



長春社 Since 1968

The Conservancy Association

會址：香港新界葵涌貨櫃碼頭路 77-81 號 Magnet Place 一期十三樓 1305-6 室 電話 Tel.:(852)2728 6781 傳真 Fax.:(852)2728 5538
Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port Road, 電子郵件 E-mail:cahk@cahk.org.hk
Kwai Chung, New Territories, H.K.
網址 Website:www.cahk.org.hk

24th November 2020

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 Planning Application No. A/NE-WKS/15 (Review under Section 17)

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 Wo Keng Shan Outline zoning Plan No. S/NE-WKS/10, the planning intention of AGR zone is *“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”*. The proposed open storage of construction materials and ancillary warehouse and offices is not in line with the planning intention of AGR zone.

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

Comparing the condition of the subject site in December 2020 with our latest site observation (Figure 1 and 2), concrete and asphalt have already been filled in the subject site and we are highly suspected that site formation and vegetation clearance work have already been taken place before submission of this planning application. CA once sent a letter to Planning Department on the above suspected unauthorized development on 12 October and 23 October 2020. From the reply of Planning Department on 11 November 2020, it was noted that Enforcement Notice and Reinstatement Notice have been issued in the subject site on 20 October and 28 October 2020 respectively.



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We wish to alert Planning Department and the members of Town Planning Board (TPB) again 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
The Conservancy Association

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>



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Figure 1 The aerial photo in Google Earth showed that the subject site (marked in red) was still covered by vegetation in December 2019





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Figure 2 According to our site observation in November 2020, the site (marked in red) is now paved with concrete and asphalt

