

19 February 2021
Chairman and Members
Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point
Hong Kong
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**Comments on Representations in respect of Draft Ma On Shan Outline Zoning Plan
(Plan No. S/MOS/23)**

Dear Chairman and Members,

Designing Hong Kong **supports** the representations TPB/R/S/MOS.23-43-47, 49-51, 1640 and 2465.

We agree with the above representations with the following reasons:

- The development in the “Green Belt” zone in Ma On Shan area is inappropriate as the planning intention of this zone is primarily for *defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.*
- The rezoning proposal against the planning intention of the “Green Belt” which allowing urban sprawl to take over the densely vegetated areas in Ma On Shan.
- The new proposal highly disturbs the eco-system and landscape in the area, which are mainly covered by dense vegetation.
- The development would also create adverse impacts to the Ma On Shan Country Park, it will bring a disastrous impact on the enjoyment for the hikers and other visitors.

We have to make our point clear that there is a public consensus not to develop the country park during the land supply debate. The government should give priority to developing brownfield sites in the New Territories rather than overriding the public consensus on halting development of the countryside.

We urge the Board to consider the cumulative impacts of approval of these rezoning plans. The approval of the rezoning would set an undesirable precedent for other rezoning of Green Belts and fringes of country parks.

Here we submit our comments for your consideration.

Yours,
Designing Hong Kong Limited