



**長春社** since 1968

The Conservancy Association

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The Secretary

Town Planning Board

By fax (2877 0245/ 2522 8426)

Dear Sir/Madam

Comments on Tai Long Sai Wan DPA (No: DPA/SK-TLSW/1)

The Conservancy Association (CA) is writing to submit our comments Tai Long Sai Wan DPA (DPA/SK-TLSW/1). Introducing planning control through DPA is necessary to provide planning guidance and impose planning enforcement against various forms of devastation in this area.

CA suggests that the general planning intention of this area should complement Sai Kung East Country Park which possesses both high ecological and landscape value, especially the scenic beach of Sai Wan. Areas of high conservation value should be protected from encroachment by development and unauthorized work.

In northern land parcel, the zoning should stress on conservation purpose as its key planning intention, such as Conservation Area or Coastal Protection Area, and to protect the area from adverse impacts of development. It should be reminded that the excavation works were detected in the central part of the northern parcel of the Area in attempt to create so-called “organic farm” which indeed would adversely impact on the landscape character of the Area. To prevent further misuse of the term “agricultural use”, CA suggests to put “agricultural use” under column 2 so that any agricultural activities in this area should be prior to Town Planning Board approval.

In southern land parcel, the existing Sai Wan village forms a rural ambience compatible to tranquil environment of countryside. The planning intention should ensure that such rural character of existing village setting would be preserved.

Yours faithfully

Ng Hei Man

Campaign Officer

長春社的一些意見摘要：

1. 引入發展審核地區圖，可以為大浪西灣提供規劃指引及監管，阻止不同形式的鄉郊破壞。
2. 長春社認為整體的規劃意向應該配合西貢東郊野公園整體的高生態及景觀價值，特別是當地優美的沙灘。保育價值的地方必須避免遭受發展及非法工程入侵。
3. 西灣北部地區的規劃用途應以自然保育為主，如「自然保育區」、「海岸保護區」，防止發展構成負面的影響。有關當局尤要留意在該地區中間的挖土工程，當時聲稱興建「有機農場」，然而卻嚴重破壞景觀。為了避免將來有人誤導「農業」用途的意思，長春社建議農業活動事前必須先向城規會申請及批准。
4. 至於西灣南部地區，現時西灣村的鄉村氣氛與四周寧靜的郊野環境相輔相成，這裏的規劃意向應保存現時這種鄉郊佈局的特色。