

Appendix 1

Town Planning Board Letter dated 3 January 2020

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳真 Fax: 2877 0245 / 2522 8426

電話 Tel: 2231 4810

來函檔號 Your Reference:

By Post & Fax (3426 9737)

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/I-LI/30

3 January 2020

Kenneth To & Associates Ltd.
Unit K, 16/F, MG Tower
133 Hoi Bun Road
Kwun Tong, Kowloon
(Attn.: Kenneth To / Pauline Lam)

Dear Sir/Madam,

**Proposed House (Redevelopment), Filling of Land/Excavation of
Land and Amenity Planting in "Conservation Area" Zone,
Lots 5 and 23 in D.D. 7, Mo Tat, Lamma Island**

I refer to my letter to you dated 30.10.2019.

After giving consideration to the application, the Town Planning Board (TPB) decided to reject the application and the reasons are :

- (a) the proposed development is not in line with the planning intention of "Conservation Area" zone which is to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment from the adverse effects of development. There is no strong justification in the submission to warrant a departure from such planning intention; and
- (b) you fail to demonstrate that the proposed development would not have adverse environmental, landscape and ecological impacts on the surrounding areas.

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 13.12.2019 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 24.1.2020). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

Under the Town Planning Ordinance, the TPB can only reconsider at the review hearing the original application in the light of further written and/or oral representations. Should you decide at this stage to materially modify the original proposal, such proposal should be submitted to the TPB in the form of a fresh application under section 16 of the Town Planning Ordinance.

If you wish to seek further clarifications/information on matters relating to the above decision, please feel free to contact Mr. Richard Siu of Sai Kung & Islands District Planning Office at 2158 6157.

Yours faithfully,



(Raymond KAN)
for Secretary, Town Planning Board