



長春社 Since1968

The Conservancy Association

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8<sup>th</sup> March 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,

RE: Representations relating to the Draft Pui O Au Development Permission Area (DPA) Plan No. DPA/I-POA/1

The Conservancy Association is writing to submit our representations relating to the Draft Pui O Au DPA Plan No. DPA/I-POA/1. We support that introducing planning control through DPA Plan is necessary to provide planning guidance and impose planning enforcement against various forms of devastation in this area.

We agree that the general planning intention of the Plan Area is “*to conserve its landscape and ecological values in safeguarding the natural habitats, to maintain the unique rural and natural character of the Area, and to prevent it from encroachment by unauthorized development and from undesirable change of use<sup>1</sup>*”. Areas of high conservation and landscape value should therefore be protected from encroachment by development, unauthorized work and incompatible use with conservation-related zones which put conservation as the over-riding planning intention.

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<sup>1</sup> Please refer to Section 7.2 General Planning Intention  
[https://www2.ozp.tpb.gov.hk/plan/ozp\\_plan\\_notes/en/DPA\\_I-POA\\_1\\_e.pdf](https://www2.ozp.tpb.gov.hk/plan/ozp_plan_notes/en/DPA_I-POA_1_e.pdf)



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For specific concerns, we initially would highlight the following items:

### **1. Protecting natural stream**

A section of natural stream in the Plan Area is indeed the upstream of Pui O Ecologically Important Stream (EIS) identified by AFCD. Even though this section is not EIS, it is still ecologically linked to the EIS. To better protect the entire natural stream system, both this section and its riparian zone should be zoned as Conservation Area (CA) zone.

### **2. Confining Village Type Development (V) zone in existing village houses**

To our understanding, there is no recognized village within the Plan Area. Therefore, we see no urgent needs to reserve excessive land for V zone in the Plan Area. For Pui O Lo Wai Tsuen (Pui O Au) located at the southwest of the Plan Area, we opine that V zone should only be confined to the existing village houses.

Yours faithfully,

Ng Hei Man

Campaign Manager

The Conservancy Association