

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
(E-mail: tpbpd@pland.gov.hk)



By email only

12 February 2016

香港觀鳥會
THE
HONG
KONG
BIRD
WATCHING
SOCIETY
Since 1957 成立

Dear Sir/Madam,

Objection to the planning application for the Proposed Filling of Land and Excavation of Land for Permitted Agriculture Use with Ancillary Agriculture Sheds and Emergency Vehicular Access at Clear Water Bay Road, Sai Kung (A/SK-CWBN/38)

The Hong Kong Bird Watching Society (HKBWS) would like to maintain our objection to the planning application A/SK-CWBN/38 for review under Section 17. We still consider that there is no strong justification for the agricultural sheds and vehicular road of such size and standard, and our concerns regarding the captioned planning application are still **valid** (please refer to Attachment 1).

The HKBWS respectfully requests the Town Planning Board to **reject** the application.

Thank you very much for your attention and consideration.

Yours faithfully,

Woo Ming Chuan
Conservation Officer
The Hong Kong Bird Watching Society

cc.
The Conservancy Association
Designing Hong Kong
Kadoorie Farm and Botanic Garden
WWF – Hong Kong



Attachment 1

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
(E-mail: tpbpd@pland.gov.hk)



香港觀鳥會
THE
HONG
KONG
BIRD
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SOCIETY

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Incorporated with
limited liability

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3 July 2015

Dear Sir/Madam,

Objection to the planning application for Proposed Filling of Land and Excavation of Land for Permitted Agriculture Use with Ancillary Agriculture Sheds and Emergency Vehicular Access at Clear Water Bay Road, Sai Kung (A/SK-CWBN/38)

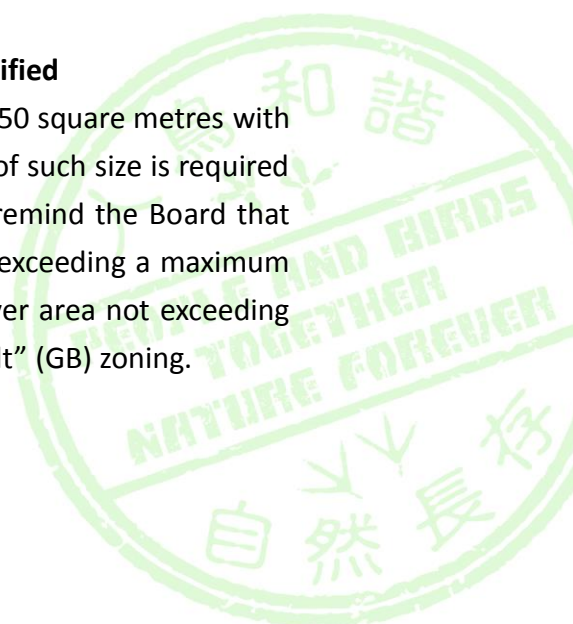
The Hong Kong Bird Watching Society (HKBWS) would like to raise an objection to the planning application for A/SK-CWBN/38 under Section 16 based on the following reasons:

1. The Emergency Vehicular Access (EVA) is not necessary for the permitted agriculture use

The application site is at the east of Clear Water Bay Road and north of an existing side road access. There is also an existing fire hydrant between the application site and the Clear Water Bay Road. The plant nursery (i.e., Lot 84 RP as mentioned in the Planning Statement) is accessible via the existing road access through the entrance of Bluet Garden. Therefore, an Emergency Vehicular Access (EVA), for the use of emergency vehicles such as fire engines and ambulance, is NOT necessary given that the plant nursery of concern is already highly accessible.

2. The necessity of the large agricultural sheds is not fully justified

Two agricultural sheds of a total gross floor area of about 350 square metres with concrete footing were proposed. It is unclear why sheds of such size is required and how these sheds are to be used. We would like to remind the Board that agriculture use and on-farm domestic structures (i.e., not exceeding a maximum of two storeys and 5.18 metres in height with a roofed-over area not exceeding 37.2 square metres) are always permitted under "Green Belt" (GB) zoning.



3. Unnecessary built-up facilities may facilitate undesirable future development

The application site and its surroundings were once proposed to be a Holiday Camp with filling of land up to about 3 metres (A/SK-CWBN/13) in 2010, and a Holiday Camp and an Environmental Education Centre with 2 structures (A/SK-CWBN/19) in 2012. We are concerned the vehicular road access of such standard (i.e., EVA of 5 metres wide and capable of withstanding a 16-tonne fire engine) and the two agricultural sheds with concrete footings of such size (i.e., a total gross floor area of about 350 square metres), would likely facilitate developments (e.g., holiday camp) in the future.

4. Set undesirable precedent in Green Belt zoning

The planning intention of “Green Belt” (GB) zoning is 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 also a general presumption against development within GB zoning. We are concerned the approval of such concretized facilities in GB zones would set undesirable precedents for future similar developments, which may in turn lead to further loss of GB areas in the area.

The HKBWS respectfully requests the Town Planning Board to take our comments into consideration and **reject** the current application.

Thank you for your kind attention and consideration.

Yours faithfully,



Woo Ming Chuan
Conservation Officer
Hong Kong Bird Watching Society

cc.

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Designing Hong Kong
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