



長春社 Since 1968

The Conservancy Association

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10th August 2020

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 Application No. A/SLC/161

The Conservancy Association (CA) OBJECTS the captioned application.

1. Not in line with the planning intention of Coastal Protection Area (CPA)

According to The Approved South Lantau Coast Outline Zoning Plan No. S/SLC/21, the planning intention of Coastal Protection Area is “to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum built development. It is also intended to safeguard the beaches and their immediate hinterland and to prevent haphazard ribbon development along South Lantau Coast. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area of the development is an essential infrastructure project with overriding public interest may be permitted”. The proposed holiday camp (caravan holiday camp and tent camping ground) is neither in support of conservation, nor an essential infrastructure project. Approving this application would therefore not in line with the planning intention and cause gradual degradation of the natural landscape character of this site.

2. Ecological impact on wetland and water buffaloes

The Pui O wetland has long been recognized as an ecological hotspot with high



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abundance and richness of wildlife (e.g. birds, amphibians, butterflies). This is also one of the few remaining areas where a resident population of water buffaloes could still be found. As the campsite would operate 24 hours daily, it is of grave concern that the campsite would significantly increase the level of human disturbances (i.e. noise, light, sewage, etc.) to the wetland and wildlife. Despite temporary in nature, potential leakage of sewage could lead to serious damage to the wetland. Also, the applicant did not provide any reports to evaluate the potential ecological and environmental impact in construction and operation phase.

3. Undesirable precedent of “destroy first, build later”

The application site has gradually been filled up by construction and demolition waste, and fenced off with brick wall (Figure 1-2). It is highly suspected that this is a case of “destroy first, build later”. Such act should not be tolerated and approved or it will set an undesirable precedent for similar planning applications in future.

Thank you for your attention.

Yours faithfully,

Ng Hei Man

Campaign Manager

The Conservancy Association



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Figure 1-2 The application site has gradually been filled up by construction and demolition waste, and fenced off with brick wall

