetland Buffer Area (WBA)

According to TPB Guidelines No. 12C, the site lies within WBA and very close to WCA. It states that "*In considering development proposals in the Deep Bay Area, the Board adopts the Study's recommended principle of "no-net-loss in wetland" which provides for the conservation of continuous and adjoining fish ponds*". The planning intention of WBA is "*to protect the ecological integrity of the fish ponds and wetland within the WCA and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds*".

From the Master Layout Plan, the proposed development would involve pond filling and lead to direct loss of wetland. Some residential towers are also very close to the boundary of WCA (especially the eastern part) and such arrangement would bring disturbance to wetland within WCA. Currently we cannot see sufficient details are available to justify that the proposed amendments would adhere to the planning intention of WCA and WBA, as well as the principle of "no-net-loss in wetland".

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2. Inconsistent with geographical limit under Land Sharing Pilot Scheme (LSPS)

To strike a balance between development and conservation, Development Bureau once stated that private lots falling within some ecologically-sensitive areas, such as 12 priority sites for enhanced conservation under the New Nature Conservation Policy (NNCP) will not be eligible for LSPS[1]. The website of Development Bureau also demonstrates that geographical limit under LSPS remains unchanged[2].b However, what we note is that part of the proposed LSPS site overlaps with priority sites for enhanced conservation (i.e. Deep Bay Wetland outside Ramsar Site) (Figure 1). Indeed this plan should not be qualified under LSPS criteria at the first place. We do not understand why this plan can still enter plan-making process in this stage. Clarification is necessary.

3. Adversely affecting the establishment of proposed Nam Sang Wai Wetland Conservation Park (NSW WCP)

According to the Brief of Strategic feasibility Study on the Development of Wetland Conservation Parks System under the Northern Metropolis Development Strategy, the extent of study area for five proposed Wetland Conservation Parks, NSW WCP, has been shown. The NSW WCP would cover a total area of about 460 hectares (around 400 hectares in WCA and 60 hectares in WBA). From our preliminary observation, the proposed site for LSPS lies within the study area of NSW WCP (Figure 2).

We are concerned about the following issues:

- Direct loss of land for NSW WCP: not only conservation works, some ancillary facilities necessary for the establishment of NSW WCP would not be able to be planned in the proposed site for LSPS

- Interface with NSW WCP: the proposed site for LSPS would be very close to or surrounded by study area, we worry that indirect environmental disturbance on NSW WCP would be substantial

[1] Legco Panel on Development – Land Sharing Pilot Scheme (Dec 2019).
https://www.legco.gov.hk/yr19-20/english/panels/dev/papers/dev20191126cb1-160-3-e.pdf
[2] Geographical Limit under Land Sharing Pilot Scheme – Development Bureau
https://www.devb.gov.hk/en/issues_in_focus/land_sharing_pilot_scheme/Geographical_Limit/index.html

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電子郵件 E-mail:cahk@cahk.org.hk

4. Too large development scale

To our understanding, some of the development parameters of the proposed LSPS, compared with the one in 2022, has been amended. However, we opine that there are no substantial reduction in development scale. See Table 1 below.

Table 1 Comparison on development parameters between 2021 and 2024 LSPS

	2022	2024	Change
Development Site Area	About 4.5ha	About 4.5ha	No
No. of Units	3,129 (Public: 1,261) (Private: 1,868)	3,129 (Public: 1,261) (Private: 1,868)	No
No. of Towers	9	7	No substantial change (Previous 4 towers have been combined into 2 individual towers)
Maximum building height	99.9mPD	100mPD	No substantial changes
Population	8,384 (Public: 5,231) (Private: 3,153)	8,384 (Public: 5,231) (Private: 3,153)	No

Although some may argue that development scale is compatible with the residential development (Application No. A/YL-NSW/274) right next to the proposed site for LSPS, indeed low development density with no more than 3 storeys high is still maintained in most of Nam Sang Wai area. Without further reduction in development scale, the proposed LSPS is still incompatible with the surrounding environment.

5. Adverse ecological impacts despite provision of EcoIA

- <u>Failure to secure flight line of avifauna</u>

Figure 8a and 8b showed the flight zone analysis with proposed building layout in 2019 and 2020. However, information such as flight height, major and minor flight lines,

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individual survey for all roosting birds, bird species within the flight lines, etc., are not shown to justify the current layout.

Moreover, when we refer to the flight lines approved rezoning application (No. Y/YL-NSW/4) in January 2018, it could be concluded that about 51.3% of flight lines have passed through the proposed site for LSPS (Figure 3). Even though the EcoIA concluded that chance of recolonization to Tung Shing Lane Egretry is low, no precautionary measures (as shown in the EcoIA that no mitigation), were proposed to minimize potential fragmentation effect to flight-line of waterbird during construction and operation phase.

- Human disturbance

Section 6.3.8 of EcoIA claimed that landscape area will be established at the periphery of the proposed site for LSPS as a building set back from WCA. It would also serve as a buffer to shield potential noise, traffic and other human disturbance. However, the proposed residential towners are 26-27 storeys high, and buffer planting can only screen less than half of residential towers. It is still questionable how such mitigation measure can mitigate potential human disturbance during operation phase.

- Light glare disturbance

It seems that light assessment attached in current EcoIA only targeted several sensitive receivers, such as cormorant night roost in Nam Sang Wai, Mai Po Bent-winged Firefly habitats at Shan Pui River and Kam Tin River Meander, and night roost of ardeids at Kam Tin River Drainage Channel. However, potential light glare disturbance on migratory birds in ponds/wetland close to the proposed site for LSPS have not been provided or assessed. Worse still, it is also unknown whether other light sensitive nocturnal species would be disturbed.

Moreover, some of the key assumptions did not reflect the worst-case scenario and strongly adhere to precautionary approach principle:

- Only lighting in the units that facing north and northwest are considered in the model as the light from other directions would be completely blocked by the building itself
- For every unit facing north and northwest in all 7 residential towers, lighting in the living room and one bedroom would be turned on

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- Outdoor and security lighting are not included in the simulation

We can imagine that under such assumptions, wetlands in WCA close to eastern boundary of the proposed site for LSPS would be greatly disturbed. The proposed 3 compensation wetlands can also be subject to light glare disturbance. Whether they are effective in mitigating ecological impact is doubtful.

6. Unclear details of compensation wetland

A total pond area of 6,900m^2 would be filled up for LSPS. Compensation wetland would be provided in face of such direct ecological impact. However, we are concerned on the following:

- Wetland compensation in piecemeal manner: 3 water bodies would be proposed in southeastern corner, southern middle and southwestern corner (with an area of 4,000m^2, 1,700m^2 and 1,200m^2) of the proposed site for LSPS for wetland compensation. However, the effectiveness of such scattered wetland compensation is very doubtful (Figure 4). Besides, it is also unclear how synergistic effects between the proposed compensation wetland and wetlands within WCA might occur.

  For Compensation wetland D, the proposal would lead to dividing an existing pond into 2 parts. Part of a pond will be outside the site boundary. It is assumed that there would be 2 management approach in this one single pond, but whether this would ensure ecological integrity is not clearly mentioned or evaluated in the application.

- Insufficient details of Habitat Creation and Management Plan (HCMP): HCMP acting as one of the core elements in wetland compensation would be determinant in justifying how effective a wetland compensatory plan would be. However, only an outline is provided at this moment.

- Insufficient details of financial arrangement: The proposed compensation wetlands is claimed to be maintained and managed together with the future private residential portion, with reference to the approaches demonstrated in Sha Po

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Marsh[3]. No further details are available to demonstrate financial arrangement of compensation wetland management and how to sustain wetland management in future.

7. Cumulative impact

Over the past decade, there are 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.

In future, the adjacent San Tin technopole, Northern Link, Ngau Tam Mei development 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 , and decrease overall quality of the environment.

Based on the above, we DO NOT SUPPORT Item A1, A2, B, C amendments.

Item D

We SUPPORT Item D amendment. The presumption against development in this area should be strongly upheld.

Item E

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

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

[3] Section 7.1, Appendix L of Revised Ecological Impact Assessment

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

2. Incompatible with the surrounding environment

Regarding Other Specified Uses (Comprehensive Development to include Wetland Restoration Area) (OU(CDWRA)), Section 9.8.12 of the Explanatory Statement of Approved Nam Sang Wai Outline Zoning Plan (S/YL-NSW/9) mentions that "*To be in line with the rural setting which is mainly low-rise residential developments and village houses, to minimize visual impact and to take into account the capacities of local road network and infrastructure in this area, development or redevelopment shall not result in a total development or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of 6 storeys including car park*". The proposed application, comprising 7 residential blocks, 15 storeys with plot ratio 1.5, would be a large amendment to the original planning requirement. It is also highly incompatible with the surrounding rural setting with low development density which is usually no more than 3 storeys high.

3. Lack of details of Wetland Restoration Creation Scheme

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

Based on the above, we DO NOT SUPPORT Item E amendment.

Others – Explanatory Statement

Upholding "no-net-loss in wetland" principle

Regarding "Conservation Area" and "Other Specified Uses" annotated "Comprehensive Development and Wetland Restoration Area" zone, we note that some sections related to "no-net-loss in wetland" principle have been amended in the Explanatory Statement.

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> *"Within the "OU(CDWRA)" zone, all the existing continuous and contiguous fish ponds should be conserved and the "precautionary approach" and "no-net-loss in wetland" principle shall apply. According to the "precautionary approach", these existing continuous and contiguous fish ponds are to be protected and conserved in order to maintain the ecological integrity of the Deep Bay wetland ecosystem as a whole. "No-net-loss in wetland" can refer to no decline in wetland or ecological functions served by the existing fish ponds."* (Section 8.10) (*emphasis added*)

> *"The "no-net-loss in wetland" principle is adopted for any change in use within this zone. "No-net-loss in wetland" can refer to no decline in wetland or ecological functions served by the existing fish ponds. Fragmentation of continuous and contiguous fishpond habitats within the "CA" zone should be avoided."* (Section 11.1) (*emphasis added*)

According to TPB PG-No. 12C, it states that "no-net-loss in wetland" can refer to "*both loss in area and function. No decline in wetland or ecological functions served by the existing fish ponds should occur*". We opine that the proposed amendments are not consistent with what PG-No. 12C states. If project proponents intend to submit planning application under Section 16 of TPO, such inconsistency would cause confusion.

Based on the plain reading of the previous statement, we opine that no amendments are necessary for the above sections in the Explanatory Statement.

Yours faithfully,
The Conservancy Association

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Figure 1 Part of the proposed LSPS site (marked in yellow) overlaps with priority sites for enhanced conservation (i.e. Deep Bay Wetland outside Ramsar Site) (marked in pruple)

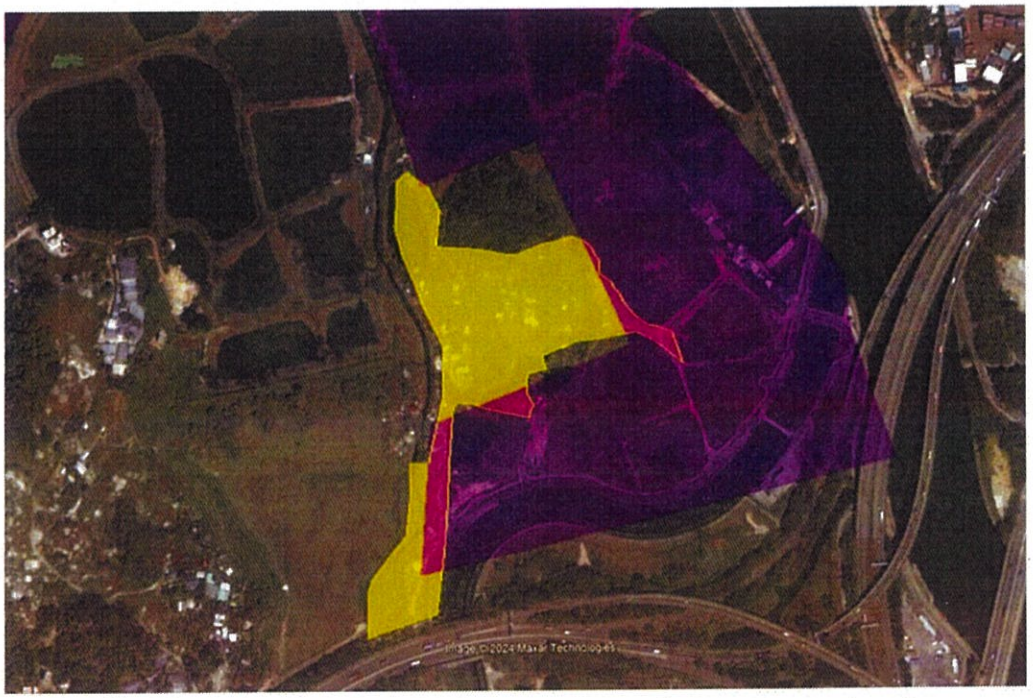

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Figure 2 **From our preliminary observation, the proposed site for LSPS (marked in red) lies within the study area of NSW WCP (marked in pink)**

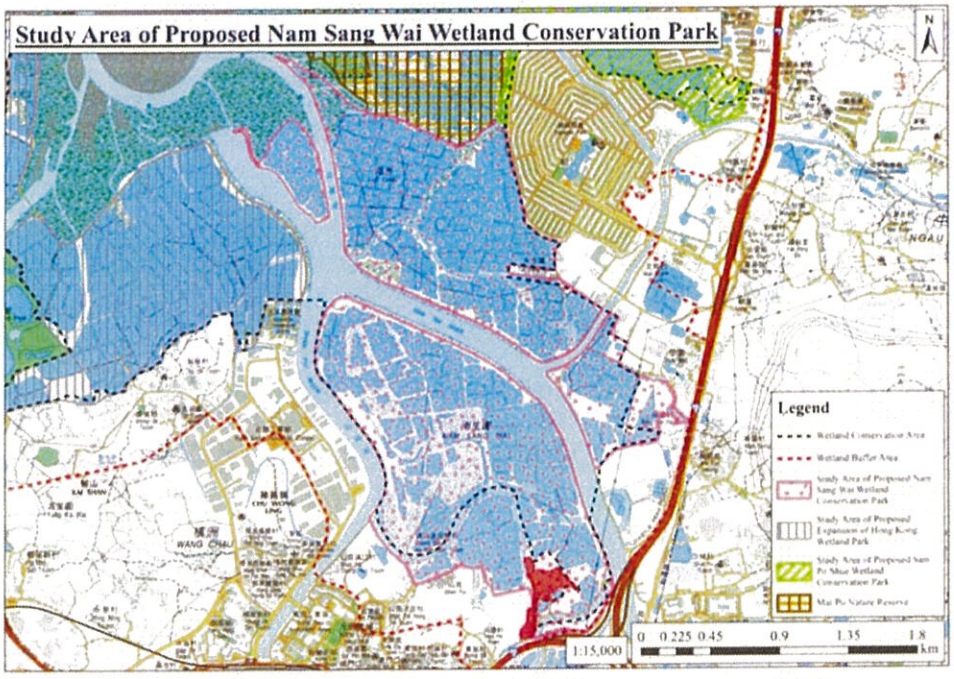

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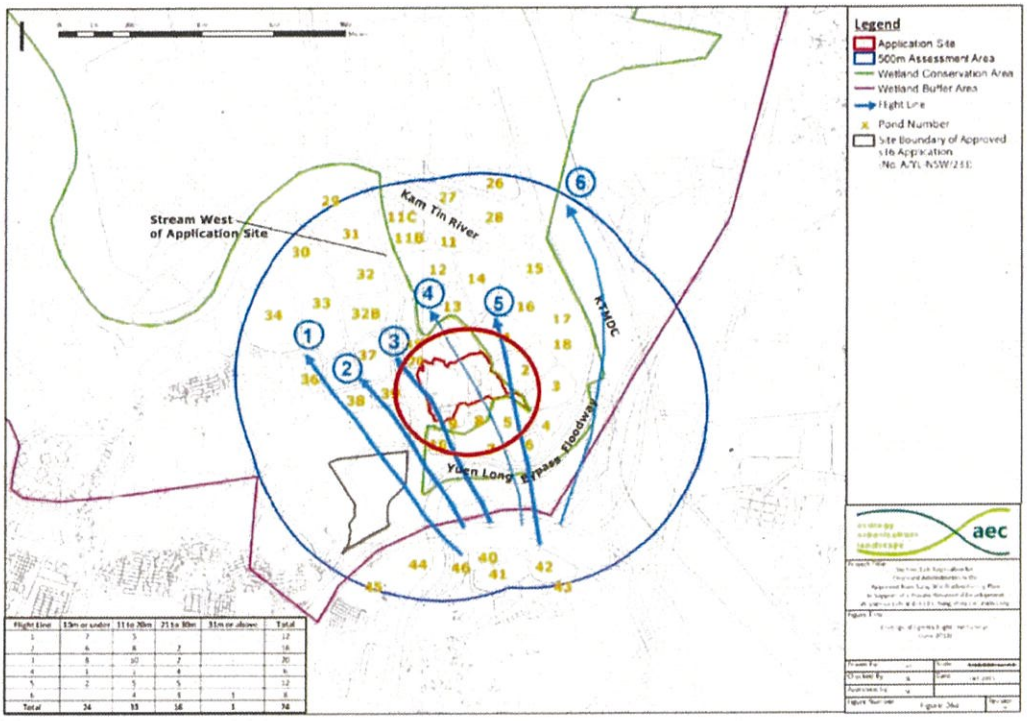
Figure 3 Referring to the flight lines approved rezoning application (No. Y/YL-NSW/4[4]) in January 2018, it could be concluded that about 51.3% of flight lines (i.e. Flight line 3, 4 and 5) have passed through the current LSPS site (marked in red)



[4] Drawing Z-13, RNTPC Paper No. Y/YL-NSW/4C for Consideration by the Rural and New Town Planning Committee on 12.1.2018 https://www.tpb.gov.hk/en/papers/RNTPC/FSYLE/Y-YL-NSW-4/Y-YL-NSW-4-Plan.pdf

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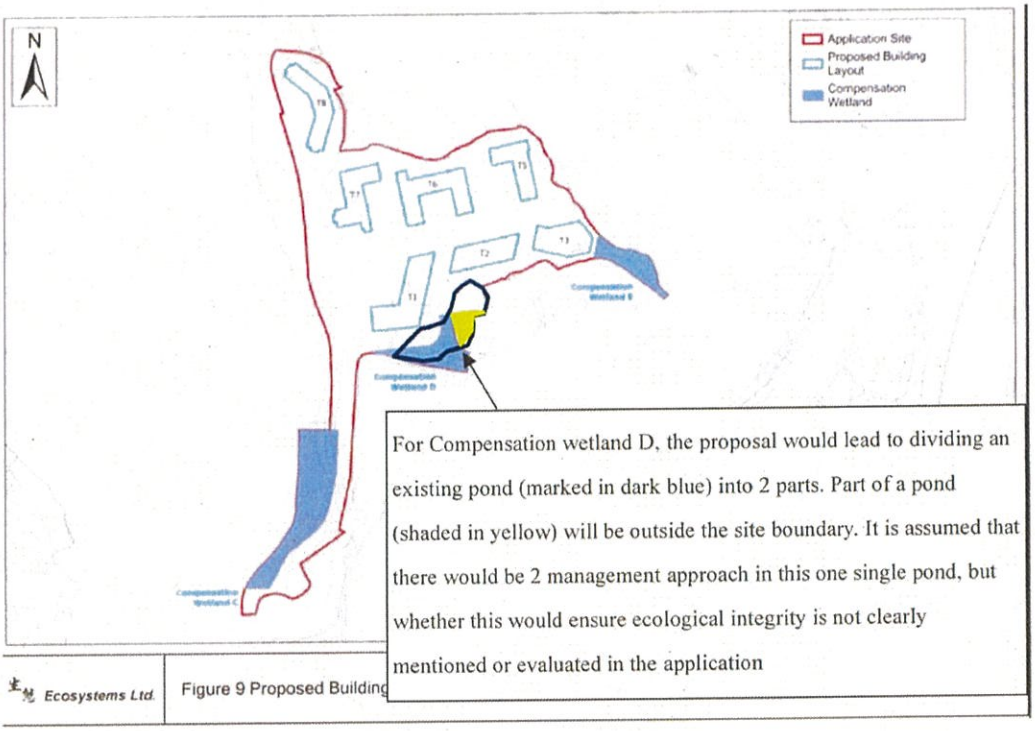
Figure 4 The location of 3 compensation wetland, with an area of 4,000m^2, 1,700m^2 and 1,200m^2, would be in southeastern corner, southern middle and southwestern corner of the proposed site for LSPS.



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Representation Number: TPB/R/S/YL-NSW/9-R003

Submission Number: TPB/R/S/YL-NSW/9-S008

From: mm1947 [redacted]
Sent: 2024-09-12 星期四 03:30:10
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: AMENDMENTS TO NAM SANG WAI OZP NO. S/YL-NSW/8

Dear TPB Members,

AMENDMENTS TO NAM SANG WAI OZP NO. S/YL-NSW/8

Item A1 – 2.1ha. Rezoning of a site to the north of Ho Chau Road from "Res (Group D)" to "Res (Group A)1" with stipulation of BHR 100mPD.

4 blocks PH / 1,868 units / NEC / Home Care Services / OS 5,231sq.mt / 264 Vehicle Parking

Item A2 – 2.4ha. Rezoning of a site to the north of Ho Chau Road from "R(D)" to "Res (Group A)2" with stipulation of BHR 100mPD. Land Sharing Pilot Scheme.

3 blocks / 1,261 units / Kindergarten / PTT / OS 3,153sq.mt / 280 Vehicle Parking

Item B – 0.3ha. Rezoning of a site to the north of Ho Chau Road from "R(D)" to "Other Specified Uses" annotated "Pumping Station".

STRONG OBJECTIONS TO THE LSPS DEVELOPMENT. THE PROPOSED DEVELOPMENTS WOULD WIPE OUT A CONSIDERABLE AREA OF PONDS THAT ARE PROTECTED UNDER THE REGULATIONS. THIS IS AN ALARMING PROPOSAL IN VIEW OF THE DETERIORATING CLIMATIC CONDITIONS THAT HAVE BEEN FORECAST AND THE STRONG POSSIBILITY OF RISING SEA LEVELS AND EXTENSIVE FLOODING ON OUR EXPOSED WESTERN FLANKS.

Now that HA, under pressure from the Central Government, has finally taken steps to address the wide spread abuse of public housing and has introduced more stringent means testing and the long overdue cross referencing with other government depts to identify those applicants who own properties and other assets, there will be a declining demand for PH. Over 5,000 units have already been taken back and that is just the tip of the iceberg. Tax payers have been complaining for years about the obvious signs of exploitation.

There is therefore no justification to destroy wetlands to provide PH estates and in view of the over supply of private residential certainly no need for additional development in that area.

6,900sq.mts ponds to be filled in and compensated with "landscaped ponds". We know what that means. Cement lined pools bordered with shrubs. Sterile and devoid of all the attributes that natural ponds provide to nurture water creatures, other fauna and flora.

153 trees felled – only 49 compensated

4.15. According to the LDTPRP, a total of 153 trees is proposed to be removed due to the proposed LSPS development. Most of the trees are in poor form, poor to fair health and/or

low amenity value. No registered Old and Valuable Tree is identified. ***104 trees to be removed are undesirable and invasive species, and no compensation is considered necessary****. To mitigate the landscape impact, 49 new heavy-standard trees will be provided within the proposed LSPS development as part of the landscape proposal.*

This is a shocking and escalating trend to justify clearing trees and avoid the previously accepted 1:1 compensation. One more deceitful process to add to the many introduced recently by the administration in pursuit of its goal to destroy most of our natural resources.

Re the development parameters, the provision of community services is grossly inadequate. The sites are a long way from urban centres but the proposed community services are no where close to the 5% stipulated in the Policy Address. The Non Domestic GFA of the PH development is a MERE 1.8%, and that is probably mostly retail. The community services at the private portion are a PTI and a kindergarten. The latter is essentially a commercial service as this service is fee paying.

Item C – 0.9ha. Rezoning of a strip of land to the north of Ho Chau Road from "R(D)" to "VTD"

STRONGEST OBJECTIONS. NO RATIONAL HAS BEEN PROVIDED TO JUSTIFY ANY INCREASE IN THE ALREADY VERY EXTENSIVE 'V' ZONINGS.

The Small House Policy is unsustainable, discriminatory and wide open to corruption and manipulation. There is absolutely no justification to extend it.

The lots are some distance from Shan Pui Tsuen and clearly well outside the stipulate 300 feet criteria:

Land suitable for building small houses is confined to areas within Village Environs (VE). As a general rule, **VE refers to a 300-feet radius from the edge of the last village type house built before the introduction of the Policy on December 1, 1972**

Item D – 1.4ha. Rezoning of a knoll to the north of Ho Chau Road from "R(D)" to "Green Belt". To reflect existing site conditions.

FULLY SUPPORT

Item E – 6.8ha. Rezoning of a site at Wing Kei Tsuen from "OU" annotated "Comprehensive Development to Include Wetland Restoration Area to "OU" annotated "Comprehensive Development to Include Wetland Restoration Area 1" with stipulation of BHR. Y/YL-NSW/7 APPROVED 10 Nov 2023

7 Blocks / 1997 Units / 2 Club houses / Retail / Kindergarten / 100 place Child Care Centre / PR 1.548 / 54mPD / 0S 5,992sq.m / 716 Vehicle Parking

Strong objections:

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

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

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

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

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

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

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

According to the AFCD website :

Why conserve wetlands?

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

Ecological value:

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

Functional value:

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

Economic and amenity values:

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

Re the plan itself, no bicycle parking.

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

The cumulative impact of all these developments is not evaluated. A member questioned the lack of comprehensive planning and review and how these various applications for relaxation could overstrain the infrastructure, capacity and provision of community services as well as the environmental capacity of the district. His views of course were ignored.

The Wetland Restoration/Compensation proposal is to fill in the existing pond and replace with commercial fishponds. This raises the alarming possibility of concrete lined ponds and exploitation. In addition, the facilities are to be funded via grants and government funding. So the developer gets to cash in on the property sales and the tax payers gets saddled with the funding and maintenance of the artificial ponds. A Head I win, tails you lose scenario.

Amendments to the Notes of the Plan

(d) Incorporation of 'Field Study/Education/Visitor Centre' and 'Hotel (Holiday House only)' under Col 2 of the Notes for "V" zone.

OBJECT. THE PLANNING INTENTION OF "V" ZONE IS TO PROVIDE HOME FOR INDIGINOUS VILLAGERS. HOTELS AND HOLIDAY HOMES ARE COMMERCIAL ENTERPRISES. IF THERE IS NO DEMAND FOR NET HOUSES THEN THE ADMINSTRATION SHOULD RESUME THE LOTS AND USE THEM TO PROVIDE SUBSIDIZED LOW RISE RESIDENTIAL. IN ADDITION, THIS SETS A TERRITORY WIDE PRECEDENT THAT CAN BE EASILY ABUSED.

(f) Incorporation of 'Zoo' under Col 2 of the Notes for "G/IC" zone.

THERE IS NO PLACE IN A CIVILIZED SOCIETY FOR THIS 19TH CENTURY FORM OF ENTERTAINMENT. THE ADVANCES IN IT ALLOW IMMERSIVE EXPERIENCES. KEEPING ANIMALS IN CAGES IS NO LONGER JUSTIFIED WHEN THEY CAN BE LEFT FREE IN THEIR NATURAL HABITAT WHILE TECHNOLOGY ALLOWS PEOPLE TO VIEW AND UNDERSTAND NATURE IN ITS MANY FORMS.

TO ADD SUCH DEVELOPMENT IS SUBJECT TO PLANNING PERMISSION INDICATES SUPPORT FOR SUCH BARBARIC AMENITIES. (like Botanical Gardens)

(h) Revision to the Remarks of the Notes for "OU(CDWEA)", "OU(CDWRA)" and "Conservation Area" zones on filling of land/pond and excavation of land clause in accordance with the Master Schedule of Notes to Statutory Plans.

STRONGEST OBJECTIONS. THIS GIVES THE GOVERNMENT UNFETTERED AND UNACCOUNTABLE POWER TO BASICALLY DO WHATEVER IT WANTS AND MAKES A MOCKERY OF THE ENTIRE PLANNING PROCESS AS THERE IS NO POINT IN PROPOSING CONSERVATION PROJECTS WHEN THE LOTS CONCERNED CAN BE

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FILLED IN BY HKSAR WHENEVER IT PLEASES WITHOUT BEING SUBJECT TO EVEN MINIMAL SUPERVISION. THE INTERESTS OF THE COMMUNITY WILL BE ENTIRELY ELIMINATED FROM THE PROCESS.

This OZP should be rejected.

Mary Mulvihill

[redacted]

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From:	mm1947 [redacted]
Sent:	2024-09-12 星期四 03:41:13
To:	tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject:	Re: AMENDMENTS TO NAM SANG WAI OZP NO. S/YL-NSW/8

That no community services be included when the HKPSG data shows ZERO provision of many services is alarming.

From: mm1947 [redacted]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 12 September 2024 3:30 AM HKT
Subject: AMENDMENTS TO NAM SANG WAI OZP NO. S/YL-NSW/8

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AMENDMENTS TO NAM SANG WAI OZP NO. S/YL-NSW/8

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Item A2 – 2.4ha. Rezoning of a site to the north of Ho Chau Road from "R(D)" to "Res (Group A)2" with stipulation of BHR 100mPD. Land Sharing Pilot Scheme.

3 blocks / 1,261 units / Kindergarten / PTT / OS 3,153sq.mt / 280 Vehicle Parking

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STRONGEST OBJECTIONS. NO RATIONAL HAS BEEN PROVIDED TO JUSTIFY ANY INCREASE IN THE ALREADY VERY EXTENSIVE 'V' ZONINGS.

The Small House Policy is unsustainable, discriminatory and wide open to corruption and manipulation. There is absolutely no justification to extend it.

The lots are some distance from Shan Pui Tsuen and clearly well outside the stipulate 300 feet criteria:

Land suitable for building small houses is confined to areas within Village Environs (VE). As a general rule, **VE refers to a 300-feet radius from the edge of the last village type house built before the introduction of the Policy on December 1, 1972**

Item D – 1.4ha. Rezoning of a knoll to the north of Ho Chau Road from "R(D)" to "Green Belt". To reflect existing site conditions.

FULLY SUPPORT

Item E – 6.8ha. Rezoning of a site at Wing Kei Tsuen from "OU" annotated "Comprehensive Development to Include Wetland Restoration Area to "OU" annotated "Comprehensive Development to Include Wetland Restoration Area 1" with stipulation of BHR. Y/YL-NSW/7 APPROVED 10 Nov 2023

7 Blocks / 1997 Units / 2 Club houses / Retail / Kindergarten / 100 place Child Care Centre / PR 1.548 / 54mPD / 0S 5,992sq.m / 716 Vehicle Parking

Strong objections:

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

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

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

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

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

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

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

According to the AFCD website :

Why conserve wetlands?

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

Ecological value:

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

Functional value:

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

Economic and amenity values:

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

Re the plan itself, no bicycle parking.

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

The cumulative impact of all these developments is not evaluated. A member questioned the lack of comprehensive planning and review and how these various applications for relaxation could overstrain the infrastructure, capacity and provision of community services as well as the environmental capacity of the district. His views of course were ignored.

The Wetland Restoration/Compensation proposal is to fill in the existing pond and replace with commercial fishponds. This raises the alarming possibility of concrete lined ponds and exploitation. In addition, the facilities are to be funded via grants and government funding. So the developer gets to cash in on the property sales and the tax payers gets saddled with the funding and maintenance of the artificial ponds. A Head I win, tails you lose scenario.

Amendments to the Notes of the Plan

(d) Incorporation of 'Field Study/Education/Visitor Centre' and 'Hotel (Holiday House only)' under Col 2 of the Notes for "V" zone.

OBJECT. THE PLANNING INTENTION OF "V" ZONE IS TO PROVIDE HOME FOR INDIGINOUS VILLAGERS. HOTELS AND HOLIDAY HOMES ARE COMMERCIAL ENTERPRISES. IF THERE IS NO DEMAND FOR NET HOUSES THEN THE ADMINSTRATION SHOULD RESUME THE LOTS AND USE THEM TO PROVIDE SUBSIDIZED LOW RISE RESIDENTIAL. IN ADDITION, THIS SETS A TERRITORY WIDE PRECEDENT THAT CAN BE EASILY ABUSED.

(f) Incorporation of 'Zoo' under Col 2 of the Notes for "G/IC" zone.

THERE IS NO PLACE IN A CIVILIZED SOCIETY FOR THIS 19TH CENTURY FORM OF ENTERTAINMENT. THE ADVANCES IN IT ALLOW IMMERSIVE EXPERIENCES. KEEPING ANIMALS IN CAGES IS NO LONGER JUSTIFIED WHEN THEY CAN BE LEFT FREE IN THEIR NATURAL HABITAT WHILE TECHNOLOGY ALLOWS PEOPLE TO VIEW AND UNDERSTAND NATURE IN ITS MANY FORMS.

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TO ADD SUCH DEVELOPMENT IS SUBJECT TO PLANNING PERMISSION INDICATES SUPPORT FOR SUCH BARBARIC AMENITIES. (like Botanical Gardens)

(h) Revision to the Remarks of the Notes for "OU(CDWEA)", "OU(CDWRA)" and "Conservation Area" zones on filling of land/pond and excavation of land clause in accordance with the Master Schedule of Notes to Statutory Plans.

STRONGEST OBJECTIONS. THIS GIVES THE GOVERNMENT UNFETTERED AND UNACCOUNTABLE POWER TO BASICALLY DO WHATEVER IT WANTS AND MAKES A MOCKERY OF THE ENTIRE PLANNING PROCESS AS THERE IS NO POINT IN PROPOSING CONSERVATION PROJECTS WHEN THE LOTS CONCERNED CAN BE FILLED IN BY HKSAR WHENEVER IT PLEASES WITHOUT BEING SUBJECT TO EVEN MINIMAL SUPERVISION. THE INTERESTS OF THE COMMUNITY WILL BE ENTIRELY ELIMINATED FROM THE PROCESS.

This OZP should be rejected.

Mary Mulvihill

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Representation Number: TPB/R/S/YL-NSW/9-R004

Submission Number: TPB/R/S/YL-NSW/9-S009

tpbpd/PLAND

寄件者: WONG, Suet Mei [redacted]
寄件日期: 2024年09月13日星期五 10:18
收件者: tpbpd/PLAND
主旨: Re: HKBWS's comments on the Proposed Amendments to the Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8

類別: Internet Email

Dear sir/madam,

As requested under the planning guideline No. 29B, I would like to provide the following information:
Full name: Wong Suet Mei
First 4 alphanumeric digits of HKID: [redacted]

Thanks,

Wong Suet Mei | 黃雪媚
Senior Conservation Officer | 高級保育主任
The Hong Kong Bird Watching Society | 香港觀鳥會
[redacted]

On Tue, Sep 10, 2024 at 6:22 PM WONG, Suet Mei [redacted] wrote:

Dear Sir/Madam,

The Hong Kong Bird Watching Society's comments on the Proposed Amendments to the Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8 are attached.

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Thank you.

Best Regards,

Wong Suet Mei | 黃雪媚
Senior Conservation Officer | 高級保育主任
The Hong Kong Bird Watching Society | 香港觀鳥會
[redacted]

[redacted]

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From:	WONG, Suet Mei [redacted]
Sent:	2024-09-10 星期二 18:22:54
To:	tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc:	Chuan Woo [redacted]
Subject:	HKBWS's comments on the Proposed Amendments to the Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8
Attachment:	20240912_NSW_9_OZP_HKBWS.pdf

Dear Sir/Madam,

The Hong Kong Bird Watching Society's comments on the Proposed Amendments to the Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8 are attached.

Thank you.

Best Regards,

Wong Suet Mei | 黃雪媚
Senior Conservation Officer | 高級保育主任
The Hong Kong Bird Watching Society | 香港觀鳥會
[redacted]

HKBWS 香港觀鳥會

人鳥和諧 自然長存

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

10 September 2024

Dear Sir/Madam,

Comments on the Draft Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/9

The Deep Bay (also known as Shenzhen Bay) wetland system, including San Tin fishpond wetlands which is situated in the core of the whole system, is a valuable and unique coastal wetland resource in the Guangdong-Hong Kong-Macao Greater Bay Area. Hong Kong has the responsibility to protect the integrity and biodiversity of the wetland, safeguarding the important ecological corridor for migratory birds. The Hong Kong Bird Watching Society (HKBWS) would like to express the following planning and ecological concerns in relation to the Draft Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/9 (the Draft OZP).

Amendment A1, A2, B, C and D in response to the Land Sharing Pilot Scheme Application No. LSPS/002 at Ho Chau Road

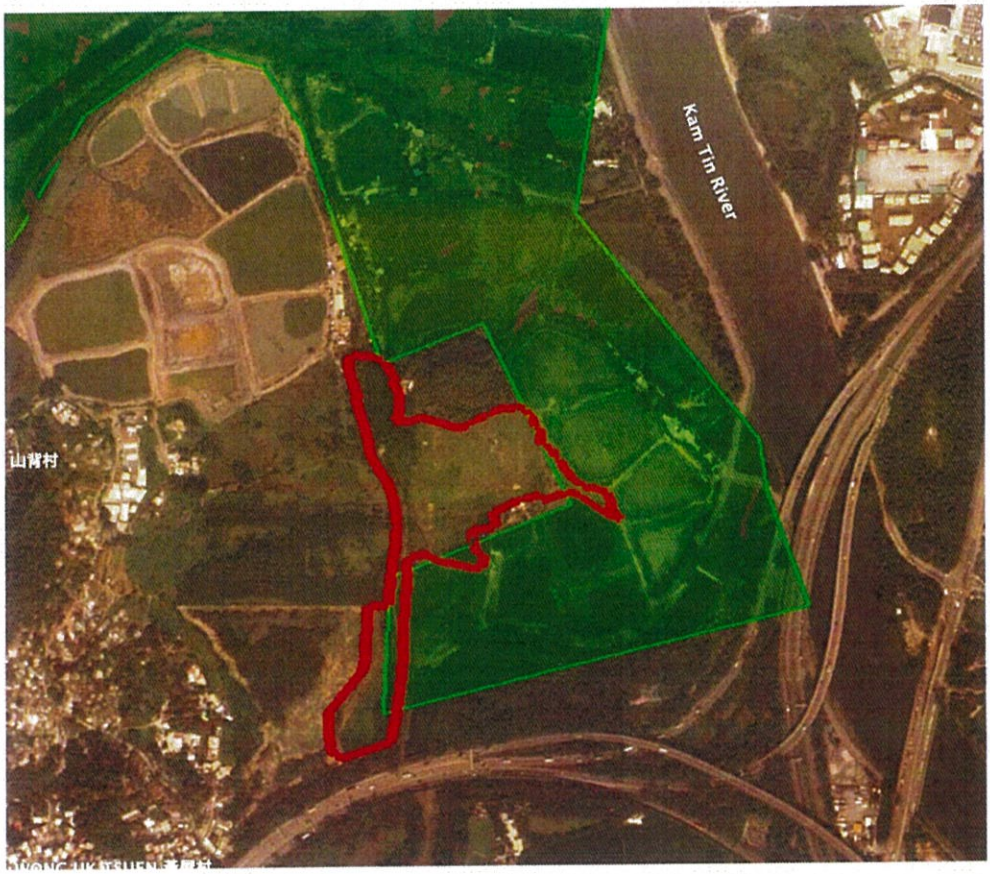
1 **Encroachment into "no-go" areas defined under Land Sharing Pilot Scheme and failed to identify priority site as sensitive site**

According to the Geographical Limit under Land Sharing Pilot Scheme, eight Conservation-Related Zonings and Areas are identified as "ineligible land"[1]. However, this Land Sharing Pilot Scheme application at Ho Chau Road, which is related to the current Amendment A-D, encroaches into the Priority Site for Enhanced Conservation named Deep Bay Wetland Outside Ramsar Site (Figure 1). However, there is not any information such as meeting minutes of the Panel of

[1] https://www.devb.gov.hk/filemanager/tc/content_1166/ConservationRelated2023.pdf

Advisors, to explain why it was not considered ineligible in the first place. Moreover, this priority site was not being identified as site of ecological importance in the Ecological Impact Assessment (EcoIA) report as presented in the RNTPC meeting paper. It reveals the inadequacy in basic desktop study of the assessment. In principle, we consider the application should be considered **ineligible** and is **not suitable to enter the plan-making process** nor for the consideration by the Town Planning Board (Board).

Figure 1. The map of Geographical Limit under Land Sharing Pilot Scheme (Conservation-related Zonings & Areas) shows that the application site at Ho Chau Road (marked with red color) encroaches into the designated "no-go" areas (marked with green color).



2 Town Planning Board Planning Guideline No. 12C

2.1 According to the Town Planning Board Planning Guideline No. 12C[2], it is stated '***in considering development proposals*** *in the Deep Bay Area, the Board* ***adopts*** *the Study's recommended* ***principle of "no-net-loss in wetland"*** *which provides for the conservation of continuous and adjoining fish ponds. The no-net-loss can refer to both loss in "area" and "function"*'.

2.2 The current amendment site is located within WBA which is "*to protect the ecological integrity of the fish ponds and wetland within the WCA* (Wetland Conservation Area) *and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds.*" Moreover, "*As a substantial amount of the fish ponds within the WBA have already been lost over time through filling and certain areas have been degraded by the presence of open storage use, these degraded areas may be considered as target areas to allow an appropriate level of residential/recreational development so as to provide an incentive to remove the open storage use and/or to restore some of the fish ponds lost.*"

2.3 Referring to the approved Nam Sang Wai Outline Zoning Plan (No. S/YL-NSW/8), the general planning intention of 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 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.*"[3]

2.4 However, the footprint of the proposed development would include the existing wetlands of 0.69 hectares, which means there would be direct loss in wetland habitat, no matter it is temporary or permanent, is **not in line** with the principle of **"no-net-loss in wetland"**. Besides, the development consists of 7 blocks of 26 to 27-storey high domestic towers. This is clearly incompatible with the nearby rural setting and fishpond landscape, while the rural environment and the WCA immediately next to the site would

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

[3] Section 8.3 of Explanatory Notes of the Approved Nam Sang Wai Outline Zoning Plan. Available at: https://www2.ozp.tpb.gov.hk/plan/ozp_plan_notes/en/S_YL-NSW_8_e.pdf#nameddest=U

probably be degraded. We therefore consider that the proposed high-rise residential development is not in line with the above planning guideline, and should be rejected.

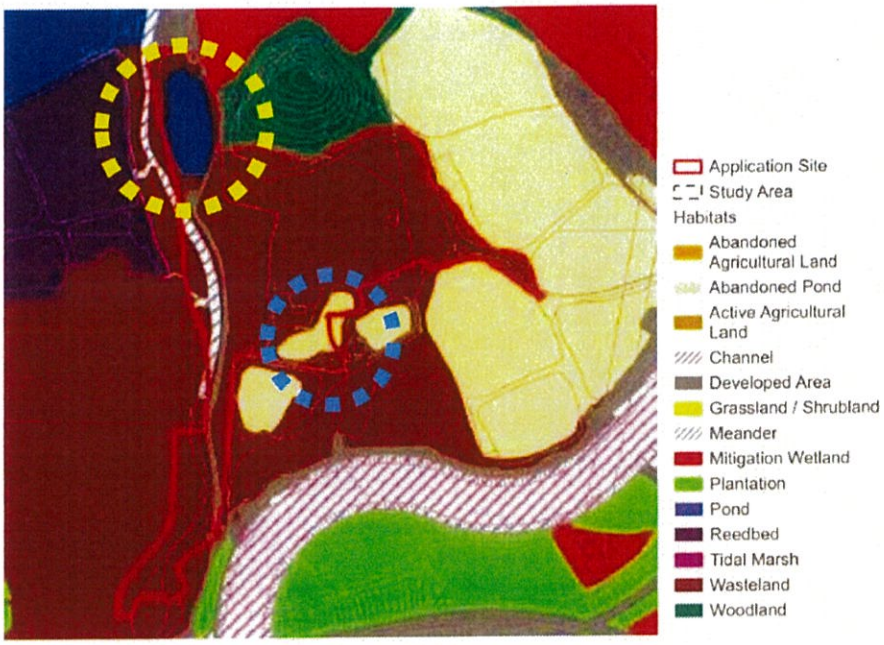
3 Underestimation of direct wetland loss

3.1 The development at Ho Chau Road will lead to direct loss in 6.9 ha of pond wetland, including a pond sized over 4,600m^2 at the northwest tip of the site, which is currently well-connected with the surrounding wetland (Figure 2). Another wetland to be lost is located at southern part. The development will cut through an existing pond and its size is going to shrink from 3,000m^2 to 700m^2. This pond is connected to the nearby wetland ecosystem. However, the EcoIA report has evaluated it and the adjoining ponds with similar condition as Abandoned Pond of Low to Moderate value. It is explained that "*the conditions of these abandoned ponds, which have either dry up or overgrown by vegetation, and their lower ecological values for waterbirds when compared with traditional fishponds with drain down practices and their potential value if properly managed*". Referring back to the EcoIA report, the pond habitat evaluated as "Moderate to High value" has actually been recorded with same number of species of conservation importance as in the abandoned pond habitats, while the abandoned pond has been recorded with other mammal species like Small Asian Mongoose. We consider the applicant has highly underestimated the ecological value of abandoned pond. Contrarily, abandoned pond should be regarded as not lower than "Moderate to High value" as these two pond habitats are of same level of ecological value while serving distinct ecological function for different species.

3.2 Moreover, **the baseline survey was conducted <u>five years ago</u>** in 2019 and 2020. Only additional surveys are conducted for Kam Po Road egretry in 2021, but **<u>no verification survey</u>** was conducted for all other sensitive receivers before the plan-making process for the consideration of the Board. We are concerned the current ecological impact assessment is not up-to-date and is unable to reflect the recent habitat condition. From our understanding, the "Abandoned Pond" identified by the EcoIA report has

been under certain degree of habitat management.

Figure 2. Below is the habitat map prepared by the applicant. The yellow dashed circle indicates the 4,600m^2-pond well-connected with the surrounding wetland habitats. The blue dashed circle highlights the pond that being cut through and filled.



3.3 To quickly sum up, in order to align with "Precautionary approach" and "principle of avoidance", the applicant should prioritize the retainment, enhancement and restoration of the existing well-connected wetlands and degraded land instead of going on with plan with direct wetland loss without providing any alternatives.

4 Questionable effectiveness of Wetland Compensation

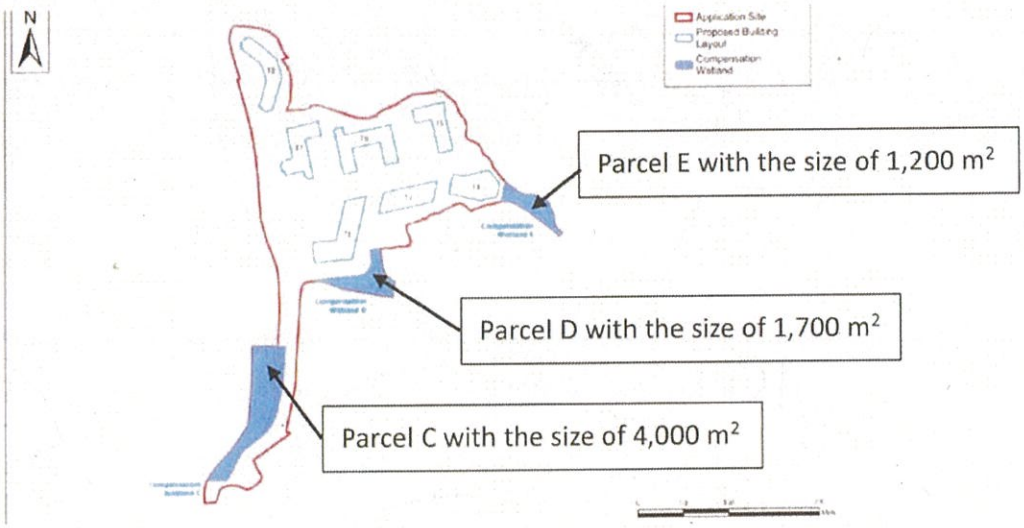
4.1 To compensate for the ecological impacts including 6,900 m^2 direct wetland loss and off-site impacts, the applicant proposed to construct three compensation wetlands with a total area of 6,900 m^2. The effectiveness of the compensation is doubted in the following ways.

4.2 First, 6,900 m^2 compensation wetlands are not sufficient to compensate for

the functional loss in wetland inside and outside the development site. Given the high development intensity, the off-site impacts could affect the wetland quality with 500 m, leading to general reduction in ecological function. However, the current compensation area, which is only the same size as the wetland area to be lost, is incapable to compensate for the off-site impacts.

4.3 Second, the compensation wetlands are built in three separate parcels, naming as C, D and E in layout plan submitted by the applicant (Figure 3), with 4,000 m^2, 1,700 m^2 and 1,200 m^2 in size respectively. One of them is even **smaller than a standard swimming pool**. Moreover, the smaller wetland parcels are **scattered** in the southwest, south, and southeast of the development area. We are concerned such design is unable to serve the same level of ecological function as performed by the originally larger and continuous ponds, further raising doubts about the effectiveness of wetland compensation.

Figure 3. The layout plan for wetland compensation wetlands and buildings.



4.4 Third, there is **not any sound setbacks** to buffer the compensation wetlands from the **road infrastructure and residential blocks**. For instance, wetland parcel C will be surrounded by heavy disturbance source including the new

connection road at the immediate east and another private development (Planning application no. A/YL-NSW/274) under construction at the immediate west. The closest distance of the compensation wetlands from to the residential towers is just 6 m. It is reasonable to anticipate that the quality and function of the created habitat will be largely undermined by the disturbance impacts.

5 Adverse ecological impacts of the proposed high-rise residential development

5.1 The proposed building heights are up to 100 m, equivalent to 27-storey tall. Such a high-rise development would create light pollution, noise, traffic, human disturbance from the massive population, causing serious disturbance to the adjoining to the wetlands within WCA, adversely affecting the birds (including the globally endangered Black-faced Spoonbill) which utilize the habitats close to the site.

5.2 Moreover, the potential direct impacts on the flight path of both migratory birds and breeding birds would be under-estimated under the current assessment. Although there is flightline survey conducted for wintering birds and breeding colonies of ardeids, the data adequacy and representativeness are questionable because of the following reasons.

5.3 First, the site is surrounded by many bird species of conservation interest, such as ardeids' night roost along Kam Tin River, Great Cormorant night roost to the north, the waterbirds used to forage in the nearby wetlands and the Kam Tin River. However, no independent flightline surveys are conducted for all the roosting birds.

5.4 Second, the vantage points of conducting the surveys are low in elevation, which does not allow the surveyors to get complete picture on the bird flight movement from departure to landing. Especially for those target birds (i.e. breeding birds of Kam Po Road egretry) that could probably travel a distance up to 2-4 km during each flight, a vantage point at a higher elevation is necessary to properly record each flightline more precisely.

5.5 Third, in terms of data presentation, the use of arrowed lines has over-simplified the flight movement of wintering birds and Kam Po Road egretry. There is no indication of actual number of flightline represented in each

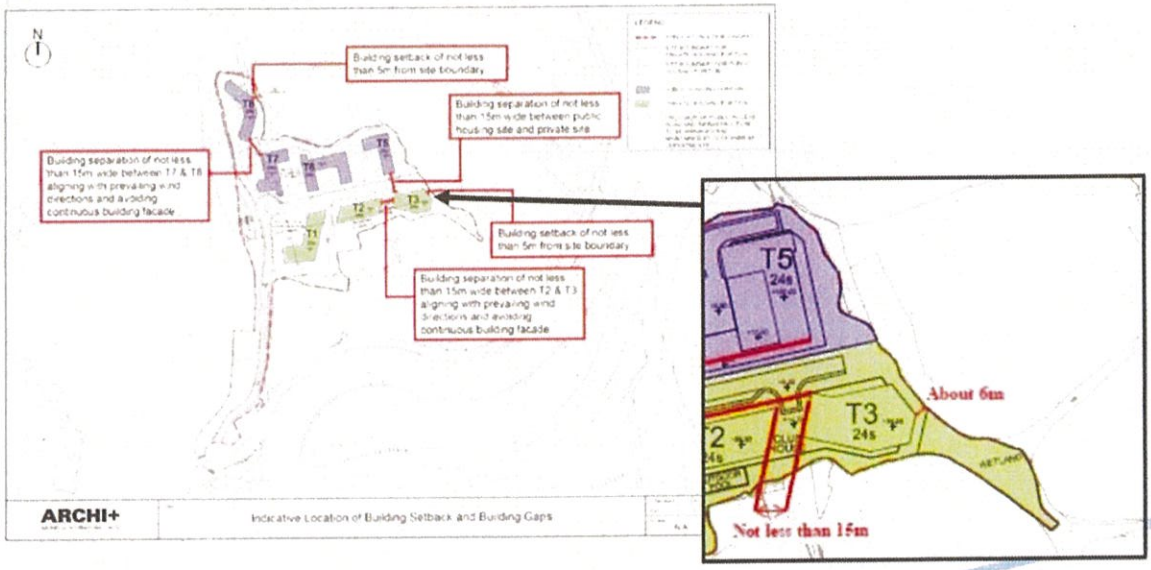
arrowed lines, the locations where the birds took off and landed, the composition of bird, the flight heights, etc. Absence of these information will possibly mislead the Board that the impacts on the "minor" and "occasional" flightlines are insignificant even though the actual usage is considerable.

5.6 In short, allowing such a high-rise development would set undesirable precedent to the similar applications in both Nam Sang Wai area and Deep Bay area.

6 Absence of setback for ecology

A 6m-setback was provided according to the layout plan (Figure 4). From ecological perspective, it is obviously inadequate to effectively buffer the wetlands from the potential impacts of high-rise buildings. High-rises can disturb wildlife, leading to stress and habitat abandonment. They can also generate light and noise pollution, cast shadows, create microclimatic changes, and generate noise, all of which can negatively affect the sensitive wetland ecosystem. According to the Study on Ecological Value of Fish Ponds in Deep Bay area, a setback of over 180m wide, together with ecological landscape design, is recommended for middle-rises. We consider a much wider width of setback should be provided for the current proposed high-rises based on sound scientific study.

Figure 4. The map indicating the building setback of the development.



Amendment E in response to application no. Y/YL-NSW/7

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

7.1 The development site mainly falls within WBA in Deep Bay area. According to the Town Planning Board Guideline No. TPB PG-NO. 12C, '*in considering development proposals in the Deep Bay Area, the Board adopts the Study's recommended principle of "no-net-loss in wetland"*'. Moreover, WBA is "*to protect the ecological integrity of the fish ponds and wetland within the WCA and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds.*" Moreover, "*As a substantial amount of the fish ponds within the WBA have already been lost over time through filling and certain areas have been degraded by the presence of open storage use, these degraded areas may be considered as target areas to allow an appropriate level of residential/recreational development so as to provide an incentive to remove the open storage use and/or to restore some of the fish ponds lost.*"[1]

7.2 It is zoned as OU(WRA) zone, where is intended "*to provide incentive for the restoration of degraded wetlands adjoining existing fish ponds through comprehensive residential and/or recreational development to include wetland restoration area. It is also intended to phase out existing open storage and port back-up uses on degraded wetlands. Any new building should be located farthest away from Deep Bay*" under the Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8.

7.3 The applicant claimed in the Wetland Restoration and Creation Scheme that the 2.02ha of restored wetlands would form "wetland and visual buffer". However, the proposed residential development, which consists of **seven blocks of 15-storey** buildings, is very close to the Wetland Conservation Area (WCA). It is clearly incompatible with the nearby **open and low-density** rural landscape.

7.4 Even with the proposed 2.02ha of restored wetlands, we are highly concerned such development scale would unavoidably bring continuous

negative off-site disturbance to the nearby wetlands and WCA, and would further reduce the existing buffer function performed by the application site and WBA. We therefore consider the proposed development is not in line with the planning intention of WBA and OU(WRA) and we urge the Town Planning Board (Board) to reject this rezoning application.

8 Ecological impacts of the increased development intensity and building heights

8.1 Roosting sites of the scarce winter visitor Grey-headed Lapwing (*Vanellus cinereus*) of Local Concern were recorded near the application site within WCA[2,3]. The nationally Class II protected raptor species Amur Falcon (*Falco amurensis*) was found foraging nearby during our visit in November 2021. According to the Ecological Impact Assessment Report submitted by the applicant, 34 bird species were recorded within the site. Wetland-dependent birds of conservation concern were also recorded, including Black-winged Kite, Eastern Buzzard, Chinese Pond Heron, Grey Heron, Little Egret, White-throated Kingfisher, Pied Kingfisher, Amur Falcon etc. We consider the application site is connected with the wetland ecosystem in Deep Bay, and the **openness and corridor provided by the existing rural landscape** within WBA should be maintained.

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

Other general comments

9 Conservation Area ("CA")

According to the Explanatory Statement of the Approved Nam Sang Wai OZP, the planning intention of CA zone is '*to conserve the ecological value of the wetland and fish ponds which form an integral part of the wetland ecosystem in the Deep Bay Area...the "no-net-loss in wetland" principle is adopted for any change in use within this zone. "No-net-loss in wetland" can refer to both loss in area and*

function.' However, the Draft OZP has revised this to the definition of "No-net-loss in wetland" to "*no decline in wetland or ecological functions served by the existing fish ponds.*" Since there is not any scientifically sound, well-proven and standardized measurement of ecological functions for wetland loss and compensation, the adoption of new definition in the Draft OZP will undervalue the importance of habitat area to achieve conservation of ecological value and integrity of the fishponds, causing confusion and dispute about the interpretation of "ecological functions" when there is wetland development within CA in the future.

10 Fishponds within "Undetermined" (U) zoning should be rezoned to wetland-conservation-related zonings

It is stated in the Explanatory Statement of the Draft OZP that "*at present, these areas mainly consist of squatters and small stone houses, fish ponds...*" From the map with aerial photograph extracted from the planning portal 3, the area within U and WCA at the east of the amendment site (A1, A2, B, C and D) is currently pond wetlands with management. To reflect the current condition of the site and to conserve the existing wetland and ecological integrity in Deep Bay, the Board should consider rezoning the wetlands within U zone to wetland-conservation-related zonings such as CA or Other Specified Uses.

Figure 5. The map extracted from the planning portal 3 shows the U zone under the Draft OZP with aerial photograph as basemap.

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

11.1 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 and approved in close proximity of the application site.

11.2 The development pressure of Nam Sang Wai area is enormous. There are several rezoning or planning applications, such as application no. Y/YL-NSW/6, A/YL-NSW/274, A/YL-NSW/241, A/YL-NSW/242, A/YL-NSW/267, Y/YL-NSW/3 and Y/YL-NSW/4, Y/YL-NSW/6, Y/YL-NSW/8, A/YL-NSW/314 , emerged in the recent years. All of which are associated with wetland loss and incompatible developments, causing potential impacts on the migratory birds, breeding ardeids and also the Great Cormorant nigh roost of significant size. We are deeply concerned that the disturbances arising from all of these residential and commercial developments would cumulatively create a significant amount of disturbances resulting in overall wetland habitat degradation, abandonment of these egrets' breeding site and Great Cormorant night roosts.

11.3 Moreover, the approval of this application will set an undesirable precedent to the future similar applications in the Deep Bay area, and thus nullifying the long-established statutory planning control mechanism. We urge that this application should be rejected in order to protect WCA and WBA from any development threats.

香港觀鳥會 The Hong Kong Bird Watching Society
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+852 2314 3687 www.hkbws.org.hk 7C, V Ga Building, 532 Castle Peak Road, Lai Chi Kok, Kowloon, Hong Kong

We respectfully request for a review of the following amendments and zonings:

- Reject the Amendment A1, A2, B, C and D and request the applicant to reduce the development intensity like the building heights, and to revise the layout design to include sufficient set-back to provide ecological buffer, based on sound, comprehensive and up-to-date assessment.
- Reduce the development intensity like the building heights as proposed under Amendment E
- Rezoning the "Undetermined" zone with fishponds and within the WCA and WBA to zonings that are effective for wetland conservation such as "Conservation Area" or "Other Specified Uses" for wetland conservation. This is to ensure that any development would not cause wetland loss and harm the integrity and ecological value of Deep Bay wetlands.
- Retain the description of CA zone in the Explanatory Statement of the Approved Nam Sang Wai OZP to ensure any development should achieve no net loss in both area and function.

Thank you for your kind attention and we hope that the TPB will take our comments into consideration.

Yours faithfully,
The Hong Kong Bird Watching Society

香港觀鳥會 The Hong Kong Bird Watching Society
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☐Urgent ☐Return receipt ☐Expand Group ☐Restrict

Representation Number:
TPB/R/S/YL-NSW/9-R005

Submission Number:
TPB/R/S/YL-NSW/9-S001

From: tonyfung2 [redacted]
Sent: 2024-07-23 星期二 12:00:02
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 南生圍計劃大綱圖修訂
Attachment: 南生圍 Fung Kam Lam.pdf

敬啟者

附題述事宜意見，煩請跟進。

申述人: Fung Kam Lam [redacted]

南生圍分區計劃大綱核准圖S/YL-NSW/8的修訂

本人Fung Kam Lam (身份證首四字符[redacted])反對是次修訂。

有關A項

當局伙同地產商透過「土地共享先導計劃」作出土地用途改劃，跳過了私人項目先行向城規會作出12A改劃申請而直接修訂圖則，立下不良先例。

另一方面，因應興建樓盤而提出的濕地補償地帶是多個水池(ponds)，在圖則而言是位處「住宅（甲類)2」土地用途地帶，查圖則有關「土地用途表」內容，「濕地生境」並未列在「第一欄」經常准許用途內，亦不列在「第二欄」，而該補償地帶的管理及維護「是屬於該私人屋苑」。[1]因此，在土地用途管制而言，該濕地補償水池地位其實成疑；而不同政府部門及城規會在其運作階段、其間要達成的「指標」及其評價等等似乎沒有發言／決定／否決等等角色，水池最終或只是淪為樓盤水景，要運作良好的話相信要靠一眾業主持續出資，而將來有關業主立案法團又是否必然具有維持該「補償濕地」的運作的法律責任？總的而言，其效果及可持續性（包括財務方面）成疑。

有關圖則註釋

(f) 動物園

查圖則「政府、機構或社區」地帶現實上已各有用途，如果當局有計劃闢設「動物園」，願聞其詳。反之如果只是按章辦事，修訂該圖則「以符合《法定圖則註釋總表》」，就只是形式主義而已。

(h) 有關修訂「其他指定用途」註明「綜合發展包括濕地改善區」地帶、「其他指定用途」註明「綜合發展及濕地修復區」地帶及「自然保育區」地帶《註釋》的「備註」有關填土／填塘和挖土工程的條款

是項修訂沒有給出詳細解釋，只是說要「符合《法定圖則註釋總表》」。回顧2021年夏天當局對《法定圖則註釋總表》作出是項修訂時，規劃署代表在有關會議明確指出「至於個別分區計劃大綱圖的自然保育區應否加入豁免條款，則視乎規劃區的情況而定。」（見第1251次會議紀錄第78段）因此，並不存在所有大綱圖內容必須符合《法定圖則註釋總表》的要求。

「豁免條款」的最大流弊是，即使具破壞性又或爭議項目，當局也可以避過公眾透過城規會機制給出意見。具體例子如早年大上托行山徑石屎化一事，路段涉及包括井欄樹分區計劃大綱圖的自然保育區，由於當局將工程定性為「保養及修葺工程」，結果即使在該「自然保育區」之中，根據其時的規定而言，當局並未向城規會申請，工程上馬，民間批評之聲不絕。「豁免條款」將內容涵蓋所有政府工程（圖則註釋指明須申請者除外)，如再出現類似爭議，追根究底，有關方面同意所謂「符合《法定圖則註釋總表》」之論調難免有責任。

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[1] 見鄉郊及新市鎮規劃小組第744次會議會議紀錄第63段及有關會議錄音。

有關圖則《說明書》

《說明書》在述及何謂「**不會有濕地淨減少**」的原則略見混亂，舉「自然保育區」為例」，英文本是"No-net-loss in wetland" can refer to decline in wetland or ecological functions served by the existing fish ponds. 中文本在「濕地」與「生態功能」之間的"or"是採用了「和」字。（見附件1A及1B)南生圍大綱圖採用「和」似是有意為之，因為在其他土地用途有關段落全部用「和」字，此處就不一一列出。有趣的是同樣是「自然保育區」，不久前刊憲的《米埔及錦綉花園分區計劃大綱圖編號S/YL-MP/7》（見附件2A及2B）中文本卻是沿用「或」字以對應英文本的"or"。南生圍圖則說明書的"or"與「和」有否微言大義？在講求「標準」、「符合」的大綱圖體制上（如前述「動物園」的加入），應如何理解不同圖則文本的差異？

—完—

附件1A

9.11 Conservation Area ("CA") (Total Area : 121.52 ha)

9.11.1 The planning intention of this zone is to conserve the ecological value of the wetland and fish ponds which form an integral part of the wetland ecosystem in the Deep Bay Area and function as a substantial source of food supply for birds and as an important habitat for roosting and foraging of waterbirds. The "no-net-loss in wetland" principle is adopted for any change in use within this zone. "No-net-loss in wetland" can refer to no decline in wetland or ecological functions served by the existing fish ponds. Fragmentation of continuous and contiguous fishpond habitats within the "CA" zone should be avoided.

9.11.2 The existing fish pond culture within this zone should be maintained and its continuous operation is encouraged. Conservation management activities which will enhance the overall Deep Bay wetland ecosystem are also promoted. The primary intention of this zone is to discourage new development unless it is required to support the conservation of the ecological integrity of the wetland ecosystem or the development is an essential infrastructural project with overriding public interest. Alternative beneficial uses to fish ponds such as nature reserve or wetland habitat are permitted as of right within the zone. For those developments which may be permitted on application to the Board, such application should be supported by an EcoIA and a management plan to demonstrate that the development would not result in any net loss in wetland function and negative disturbance impact. Such development should also be compatible with the conservation objectives of the wetland in the Deep Bay Area and should be appropriate as well as be able to enhance the visual and landscape quality of the area. Wetland compensation is required for any

附件1B

9.11 自然保育區(總面積：121.52 公頃)

9.11.1 此地帶的規劃意向，是保存濕地和魚塘的生態價值。這些濕地和魚塘是后海灣地區濕地生態系統不可或缺的部分，為雀鳥提供主要的食物來源，而且是水禽棲息和覓食的重要生境。對於在此地帶內的任何用途改變，當局會採納「不會有濕地淨減少」的原則來處理。「不會有濕地淨減少」可指現有魚塘所發揮的濕地和生態功能沒有減少。在「自然保育區」地帶應避免令大片相連的魚塘生境變得零碎分散。

9.11.2 在此地帶現有魚塘內進行的養殖活動應予維持，並獲當局鼓勵。至於有利后海灣整體濕地生態系統的保育管理活動，亦應予推動。此地帶的規劃意向主要是，除非必須進行發展以助保護濕地生態系統完整，或者是絕對基於公眾利益而必須進行的基礎設施項目，否則地帶內不准進行新發展。任何替代魚塘的有益用途，例如自然保護區或濕地生境，均為此地帶內有當然權利進行的用

附件2A

9.10 Conservation Area ("CA") (Total Area 72.90 ha)

9.10.1 The planning intention of this zone is to conserve the ecological value of the wetland and fish ponds which form an integral part of the wetland ecosystem in the Deep Bay Area and function as a substantial source of food supply for birds and as an important habitat for roosting and foraging of waterbirds. The "no-net-loss in wetland" principle is adopted for any change in use within this zone. "No-net-loss in wetland"

can refer to no decline in wetland or ecological functions served by the existing fish ponds. Fragmentation of continuous and contiguous fishpond habitats within the "CA" zone should be avoided.

附件2B

9.10 自然保育區(總面積 72.90 公頃)

9.10.1 設立此地帶的規劃意向，是保存濕地和魚塘的生態價值，這些濕地和魚塘是后海灣地區濕地生態系統不可或缺的部分，為雀鳥提供主要的食物來源，而且是水禽棲息和覓食的重要生境。對於在此地帶內的任何用途改變，當局會採納「不會有濕地淨減少」的原則來處理，即現有魚塘所發揮的濕地或生態功能沒有減少。在「自然保育區」地帶應避免令大片相連的魚塘生境變得零碎分散。

Representation Number: TPB/R/S/YL-NSW/9-R006

Submission Number: TPB/R/S/YL-NSW/9-S004

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240911-105825-73809

提交限期
Deadline for submission: 12/09/2024

提交日期及時間
Date and time of submission: 11/09/2024 10:58:25

「申述人」全名
Full Name of "Representer": 女士 Ms. LAM SZE WING

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的圖則
Plan to which the representation relates: S/YL-NSW/9

申述詳情
Details of the Representation:

有關事項 Subject Matters	你支持還是反對有關事項? Are you supporting or opposing the subject matter?	理由 Reason
南生圍蠔洲路「土地共享先導計劃」（「土地共享」）Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/9	反對 Oppose	呢次南生圍蠔洲路嘅申請，除咗出現咗幾年前環團聯合對「土地共享」政策提出嘅擔憂，項目本身都仲有好多潛在環境問題： ⚠項目遠遠超出「濕地緩衝區」許可嘅發展規模，威脅相連后海灣濕地嘅生境質素，而且會佔用現有濕地，有違濕地保育規劃原則。 ⚠建築物過高、大量新增人口（8,384人）同基建緊貼「濕地保育區」內嘅魚塘濕地，為喺度棲息嘅候鳥同繁殖鷺鳥帶嚟嚴重人為干擾。 ⚠填平現存與毗鄰魚塘相連嘅濕地，再建造三個距離樓宅道路只有幾米嘅補償濕地，零散分佈於發展區嘅西南、南和東南邊，其中最小面積只有1,200平方米，細過一個標準泳池，濕地補償成效存疑。 ⚠項目依靠6米闊嘅「超薄」緩衝區，去緩和100米高樓發展對東面同南面魚塘濕地嘅干擾，形同虛設。

		⚠項目並無充分考慮南生圍一帶所有發展疊加後為候鳥、歐亞水獺、螢火蟲嘅累積影響。

對圖則是否有任何擬議修訂? 如有的話，請註明詳情。
Any proposed amendments to the plan? If yes, please specify the details.

感謝你認真考慮意見
生態價值無價

呢次南生圍蠔洲路嘅申請，除咗出現咗幾年前環團聯合對「土地共享」政策提出嘅擔憂，項目本身都仲有好多潛在環境問題：

⚠項目遠遠超出「濕地緩衝區」許可嘅發展規模，威脅相連后海灣濕地嘅生境質素，而且會佔用現有濕地，有違濕地保育規劃原則。

⚠建築物過高、大量新增人口（8,384人）同基建緊貼「濕地保育區」內嘅魚塘濕地，為喺度棲息嘅候鳥同繁殖鷺鳥帶嚟嚴重人為干擾。

⚠填平現存與毗鄰魚塘相連嘅濕地，再建造三個距離樓宅道路只有幾米嘅補償濕地，零散分佈於發展區嘅西南、南和東南邊，其中最小面積只有1,200平方米，細過一個標準泳池，濕地補償成效存疑。

⚠項目依靠6米闊嘅「超薄」緩衝區，去緩和100米高樓發展對東面同南面魚塘濕地嘅干擾，形同虛設。

⚠項目並無充分考慮南生圍一帶所有發展疊加後為候鳥、歐亞水獺、螢火蟲嘅累積影響。

Representation Number: TPB/R/S/YL-NSW/9-R007

Submission Number: TPB/R/S/YL-NSW/9-S007

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 240911-161553-83341

提交限期
Deadline for submission: 12/09/2024

提交日期及時間
Date and time of submission: 11/09/2024 16:15:53

「申述人」全名
Full Name of "Representer": 先生 Mr. CHUN HO LO

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的圖則
Plan to which the representation relates: S/YL-NSW/9

申述詳情
Details of the Representation:

有關事項 **Subject Matters**	你支持還是反對有關事項? **Are you supporting or opposing the subject matter?**	理由 **Reason**
第A2項	反對 Oppose	第A2項所涉用地，部分地帶為濕地保育區範圍，不應修訂位於濕地保育區範圍的該部分的建築物高度限制。

對圖則是否有任何擬議修訂? 如有的話，請註明詳情。
Any proposed amendments to the plan? If yes, please specify the details.

☐Urgent ☐Return receipt ☐Expand Group ☐Res

Representation Number: TPB/R/S/YL-NSW/9-R008

Submission Number: TPB/R/S/YL-NSW/9-S006

From:	EAP KFBG [redacted]
Sent:	2024-09-11 星期三 20:52:09
To:	tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject:	KFBG's representation on draft Nam Sang Wai OZP S/YL-NSW/9
Attachment:	240911 KFBG's representation on draft S-YL-NSW-9.pdf

Dear Sir/ Madam,

Attached please see KFBG's representation on draft Nam Sang Wai OZP S/YL-NSW/9.

Representer: Kadoorie Farm and Botanic Garden
Representer's representative: Mr. NIP Hin Ming
HKID: [redacted]

Please do not disclose the above personal particulars to irrelevant persons.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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

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

11th September, 2024.

By email only

Dear Sir/ Madam,

Representation relating to draft plan S/YL-NSW/9

1. We refer to the captioned and the relevant amendments.

2. We are highly concerned about some of the amendments proposed (e.g., to change the zonings of certain sites from R(D) to R(A)). We are concerned about the potential ecological impacts of some of the amendments, as the sites of concern are close to wetlands of conservation importance. We would also like to express our concerns regarding the potential impacts of the amendments on the Priority Site for Nature Conservation under the New Nature Conservation Policy by the government.

3. In this regard, we would like to attend the relevant Town Planning Board hearing to express our views.

4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

香港新界大埔林錦公路
Lam Kam Road, Tai Po, New Territories, Hong Kong
Email: eap@kfbg.org

Extract of Minutes of the RNTPC Meeting held on 21.6.2024

Fanling, Sheung Shui and Yuen Long East District

[Mr K.W. Ng, District Planning Officer/Fanling, Sheung Shui and Yuen Long East (DPO/FSYLE), Messrs Alexander W.Y. Mak and Patrick M.Y. Fung and Ms Lucille L.S. Leung, Senior Town Planners/Fanling, Sheung Shui and Yuen Long East (STPs/FSYLE), and Mr Gary T.L. Lam, Ms Hilary H.L. Wong and Ms Winsome W.S. Lee, Town Planners/Fanling, Sheung Shui and Yuen Long East (TPs/FSYLE), were invited to the meeting at this point.]

Agenda Item 25

Section 16 Application

[Open Meeting]

Proposed Amendments to the Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8

(RNTPC Paper No. 4/24)

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49. The Secretary reported that the proposed amendments to the Nam Sang Wai Outline Zoning Plan (OZP) involved rezoning of a site at Ho Chau Road, Yuen Long to

facilitate a proposed development for public and private housing under the Land Sharing Pilot Scheme (LSPS) (Amendment Items A to D). Richduty Development Limited, Success King Limited and Topwood Limited, which were all subsidaries of Sun Hung Kai Properties Limited (SHK), were the applicants of the LSPS development (the LSPS Applicant) and AECOM Asia Company Limited (AECOM) was one of the consultants of the LSPS Applicant. The following Members had declared interests on the item:

Mr Vincent K.Y. Ho	-	having current business dealings with SHK and AECOM; and
Mr Timothy K.W. Ma	-	being a member of the LSPS Panel of Advisors.

50. As the interest of Mr Vincent K.Y. Ho was direct, he should be invited to leave the meeting temporarily for the item. While the LSPS Panel of Advisors was advisory in nature providing advice to the Government on applications received under the LSPS, Mr Timothy K.W. Ma also left the meeting temporarily for the item.

[Messrs Vincent K.Y. Ho and Timothy K.W. Ma left the meeting temporarily at this point.]

Presentation and Question Sessions

51. Other than the Planning Department (PlanD)'s representatives as listed out before paragraph 49 above, the following government representatives and consultants were also invited to the meeting at this point:

Development Bureau (DEVB)

Mr Mann M.H. Chow	-	Head of Land Sharing Office
Mr Lawrence C.M. Hui	-	Assistant Secretary (Planning & Lands)
Mr Raymond Y.B. Leong	-	Senior Engineer (Planning & Lands)
Mr Kanic C.K. Kwok	-	Town Planner (Planning & Lands)

Agriculture, Fisheries and Conservation Department (AFCD)

Dr Azaria K.Y. Wong - Senior Nature Conservation Officer (North) (Atg) (SNCO(N) (Atg))

Consultants

AECOM Asia Company Limited

Mr David Yeung

Mr Timothy Choy

Mr Francis Leung

Ove Arup & Partners Hong Kong Limited

Mr Franki Chiu

Ecosystems Limited

Mr Vincent Lai

Llewelyn-Davies Hong Kong Limited

Ms Winnie Wu

Mr Arnold Koon

52. With the aid of a PowerPoint presentation, Mr Alexander W.Y. Mak, STP/FSYLE, briefed Members on the background of the proposed amendments to the OZP, technical considerations, consultation conducted and departmental comments as detailed in the Paper. Amendment Items (Items) A1 to D were related to the LSPS development while Item E was to take forward a section 12A application agreed by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board). The proposed amendments included:

(a) Item A1 – rezoning a site to the north of Ho Chau Road from "Residential (Group D)" ("R(D)") to "Residential (Group A)1";

(b) Item A2 – rezoning a site to the north of Ho Chau Road from "R(D)" to "R(A)2";

(c) Item B – rezoning a site to the north of Ho Chau Road from "R(D)" to "Other

Specified Uses" annotated "Pumping Station";

(d) Item C – rezoning a strip of land to the north of Ho Chau Road from "R(D)" to "Village Type Development";

(e) Item D – rezoning a knoll to the north of Ho Chau Road from "R(D)" to "Green Belt"; and

(f) Item E – rezoning a site to the west of Castle Peak Road – Tam Mi from "Other Specified Uses" annotated "Comprehensive Development to Include Wetland Restoration Area" ("OU(CDWRA)") to "OU(CDWRA)1".

53. As the presentation of PlanD's representative had been completed, the Chairman invited questions from Members. Members raised the following questions mainly relating to the LSPS development under Items A1 and A2.

Housing Mix

54. Noting that the increase in domestic gross floor area (GFA) for public and private housing at a ratio of 70:30 was one of the criteria for LSPS development, a Member with reference to the table under paragraph 4.4 of the Paper asked about the calculation of the housing mix of the proposed LSPS development under Items A1 and A2. In response, Mr K.W. Ng, DPO/FSYLE, with the aid of a PowerPoint slide, said that part of the LSPS site was the subject of a previously agreed section 12A application (application No. Y/YL-NSW/4) for rezoning part of the concerned "R(D)" zone to "R(D)2" with a maximum GFA of about 10,150m^2. Such approved GFA was currently included in the LSPS development scheme as reflected in the calculation of domestic GFA for the private housing portion in the proposed "R(A)2" zone under Item A2 (as shown in the table under paragraph 4.4 of the Paper). In that regard, such 10,150m^2 GFA should not be regarded as increased domestic GFA, and the ratio of domestic GFA for public and private housing of the LSPS development after discounting such GFA would be about 70:30.

Average Flat Size

55. Noting the average flat size for private housing development (i.e. about 39.8m^2) was substantially smaller than that for public housing development (i.e. about 50m^2), a Member asked about the rationale behind such flat size assumptions. In response, Ms Winnie Wu, the consultant, said that the average flat size for public housing development (i.e. about 50m^2) was based on the assumptions for the LSPS development as required by the Government under the LSPS's Guidance Notes on Applications. As for the private housing development, the average flat size was derived from a mix of various flat sizes under a development scheme formulated with reference to the private housing market trend. Technical assessments for the LSPS development were conducted based on the above flat size assumptions.

56. The Chairman supplemented that there would be no restriction on the average flat size under the OZP. As the consultant just explained, the average flat size assumptions were adopted for undertaking the relevant technical assessments. The details of the proposed development including flat size would be subject to further study by the LSPS Applicant at the detailed design stage.

Traffic Aspect and Provision for Bicycle Parking Spaces

57. Two Members raised the following questions:

(a) noting some public concerns on the potential traffic impacts arising from the LSPS development, details of the proposed traffic measures; and

(b) considering that there would likely be a local demand for cycling facilities, the reasons for provision of substantially fewer bicycle parking spaces for the private housing development (i.e. 85 spaces) compared with that for the public housing development (i.e. 274 spaces).

58. In response, Messrs K.W. Ng, DPO/FSYLE, and Alexander W.Y. Mak, STP/FSYLE, with the aid of some PowerPoint slides, made the following main points:

(a) the LSPS Applicant would undertake two road/junction improvement works

along the access from Castle Peak Road – Tam Mi to cater for the additional traffic demand, including providing a turn-around facility at Nam Sang Wai Road, and upgrading and signalising the junction of Castle Peak Road – Tam Mi/ Nam Sang Wai Road to allow right turn from Nam Sang Wai Road into Castle Peak Road – Tam Mi for southbound traffic to the Yuen Long area; and

(b) as shown in the table under paragraph 4.4 of the Paper, the number of units for public and private housing portions were 1,868 and 1,261 respectively, and the estimated population was 5,231 and 3,153 respectively. In view of the difference in estimated population, fewer bicycle parking spaces were proposed for the private housing portion. Besides, the bicycle parking space provisions were based on the relevant requirements and assessments conducted. The Transport Department (TD) had no objection to the said provisions.

59. Ms Winnie Wu, the consultant, concurred with DPO/FSYLE's explanation that the provision of bicycle parking spaces was derived based on the proposed flat numbers and estimated population of the public and private housing portions of the LSPS development.

60. At the invitation of the Chairman, Mr K.W. Ng, DPO/FSYLE, explained that the proposed amendments to the OZP were mainly to rezone the sites to facilitate the LSPS development, and restrictions on major development parameters including the maximum GFA and maximum building height were incorporated. Other development parameters, including provision of bicycle parking spaces, would be subject to further consideration and discussion between the LSPS Applicant and relevant government departments, including the Lands Department and TD, at the detailed design and implementation stages.

61. The Chairman suggested that the LSPS Applicant should note the Member's concern in relation to bicycle parking provision and further liaise with relevant government departments at a later stage. In that regard, Ms Winnie Wu, the consultant, agreed to continue to liaise with relevant government departments, including PlanD and TD, at the detailed design stage.

Ecological Aspect

62. In response to a Member's question about the abandonment of the Tung Shing Lane Egretry as mentioned in paragraph 4.14 of the Paper, Mr K.W. Ng, DPO/FSYLE, said that according to the ecological impact assessment submitted by the LSPS Applicant, the egretry was abandoned naturally. Dr Azaria K.Y. Wong, SNCO(N) (Atg), AFCD supplemented that the egretry had been abandoned naturally without any nesting and breeding activities since 2021 as observed by both AFCD and the LSPS Applicant.

63. A Member noted that the LSPS development fell within the Wetland Buffer Area of the Deep Bay area and compensation wetlands would be provided within the private housing portion by the LSPS Applicant and asked about details on the future management and maintenance of the compensation wetlands. In response, Ms Winnie WU, the consultant, said that according to the survey conducted, ponds with a total area of about 6,900m^2 were found within the LSPS site which would be affected by the LSPS development. The LSPS Applicant would provide compensation ponds of about 6,900m^2 within the private housing portion to allow 'no-net-loss' of wetlands. The compensation wetlands would be managed and maintained under the future private housing development.

Conclusion

64. Members had no question on other amendment items and generally considered that all the proposed amendments to the OZP were acceptable.

65. The Chairman remarked that the proposed amendments to the OZP were mainly to facilitate the LSPS development and to reflect a section 12A application previously agreed by the Committee. Should the Committee agree with the proposed amendments, the OZP would be gazetted for public inspection for two months and the representations received, if any, would be submitted to the Board for consideration.

66. After deliberation, the Committee decided to:

(a) agree to the proposed amendments to the approved Nam Sang Wai OZP and that the draft Nam Sang Wai OZP No. S/YL-NSW/8A at Attachment II of

the Paper (to be renumbered as S/YL-NSW/9 upon exhibition) and its Notes at Attachment III were suitable for exhibition under section 5 of the Town Planning Ordinance (the Ordinance); and

(b) adopt the revised Explanatory Statement (ES) for the draft Nam Sang Wai OZP No. S/YL-NSW/8A at Attachment IV of the Paper (to be renumbered as S/YL-NSW/9 upon exhibition) as an expression of the planning intentions and objectives of the Board for the various land use zonings on the OZP and the revised ES would be published together with the OZP.

67. Members noted that, as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft OZP including the Notes and ES, if appropriate, before their publication under the Ordinance. Any major revisions would be submitted for the Board's consideration.

[The Chairman thanked the representatives from DEVB and AFCD and the consultants for attending the meeting. They left the meeting at this point.]

[Messrs Vincent K.Y. Ho and Timothy K.W. Ma rejoined the meeting at this point.]

Annex VI of
TPB Paper No. 10988

Provision of Major Community Facilities and Open Space in Nam Sang Wai OZP

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	Provision		Surplus/ Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
District Open Space	10 ha per 100,000 persons[#]	2.85 ha	0 ha	8.75 ha	+5.90 ha
Local Open Space	10 ha per 100,000 persons[#]	2.85 ha	0.13 ha	7.40 ha	+4.55 ha
Sports Centre	1 per 50,000 to 65,000 persons[#] (assessed on a district basis)	0	0	0	0
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons[#] (assessed on a district basis)	0	0	0	0
Swimming Pool Complex – standard	1 complex per 287,000 persons[#] (assessed on a district basis)	0	0	0	0
District Police Station	1 per 200,000 to 500,000 persons (assessed on a regional basis)	0	0	0	0
Divisional Police Station	1 per 100,000 to 200,000 persons (assessed on a regional basis)	0	0	0	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	Provision		Surplus/ Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
Magistracy (with 8 courtrooms)	1 per 660,000 persons (assessed on a regional basis)	0	0	0	0
Community Hall	No set standard	N.A	0	0	N.A.
Library	1 district library for every 200,000 persons (assessed on a district basis)	0	0	0	0
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to under 6	17 classrooms	0 classroom	14 classroom	-3 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11 (assessed by EDB on a district/school network basis)	41 classrooms	0 classroom	0 classroom	-41 classrooms[&]
Secondary School	1 whole-day classroom for 40 persons aged 12-17 (assessed by EDB on a territory-wide basis)	31 classrooms	0 classroom	0 classroom	-31 classrooms[&]

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	Provision		Surplus/ Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
Hospital	5.5 beds per 1,000 persons (assessed by Hospital Authority on a regional/cluster basis)	159 beds	732 beds	732 beds	+573 beds
Clinic/Health Centre	1 per 100,000 persons (assessed on a district basis)	0	0	0	0
Child Care Centre	100 aided places per 25,000 persons[#] (assessed by SWD on a local basis)	114 places	0 place	100 place	-14 places [~]
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24[#] (assessed by SWD on a local basis)	0	0	0	0
Integrated Family Services Centre	1 for 100,000 to 150,000 persons[#] (assessed by SWD on a service boundary basis)	0	0	0	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	Provision		Surplus/ Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
District Elderly Community Centres	One in each new development area with a population of around 170,000 or above[#] (assessed by SWD)	N.A.	0	0	N.A.
Neighbourhood Elderly Centres	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing[#] (assessed by SWD)	N.A	0	1	N.A.
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above[#] (assessed by SWD on a district basis)	98 places	3 places	5 places	-93 places [~]
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above[#] (assessed by SWD on a cluster basis)	122 beds	165 beds	165 beds	+43 beds [~]

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	Provision		Surplus/ Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
Pre-school Rehabilitation Services	23 subvented places per 1,000 children aged 0 – 6[#] (assessed by SWD on a district basis)	22 places	0 place	0 place	-22 places [~]
Day Rehabilitation Services	23 subvented places per 10,000 persons aged 15 or above[#] (assessed by SWD on a district basis)	52 places	0 place	0 place	-52 places [~]
Residential Care Services	36 subvented places per 10,000 persons aged 15 or above[#] (assessed by SWD on a cluster basis)	81 places	0 place	0 place	-81 places [~]
Community Rehabilitation Day Centre	1 centre per 420,000 persons[#] (assessed by SWD on a district basis)	0	0	0	0
District Support Centre for Persons with Disabilities	1 centre per 280,000 persons[#] (assessed by SWD on a district basis)	0	0	0	0
Integrated Community Centre for Mental Wellness	1 standard scale centre per 310,000 persons[#] (assessed by SWD on a district basis)	0	0	0	0

Note :
The planned resident population is about 28,500. If including transients, the overall planned population is about 29,000. All population figures have been adjusted to the nearest hundred.

Remark :

The requirements exclude planned population of transients.

& The deficit in provision is based on OZP planned population while according to the Education Bureau (EDB), general speaking, the provision of public sector primary school places is planned on a district basis and the public sector secondary school places is on a territory-wide basis. Under the prevailing mechanism, EDB will make reference to the school-age population projections, which are compiled based on the population projections updated regularly by the Census and Statistics Department, and take into account the actual number of students at various levels as well as the latest demographic changes (including the number of newly-arrived children from the Mainland) in estimating the future demand for school places and related resources. EDB will consider factors such as the latest projections, other factors that may affect the demand for school places in certain districts, different options to increase the supply of school places in particular districts, the prevailing education policies (including to enhance teaching and learning environment through reprovisioning) etc. before deciding whether it is necessary to allocate school premises for setting up new school(s) or reprovisioning of existing school(s).

~ The deficit in provision is based on OZP planned population while the Social Welfare Department (SWD) adopts a wider spatial context/cluster in the assessment of provision for such facility. In applying the population-based planning standards, the distribution of welfare facilities, supply in different districts, service demand as a result of the population growth and demographic changes as well as the provision of different welfare facilities have to be considered. As the HKPSG requirements for these facilities are a long-term goal, the actual provision will be subject to consideration of the SWD in the planning and development process as appropriate. The Government has been adopting a multi-pronged approach with long-, medium- and short-term strategies to identify suitable sites or premises for the provision of more welfare services which are in acute demand.