



長春社 since 1968

The Conservancy Association

會址：香港九龍青山道 476 號百佳商業中心 1 樓 102 室

Add.: Unit 102, 1/F, Park Building, 476 Castle Peak Road, Kowloon, Hong Kong

電話 Tel.: (852)2728 6781 傳真 Fax.: (852) 2728 5538

10th October 2014

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 12A Application No. Y/YL- NSW/3

The Conservancy Association (CA) OBJECTS to Section 12A Application No. Y/YL-NSW/3. Approving this rezoning application would set an undesirable precedent and attract similar commercial projects in Wetland Buffer Area (WBA).

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

It should be highlighted that the site lies in WBA according to Town Planning Board Guideline No. 12C. *“Proposals for residential/recreational developments on degraded sites to remove/replace existing open storage or container back-up uses and/or to restore lost wetlands may be given sympathetic consideration by the Board subject to satisfactory ecological and other impact assessments”*. It is suspected that under such circumstance, commercial use fails to satisfy such requirement.

2. Development density

It is misleading for the project proponent to use the plot ratio between the proposed development (1.5) and development in the vicinity, such as the approved Sha Po residential development (0.9) and development near Cheung Chun San Tsuen (1.2), for comparison (see Section 11.3.3 of the Planning Statement). We have to reiterate that the subject site is located within WBA so that stringent control on development to secure ecological integrity of adjacent wetland and Deep Bay, which is a Ramsar Site under

protection, is important. Indeed, the proposed/planned plot ratio for development within the Deep Bay area is usually very low (usually ≤ 0.4 , such as Wo Sang Wai development, Lin Barn Tsuen development). We are not convinced that 1.5 is an acceptable development density in this area.

Besides, there is inconsistency between Section 3.1.9 (0.9) and Section 11.3.3 (1.226) on the plot ratio of the approved Sha Po residential development. Clarification is needed.

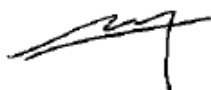
3. Effect on buffer planting

We understand that buffer planting between the comparatively ecologically sensitive areas and commercial area (Table E10 of the Ecological Impact Assessment) would be proposed to screen out human disturbance. However, the Indicative Landscape Section Plan A – A does not include 3 blocks of 3-storeys buildings which are the closest to the mitigation meander. It also happens as if the maximum height of buffer planting will reach to 18mPD only and such arrangement would definitely fail to screen out those 3 blocks of 3-storey buildings with a height of 23.5mPD.

4. Evaluation on habitat within Assessment Area

The EcoIA only habitats within Application Site, which comprises Plantation and Urban/Residential area, rather than Assessment Area. Habitats falling within the Assessment Area, such as mitigation wetland, watercourse, marsh, and so on, should also be included so that sufficient information are available to evaluate potential off-site impacts caused by the captioned development.

Yours faithfully



Ng Hei Man
Assistant Campaign Manager