



長春社 Since 1968

The Conservancy Association

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7th July 2020

Town Planning Board
15/F North Point Government Offices
333 Java Road
North Point
Hong Kong

By e-mail: tpbpd@pland.gov.hk

Dear Sir/Madam,

Re: Comments on representations on the draft So Lo Pun Outline Zoning Plan
(No. S/NE-SLP/3)

The Conservancy Association (CA) **OBJECTS** to the representations TPB/R/S/NE-SLP/3-16, 18 to 53. These representations fail to take account of the high landscape quality and great variety of natural habitats in So Lo Pun. With its proximity to Plover Cove Country Park, So Lo Pun should be well-protected to avoid undermining the ecological and landscape significance of Plover Cove Country Park. Therefore, conservation zonings, such as Green Belt and Conservation Area, should not be further reduced in So Lo Pun.

From the additional information obtained for assessing the Small House demand in TPB Paper No. 10625, there were **NO** Small House applications received, approved or rejected from 2010 to 2019. District Lands Officer/North of Lands Department (DLO/N, LandsD) also stated that there were also **NO** outstanding Small House applications under processing. Under such circumstance, this is highly suspected if the size of V zone has to be further increase to cater Small House development. Instead, TPB should further keep the V zone to the existing village settlement.

Although the 10-year Small House demand forecast is provided and the latest number is 229 in 2020, DLO/N, LandsD admitted that the forecast could not be easily verified¹ and there is no practical means available for determining the genuine need for Small

¹ Section 4.9.2c of TPB Paper No. 10625



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House development at the planning stage². If the genuine need for Small House development was still not proved when designating the size of V zone, this is not justified to expand the V zone as proposed by those representations.

Thank you for your attention.

Yours faithfully,

Ng Hei Man

Campaign Manager

The Conservancy Association

² Section 4.9.2d of TPB Paper No. 10625