

13th March, 2020

Chairman and Members

Town Planning Board

15/F, North Point Government Offices

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**Re: To rezone the application site from "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" to "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area 1"
(Application No. Y/YL-NSW/6)**

Dear Chairman and Members,

Designing Hong Kong Limited **objects** the captioned for the following reasons:

- The proposed site is zoned as **"Other Specified Uses" annotated "Comprehensive Development and Wetland Enhancement Area"**, which is intended for conservation and enhancement of ecological value and functions of the existing fish ponds or wetland through consideration of application for development or redevelopment under "private-public partnership approach".
- The proposed site lies within the **"Wetland Buffer Area (WBA)"**. The intention of this zone is to protect the ecological integrity of the fish ponds and wetland within the WCA and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds.
- The plot ratio of 3.35 within the domestic area does not match with the intention of developing low-density residential in exchange for committed long-term conservation and management of the remaining fish ponds or wetland within the development site, as stated in the *Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8*.
- The building height up to 131mPD does not compatible with the surrounding area. There are low-rise village near the development site, and the development scale is also much higher than the nearby residential projects (Case No. A/YL/201 with 25 storeys not exceeding 85mPD in 2014). High-rise development in the area may bring negative visual and environmental impacts to the nearby area.

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Current view from Nam Sang Wai Pier (10th March 2020)

- The access to the development site has to pass through the Tung Tau Industrial Area. The road network in the area has already filled with trucks. The increase of traffic from the residents and schools in the development site may cause traffic congestion within the area.



Road situation on Lau Yip Street (10th March 2020)

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- It is noted that 19 enforcement notices (Case No. E/YL-NSW/029, E/YL-NSW/050, E/YL-NSW/090, E/YL-NSW/107, E/YL-NSW/112, E/YL-NSW/124, E/YL-NSW/129, E/YL-NSW/133, E/YL-NSW/135, E/YL-NSW/137, E/YL-NSW/171, E/YL-NSW/191, E/YL-NSW/192, E/YL-NSW/224, E/YL-NSW/228, E/YL-NSW/229, E/YL-NSW/230, E/YL-NSW/231 and E/YL-NSW/256) have been issue for various reasons, including pond filling, container parking, vehicle parking, workshop use, land filling and storage use, on the application site since 1996. The approval of the application may legitimize their unauthorized development and set an undesirable precedent to regularize unlawful activities through planning application.
- The approval of the application would set an undesirable precedent for similar applications. The cumulative effect of approving such applications would result in further degradation of the wetland environment of the area.

Here we submit our concerns for your consideration.

Yours,
Designing Hong Kong Limited