



長春社 Since 1968

**The Conservancy Association**

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26<sup>th</sup> September 2017

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

By e-mail: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

Dear Sir/Madam,

**Re: Comments on the Section 16 Application A/NE-SSH/110**

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

**1. Not in line with the planning intention of Coastal Protection Area (CPA)**

According to The Approved Shap Sz Heung Outline Zoning Plan No. S/NE-SSH/11, the planning intention of CPA is “*to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area of the development is an essential infrastructure project with overriding public interest may be permitted*”. The proposed hobby farm and tent camping ground are neither in support of conservation, nor an essential infrastructure project. Therefore, it is not in line with the planning intention.

Registered Name 註冊名稱 : The Conservancy Association 長春社  
(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)



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## 2. Adverse environmental impacts

During our site visit in September 2017 (**Figure 1**), it was noted that the application site is connected to the nearby woodland in Conservation Area and the coastal area in Special Scientific Interest (SSSI), which is important in maintaining the ecological and landscape values of the area. Referring to the explanatory statement of the OZP, “*filling and excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment*”. Clearance of existing vegetation and land excavation might be required for construction of the proposed hobby farm and tent camping ground. However, there is a lack of sewage impact assessment, tree assessment and additional information on visitor management. It is of grave concern that the proposed development would have adverse impacts on the environment.

Yours faithfully,  
Charlotte Chan  
Campaign Officer

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Figure 1. Application site (Source: Statutory Planning Portal)



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