



長春社 Since 1968

The Conservancy Association

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7th July 2020

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 representations on the draft Hoi Ha Outline Zoning Plan (No. S/NE-HH/3)

The Conservancy Association (CA) **OBJECTS** to the representations TPB/R/S/NE-HH/3-16 to 19. These representations fail to take account of the high landscape quality and great variety of natural habitats in Hoi Ha. With its proximity to Sai Kung West Country Park and Hoi Ha Wan Marine Park, Hoi Ha should be well-protected to avoid undermining ecological and landscape significance of its surrounding areas of conservation interest. Therefore, conservation zonings, such as Green Belt (1), Conservation Area and Coastal Protection Area should not be further reduced in Hoi Ha.

Although the 10-year Small House demand forecast is provided and the latest number is 21 in 2020, District Lands Officer/North of Lands Department admitted that the forecast could not be easily verified¹ and there is no practical means available for determining the genuine need for Small House development at the planning stage². If the genuine need for Small House development was still not proved when designating the size of Village Type Development zone (V zone), this is not justified to expand the V zone as proposed by those representations.

We also wish to draw your attention to the land records in the Land Registry. By

¹ Section 4.9.2c of TPB Paper No. 10626

² Section 4.9.2d of TPB Paper No. 10626



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searching the lots in the periphery of V zone without any permanent structures, about 70% of them have been solely and partly owned by various developers (Figure 1). Since considerable amount of land lots were sold by indigenous villagers to developers, it is highly suspected if there are urgent genuine needs to increase the size of V zone. Rather than keeping the large size of V zone as suggested by the above representations, TPB should indeed further reduce its size to the existing village settlement.

Thank you for your attention.

Yours faithfully,

Ng Hei Man

Campaign Manager

The Conservancy Association

Figure 1 By searching the lots in the periphery of V zone without any permanent structures, about 70% of them have been solely and partly owned by various developers

