

15 November 2023

Chairman and Members

Town Planning Board

15/F, North Point Government Offices

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**Re: Draft South Lantau Coast Outline Zoning Plan No. S/SLC/22  
(Amendments to the Approved South Lantau Coast Outline Zoning Plan No. S/SLC/21)**

Designing Hong Kong is writing to express our comments and concerns regarding the amendment items A2, A4, C1, C2, C3 and D1 in the captioned Outline Zoning Plan.

**Amendment Item A2**

- We oppose the amendment item A2.
- A water stream that flows to the Pui O Ecologically Important Stream lies adjacent to the zoning. It is important that more conservative zoning should be used to minimize the possible human disturbance and pollution affects the downstream of the EIS.
- Part of the area were already destroyed and developed without any previous planning approval. We worried the rezoning may rationalised their unlawful activities and rewarding an “Destroy First, Development Later” practice and unauthorized development here through the amendments.

**Amendment Item A4**

- We oppose the amendment item A4.
- There is lack of road and sewage infrastructure of the area and the site is in a close proximity to the Country Park. It is important to ensure the development of the site is under control and monitoring from different departments to prevent any negative impacts bring from the development to the rural landscape and natural environment nearby.
- The original zoning of “Green Belt” also provides certain recreational uses under column 2, which the uses that maybe permitted on application to the Town Planning Board. We believe that maintaining the site as “Green Belt” would not stop the recreational development in the area but provides a great opportunity for the Board Members to review the development case by case and to ensure the development can strive a balance between the development and the conservation.

## **Amendment Items C1, C2 and C3**

- We support the amendment items C1, C2 and C3.
- We agree to rationalise the vegetated areas to ensure there is necessary planning control, either under the Town Planning Ordinance or the Country Parks Ordinance to protect and conserve the natural landscape resources and habitats of the sites.

## **Amendment Item D1**

- We support the amendment item D1.
- 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 natural landscape resources and habitats and connect with the existing “Green Belt” to its surroundings.

Here we submit our concerns for your consideration.

**Designing Hong Kong Limited**