



**BY EMAIL ONLY**

**Town Planning Board Secretariat**

15/F, North Point Government Offices  
333 Java Road, North Point, Hong Kong  
(E-mail: tpbpd@pland.gov.hk; Fax: 2877 0245/2522 8426)

24 December, 2019

Dear Sir/ Madam,

**Broad Development Parameters of the Indicative Development Proposal in respect of  
Application No. Y/YL-NSW/5**


Green Power, a local charitable green group, would like to draw Town Planning Board's attention to our concerns about the captioned application located within Wetland Buffer Area (WBA) of Mai Po and Inner Deep Bay Ramsar Site for long term establishment of Yuen Long Driving School with wetland restoration proposal.

1. The proposed project site is designated as WBA under Town Planning Board Guideline (TPB PG) 12B. The proposed project only partly fulfills the recommendation for wetland restoration (Section 6.7.1), "*Development proposals to restore lost fish ponds or to replace existing undesirable uses by wetland habitats are encouraged*", as only part of the site is proposed for wetland restoration.
2. The proposed project should demonstrate the ecological benefits of the proposed restored wetland rather than its landscaping functions. Its ecological objectives, i.e. target taxa/species, habitat types, should be stated so that the master layout and management plan of the proposed restored wetland can be assessed accordingly. Feasible long-term operation and maintenance of proposed restored wetland should be available, and corresponding management and financial responsibility should be clarified and confirmed.
3. The lighting of the application site in both construction and operation phase should be directed downwards and inwards its boundary to avoid light glare to interfere nocturnal wildlife such as fireflies. Disturbing facilities, human disturbance to wildlife and polluting operations should not be located adjacent to the proposed restored wetland. Greening with native species and/or ecological benefits, and vertical or roof greening should be considered as far as possible.
4. Regarding water pollution, Zero Discharge Policy should be observed. Therefore, the dry weather stormwater should not be discharged directly into the neighbouring river channels, i.e. Sha Pui River and Kam Tin River. Effluent from the application site should also not to increase the pollution loading of Deep Bay.

5. Proper facilities should be in place to prevent chemicals generated by vehicles such as fuel and lubricating oil from discharging to neighboring river channels.
6. During the construction phase, the fishponds, wetlands and farmlands in vicinity are vulnerable to illegal dumping of soil debris and construction and demolish wastes. Regrettably, existing enforcement measures to prevent illegal dumping are ineffective and successful prosecutions are rare. Most importantly, destroyed wetland habitats are difficult to reinstate. Thus, effective measures should be in place to avoid illegal and/or eco-vandalistic dumping of wastes generated from the application site.

Thank you very much for kind your attention.

Yours faithfully,

A handwritten signature in black ink, appearing to read "Cheng Luk-ki". The signature is written in a cursive, flowing style.

Dr. CHENG Luk-ki  
Director  
GREEN POWER