



長春社 Since1968

## 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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16<sup>th</sup> February 2021

Town Planning Board  
15/F North Point Government Offices  
333 Java Road  
North Point  
Hong Kong

By e-mail: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

Dear Sir/Madam,

RE: Comments on the Section 16 Application No. A/YL-TT/514

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

### **1. Not in line with the planning intention of Conservation (CA) zone**

According to Tai Tong Outline Zoning Plan No. S/YL-TT/16, the planning intention of CA zone is “*intended 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 such as Country Park from the adverse effects of development*”. “*There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted*”. We do not think that the proposed excavation and filling of land for permitted agricultural use are for conservation, educational and research purposes. The proposed use is also not essential infrastructure projects with overriding public interest. This is not in line with the planning intention of CA zone.

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

The site was subject to land formation and vegetation clearance (Figure 1-5) and was involved in an unauthorized land filling development (Case No. E/YL-TT/649).



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Enforcement Notice and Reinstatement Notice have been issued by Planning Department in 2020. 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”<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.

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>



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**Figure 1-5** According to aerial photos, the subject site (marked in red) was subject to land formation and vegetation clearance in the past (Source: Google Earth)





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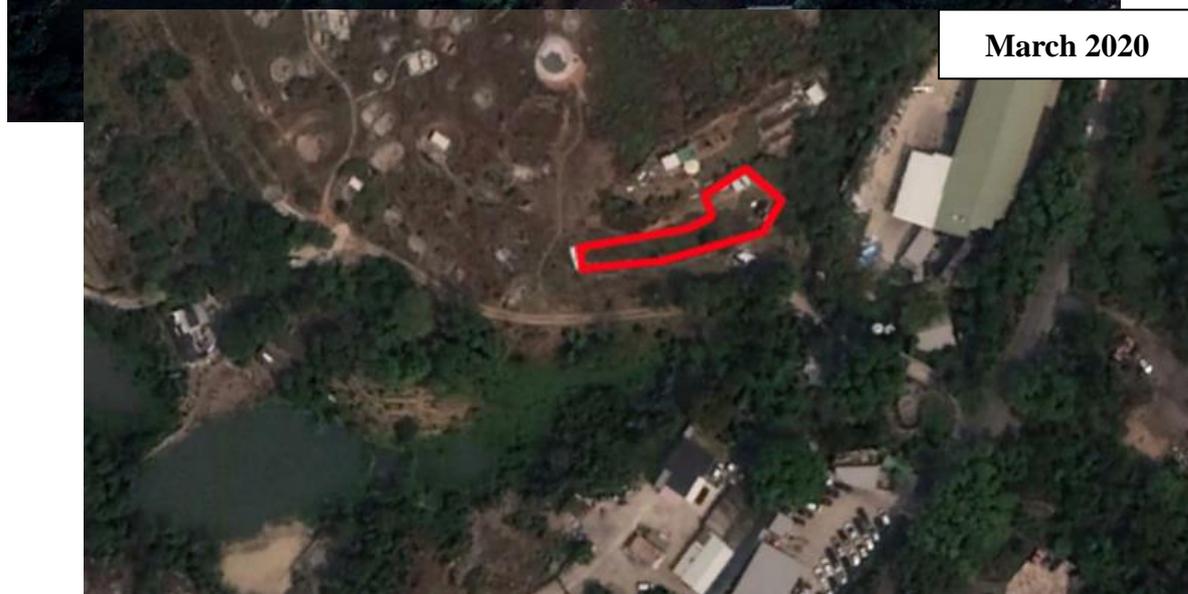
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December 2019



March 2020