



長春社 Since 1968

The Conservancy Association

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24th 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/TM-SWK/113

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

1. Not in line with the planning intention of Green Belt (GB) zone

According to approved So Kwun Wat Outline Zoning Plan (OZP) No. S/TM-SKW/13, the planning intention of GB zone is “*primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone*”. However, 37.2% of the application site is not for agriculture use. Although part of the development site falls within Village Type Development zone, the site is indeed largely within GB zone. The proposed development is not in line with the planning intention.

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

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



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environment in the hope that the Board would give sympathetic consideration to subsequent 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



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Figure 1 Vegetation clearance and land excavation could be spotted in the application site (marked in red)

