

3 June 2020

Chairman and Members

Town Planning Board

15/F, North Point Government Offices

333 Java Road, North Point

Hong Kong

Fax: 2877 0245;

Email: tpbpd@pland.gov.hk

**Comments on Draft So Lo Pun Outline Zoning Plan
(Plan No. S/NE-SLP/3)**

Dear Chairman and Members,

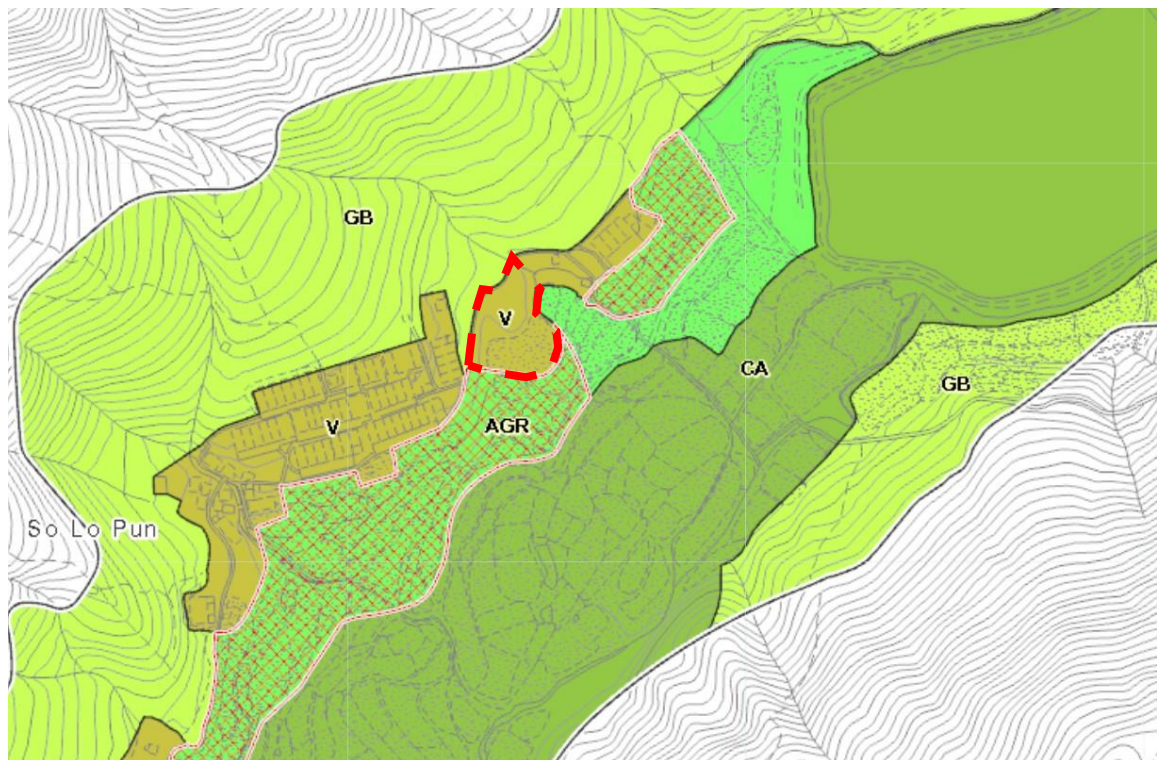
Designing Hong Kong Limited welcomes the reduction of “Village Type Development” (“V” Zone) in the Draft So Lo Pun Outline Zoning Plan.

However, we have further comments on the Draft So Lo Pun Outline Zoning Plan in the following:

- As stated in TPB Paper No. 10625, the review of the Hoi Ha Outline Zoning Plan arising from the Court of First Instance’s judgement on the judicial review (JR), the JR was allowed on the ground that the Board failed to carry out its duty to inquire two issues,
 1. The genuine need for Small House development for all three Outline Zoning Plans in Pak Lap, Hoi Ha and So Lo Pun, and
 2. The accuracy of the base map for Hoi Ha Outline Zoning Plan
- 1.37 hectare of “V” zone has been cut in the Draft So Lo Pun Outline Zoning Plan. 0.75 hectare out of the 1.11 hectare remaining “V” zone are regarded as land available for Small House development that can accommodate 29 Small Houses despite the failure to establish the genuine need for Small House.
- The Indigenous Inhabitant Representatives (IIRs) claimed the 10-year Small House demand forecast in So Lo Pun is 229 in 2020. Only 51 of them (including 50 aged 18 or above and one to be aged 18 or above in ten years) are residing in Hong Kong, and the rest (including 165 aged over 18 and 13 to be aged 18 or above in ten years) are residing overseas.
- Despite the high demand for Small Houses in So Lo Pun claimed by the IIRs, the Lands Department did not receive and process any Small House application in So Lo Pun in the last decade. There are also no outstanding Small House applications.

創建 Designing Hong Kong 香港 .com

- The IIRs from So Lo Pun has exaggerated the real needs of Small House, which can be seen from the information provided by the LandsD. Moreover, the population has remained nil for years in So Lo Pun due to insufficient infrastructure support to the village.
- The allocation of land sufficient to build 29 Small Houses in So Lo Pun exceeds the real demand of Small Houses according to the applications received by LandsD.
- The Town Planning Board has the duty to enquire and review the genuine needs for Small House development in So Lo Pun. It is failing to fulfil their duty if the TPB accept this estimation.
- Given the low number of Small House applications in So Lo Pun, the coverage “V” zone in So Lo Pun should be greatly reduced and only covering the existing village.
- The “V” zone around the shrine is suggested to be rezoned as the land is surrounded by tall trees where Small House development are not suitable, and will bring adverse impact to the landscape and natural habitat.



The area proposed to be rezoned

創建 Designing Hong Kong 香港 .com



Current situation of the "V" zone near the shrine

- Small House applications can still be made within the rezoned "Agriculture" (ARG) zone under column 2. This may hinder the use of ARG zone as a buffer to protect and preserve the natural environment near So Lo Pun. We propose to rezone the area into "Green Belt" or "Conservation Area" for strict control on the development. Agricultural Use is always permitted within these zones with more restrictions on Small House development. This provides better protection to the freshwater marsh and the Ecologically Important Stream in So Lo Pun.
- The country park enclaves and the surrounding natural environment should be protected through the existing statutory processes. Town Planning Board should take a stringent restrictive approach towards permitted land uses and development in country park enclaves to protect the existing environment.

Here we submit our concerns for your consideration.

Yours,

Designing Hong Kong Limited