



生態教育及資源中心
Eco-Education & Resources Centre

BY EMAIL ONLY

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong
(Email: tpbpd@pland.gov.hk)

6 March 2021

Dear Sir / Madam,

**Green Power and Eco-Education & Resources Centre's Comments on
Draft Pui O Au Development Permission Area (Plan No. DPA/I-POA/1)**

1. Green Power (GP) and Eco-Education & Resources Centre (ERC) welcome the draft Development Permission Area (DPA) Plan for Pui O Au gazetted on 8th January 2021. However, we consider the present draft plan being insufficient for the conservation of the ecologically sensitive areas, with detailed comments as follows.
2. We agree with the general planning intention as stated in the *Explanatory Statement* (section 7.2), that "the Area is to conserve its landscape and ecological values in safeguarding the natural habitats, to maintain the unique rural and natural character and cultural heritage of the Area, and to prevent it from encroachment by unauthorized development and from undesirable change of use." However, the entire DPA has been zoned for "Unspecified Use", which provides inadequate protection against vandalism acts.
3. The Area mainly encompasses natural stream sections upstream of the Pui O Ecologically Important Stream (EIS) and their riparia, with species of conservation interest recorded as described in the *Explanatory Statement* (section 5.2). We opine that **the natural streams and their riparia (~30m) should be conserved, and protected by more stringent land use zonings (i.e. Conservation Area or more stringent land use categories)**, as any further development in these sensitive areas would degrade the downstream EIS through riparian vegetation destruction, illegal and uncontrollable sewerage discharge, as well as septic tank and soakaway system leakage associated with development, particularly village houses. This is especially probable as currently the Area is not served by any public drainage system. (*Explanatory Statement* section 4.5.1).
4. As stated in the *Explanatory Statement* (section 5.3) that there is no recognized village in the Area, **any V zones planned in the future Outline Zoning Plan should be delineated with strict accordance to the current boundary of village houses.**

5. Green Power and Eco-Education & Resource Centre hope that the Town Planning Board could address our environmental concerns stated above, and formulate statutory plans for thorough protection of our natural and cultural heritage in a prudent manner.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Yuen Yan Ling'.

Yuen Yan Ling
Assistant Education & Conservation Manager
Green Power

On behalf of
Green Power
Eco-Education & Resources Centre