



長春社 since 1968

The Conservancy Association

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(於香港註冊成立的擔保有限公司)

Incorporated in Hong Kong with limited liability by guarantee)

18th 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/NE-LT/614

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

The application is located within ‘Agriculture’ (AGR) zone. AGR zone is intended to retain and safeguard good quality agricultural land for agricultural purposes. The proposed development is not in line with the planning intention of AGR zone.

Site formation and land filling activities had been spotted in the site on May-June 2016 (Figure 1 and 2). It has been identified as unauthorized development and Planning Department has issued Enforcement Notice on 4th July 2016 (Case: E/NE-LT/057). This unauthorized development is mostly 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)



Figure 2 News reporting the site formation and land filling activities in the subject site

(Source: Mingpao 2/6/2016 -

https://news.mingpao.com/pns/dailynews/web_tc/article/20160602/s00002/146480405383

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港聞

2016年6月2日 星期四

泥頭傾倒農地 壓毀河堤堵林村河 原居民擁部分地 村代表稱同意「暫存」泥頭安排

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港聞二

泥頭傾倒農地 壓毀河堤堵林村河 原居民擁部分地 村代表稱同意「暫存」泥頭安排

g+    讚好 0

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圖3-2 - 大埔白牛石上村出現泥頭山，面積達1公頃

大埔白牛石村倒泥位置



資料來源：記者現場觀察

明報製圖