



BY E-MAIL ONLY

Chairperson and Members,
Town Planning Board,
15th Floor, North Point Government Offices,
333 Java Road,
North Point, Hong Kong
(Email: tpbpd@pland.gov.hk)

14 October, 2016

Dear Sirs/Madams,

Green Power's Comments on Draft Tai Ho Outline Zoning Plan (No. S/I-TH/B)

1. Green Power is a local charitable green group with major concerns for river conservation and developments on Lantau Island. We submitted our views and comments on the Draft Tai Ho Development Permission Area Plan (DPA/I-TH/1) and Draft Tai Ho Outline Zoning Plan (OZP) on 28 May, 2014 and 17 June, 2016 respectively regarding the preservation of water quality, ecology, hydrology and landscape of Tai Ho River system.
2. In addition to our previous submissions, we would like to reiterate and emphasize our concerns about preservation of Tai Ho River Basin and Tai Ho Bay regarding above-captioned draft OZP.

Why should Tai Ho River be taken into consideration for land use planning of Tai Ho?

3. Land use planning in Tai Ho that wisely takes into account of the natural Tai Ho River can
 - (a) lower the flood risk to secure the public's safety and properties.
 - (b) protect the river, marine and bathing beach water quality to avoid water pollution, odour nuisance, communal hygiene degradation and urban blight.
 - (c) conserve river and estuarine ecology to protect biodiversity and fishery resources.
 - (d) act as breeze corridors to disperse air pollutants, relieve heat island effect and moderate microclimate.
 - (e) preserve few remaining natural river landscapes in the territory for public's appreciation, leisure and recreation pursuits, and as natural heritage.

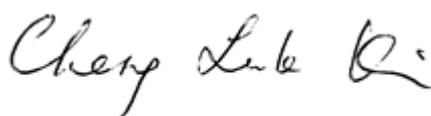
Green Power's highlight concerns for Draft Tai Ho OZP No. S/I-TH/B

4. We advise to extend the "SSSI" to cover the whole river courses and river banks of all tributaries in the Planning Scheme Area to provide a hydrologically complete preservation of Tai Ho River against disturbance and/or destruction by future works and developments.

5. Significant portion of the land use in Tai Ho River basin should be non-polluting and unpaved to prevent pollution to the rivers/streams, maintain natural hydrology and protect the delicate ecosystem. In such sense, “Agricultural Use” that involves excavation of top soil, paving with concrete/asphalt or non-arable materials/debris should be prohibited in the Planning Scheme Area.
6. Tai Ho Bay is almost completely sheltered from the open sea by North Lantau Highway (NLH) with an outlet (of about 20 metre wide) underneath NLH. Its turnover rate of seawater is hugely plummeted. Therefore, the water quality of the Bay is prone to deterioration by wastewater discharge to rivers/stream courses or stormwater discharged from Tai Ho area.
7. We are highly concerned that, without sewerage infrastructure in the Tai Ho area, any additional residential developments, village Small Houses, commercial use (especially restaurants) that generate large amount of wastewater will pollute the river/stream courses and the Bay.
8. We also urge the Board to cautiously consider the extent and locations of “Village Type Development” zones in the context of water pollution, because large area of “Village Type Development” will create extensive paved areas that generate polluted stormwater (during rainstorm or from daily washing practices of residents) draining to river/stream courses and the Bay. Similarly, “Village Type Development” should not be zoned in vicinity to the existing stream courses and estuary.
9. The Board should aware that unpolluted river and marine water quality is vital for protection and maintenance of important and fragile ecosystem of Tai Ho River and Bay.
10. In conclusion, we urge the Administration takes into account of and makes wise use of the functions and intrinsic values of river systems in the landuse planning that will not only promote sustainable development and biodiversity of Tai Ho area, but also avoid costly and irreversible environmental, economic and social burdens in the future.

Thank you very much for your kind attention and we look forward to a wise landuse plan for Tai Ho area.

Yours faithfully,



CHENG Luk-ki
Division Head, Scientific Research and Conservation
GREEN POWER