

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
WATCHING
SOCIETY

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By email only

19 January 2016

Dear Sir/Madam,

Objection to the planning application for Proposed House at Cheung Chau (A/I-CC/21)

The Hong Kong Bird Watching Society (HKBWS) would like to raise an objection to the planning application A/I-CC/21 under Section 16 based on the following reasons:

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

The application site is located within the GB zone. From aerial photograph and on-site observation, the subject site is well-wooded and vegetated (Figure 1). The planning intention of a 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, the applicant stated that the loss of existing trees can only be compensated in terms of quantity but not quality¹. We consider that the proposed house development will remove the natural features within the GB buffer zone and affect its function as a passive recreational outlet. Hence, the proposed development is not in line with the planning intentions of GB zone.

2. Adverse sewerage impact from the proposed house

Currently, the proposed house rely on the septic tank soakaway systems for sewerage treatment. Yet, the subject site is within 30 metres from the sea. We are concerned the soakaway system of the proposed house would potentially deteriorates the water quality at the coastline, which is regularly visited by visitors or local residents.

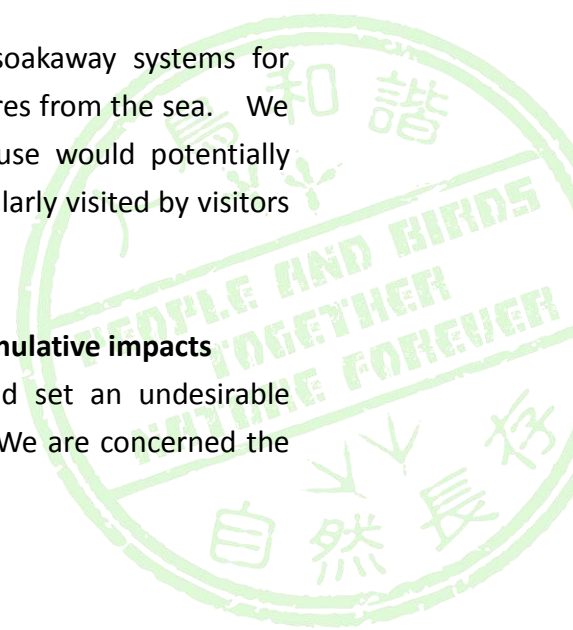
3. Set an undesirable precedent and the potential adverse cumulative impacts

We are concerned the approval of this application would set an undesirable precedent for future developments within the GB zones. We are concerned the

¹ Section 6.4 of the Tree Preservation and Landscaping Proposal



國際鳥盟成員



proposed development would lead to a further loss of well-vegetated or even well-wooded areas in Cheung Chau. Therefore, we urge the Board to reject this planning application.

4. Justifications for the decision and comments made by Government departments

According to the Hong Kong Planning Standards and Guidelines (HKPSG), Chapter 10, Section 2.1 (ii), the TBP has the responsibility to, “*restrict uses within conservation zones to those which sustain particular landscapes, ecological and geological attributes and heritage features*”². We note that all other Government bureaux/departments are also bound to the HKPSG, and the Agriculture, Fisheries and Conservation Department (AFCD) and the Planning Department (PlanD) have the responsibility to advise the TPB on the ecological and planning aspects respectively. Given AFCD’s mission to conserve natural environment and safeguard the ecological integrity³ while PlanD should ensure developments are in line with the planning intention of the zoning, HKBWS would also expect AFCD and PlanD to object this application. Should AFCD, PlanD or TPB feels otherwise, we urge that the appropriate justifications are provided.

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

² Hong Kong Town Planning Standards and Guidelines – Chapter 10 Conservation. Section 2.1 (ii).

³ AFCD Vision and Mission. Available at:

http://www.afcd.gov.hk/english/aboutus/vision_mission/abt_vision_mission.html



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Figure 1. The subject site is well-wooded and vegetated (photograph taken in January 2015).



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