



長春社 Since 1968

The Conservancy Association

會址：香港九龍大角咀道 38 號新九龍廣場 9 樓 910 室
Add.: Unit 910, 9/F, New Kowloon Plaza, 38 Tai Kok Tsui Road,
Kowloon, H.K.
網址 Website: www.cahk.org.hk

電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538
電子郵件 E-mail: cahk@cahk.org.hk

15th February 2019

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

By e-mail: tpbpd@pland.gov.hk

Dear Sir/Madam,

Re: Comments on the Section 16 Applications
No. A/NE-TT/9 and A/NE-TT/10

The Conservancy Association (CA) OBJECTS to the captioned applications.

1. Not in line with the planning intention of Green Belt (GB)

According to the Approved Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Outline Zoning Plan No. S/NE-TT/2, the planning intention of “Green Belt” (GB) is “*primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone*”. The proposed small house development is not in line with the planning intention. CA reiterates that the planning intention should be strongly upheld.

2. Ecological concerns

The application sites are situated in the vicinity of Sai Kung West Country Park. From aerial photos, the application sites are covered with vegetation (Figure 1) and are ecologically and closely linked to the adjacent habitats in the protected areas. However, no tree survey or assessment was submitted by the applicants. It is worried that clearance of existing vegetation might be required for construction of small houses, affecting landscape and ecology of surrounding environment.



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3. Availability of land in “Village Type Development” (V Zone)

According to the Statutory Planning Portal of Town Planning Board, land is still available in the V Zone of Ko Tong. Applicants should prioritize and concentrate development in V Zone over other land-use zonings to prevent adverse landscape and ecological impact on the surrounding areas.

4. Undesirable precedent and potential cumulative impacts

Similar application (Section 16 Application No. A/NE-TT/1) for building small house in GB was rejected in 2017. One of reasons for rejection was that *“the approval of the application would set an undesirable precedent for similar applications in the area. The cumulative effect of approving such applications would result in adverse impacts on the natural environment and landscape character of the area”*. Approving the captioned applications is in contradiction to the Committee’s previous decision and would set undesirable precedent for similar applications in the area. Development would further encroach into lands with conservation and landscape values, decreasing overall quality of the environment.

Yours faithfully,
Charlotte Chan
Campaign Officer
The Conservancy Association



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Figure 1. Aerial photo of the application site (circled in red) and nearby vegetation (Source: Google Earth)

