

## **NOTE FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE**

### **Supplementary information on 313RO – International Wetland Park and visitor centre in Tin Shui Wai – phase 2 works**

#### **INTRODUCTION**

In considering the paper referenced PWSC(2002-03)1 on project **313RO** “International Wetland Park and visitor centre in Tin Shui Wai – phase 2 works” at the Public Works Subcommittee meeting on 3 April 2002, Members requested additional information on –

- (a) the details of the future developments at the two Comprehensive Development Area (CDA) sites; and
- (b) the measures to ensure that the future developments would be compatible with the ecological mitigation function of the ecological mitigation area (EMA).

#### **THE ADMINISTRATION’S RESPONSE**

##### ***Planning controls***

2. Planning controls on future developments at the two CDA sites at Tin Shui Wai Areas 112 and 115 will ensure there will be no adverse visual or ecological impact on the surrounding areas, including the conservation areas and the Wetland Park. A location plan is at the Enclosure.

3. The two CDA sites are intended for comprehensive low density residential development. The CDA site at Area 112 has an area of about 8.51 hectares and its development is subject to a maximum gross floor area (GFA) of 173 000 square metres and a maximum building height of ten storeys over one-storey carport. The other one at Area 115 has an area of about 6.41 hectares and

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its development is subject to a maximum GFA of 127 000 square metres and a maximum building height of ten storeys over one-storey carport. To allow design flexibility for the future development to meet changing market conditions, no restriction on the maximum number of flats and minimum flat size has been imposed. One primary school and one secondary school are required to be provided in each CDA site in addition to open space and other facilities required to serve the residents. In addition, given the natural landscape setting of the surroundings and the proximity of the two sites to the conservation areas, including the EMA, a stepped-height principle would be applied in the two CDA sites such that building heights should decrease gradually towards the EMA.

### *The Town Planning Ordinance*

4. More importantly, the Town Planning Ordinance (Cap. 131) provides that any development in CDA zone requires planning permission from the Town Planning Board (TPB). In this particular case, the future developers for the CDA sites will need to prepare a Master Layout Plan (MLP) for the approval of the TPB. The MLP should include information on –

- (a) the nature, positions, dimensions and heights of all buildings to be erected;
- (b) the proposed total GFA for various uses, total number of flats and flat sizes;
- (c) the urban design and landscaping proposals;
- (d) an environmental assessment report and a traffic assessment report; and
- (e) an ecological impact assessment report to examine any impact on the ecological value of the Wetland Park and the conservation areas, and the proposed mitigation measures to address the impact.

5. The Planning Department will prepare a planning brief on the basis of the requirements mentioned in paragraphs 3 and 4 above. This will form the basis for the preparation of the MLP by the future developers.

