



長春社 Since 1968

The Conservancy Association

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27th October 2021

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: Representations relating to the Draft Sham Wat and San Shek Wan Outline
Zoning Plan (OZP) No. S/I-SW/1

The Conservancy Association is writing to submit our representations relating to the Draft Sham Wat and San Shek Wan OZP No. S/I-SW/1. We agree that the general planning intention of the Plan Area is “to conserve its landscape and ecological values in safeguarding the natural habitat and rural character of the Area...”, and “Due consideration should be given to the conservation of ecologically and environmentally sensitive areas when development in or near the Area is proposed¹”. In such close proximity to Lantau North and Lantau North (Extension) Country Parks, any uses that may adversely affect landscape character and ecological value of Country Parks should be avoided.

It should be reminded that It should be reminded that road widening, slope cutting works and vegetation clearance were once spotted along Tung O Ancient Trail and caused adverse impact on the landscape character in the Plan Area (Figure 1-2). Areas of high conservation and landscape value should therefore be protected from encroachment by development, unauthorized work and incompatible use with conservation-related zones which put conservation as the over-riding planning intention.

¹ Please refer to Section 8 General Planning Intention
https://www2.ozp.tpb.gov.hk/plan/ozp_plan_notes/en/S_I-SW_1_e.pdf



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For specific concerns, we would highlight the following items:

1. Protecting natural coastline

We note that most of the natural coastline in the Plan Area is now covered by Coastal Protection Area (CPA) zone, except a section in the northern part near the pier (close to lamp post VA5080) (Figure 3).

The planning intention of CPA zone 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”. While we support the current proposal to zone most of the natural coastline with CPA zone, we suggest that the remaining section mentioned above should also be protected by CPA zone.

2. Protecting natural stream

The portion of Ngong Sham Stream has long been identified as Ecologically Important Stream (EIS) by AFCD. Even though its upstream is not EIS, the section is still ecologically linked to the EIS. With high diversity of freshwater and brackish fish and herpetofauna, both the EIS, its riparian zone and upstream area should be zoned as Conservation Area (CA) zone.

Yours faithfully,

Ng Hei Man

Campaign Manager

The Conservancy Association



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Figure 1-2 Road widening, slope cutting works and vegetation clearance were once spotted along Tung O Ancient Trail and caused adverse impact on the landscape character in the Plan Area





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**Figure 3 The section of natural coastline in San Shek Wan (circled in red).
Currently it is not covered by CPA zone**

