

8 March 2021

Chairman and Members

Town Planning Board

15/F, North Point Government Offices

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Hong Kong

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**Re: Draft Pui O Au Development Permission Area Plan No. DPA/I-POA/1**

Dear Chairman and Members,

Designing Hong Kong **support** the captioned draft Development Permission Area Plan to ensure the greatest possible planning and development control in Pui O Au and to protect the rural and natural character with conservation value of the area.

We understand that DPA Plan will only be effective for maximum three years and will be replaced by an Outline Zoning Plan. We would like to raise our concerns in preparation of a better OZP as follows.

**For the proposed 8.89 ha “Unspecified Uses”**

- The natural upstream section of Pui O Ecologically Important Stream (EIS) running through in this area. The area along the stream should have better protection by zoning for conservation uses in order to protect the natural stream and avoid pollution from human activities.
- There is no recognised village or village environs in this plan. With only a few village houses clustered in the south western part of the plan, we think there is no need to zone for Village House Development, to prevent possible adverse impact to the rural and natural character of the area.

**Better Protection of Lantau Island**

- The Government has a clear principle of “Development in the North, Conservation for the South” for Lantau Island. However, there are continuous reports of natural destruction at Lantau over the last decade.
- There is no development control over other parts of South Lantau as there was no DPA before gazetting the OZPs. We urge the government to review the existing situation and to impose development control for areas which were not covered by DPA in order to have better protection of our nature.



Here we submit our concerns for your consideration.

Yours,

**Designing Hong Kong Limited**