



長春社 Since 1968

The Conservancy Association

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16th 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/801

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

1. Not in line with the planning intention of Conservation Area (CA) and 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. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.”*

Also, for the planning intention of AGR zone *“is intended primarily 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.”*

From the application, however, we cannot see any details to justify that the plan would





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fulfill the above planning intention. 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 1-4). It is suspected that this is a case of “destroy first, build later”. Also, refer to Wecamp’s website (<https://www.facebook.com/wecamp.hk>) , this site has been operating since March 2021 (Figure 5-7).

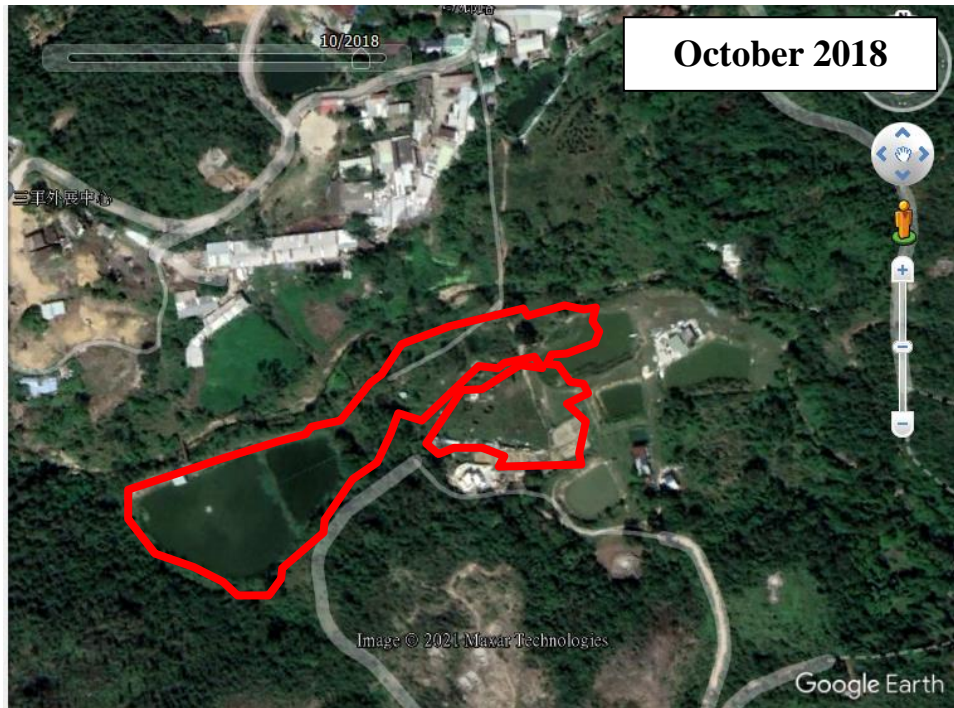
Planning Department and members of Town Planning Board (TPB) should alert that TPB has announced approaches to deter “destroy first, build later” activities in 2011. It stated that “the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned”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,
Chow Oi Chuen
Campaign Officer
The Conservancy Association

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



Figure (1-4) According to aerial photos (Source: Google Earth) 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”





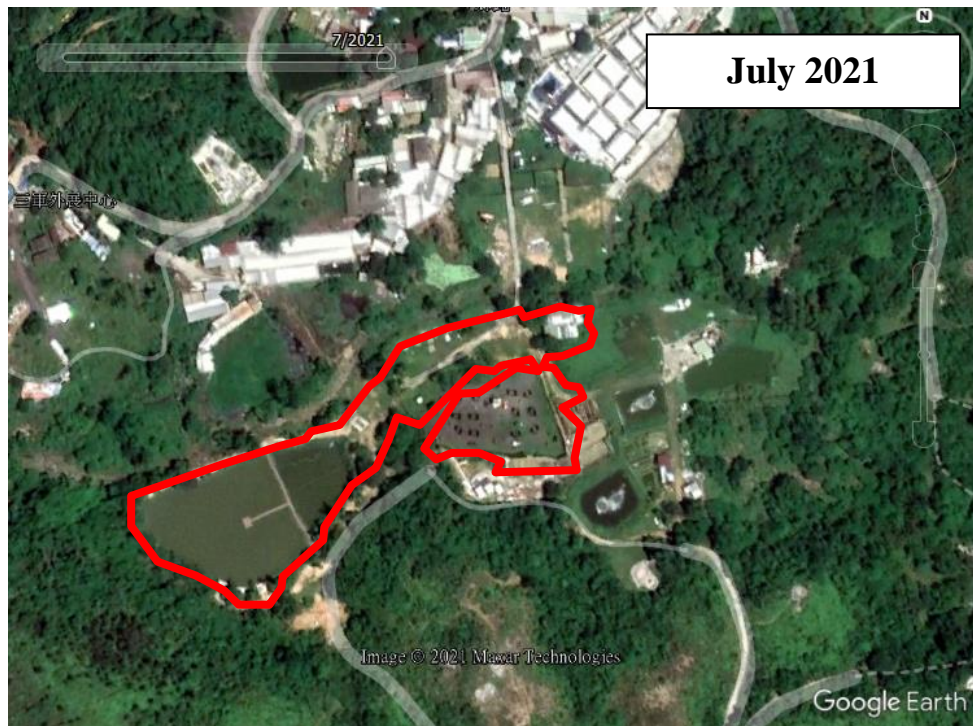
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March 2020



July 2021



Figure (5-7) According to social media photos (Source: Wecamp’s website <https://www.facebook.com/wecamp.hk>) this site has been operating since March 2021. The pond area of the site (marked in red), the CA zone (marked in blue). It is suspected that this is a case of “destroy first, build later”

