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The Conservancy Association

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10th June 2011

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

E-mail: tpbpd@pland.gov.hk

Dear Sir/Madam

RE: Comments on the Section 12A Application No. Y/ST/12

The Conservancy Association (CA) would not support the captioned rezoning application.

It was noted in the application that the rezoning boundary and scheme boundary display irregularity. Car parking area and part of landscape area proposed in the scheme were not included in the rezoned area. In this way, Lot 37 in DD 176, currently proposed for car parking area, should be considered in the entire planning procedure.

Paragraph 4.2 of the planning statement mentioned that the application site “*is surrounded by mature trees*” and village house development would lead to “*environmental degradation*”. Same logic can be applied in the proposed car parking area as some trees are subjected to be felled. CA states that the hierarchy for tree removal should be strongly adhered to ensure that no trees were unnecessarily felled. Moreover, CA received complaints that unauthorized tree felling was present within government land in the site. Town Planning Board should ensure that it would not set an undesirable precedent of condoning the act of “destroy first, develop later”.

CA was doubtful if the result of Traffic Impact Assessment (TIA) had been under-estimated. Instead of “festival days”, traffic flow on Saturdays immediately preceding and after Ching Ming Festival and Chung Yeung Festival might also need to be taken into consideration in the assessment. For the traffic prediction in Ching Ming Festival, it failed to reflect the condition when all 8,000 (instead of 1,700) urns were fully occupied. Although Paragraph 3.3 of TIA showed the estimate of visitors in future, its assumption lacked justification. More importantly, CA suspected the single track access between the car parking area and Wo Liu Hang Road would be unable to cater the worst scenario when there was massive traffic flow on Saturdays immediately preceding and after Ching Ming Festival. Meanwhile, the corresponding departments should also clarify if this linkage was indeed a vehicular or pedestrian access.

Yours faithfully

Ng Hei Man

Senior Campaign Officer