



長春社

Since 1968

The Conservancy Association

會址: 香港新界葵涌貨櫃碼頭路 77-81 號 Magnet Place 一期
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Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port
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14th July 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: Comments on the Section 16 Application No. A/YL-KTN/774

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

Undesirable precedent of “destroy first, build later”

This site has been subject to land formation and vegetation clearance (Figure 1-3). Enforcement Notice (E/YL-KTN/0559) has once been issued in 13 October 2020. From our current observation, land filling in large scale has already been spotted (Figure 4). 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 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*”¹. Therefore, this application should not be given any sympathetic consideration or it will set an undesirable precedent for similar cases in future.

¹ TPB Press Release. Available at:

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



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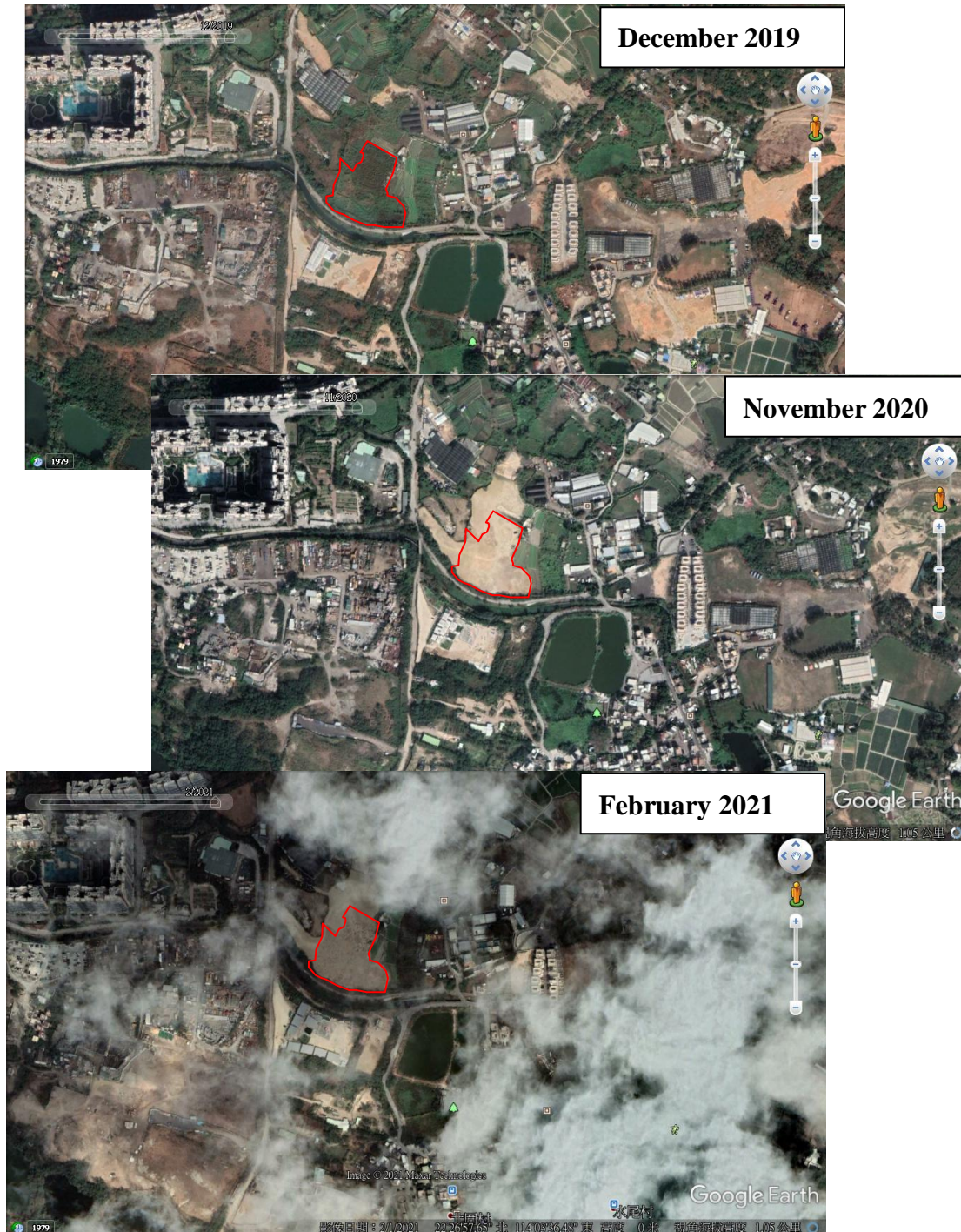
Yours faithfully,

Ng Hei Man

Campaign Manager

The Conservancy Association

Figure 1-3 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 4 Site condition observed in mid-March 2021 (circled in red)

