

28 August 2020  
Chairman and Members  
Town Planning Board  
15/F, North Point Government Offices  
333 Java Road, North Point, Hong Kong  
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**To rezone the application site from "Agriculture" zone to "Other Specified Uses" annotated  
"Columbarium" zone  
(Application No. Y/YL-KTS/7)**

Dear Chairman and Members,

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

- The proposed area is zoned as "**Agriculture (AGR)**". The planning intention of this zone is primarily for retaining and safeguarding 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 Google Earth's aerial image, the proposed site has been cleared . We concern the Town Planning Board may be rewarding an "**Destroy First, Development Later**" **practice** and **unauthorized development** here through the approval of captioned application.



March 2013



April 2015

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December 2019



March 2020

- It is noted that an **enforcement notices** (Case No. E/YL-KTS/217) has been issued for filling of land and filling of pond on 23 February 2008. The approval of the application will further legitimize unauthorized use of land set an undesirable precedent to regularize unlawful activities through planning application.
- The proposed site is close to the Tai Lam Country Park. The proposed application will bring negative impacts to the natural environment and habitat within the country park. All the development nearby should be considered the possible damages to the vulnerable asset in the city.
- We concern the applicants have underestimated the number of private vehicles at the proposed site during the Chung Yeung Festival and Chung Yeung Festival. There are insufficient parking spots at the proposed sites and the public car parks nearby to accommodate the needs of the visitors.
- The applicants should also provide more information on the crowd control measures during the peak season. As Pat Heung Road is narrow and slightly decline, we worry visitors may filled up the pavement when accessing to the proposed site. Apart from that, taxis and private vehicles are expected to drop off passengers at the site, which may affect the bus services as they are currently using the car park area to make U-turn to leave Pat Heung Road.
- The approval of the application would set an undesirable precedent for other applications within the "Agriculture (AGR)" 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**