



長春社 Since 1968

The Conservancy Association

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Kwai Chung, New Territories, H.K.  
網址 Website:www.cahk.org.hk

23<sup>rd</sup> February 2022

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,

Comments on the Section 16 Application No. A/YL-HTF/1130

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

**1. Not in line with the planning intention of Coastal Protection Area (CPA)**

According to the approved Ha Tsuen Fringe Outline Zoning Plan (OZP) No. S/YL-HTF/12, the planning intention of Coastal Protection Area (CPA) is “to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development.”

Also, “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.” From the application, however, we cannot see any details to justify that the plan would fulfill the above planning intention.

**2. Adverse environmental impacts in adjacent area**

The application mentioned that the proposed hobby farm would be operated from 9 am to 7 p.m. from Mondays to Fridays. We worry that light and noise pollution during both construction and operation phase would be highly inevitable. However, no attempts have been proposed to tackle such disturbance.



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Moreover, a planning permission (A/YL-HTF/1100) was revoked by TPB on 11<sup>th</sup> November 2021, as the applicant had failed to comply with one of the conditions which was approved by 641<sup>st</sup> Rural & NT Planning Committee Meeting: “(b) *removal of the existing hard-paving on the Site, as proposed by the applicant, before the operation of the proposed use*”. The new application does not present how the applicant will comply above condition to ensure no adverse environmental impacts.

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

This site has been subject to land formation and vegetation clearance (Figure 1-2). 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,  
Chow Oi Chuen  
Campaign Officer  
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>

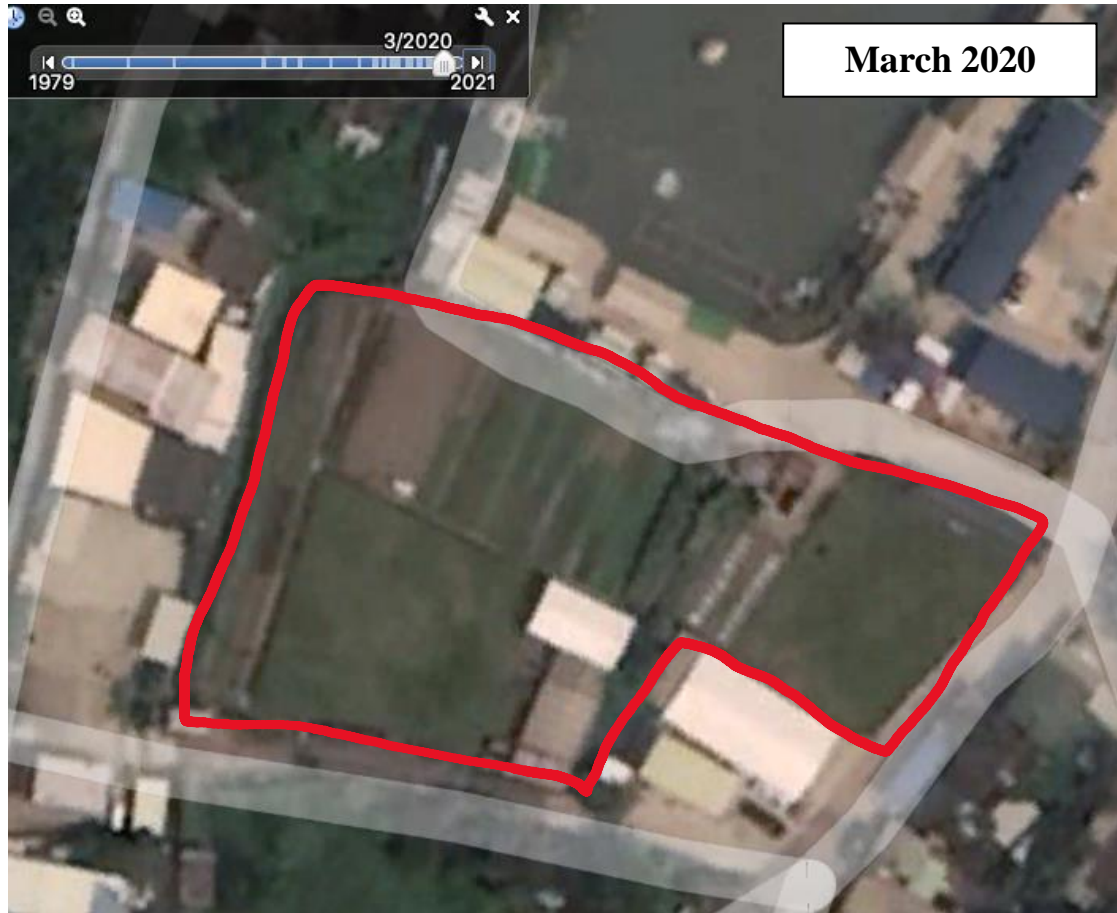


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**Figure 1-2 The proposed site (marked in red) has been subject to land formation and vegetation clearance. It is suspected that this is a case of “destroy first, build later”**





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