



長春社 Since 1968

The Conservancy Association

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11th August 2017

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 12A Application No. Y/SK-CWBN/8

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 Tseung Kwan O Outline Zoning Plan No. S/TKO/24, the planning intention of 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 application on rezoning GB to Residential (Group C)4 is not in line with the planning intention.

2. Ecological concerns

From aerial photos, the application site is covered with dense vegetation (Figure 1). During our site visit in August 2017, it was noted that the application site belongs to secondary woodland, which is mainly dominated by native species (Figure 2). As the site is connected to the nearby woodland, it is important in

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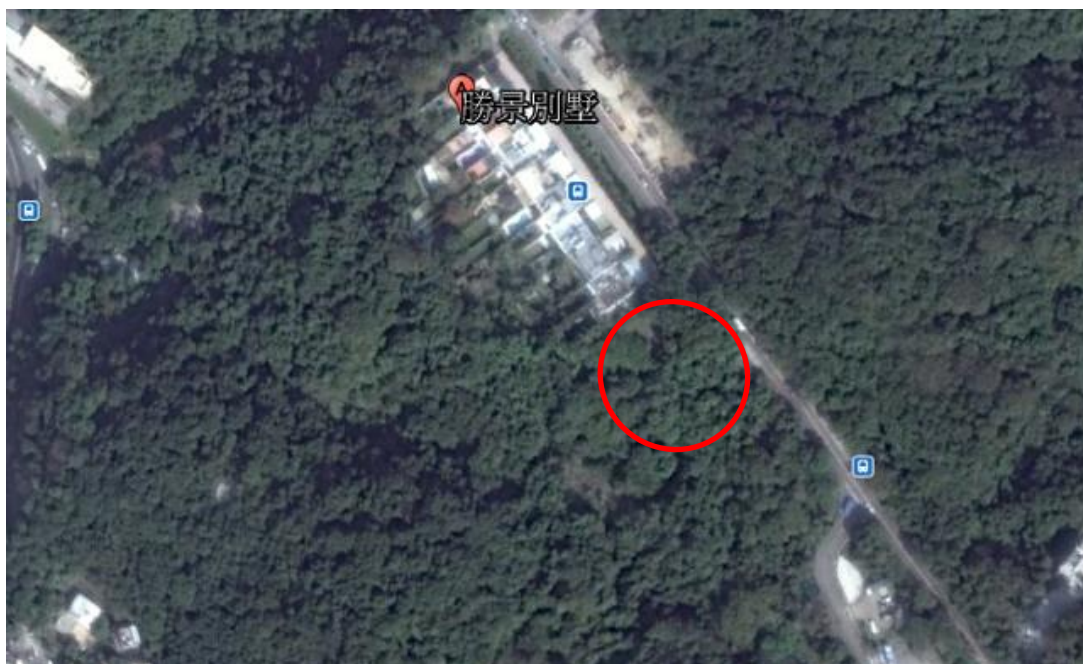
maintaining the natural landscape and habitat for wildlife. CA urges for further ecological and environmental impact assessment, which is now lacking, to reflect the actual conditions and importance of the area.

3. Undesirable precedent

Approving the captioned application would set an undesirable precedent for similar applications on rezoning GB 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

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



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Figure 2. Application site with dense vegetation



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