



長春社 Since 1968

The Conservancy Association

會址：香港九龍大角咀道 38 號新九龍廣場 9 樓 910 室
Add.: Unit 910, 9/F, New Kowloon Plaza, 38 Tai Kok Tsui Road,
Kowloon, H.K.
網址 Website: www.cahk.org.hk

電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538
電子郵件 E-mail: cahk@cahk.org.hk

8th February 2019

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/YL-KTN/643

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

1. Not in line with the planning intention of “Agriculture” (AGR)

According to the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9, the planning intention of “Agriculture” (AGR) 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”. Therefore, the proposed temporary public vehicle park (excluding container vehicle) is not in line with the planning intention.

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

According to the Remarks of “Agriculture” (AGR) under the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9, “any filling of land, including that to effect a change of use to any those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/5 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance”. From aerial photos, the application site was a greenery area covered with vegetation in December 2013 (Figure 1). No permission has been granted by Town Planning Board for filling of land or storage use on the site.



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However, since January 2015, signs of vegetation clearance, land filling and unauthorized storage uses could be spotted in part of the application site (Figure 1). In January 2016, an enforcement notice was issued. It is suspected that this is a case of “destroy first, build later”. Such act should not be tolerated and approved or it will set an undesirable precedent for similar planning applications in the future. Development would further encroach into lands with agriculture values, decreasing overall quality of the environment of the district.

Yours faithfully,

Charlotte Chan

Campaign Officer

The Conservancy Association

Figure 1. Aerial photo of the application site, land filling and unauthorized storage uses spotted since January 2015 (circled in red) (Source: Google Earth)

