

23 June 2022

Chairman and Members

Town Planning Board

15/F, North Point Government Offices

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**Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Proposed Resort Hotel Development
(Application No. A/TW-CLHFS/2)**

Dear Chairman and Members,

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

- According to the Chuen Lung and Ha Fa Shan Outline Zoning Plan S/TW-CLHFS/1, the general planning intension for the Area is to protect the natural environment and the rural landscape, with a view to complementing the overall natural environment and the landscape characters of the surrounding Tai Lam Country Park and Tai Mo Shan Country Park.
- It is noted that a similar planning application (Planning Application No. A/DPA/TW-CLHFS/3) at the same site was **rejected** by the Board on 03 November 2017 with the following reason:
 - (a) the proposed residential development is considered not in line with the general planning intention for the Chuen Lung and Ha Fa Shan area to protect the natural habitats and the rural landscape which complement the overall natural environment and the landscape beauty of the surrounding Country Parks; and
 - (b) the proposed residential development is considered not compatible with the surrounding natural environment and Country Parks. Approval of the application may set an undesirable precedent encouraging similar residential development nearby, the cumulative impact of which would result in general degradation of the rural landscape quality of the surrounding Country Parks.
- The proposed site was subject to land filling in 2016. 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.
- The proposed site is next to the **Tai Tam 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.
- Chuen Lung area is only accessible by vehicle via Route Twisk. According to the Chuen Lung and Ha Fa Shan Outline Zoning Plan S/TW-CLHFS/1, the road is a single carriageway road and the road capacity is quite limited. We worried the increase of vehicle during the construction and

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operation stage will add pressure to the road network and bring negative impacts to the residents and tourists in the area.

- It is mentioned in the Explanatory Statement that the capacity of fresh water supply in the area is limited and very sensitive to any increase in demand. Also, there is no salt-water supply system provided in the Area currently. It is sceptical whether the infrastructure in Chuen Lung can support the proposed hotel development.
- The approval of the application would set an undesirable precedent for other applications in the area, 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