



**長春社** since 1968

The Conservancy Association

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Town Planning Board  
15/F North Point Government Offices  
333 Java Road  
North Point  
Hong Kong

By e-mail: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

Dear Sir/Madam

Re: Comments on the Section 16 Application No. A/I-LWKS/1

The Conservancy Association (CA) OBJECTS to Section 16 Application No. A/I-LWKS/2.

The general planning intention of AGR zone is to “*retain and safeguard good quality agricultural land/farm for agricultural purposes*”. CA does not agree that building 8 small houses in the subject site is in line with this planning intention.

The subject site also falls outside the “V” zone and Village Environ (Figure 1). This does not comply with the Interim Criteria for Consideration of Application for NETH/Small House in New Territories. There is still sufficient land within V zone, and such type of small house development outside the “V” zone, if permitted, would set an undesirable precedent case for similar applications so that seeking the subject area for small house development is not justified.

The closest distance between the proposed 8 small houses and a natural stream is only about 10m (Figure 2). We reiterate that village houses with septic tank system only would not stop significant sewage problem and then the stream, with such close distance to the

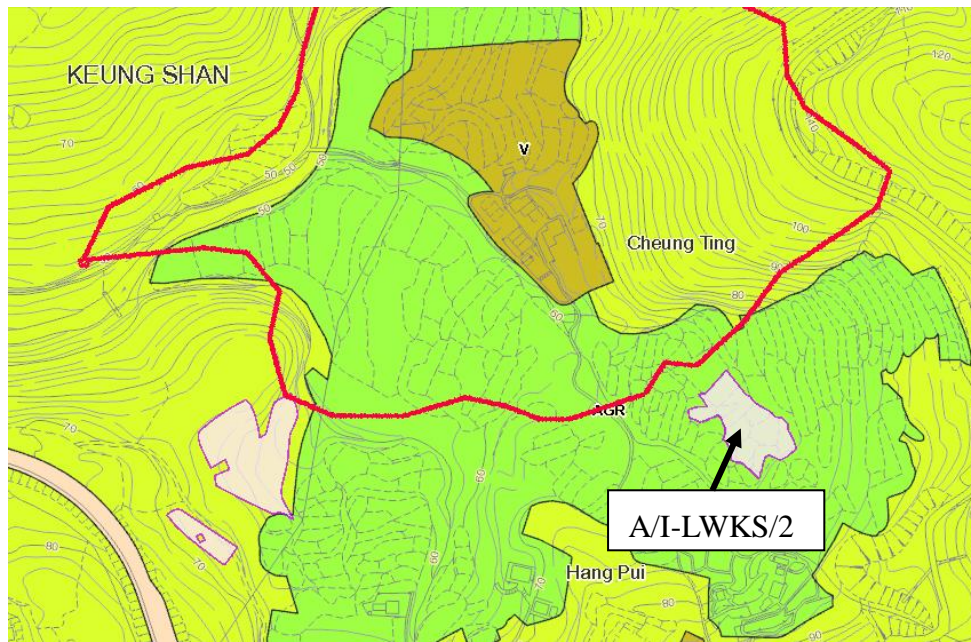
small houses, would then be highly exposed to polluted water from small houses in future.

Yours faithfully

Ng Hei Man

Assistant Campaign Manager

**Figure 1 The application site falls outside Village Environ (marked in red)**



**Figure 2 The proposed 8 small houses (marked in red) lie close to the natural stream**

