



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, Kwai Chung, New Territories, H.K. 電子郵件 E-mail:cahk@cahk.org.hk  
網址 Website:www.cahk.org.hk

16<sup>th</sup> December 2021

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/802

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 CA zone “*is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Site of Special Scientific Interest or Country Park from the adverse effects of development.*” However, 35.4% is proposed for “paved area” and is largely not for cultivation or farming-associated ancillary use. We do not think such plan is in line with the planning intention.

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

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





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, Kwai Chung, New Territories, H.K. 電子郵件 E-mail:cahk@cahk.org.hk  
網址 Website:www.cahk.org.hk

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

---

<sup>1</sup> TPB Press Release. Available at: <http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>



**Figure (1-5) According to aerial and street view photos (Source: Google Earth & Street view) this 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”**





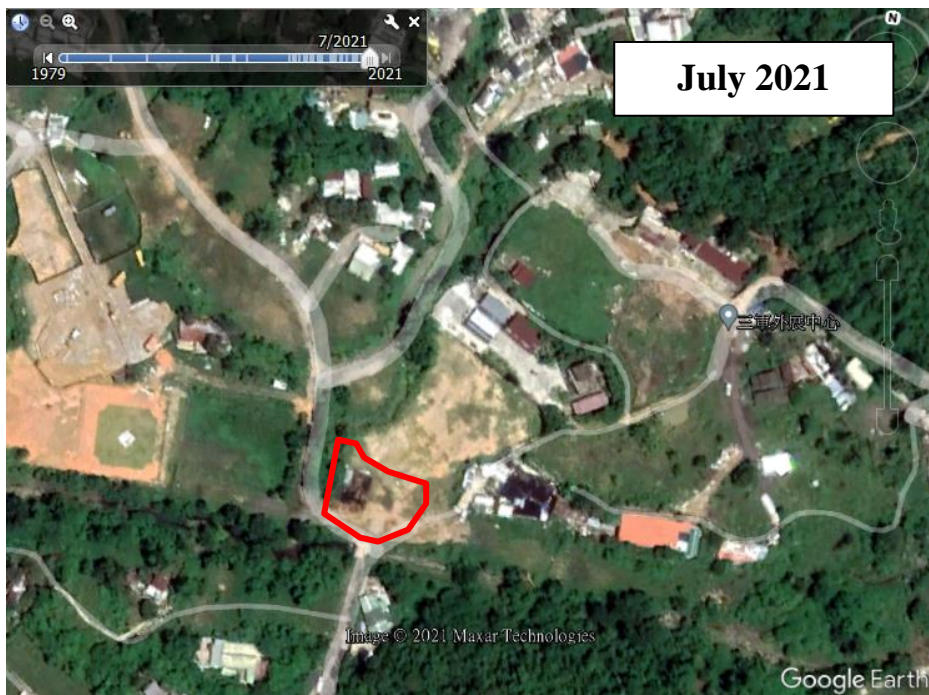


# 長春社

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, Kwai Chung, New Territories, H.K. 電子郵件 E-mail:cahk@cahk.org.hk  
網址 Website:www.cahk.org.hk





# 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, Kwai Chung, New Territories, H.K. 電子郵件 E-mail:cahk@cahk.org.hk  
網址 Website:www.cahk.org.hk

