

02 March 2021

Chairman and Members

Town Planning Board

15/F, North Point Government Offices

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**Proposed Temporary Residential Institution (Transitional Housing) with Filling and  
Excavation of Land for a Period of 5 Years  
(Application No. A/NE-TK/702)**

Dear Chairman and Members,

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

- Majority of the area is zoned as "**Green Belt (GB)**". The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- From the Google Earth's aerial image, the proposed site has been destroyed and cleared in the last few years without any previous planning approval . 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.



April 2014

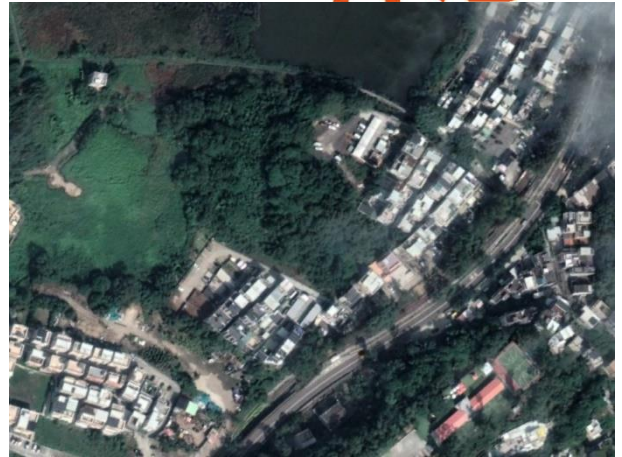


February 2017

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November 2019



November 2020

- It is noted that three **enforcement notices** (Case No. E/NE-TK/011, Case No. E/NE-TK/076, Case No. E/NE-TK/082) have been issued for site formation and land filling since 1996. The approval of the application will further legitimize unauthorized use of land set an undesirable precedent to regularize unlawful activities through planning application.
- The area is a popular destination for local tourism and public transportation in this area is overload during the weekend or public holiday. We concern the approval of this application may bring adverse traffic impact to the resident in the area and worsen the road situation and add burden to the existing public transportation system.
- The proposed site is adjacent to an area assessed as “moderate” or “moderate to high” ecological value. We concern the proposed development will bring negative impacts to the natural environment and habitat in the area. All developments nearby should be considered the possible damages to the existing natural environment.
- The approval of the application would set an undesirable precedent for other applications within the "Green Belt (GB)" zone, and lead to a general degradation of the rural environment of the area.

Here we submit our concerns for your consideration.

Yours,  
**Designing Hong Kong Limited**