



長春社 Since 1968

The Conservancy Association

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13th May 2022

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,

Comments on the Section 16 Application No. A/NE-MTL/7

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

1. Not in line with the planning intention of Agriculture (AGR) zone

According to the approved Ma Tso Lung and Hoo Hok Wai Outline Zoning Plan (OZP) No. S/NE-MTL/3, the planning intention of AGR zone *“is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.”*

From the application, it mentioned that *“the proposed “Temporary Eating Place”(TEP) is aiming to be famous for private kitchen”*. However, we cannot see any details to justify that the plan would fulfill the above planning intention. We do not think such plan is in line with the planning intention.

2. Not in line with the Town Planning Board (TPB) PG-No. 12C

According to the TPB PG-No. 12C for Application for Developments within Deep Bay Area, the application site is located within Wetland Buffer Area (WBA). The planning intention of WBA is *“to protect the ecological integrity of the fish ponds and wetland within the WCA and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds”*. The plan should also demonstrate that *“the development will not cause net increase in pollution load to Deep Bay”*. With reference to the planning statement, no assessments and further information



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are available to justify that the application causes no adverse ecological impacts on the surrounding areas. We do not think this is in line with the TPB PG-No. 12C.

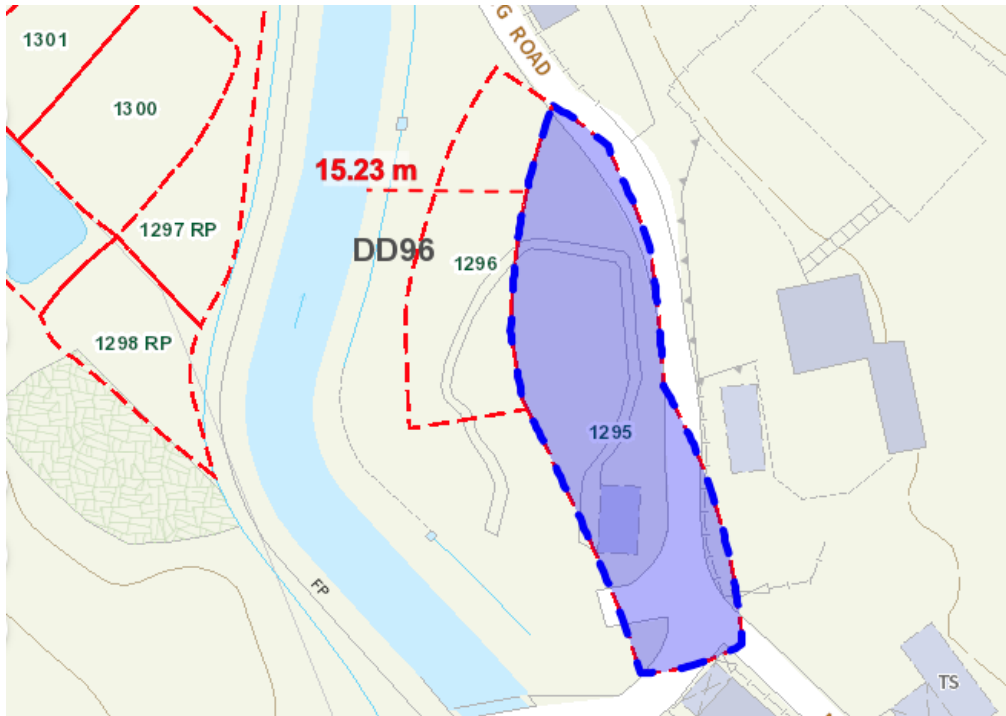
3. Adverse environmental impact

We worry that there would be several potential adverse environmental impacts caused by the application:

- No plans on land recovery: 24.7% of the site would be covered by the 5 movable containers. However, no details are available to illustrate how the land would be recovered after the proposed temporary use.
- Adverse sewage impacts: According to the application, we cannot see any details of sewage arrangement the proposed temporary eating place (TEP), such as sewer system, treatment and disposal of sewage, and so on. We especially worry that leaking of sewage from TEP can cause serious environmental problems.
- Pollution on drainage channel and fish ponds: According to the Geoinfo Map (<https://www.map.gov.hk/gm/>), the application site is merely about 15m from the existing drainage channel (Figure 1). We worry that the proposed TEP would generate wastewater during operation and cause pollution on the drainage channel. As the drainage channel would flow close to fish ponds in WCA, we also worry that any pollution on drainage channel would also pose adverse impact on those fish ponds.
- Concern on environmental nuisance and hygiene: There are no details on the operation of the TEP, such as food waste collection, control on odour generated during food processing, application of relevant food permits/license, and so on. We worry that the proposed use would cause environmental nuisance at the application site and its vicinities, especially village settlement nearby (Figure 2).
- Light and noise pollution: The applicant failed to provide the operation hours of the TEP and we worry that associated noise and light pollution would be resulted, especially in night time. Current tranquil rural setting of the application site, with low level of noise and light disturbance should be maintained to reduce the disturbance within WBA.

Yours faithfully,
Chow Oi Chuen
Campaign Officer
The Conservancy Association

Figure 1 According to the Geoinfo Map (<https://www.map.gov.hk/gm/>), the application site (marked in blue) is merely about 15m from the existing drainage channel





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Figure 2 According to the Geoinfo Map (<https://www.map.gov.hk/gm/>), village settlement (circled in purple) can be found near the application site

