



長春社 Since 1968

The Conservancy Association

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1st August 2017

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

By e-mail: tpbpd@pland.gov.hk

Dear Sir/Madam,

Re: Comments on the Section 16 Applications
No. A/NE-YSO/2, A/NE-YSO/3, A/NE-YSO/4

The Conservancy Association (CA) OBJECTS to the captioned applications.

1. Not in line with the planning intention of Green Belt (GB)

According to The Approved Yung Shue O Outline Zoning Plan No. S/NE-YSO/2, the planning intention of GB 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*”. The proposed small house development is not in line with the planning intention.

2. Ecological impact on stream and vegetation

The application sites are situated in the vicinity of the Ecologically Important Stream (EIS) at Yung Shue O. According to The Agriculture, Fisheries and Conservation Department (AFCD), EIS are “*streams and rivers with important*

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ecological functions such as providing habitats for diverse or rare animal or plant communities". However, there is a lack of sewage impact assessment. It is of grave concern that small house development would have adverse impacts on the natural stream.

Besides, from aerial photos, the application sites are covered with vegetation (Figure 1). No tree survey or assessment were submitted by the applicants. It is worried that clearance of existing vegetation might be required for construction of small houses, affecting landscape and ecology of surrounding environment.

3. Undesirable precedent

Similar application (Section 16 Application No. A/NE-YSO/1) for building small house in GB was rejected in 2016. One of reasons for rejection was that *"the approval of the application would set an undesirable precedent for similar applications in the area. The cumulative effect of approving such applications would result in general degradation of the natural environment and landscape quality of the area"*. Approving the captioned application is in contradiction to the Committee's previous decision and would set undesirable precedent for similar applications in the area. Development would further encroach into lands with conservation and landscape values, decreasing overall quality of the environment.

Yours faithfully,
Charlotte Chan
Campaign Officer

Figure 1. Aerial photo of the application sites (circled in red)
(Source: Google Earth)



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