

3 June 2020

Chairman and Members

Town Planning Board

15/F, North Point Government Offices

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**Comments on Draft Pak Lap Outline Zoning Plan
(Plan No. S/SK-PL/3)**

Dear Chairman and Members,

Designing Hong Kong Limited welcomes the amendment items A and B in the Draft Pak Lap Outline Zoning Plan.

However, we have further comments on the Draft Pak Lap Outline Zoning Plan in the following:

- As stated in TPB Paper No. 10624, the review of the Pak Lap Outline Zoning Plan did arise 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
- No substantial changes in the zoning of "Village Type Development" ("V" Zone) are found at Pak Lap. In the current draft outline zoning plan, land for 16 Small Houses is reserved 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 Pak Lap is 70 in 2014, and no updated figure has been provided by the IIRs since 2015.
- From the data provided by the IIRs in January 2020, there are 118 male indigenous villagers aged 18 or above and 4 male indigenous villagers to be aged 18 or above in coming 10 years, but only in total 18 of them (including 16 aged 18 or above and 2 to be aged 18) are residing in Hong Kong. Among these 18 villagers, 10 of them have already applied for constructing Small Houses.

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- The Town Planning Board has the duty to enquire and review the genuine needs for Small House development in Pak Lap. It is failing to fulfil their duty if the TPB accept this estimation.
- Given the low demand of Small House in Pak Lap, the coverage “V” zone in Pak Lap should be greatly reduced and only covering the existing village and approved Small House construction sites.
- 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