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The Conservancy Association

會址：香港九龍青山道 476 號 1 樓 102 室

Add.: Unit 102, 1/F, 476 Castle Peak Road, Kowloon, Hong Kong

電話 Tel.: (852)2728 6781 傳真 Fax.: (852) 2728 5538

(於香港註冊成立的擔保有限公司)

Incorporated in Hong Kong with limited liability by guarantee)

27th July 2017

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-HTF/1082

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

The application is located within ‘Coastal Protection Area’ (CPA) zone. CPA zone is intended to “*conserve, protect and retain the natural coastlines and the sensitive coastal natural environment...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*”.. The proposed development is not in line with the planning intention of CPA zone.

Site formation and pond filling activities had been spotted in the site since 2015 (Figure 1 and 2). It has been identified as unauthorized development and Planning Department has issued Enforcement Notice on 25th May 2016 (Case: E/NE-HT/856 and E/YL-HT/857). These unauthorized developments are within the development site of the captioned planning application. This is a typical example 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.

Yours faithfully,
Ng Hei Man
Campaign Manager

¹ See "Town Planning Board adopts approaches to deter "destroy first, build later" activities" (4/7/2011)
<http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>

Figure 1 Changes in site condition according to aerial photos in Google Earth (circled in red)



The pond can still be spotted



The pond has been filled completely



Figure 2 Site Visit on April 2016. The site was fenced but we can spot that the pond has already been filled with construction waste



Figure 3 News reporting the pond filling activities in the subject site
(Source: https://www.youtube.com/watch?v=WsZnJnA-7_s)

