



BY EMAIL ONLY

The Secretary, Town Planning Board
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17 January, 2018

Dear Chairperson and Members,

**Objection to Application for Temporary Open Storage of Construction Materials
for a Period of 3 Years at Tung Chung Valley, Lantau Island on
“Village Type Development” zone (A/I-TCV/6) and
“Residential (Group C)2” zone (A/I-TCV/7)**

1. Green Power would like to lodge an objection to the captioned applications for temporary open storage of construction materials because they
 - (a) violate the planning intention of approved Tung Chung Valley Outline Zoning Plan(OZP) No. S/I-TCV/2,
 - (b) legalize and promote the use of unauthorized road access and illegal structures,
 - (c) threaten ecology of ecologically important Tung Chung River and Tung Chung Valley
 - (d) pollute ecologically important Tung Chung River,
 - (e) increase additional traffic load to existing roads,
 - (f) open a floodgate to further incompatible developments in Tung Chung Valley.

Please note that the citations in this letter refer to the Tung Chung Valley OZP No. S/I-TCV/2

Violate the Planning Intention

2. *The general planning intention of the Area (Tung Chung Valley) is to conserve the ecologically sensitive areas, to protect the rural and natural character, to maintain the unique landscape character and cultural heritage. (Section 8.1, Explanatory Statement).*
3. The physical settings of both captioned proposed projects and their operation are obviously incompatible with the rural and natural character of Tung Chung Valley, and consequently destroy the unique landscape character and cultural heritage of pristine Tung Chung Valley.



An existing open storage in Shek Lau Po, Tung Chung near application site A/I-TCV/6

4. Neither Column 1 nor 2 land uses includes open storage in both “Village Type Development”(“V”) and “Residential (Group C)2”(“R(C)2”) zone (page 5 and 3, Schedule of Uses). Therefore, open storage is an illegal land use in “V” and “R(C)2” zone under Tung Chung Valley OZP and captioned applications should be rejected.
5. Although the proposed project sites are located within “V” and “R(C)2”zone respectively for A/I-TCV/6 and A/I-TCV/7 respectively, the access roads (i.e. mentioned “local track” in the applications) connecting to the sites encroach “CONSERVATION AREA”(“CA”) and “OTHER SPECIFIED USES”(“OU”) zone which is for “River Park” only (p.10 and 13, Schedule of Uses) respectively. Obviously, road access is not land uses stated in both Column 1 and 2 under “CA” or “OU”. Planning approval for a particular application should not allow or promote unauthorized developments or incompatible landuses in other zones.
6. The access road connecting to the proposed project site in A/I-TCV/6 will breach the planning intention of “OU” *to protect and retain the existing natural landscape, ecological or topographic features of the Area for preservation, flood prevention, educational and research purposes through the development of River Park* (Planning Intention, OTHER SPECIFIED USES, Schedule of Uses).
7. Similarly, the access road connecting to the proposed project site in A/I-TCV/7 will breach the planning intention of “CA” where *only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted* (Sec. 9.8.1, EXPLANATORY STATEMENT).

Legalize Illegal Structures

8. More importantly, the two proposed project sites are ONLY accessible through “local tracks” via two bridges which encroach the ecologically important Tung Chung River that have been recognized as illegal by the Administration (please refer to map and photos below). Approval of the captioned applications virtually legalizes these illegal structures that the reinstatement enforcement may be forfeited. That will also lead to contradiction in law when different relevant ordinances are enforced and cause confusion to the public.





Photo shows the Illegal Bridge 1 with Government department's notice sign erected.



Photo shows Illegal Bridge 2 with Government department's notice signs erected.

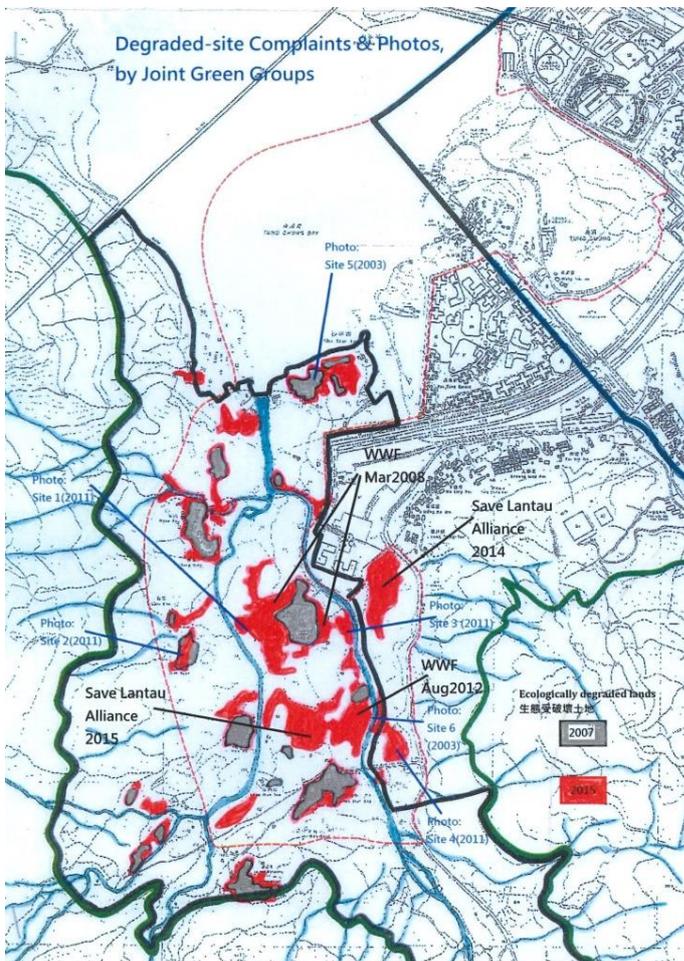
Incompatible Landscape Character

9. The landscape setting of the Area is very distinct (Section 5.2, EXPLANATORY STATEMENT). The proposed projects are not compatible to the landscape condition of Tung Chung Valley.

10. Over the past two decades green groups observed a proliferation of incompatible developments and vandalism in Tung Chung Valley. The ecologically degraded land areas increased from 4.8% in 2007 to approximately 13% in 2015 (please to the aerial photos and map below). Increasingly typical 'brown-field' uses are covering more areas in the valley.



Aerial photos of Tung Chung Valley taken in 2007(left) and 2015(right) shows the proliferation of incompatible developments and vandalism.



Map comparing the degraded land spotted in 2007(grey areas) and 2015 (red areas) in Tung Chung Valley.

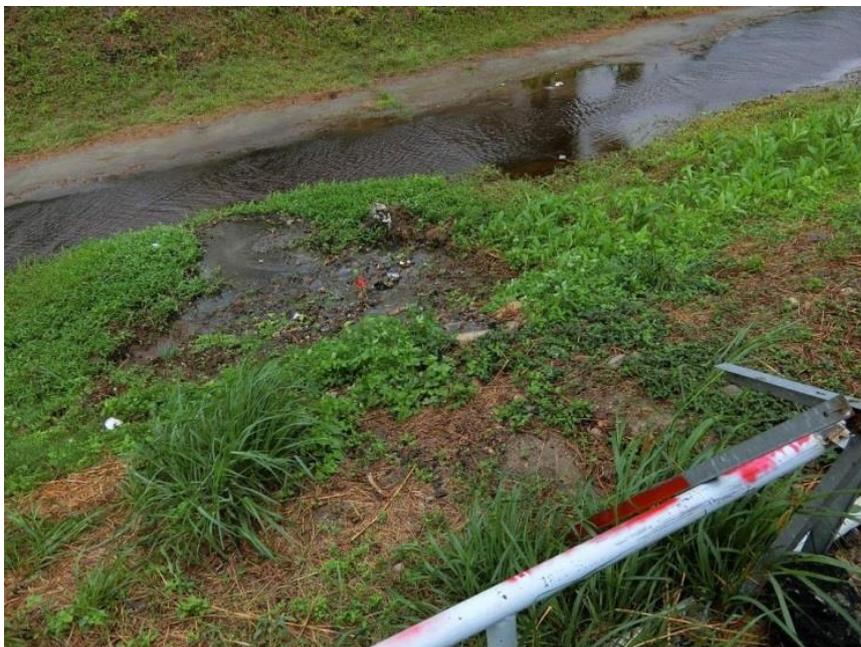
11. GREEN POWER opines that more open storage operation will further deteriorate the environment, ecology and landscape of Tung Chung Valley. We urge the Administration to take enforcement to stop any illegal land use operation in the Schedule Area, if any, such as filling or excavation of land. As stated in Section 17.4, Explanatory Statement: Any diversion of streams, filling of land or excavation of land in relevant zones be subject to enforcement proceedings.

Threaten the Endangered Species and Ecology

12. The proposed project sites are 25 and 45 metre respectively away from Tung Chung River and the access roads connecting the sites strike across Tung Chung River. The Ecologically Important Streams (EIS) near the sites *is characterized by its high diversity of freshwater fish species, with records of species of conservation importance and concerns such as Beijiang Thick-lipped Bard (Acrossocheilus beijiangensis), Philippine Neon Goby (Stiphodon atropurpureus) and Rich Fish (Oryzias curvinotes). The endangered Romer's Tree Frog (Liuixalus romeri) which is classified as "Endangered" in IUCN Red List, and the rare Jhora Scrub Hopper (Aeramachus jhora) have also been recorded in the vicinity of the proposed project site. (Section 5.2, EXPLANATORY STATEMENT).*

Pollute Natural Stream

13. Section 10.3, EXPLANATORY STATEMENT mentions that *provision of sewerage and drainage systems.....are being planned.* Without any sewerage and drainage facilities, the proposed projects that involve storage of construction materials will pollute the adjoining Tung Chung River and Tung Chung Bay with toxic substances (e.g. paints and solvents) or fill materials through sewage generated or surface runoff.
14. In January 2018, GREEN POWER has spotted a suspected illegal outfall connected to an open storage near proposed project site of A/I-TCV/6 which was discharging wastewater. The case has been complaint to Planning Development and relevant bureaus and departments. Open storage is both a point and non-point pollution source of Tung Chung River.



Suspected illegal outfall discharging wastewater near proposed project site of A/I-TCV/6

15. The access road connecting the proposed project site deprives the river bank of vegetation that leads to soil erosion. Lack of vegetation on river bank to filter surface runoff will deteriorate the water quality of Tung Chung River. Soil erosion will cause geotechnical instability of river banks, especially with the use of heavy goods lorry.

16. The proposed project sites and connecting access roads have encroached ecologically important Tung Chung River and brought about adverse effects of development including deteriorating of air quality by vehicular exhaust, noise pollution from vehicles and site operation, increase in suspended solid of river water by runoff from unpaved access road, and toxic sewage and solid waste discarded to the river generated from the site.

Increase traffic load and fly-tipping

17. According to Sec 3.3, EXPLANATORY STATEMENT, *development within the zones should be restricted.....not to overload the transport networks in this area.*
18. However, the proposed projects will generate additional vehicular traffic that will increase the traffic load, worsen air pollution, noise nuisance, water pollution, ecological impacts and fly-tipping. And fly-tipping of wastes and land filling are difficult to spot and prevent in such a remote area, even with statutory landuse plan covered, but its adverse consequences are usually irreversible, especially in ecologically sensitive areas such as Tung Chung Valley.
19. In conclusion, GREEN POWER considers that the captioned application will deteriorate the environmental, landscape and ecological conditions of Tung Chung Valley, trigger further environmental problems and set a bad precedent to further incompatible developments in Tung Chung Valley. We urge the Town Planning Board to reject both applications.

Thank you very much for your kind attention. We look forward to your favourable decisions.

Yours faithfully,



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