



長春社 Since1968

The Conservancy Association

會址: 香港新界葵涌貨櫃碼頭路 77-81 號 Magnet Place 一期
13 樓 1305-6 室

Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port
Road, Kwai Chung, New Territories, 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

21st September 2021

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: Comment on the Section 16 Application No. A/I-TCTC/59

The Conservancy Association (CA) would like to express grave concern on the captioned application.

1. Visual impact

Regarding Visual Impact Assessment, merely 3 viewing points are selected for evaluation. Viewing the development site from Ma Wan Chung, where village settlements and visitors are concentrated at, is missing in VIA. Likewise, we cannot understand to what extent areas currently zoned “Open Space” in adjacent would be visually affected by the proposed development. We worry that surrounding rural character with low development density would be greatly altered afterwards.

2. Impact on mangrove and mudflat

The site lies close to the channelized watercourse which is linked to mangrove and mudflat at the estuary. According to Tung Chung New Town Extension EIA Report, mangrove and mudflat are classified as “Moderate to high” and “High” ecological value. We are concerned if any potential disturbance would be resulted on these habitats during construction and operation phase of the proposed development.

Yours faithfully,

Ng Hei Man

Campaign Manager

The Conservancy Association