

15 November 2023
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

**Re: Draft Ma On Shan Outline Zoning Plan No. S/MOS/27
(Amendments to the Approved Ma On Shan Outline Zoning Plan No. S/MOS/26)**

Dear Chairman and Members,

Designing Hong Kong supports amendment item A in the rezoning proposal for the following reasons:

- Mui Tsz Lam area has a high environmental and ecological value. The importance of its conservation value has been shown by its status as one of the 12 Priority Sites for Enhanced Conservation listed by the Government. The area is surrounded by the Ma On Shan Country Park on three sides and is an important part of the eco-system of the area.
- The area suffered from high development pressure where a large-scale development was once submitted to the Town Planning Board for approval in 2005, and several suspected unauthorised activities were spotted and reported in the area in the last few years. It is believed more planning control should be applied in the area to ensure the area is being protected.
- We agree that including the vegetated areas which previously neither covered by the Outline Zoning Plan nor the Country Park can ensure there is necessary statutory planning control to conserve the rural character and the natural landscape resources and habitats and connect with the existing “Greeb Belt” to its surroundings.

Here we submit our concerns for your consideration.

Yours,
Designing Hong Kong Limited