



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

27<sup>th</sup> September 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/NE-LYT/774

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

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

According to the approved Lung Yeuk Tau & Kwan Tei South Outline Zoning Plan (OZP) No. S/NE-LYT/18, 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.”*

From the application, it mentioned that *“Proposed Temporary Public Vehicle Park (Private Car Only)”*. According to Application for Development within Green Belt Zone under Section 16 of the Town Planning Ordinance (TPB PG-No. 10), it pointed that *“The vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided.”* However, we cannot see any details about tree preservation or landscaping proposals to justify that the plan would fulfill the above planning intention. We do not think such plan is in line with the planning intention.



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

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

According to the google earth aerial photos, this site has been subject to land formation and vegetation clearance (Figure 1-4) since 2019. Therefore we suspected that this is a case of “destroy first, build later”.

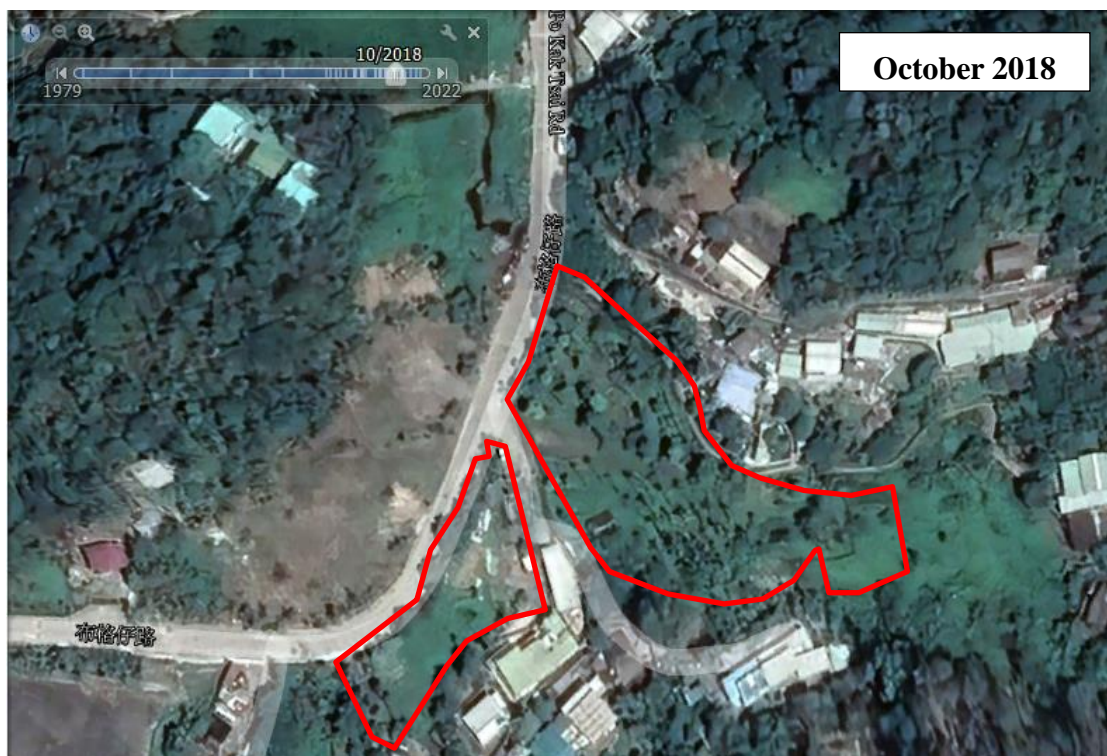
Planning Department and members of Town Planning Board (TPB) should alert that TPB has announced approaches to deter “destroy first, build later” activities in 2011. It stated that *“the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent 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 1-4 According to the aerial photos from Google Earth, the application site (marked in red) has been subject to land formation and vegetation clearance**





# 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

