

27 October 2021

Chairman and Members  
Town Planning Board  
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Hong Kong  
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**Re: Draft Sham Wat and San Shek Wan Outline Zoning Plan No. S/I-SW/1**

Dear Chairman and Members,

Designing Hong Kong **support** the captioned draft Outline Zoning Plan to ensure the greatest possible planning and development control in Sham Wat and San Shek Wan, and to protect the rural and natural character with conservation value of the area.

However, we have further comments on the Draft Sham Wat and San Shek Wan Outline Zoning Plan in the following:

- The majority of the coastal area is natural with limited human intervention. We urge the government to zone the entire coastal area for conservation uses such as Coastal Protection Area (CPA). We urge the Board to reflect the environmental value and to prevent potential damage with zoning for conservation uses.
- We urge the Board to include the intertidal zone of Sham Wat, such as the marshes, mangroves and mudflats in the boundary of the plan and zone as CPA. It can provide a better protection of the natural landscape and ecological habitats.
- There are several streams locate within Plan. The area along the streams should have better protection by zoning for conservation uses. Two sides of the river bank should also be zoned as conservation zoning such as Green Belt (GB) or Conservation Area (CA) to act as a buffer zone to minimize pollution and human disturbance to the largely natural streams.
- In the notes of the plan, it is stated that *no action is required to make the use of any land or building which was in existence immediately before the first publication in the Gazette of the notice of the draft development permission area plan conform to this Plan, provided such use has continued since it came into existence*. It is noted that unauthorized road widening and slope cutting were found near San Shek Wan. We are deeply concerned that these would be regarded as “Existing Uses” under the Town Planning Ordinance and that this loophole will be abused.

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- We plea for the Board to review the definition of existing uses and to take a proactive approach to stop any “Destroy first, develop later” activity.

Here we submit our concerns for your consideration.

Yours,

**Designing Hong Kong Limited**