



**長春社** since 1968

The Conservancy Association

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Town Planning Board  
15/F North Point Government Offices  
333 Java Road  
North Point  
Hong Kong

By e-mail: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

Dear Sir/Madam,

Re: Comments on the Section 16 Application No. A/YL- NSW/233

Despite further submission of a revised master layout plan, revised ecological impact assessment, environmental assessment and visual impact assessment from the applicants on 8<sup>th</sup> October 2015, the applicants had not provided enough justifications to ease our concerns. Therefore, the Conservancy Association (CA) **OBJECTS** to Section 16 Application No. A/YL-NSW/233.

#### **1. Landscaped Area Plan lacks scientific support**

There are no updates on the proposed Landscaped Area Plan from the further information submitted on 8<sup>th</sup> October 2015.

According to Landscaped Area Plan in Annex D7, the project proponent claimed that the Landscaped Area with Natural Habitat and Water Feature (LA) would “*form an integral part of the buffer proposals between development and the adjacent habitats and will help mitigate for potential impacts to egret flight lines in that it will place the development away from the main flightlines*” (Section 1.1 of Annex D7). However, the application site is so close to the Wetland Conservation Area (WCA). CA doubts whether the LA of 0.25 ha could be an effective buffer between application site with large-scale residential development and the adjacent habitats, especially WCA.

The project proponent claimed that the design of LA was similar to those commercial fishponds found in Deep Bay area (Section 2.1 of Annex D7). Nevertheless, the project proponent has not provided any scientific evidence and detailed explanation to show the proposed design and operation of the LA could mitigate any adverse impact, especially on egret flight lines, and make the public question the sustainability of the LA.

## **2. Impacts on the egret**

Although Block T7 was substituted with a communal garden and there is a slight decrease in general building height (i.e. 26.3 mPD to 45.2 mPD → 26.1 mPD to 38.7mPD), CA is of grave concern that human disturbance and light pollution from the application site will still cause significant impact to the Tung Shing Lei egret flight lines, as Flight Line 1 is over the communal garden and very close to Block T6, which had almost no decrease in building height (i.e. from 26.3mPD to 26.1mPD) (Figure 1).

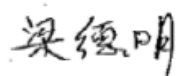
## **3. Insufficient information of flight lines**

The flight lines surveys submitted by applicants have not included spring migratory period (Figure 2). Neglecting flight line survey during spring migratory months will lead to inaccurate result of EcoIA.

## **4. Potential cumulative impacts**

The impacts from the proposed development, with planning application No. A/YL-NSW/1 which is adjacent to the captioned planning application had not been comprehensively assessed. Since egrets will fly from Tung Shing Lei to northern fishpond for foraging, all the planning applications will narrow the flight lines of egret from Tung Shing Lei and eventually affect the egret or even lead to abandonment of it.

Yours faithfully,



Leung Tak Ming  
Campaign officer

