



長春社 Since1968

The Conservancy Association

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27th October 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 Outline Zoning Plan (OZP) No. S/I-POA/1

The Conservancy Association is writing to submit our representations relating to the Draft Pui O Au OZP No. S/I-POA/1. 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 Area¹”. 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.

For specific concerns, we 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.

¹ Please refer to Section 8.1 General Planning Intention
https://www2.ozp.tpb.gov.hk/plan/ozp_plan_notes/en/S_I-POA_1_e.pdf



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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