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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

Re: Comments on the Section 16 Application No. A/YL-NSW/205

The Conservancy Association (CA) OBJECTS to Section 16 Application A/YL-NSW/205.

According to Town Planning Board Guideline No. 12B, the application site falls within Wetland Buffer Area (WBA). The current application to zone the site as “Village Type Development” would in some extent supersede the intention of WBA 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 impact on the ecological value of fish ponds”*. CA demands a more stringent planning control be enforced on this site to reflect the planning intention of conservation purpose, thus protecting the area from adverse impacts of development.

It should be noticed that there were another planning application in adjacent, such as A/YL-NSW/172 (approved with conditions in 2007) and A/YL-NSW/196. No attempts in assessing potential cumulative impacts by various development projects in WBA would threaten the integrity of wetland ecosystem in this region.