



長春社 Since 1968

The Conservancy Association

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27th September 2017

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/241

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

1. Not in line with planning intention

According to TPB PG No.12C, the intention of Wetland Buffer Area (WBA) is “to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds”. Meanwhile, the planning intention of OU(CDWRA) is to “provide incentive for the restoration of degraded wetlands adjoining existing fish ponds through comprehensive residential and/or recreation development to include wetland restoration area”. The current proposal, however, is largely commercial in nature and do not include any concrete measures to restore wetland. Approving this application would set an undesirable precedent for similar case within the zone.

2. Inadequacy of the Commercial Fish Pond Operation Plan

The additional information cannot ensure that the future management and practice of commercial fish pond would cause no adverse ecological impact. There are no guidelines on, for example, the duration and frequency of draining down ponds, paving of materials on pond

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bunds, and so on. We worry that the tenants would highly modify the existing fish pond and cause no ecological gains in this development project.

3. Cumulative impact

It should be noticed that there is another planning application Y/YL-NSW/3 in adjacent and other planned development according to Nam Sang Wai OZP S/YL-NSW/8, 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. Since the development site lies within Wetland Buffer Area (WBA), The project proponent has to ensure that the integrity of wetland ecosystem in Deep Bay Area is maintained at all times.

Worse still, more commercial development, together with the proposed hotel development (Y/YL-NSW/3) within NSW region, would create more traffic problems, followed by other environmental disturbance such as air and noise pollution. In particular, most of the roads in adjacent area are sub-standard, traffic congestion and road safety problems would be generated. With increasing numbers of coaches in the site, this would further trigger pond-filling activities in the name of providing parking space. It is unsure how these cumulative impacts had been tackled by the project proponent in full.

Yours faithfully
Ng Hei Man
Campaign Manager