



長春社 Since1968

The Conservancy Association

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12<sup>th</sup> May 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: Comment on the Section 16 Application No. A/YL-KTN/766

The Conservancy Association (CA) OBJECTS to the captioned application.

**1. Not in line with the planning intention of Agriculture (AGR) zone**

According to The Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9, the planning intention of AGR zone “*is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes*”. However, 21.3% is proposed for “paved area” and is largely not for cultivation or farming-associated ancillary use. We do not think such plan is in line with the planning intention.

**2. Undesirable precedent of “destroy first, build later”**

This site has been subject to land formation and vegetation clearance since early 2014 (Figure 1-4). From our current observation, the proposed car park, paved with asphalt, was already in operation (Figure 5). It is suspected that this is a case of “destroy first, build later”.

Planning Department and members of Town Planning Board (TPB) should alert that TPB has announced approaches to deter “destroy first, build later” activities in 2011. It stated that “the Board is determined to conserve the rural and natural environment



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and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned<sup>1</sup>. Therefore, this application should not be given any sympathetic consideration or it will set an undesirable precedent for similar cases in future.

Thank you for your attention.

Yours faithfully,

Ng Hei Man

Campaign Manager

The Conservancy Association

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<sup>1</sup> TPB Press Release. Available at:

<http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>

**Figure 1-4** According to aerial photos, the site (marked in red) was subject to land formation and vegetation clearance in the past (Source: Google Earth)





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Figure 5 Site condition observed in mid-March 2021 (circled in red)

