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The Conservancy Association

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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

Re: Comments on the Section 16 Application No. A/YL- NSW/233

The Conservancy Association (CA) OBJECTS to Section 16 Application No. A/YL-NSW/233. Despite amendment in building height, the plot ratio of this new application is indeed higher than the past applications A/YL-NSW/224 and A/YL-NSW/172.

1. Not complying with Town Planning Board Guideline No. 12C

It should be highlighted that the site lies in Wetland Buffer Area (WBA) according to Town Planning Board Guideline No. 12C. Any development within WBA would require an ecological impact assessment and to demonstrate that any adverse ecological impact could be mitigated, but project proponent fails to do so. Comments from AFCD on this planning application should be sought.

CA would also emphasize that such large scale of development in WBA should also take into consideration on potential off-site impact on fish ponds in Nam Sang Wai area and even Inner Deep Bay wetlands.

2. Cumulative impact

It should be noticed that there is another planning application A/YL-NSW/1 in adjacent and other planned development according to Nam Sang Wai OZP S/YL-NSW/8, such as V

zone at north and the remaining development arise in R(D) zone east of the subject site. CA worries that potential cumulative impact would cause significant disturbance on adjacent ecologically sensitive areas, including Yuen Long Flooding bypass and the active egretty at Tung Shing Lei. The project fails to justify this to ensure that the integrity of wetland ecosystem is maintained at all times.

3. Concern on ecology

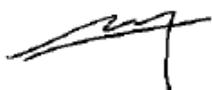
We note that the issues below remain unsolved so that the proposed development should not be regarded as ecologically acceptable:

i. According to wet season flight line survey (Figure D3 of EcoIA), one of the flight line (No.1) from fish ponds near Tung Shing Lane Egretty will be blocked by Block T7 (see Figure 1). From Section 5.3.5 of the EcoIA, however, fails to explain how such potential impact could be avoided or mitigated.

ii. A landscaped area with water feature was proposed the northeast corner of the Application Site (Section 3.2.3 of Planning Statement). However, the proposal lacks sufficient details, such as detailed design and conservation management plan, to justify if it can perform any ecological function, especially acting as ecological compensation or restoration, rather than acting as a landscape feature only. Even Section 3.2.3 states that the water feature would “*reinforces the buffer along the north eastern edge and blends with the surrounding landscape character*”, no further details had been provided. More importantly, in such close distance between the development site and Wetland Conservation Area (WCA), the project proponent still gives no attempts to widen the buffer as large as possible to avoid adverse impact on wetland habitats in adjacent.

iii. We also noted that the stream lie proximity to the site, together with mangrove along it, have been seriously trashed due to land formation work within the site (see Figure 2 and 3). We understand that the comprehensive residential development A/YL-NSW/172-1 and A/YL-NSW/224 has remained valid until December 2015 and May 2018 respectively but any off-site impacts by mal-practice in land formation work should not been tolerated.

Yours faithfully



Ng Hei Man
Assistant Campaign Manager

Figure 1 The Flight line No.1 would pass though Block T7 (marked in red star).



Figure 2 and 3 Vegetation cover including mangrove along the stream, although not included within the development site, has been trashed. (Photos in 2010)

