

04 February 2021

Chairman and Members

Town Planning Board

15/F, North Point Government Offices

333 Java Road, North Point, Hong Kong

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**Re: Rezone the application site from "Village Type Development" to "Residential (Group B)6"  
(Application No. Y/SK-SKT/3)**

Dear Chairman and Members,

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

- The proposed area is zoned as "**Village Type Development (V)**". The planning intention of this zone is primarily for reflecting existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services.
- The road network at Sai Kung area is subject to serious congestion. We concern the approval of the application further **worsen the congestion problem** and bring negative impacts to other road users in the area of Sai Kung.
- There were several small house applications in the last decade on the "Agriculture", "Green Belt" and "Recreation" zone in the area of Sha Kok Mei and Lung Mei Tsuen, which is within one kilometre from the application site. These applications show the demand of small houses in Sai Kung, and therefore, the site which originally zoned for village expansion should be preserved for small house development, in order to prevent the destruction of the environment from small house construction in Sai Kung.
- The building height up to 34.6 mPD does not compatible to the surrounding area and brings negative visual impacts and affect the air ventilation of the villages on the hillside in Sai Kung.
- The approval of the application would set an undesirable precedent for other applications within the "Village Type Development (V)" zone, and lead to a general degradation of the rural landscape of the area.

Here we submit our concerns for your consideration.

Yours,

**Designing Hong Kong Limited**