



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](mailto:tpbpd@pland.gov.hk))

27 October 2021

Dear Sir / Madam,

**Green Power and Eco-Education & Resources Centre's Comments on  
Draft Pui O Au Outline Zoning Plan (Plan No. S/I-POA/1)**

1. Green Power (GP) and Eco-Education & Resources Centre (ERC) welcome the draft Outline Zoning Plan (OZP) for Pui O Au gazetted on 27<sup>th</sup> August 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*, that “the Area is to conserve its landscape and ecological values in safeguarding the natural habitats, to maintain the unique natural and rural character of the Area” (section 8.1) and “Consideration has been given to protect the natural habitats of ecological significance in the Area.” (section 8.2).
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 7.2.1).
4. As stated in the *Explanatory Statement* (section 5.3) that there is no recognized village in the Area, **the V zone planned in the draft OZP 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,

Lo Wing Fung  
Senior Education & Conservation Officer  
Green Power

(On behalf of Green Power Eco-Education & Resources Centre)