

14 August 2020
Chairman and Members
Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
Fax: 2877 0245;
Email: tpbpd@pland.gov.hk

**Proposed Holiday Camp (Caravan Holiday Camp and Tent Camping Ground)
(Application No. A/SLC/161)**

Dear Chairman and Members,

Designing Hong Kong Limited **objects** to the captioned for the following reasons:

- The proposed area is zoned as "**Coastal Protection Area (CPA)**". The planning intention of this zone is primarily 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 of built development. It is also intended to safeguard the beaches and their immediate hinterland and to prevent haphazard ribbon development along the South Lantau Coast. 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 or are essential infrastructure projects with overriding public interest may be permitted.
- It is noted that a previous planning application in the same location (Case No. A/SLC/148) was **rejected** by the Board on 26 January 2018 with the following reasons:
 - (a) there is insufficient information in the submission to justify the need for 1.2m land filling for permitted agricultural use;
 - (b) the applicant fails to demonstrate that the proposed filling of land will not have adverse ecological and landscape impacts on the surrounding areas; and
 - (c) approval of the application would set an undesirable precedent for similar applications within the "Coastal Protection Area" zone and the cumulative effect of approving such applications would lead to a general degradation of the natural environment of the area.

創建 Designing Hong Kong 香港 .com

- It was observed during our site visit that the proposed site has been destroyed and developed under the pretext of agricultural use. We are concerned that the Town Planning Board may be rewarding **unauthorized development** and “**Destroy First, Development Later**” practices through the approval of captioned application.



June 2020

- The applicant fails to show in the drainage impact assessment and sewage impact assessment that the proposed development would not bring any adverse environmental impact to the surrounding areas.
- The proposed development is not in line with the planning intention of the “CPA” zone and not compatible with the existing environment of the surrounding area. There is no strong planning justification in the submission for a departure from the planning intention.
- Pui O has a high ecological value with high biodiversity and one of the largest lowland freshwater marshes in Hong Kong. The area is also the habitats for dozens water buffaloes. The approval of the application may disturb and worsen the existing natural habitat and brings negative impacts towards the ecology and environment of the Pui O area.
- The approval of the application would set an undesirable precedent for other applications within the "Coastal Protection Area (CPA)" zone, and lead to a general degradation of the natural environment of the area.

Here we submit our concerns for your consideration.

Yours,
Designing Hong Kong Limited