



BY EMAIL ONLY

Town Planning Board
17/F, North Point Government Offices
333 Java Road,
North Point, Hong Kong.
(Email: tpbpd@pland.gov.hk)

19 July, 2019

Dear Sir/Madam,

**Application No. A/NE-PSO/1
Lot 1156 S.A & Lot No. 1156 S.B in D.D. 290, Pak Sha O, Sai Kung**

Green Power, a local charitable green group, would like to lodge an objection to above-captioned application that proposes to build two New Territories Exemption Houses (NTEH) on Lot No. 1156 S.A and 1156 S.B in D.D. 290, Pak Sha O, Sai Kung.

With reference to the 'Landscape Value Mapping of Hong Kong (2005)', the Area(Pak Sha O) is classified as of high quality landscape value of an enclosed, tranquil and coherent landscape character. (Sec 7.2.2.1, Explanatory Statement, S/NE-PSO/2)

Besides, Green Power has been conducting intensive butterfly survey in Pak Sha O from 2013-18 and 144 butterfly species (55% of Hong Kong's record) including 16 "Very Rare" and 15 "Rare" species were recorded. Rich butterfly biodiversity of Pak Sha O is supported by the unpolluted, pristine, well vegetated and undisturbed rural setting. The captioned applications will lead to uncontrollable and irreversible damages to the environments, including water gathering ground, Hoi Ha Ecologically Important Stream (EIS), Sai Kung West Country Park, wetlands and Fung Shui Wood, and historical and cultural heritage settings of Pak Sha O:

1. According to Sec 9.1.1 of Explanatory Statement of approved Pak Sha O Outline Zoning Plan(OZP) S/NE-PSO/2, "*The planning intention of this zone("V") is to preserve the vernacular Hakka village setting of the existing Pak Sha O and Pak Sha O Ha Yeung villages and designate area of land considered suitable for village expansion in harmony with the surroundings.*" Considering the appearance and height of the proposed buildings, most probably being incompatible with the surrounding physical and cultural environment, will destroy the well preserved and currently inhabited traditional Hakka village settings which is rare in the territory.
2. The captioned application will trigger illegal road access and/or widening which will damage the

environments (as above-mentioned) and encroach surrounding Sai Kung West Country Park(SKWCP). According to the precedent cases such as Pak Lap, enforcement and subsequent reinstatement are not feasible.

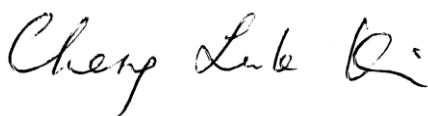
3. Without sewerage and drainage system, the proposed buildings will generate polluted surface run-off that will not be received by septic tanks and polluted the EIS feeding to Hoi Ha Wan Marine Park. Under current legislation framework, water pollution brought about by surface runoff (or stormwater) generated by residential areas, especially in villages, is not controllable. Good water quality of the streams in Pak Sha O is vital to the stream ecology, as “*Many stream tributaries flow through the Area, including a section identified as the Hoi Ha EIS, which is valued for its good water quality and presence of the rare Three-lines Bagrid Fish, Pseudobagrus trilineatus (三線擬鱧).*” (Sec 7.1.1, Explanatory Statement, S/SE-PSO/2)
4. The captioned application will trigger flytipping of construction and demolish wastes and other wastes in Pak Sha O and SKWCP because there is currently no road access to transport the wastes generated from rebuilding works. The sites vulnerable to flytipping and adverse impacts on the environment and ecology include water gathering ground, Hoi Ha EIS, wetlands, SKWCP, etc. As most of the lands in Pak Sha O is privately owned, prevention of waste dumping and removal of wastes, if happened, are uncontrollable.
5. Moreover, the building works, if proceeded with statutory approval, will bring about air pollution and noise nuisances to the neighbouring inhabitants.
6. Also, the associated works such as excavation or shock will damage of the building structure and/or foundation of neighbouring houses.

On the other hands, we urge for the clarification the following questions for the captioned application by relevant authorities, department or bureaux:

- (a) Why is a company, not an indigenous villager, i.e. Xinhua Bookstore Xiang Kiang Group Limited, entitled to apply for New Territories Exemption House?
- (b) Are only house owners who are indigenous villagers eligible for applications of building of rebuilding of his/her owned indigenous village houses?
- (c) If not, what are the legal grounds?

Thank you you very much for your kind attention. I look forward to your favourable decision.

Yours faithfully,



Dr. CHENG Luk-ki
Director