



生態教育及資源中心
Eco-Education & Resources Centre

BY E-MAIL ONLY

Town Planning Board Secretariat
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
(Email: tpbpd@pland.gov.hk)

6 February, 2020

Dear Sir/ Madam,

**Section 16 Application - Broad Development Parameters of
the Applied Use/Development in respect of Application No. A/YL-MP/291
(Proposed Residential Development with Wetland Restoration Area in Wo Shang Wai)**

Green Power and Eco-Education & Resource Centre are currently responsible for management of Wetland Restoration Area (WRA) of the above-captioned application (the Application) under Section 16 of Town Planning Ordinance for amendment to approved application No. A/YL-MP/229 for a Comprehensive Development to include Wetland Restoration Area in Wo Shang Wai, Yuen Long.

The amendment involves reduction of number of blocks from 400 to 268 (including one principle residence which a special design feature). We would like to draw Town Planning Board's attention to our concerns about the Application.

1. According to Master Layout Plan of the Application, all detached houses adjoining the WRA is three-storey in height which is about 16 metre (ground floor) higher than the WRA. WRA is an ecological mitigation measure which partially compensates the negative ecological impacts of the residential development. Therefore, the number of storey, i.e. height, of the detached houses should not jeopardise the planned ecological functions of WRA by
 - (a) air, dust and noise pollution generated during construction phase,
 - (b) noise and light pollution at night during both construction and operation phase, and
 - (c) disturbance of human activities in the residential development during both construction and operation phase.
2. Mitigation measures the residential development site should be in place to soften the landscape intrusion, visual impact and buffer human disturbance of the proposed residential development to the WRA, especially the three-storey houses adjoining the WRA.
3. The building height of House 1 is 21 metre which is much higher than the rest of the houses (12 and 9 metre for three- and two-storey houses respectively). We opine that this house should not generate the adverse impacts as stated in Section 1(a) to 1(c), also visual impacts to WRA.

4. There are also a variety of facilities situated close to the WRA, namely, swimming pools, water pump room, garage, E&M room, utility room, SPA room and PAU room. We are concerned that such facilities will generate solid wastes, chemical wastes (e.g. fuel and lubricating oil), effluents or polluted water which will pollute the WRA through improper or accidental dumping, discharge, surface runoff, stormwater discharge or underground soil infiltration.
5. In order to safeguard the water quality of WRA, stormwater from residential development should not be drained to the WRA. Neither sewage nor stormwater pipes should be aligned close to or within the WRA.
6. We reiterate that the effluent collected by the stormwater drain should be treated in the proposed sewage treatment plant. We opine that effluent collected by stormwater drain in developed area, as well as villages, is highly polluted and may deteriorate the water quality of Mai Po Tributary flowing by WRA. The polluted river water, which may contain toxic pollutants if not treated, will affect the waterbirds and ecological performance of WRA.
7. Regarding the management of the greenery, private gardens and water features, we are concerned about the introduction of exotic and/or invasive species, use of fertilisers, pesticides, herbicides and other chemicals that would impose environmental and ecological impacts to the WRA.

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

For and on behalf of
Green Power and Eco-Education & Resource Centre,



CHENG Luk-ki
Director, GREEN POWER