



長春社 Since 1968

The Conservancy Association

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網址 Website:www.cahk.org.hk

8th November 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-KTN/863

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

1. Not in line with the planning intention of Agriculture (AGR) zone

According to the approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/9, the planning intention of agriculture zone “*is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes*”. From the application, however, we cannot see any details to justify that the plan would fulfill the above planning intention, especially the need to propose 48% of paved area. We do not think such plan is in line with the planning intention.

2. Undesirable precedent for similar applications

This site has been subject to land formation and vegetation clearance (Figure 1-5) since July 2016. 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*



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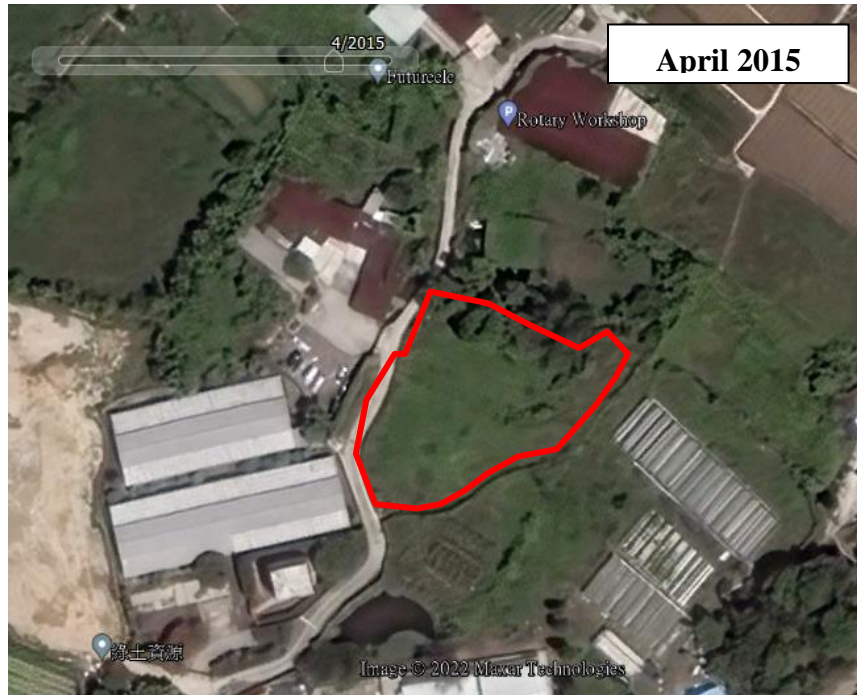
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development on the site concerned'. Therefore, this application should not be given any sympathetic consideration, or it will set an undesirable precedent for similar cases in future.

Yours faithfully,
Chow Oi Chuen
Campaign Officer
The Conservancy Association

Figure 1-5 According to aerial photos (Source: Google Earth), this site (marked in red) has been subject to land formation and vegetation clearance since 2016. It is suspected that this is a case of “destroy first, build later”





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January 2017



March 2020



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