



長春社 Since1968

The Conservancy Association

會址：香港新界葵涌貨櫃碼頭路 77-81 號 Magnet Place 一期

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

13 樓 1305-6 室

電子郵件 E-mail:cahk@cahk.org.hk

Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port Road, Kwai Chung, New Territories, H.K.

網址 Website:www.cahk.org.hk

4th December 2020

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/282

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

1. Not in line with the planning intention

According to the Town Planning Board (TPB) Guidelines for Application for Developments within Deep Bay Area (No. 12C), the application site is located within Wetland Buffer Area (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*”. However, we do not think that the relaxation of building height and plot ratio would ensure ecological integrity of the fish ponds and wetland within the WCA. Instead, it would just pose adverse environmental impact in the surrounding area. Such arrangement, therefore, is not in line with the planning intention of the TPB Guidelines No. 12C.

2. Cumulative impact

Over the past decade, many large-scale development applications inside WBA around Nam Sang Wai have been approved or submitted for approval. The entire region has been under high development pressure. Especially, the transitional housing project (A/YL-NSW/281) was just approved by Town Planning Board in



長春社 Since1968

The Conservancy Association

會址: 香港新界葵涌貨櫃碼頭路 77-81 號 Magnet Place 一期
13 樓 1305-6 室

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

電子郵件 E-mail:cahk@cahk.org.hk

Address: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port Road, Kwai Chung, New Territories, H.K.

網址 Website:www.cahk.org.hk

October 2020 right next to the captioned application. We have once highlighted that that transitional housing project, with provision of 1,800 housing units and plat ratio of not more than 1.7, is a substantial increase in development scale in WBA. Approving the captioned application would set undesirable precedent for similar applications and in ecologically-sensitive area, and further increasing development density in this region.

Yours faithfully,

Ng Hei Man

Campaign Manager

The Conservancy Association