



長春社 Since 1968

The Conservancy Association

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7th February 2020

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/NE-TK/678

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

1. Not in line with the general planning application

According to the Approved Ting Kok Outline Zoning Plan no. S/NE-TK/19, the planning intention of “Agriculture” zone (AGR) is “*to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purpose. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes*”. Since the proposed application for “temporary place of recreation, sports or culture (hobby farm) with ancillary facilities and eating place for a period of 5 years and filling of land” would involve filling of 3,085 square meter of arable land and construction of circulation for vehicle, it is not in line with the planning application of “AGR” zone.

2. Undesirable precedent of “destroy first, apply later”

From aerial photos, areas surrounding the application site were greenery areas covered with vegetation in October 2014 (Figure 1). However, since November 2014, signs of vegetation clearance and land excavation could be spotted in the application site (Figure 2). Also, during our site visit in April 2015, it was discovered that a considerable amount of construction waste was piled up in the site (Figure 3). This fly-tipping case was also reported by media in 2015. Areas of the application site were involved in two illegal “Land/Pond Filling, Dumping & Site



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Formation” cases (case no.: E/NE-TK/079, E/NE-TK/080). Enforcement notices and reinstatement notices were issued by Planning Department in 2014 and 2016 respectively. Therefore, it is suspected that this is a case of “destroy first, build later”. Such act should not be tolerated or it will set an undesirable precedent.

Similar application in adjacent area for “Proposed Filling of land up to 1.6m for Permitted agricultural use” (Section 16 Application No. A/NE-TK/542) was rejected in 2015. One of the reasons for rejection was that *“approval of the application would set an undesirable precedent for other similar applications within the “AGR” zone. The cumulative impact of approving such applications would result in a general degradation of the environment of the area”*. Also, the “AGR” zone, which the application site belongs to, is situated in proximity to Coastal Protection Area and Ting Kok Site of Special Scientific Interest. We are concerned about the cumulative impact on environment and ecology of the areas. Approving the captioned application is in contradiction to the Committee’s previous decision and would set undesirable precedent for similar applications in the area. Development would further encroach into lands with conservation and agricultural values, decreasing overall quality of the environment.

Yours faithfully,
Charlotte Chan
Campaign Officer
The Conservancy Association

Figure 1. Aerial photo of the application site (circled in red) in October 2014, and the surrounding area with vegetation (Source: Google Earth)



Figure 2. Sign of vegetation clearance and land filling since November 2014 (Source: Google Earth)





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Figure 3. Land filling of construction waste in April 2015

