

**Minutes of 1106th Meeting of the
Town Planning Board held on 26.2.2016**

Present

Permanent Secretary for Development
(Planning and Lands)
Mr Michael W.L. Wong

Chairman

Mr Stanley Y.F. Wong

Vice-Chairman

Mr Roger K.H. Luk

Professor S.C. Wong

Professor P.P. Ho

Professor Eddie C.M. Hui

Dr C.P. Lau

Mr Clarence W.C. Leung

Dr W.K. Yau

Professor K.C. Chau

Mr H.W. Cheung

Mr Ivan C.S. Fu

Mr Sunny L.K. Ho

Mr Lincoln L.H. Huang

Ms Janice W.M. Lai

Mr Dominic K.K. Lam

Mr Patrick H.T. Lau

Mr Stephen H.B. Yau

Mr F.C. Chan

Mr David Y.T. Lui

Mr Peter K.T. Yuen

Mr Philip S.L. Kan

Dr Lawrence W.C. Poon

Assistant Director (Environmental Assessment)
Environmental Protection Department
Mr K.F. Tang

Chief Traffic Engineer/New Territories East
Transport Department
Mr K.C. Siu

Chief Engineer (Works), Home Affairs Department
Mr Martin W.C. Kwan

Director of Lands
Ms Bernadette H.H. Linn

Director of Planning
Mr K.K. Ling

Deputy Director of Planning/District
Mr Raymond K.W. Lee

Secretary

Absent with Apologies

Ms Julia M.K. Lau

Mr Laurence L.J. Li

Ms Anita W.T. Ma

Ms Bonnie J.Y. Chan

Dr Wilton W.T. Fok

Ms Christina M. Lee

Mr H.F. Leung

Mr Frankie W.C. Yeung

In Attendance

Assistant Director of Planning/Board
Miss Fiona S.Y. Lung

Chief Town Planner/Town Planning Board
Mr Louis K.H. Kau

Senior Town Planner/Town Planning Board
Mr Stephen K.S. Lee

Agenda Item 1

[Open Meeting]

Confirmation of Minutes of the 1105th Meeting held on 12.2.2016

[The meeting was conducted in Cantonese.]

1. The minutes of the 1105th meeting held on 12.2.2016 were confirmed without amendments.

Agenda Item 2

[Open Meeting]

Matters Arising

[The meeting was conducted in Cantonese.]

- (i) Judicial Review Application against the Town Planning Board in respect of the draft Chek Lap Kok Outline Zoning Plan No. S/I-CLK/13
(HCAL 186/2015)
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Declaration of Interest

2. The Secretary reported that the following Members had declared interests in the item for being representers or having affiliation/business dealings with the Airport Authority Hong Kong (AAHK) or the representers/commenters, or matters related to the three-runway system (3RS) of the Hong Kong International Airport:

Mr Sunny L.K. Ho - being the Executive Director of the Hong Kong Shipper's Council (R1) and the President of the Chartered Institute of Logistics and Transport in Hong Kong (CILTHK) (R2)

Professor S.C. Wong - being a member of the Institute of Transport Studies of the University of Hong Kong, which

had obtained sponsorship from AAHK (C1) before and the council member of CILTHK (R2), but he had not involved in the submission of R2's representation

- Mr Dominic K.K. Lam - being a member of the 3RS and Works Committee of AAHK (C1)
- Ms Julia M.K. Lau - being a member of the Hong Kong Special Administrative Region Aviation Development and 3RS Advisory Committee of the Transport and Housing Bureau
- Ms Janice W.M. Lai - having current business dealings with AAHK (C1)
- Dr C.P. Lau - having past business dealings with AAHK (C1) within the past three years
- Ms Christina M. Lee - being Secretary-General of the Hong Kong Metropolitan Sports Events Association which had obtained sponsorship from the Chinese Manufacturers' Association of Hong Kong (C20) before
- Mr Stanley Y.F. Wong] being members of the Advisory Council on the
Professor K.C. Chau] Environment which endorsed the Environmental Impact Assessment report of the 3RS project

3. Members noted that Ms Julia M.K. Lau and Ms Christina M. Lee had tendered apologies for being unable to attend the meeting and Professor S.C. Wong and Ms Janice W.M. Lai had not yet arrived to join the meeting. As the item was to report the refusal of leave for the judicial review (JR) application, it was agreed that the other Members who had declared interests in the item should be allowed to stay in the meeting.

The JR Application

4. The Secretary reported that on 9.9.2015, a JR application was lodged by a member of public (i.e. Cheung King Leung, the Applicant) against the Town Planning Board (the Board) regarding the statutory representation and comment procedures in respect of the draft Chek Lap Kok Outline Zoning Plan No. S/I-CLK/13 (the draft OZP).

5. The Applicant sought reliefs from the Court to (a) declare that the statutory representation and comment procedures in respect of the draft OZP were unfair; (b) quash the said procedures; and (c) order the Board to recommence the statutory representation and comment procedures in accordance with the Court's judgment.

6. On 2.2.2016, the Court of First Instance (CFI) refused the leave application for the JR on the ground that there was no procedural impropriety in the publication of the draft OZP for public consultation since the Board was not required under the Town Planning Ordinance to publish the related reports and information during the publication of the draft OZP and there were adequate channels for the Applicant to obtain the relevant reports and information for making sufficient submission in respect of the draft OZP. The Applicant did not appeal against the CFI's decision on 2.2.2016.

7. Members noted that the Court had refused to grant leave for the JR application.

(ii) Judicial Review Application against the Town Planning Board in respect of the Draft Tuen Mun Outline Zoning Plan No. S/TM/32
(HCAL 23/2015)

Declaration of Interests

8. The Secretary reported that the following Members had declared interests in the item for having business dealings/affiliation with the Hong Kong Housing Authority (HKHA) since four representation sites in Tuen Mun North were to facilitate public housing developments by HKHA; and/or MTR Corporation Limited (MTRCL) (R57); and/or Henderson Land Development Company Limited (Henderson) which was the mother company of the Hong Kong and China Gas Company Limited (R59); and/or Wheelock

Properties Limited (Wheelock) which was the mother company of Wascott Property Limited (R1565); and/or Sun Hung Kai Properties Limited (Sun Hung Kai) which was the mother company of Pacific Good Investment Limited and Main Channel Limited (R5) and Fill Year Limited (R1566), or owning property in Tuen Mun:

- Mr Stanley Y.F. Wong - being a member of HKHA and its Strategic Planning Committee (SPC) and Chairman of the Subsidised Housing Committee (SHC) of HKHA

- Ms Julia M.K. Lau - being a member of HKHA and its Commercial Properties Committee and Tender Committee (TC) and having business dealings with Sun Hung Kai

- Professor P.P. Ho - being a member of the Building Committee (BC) of HKHA; and being an employee of the Chinese University of Hong Kong (CUHK) which received donation from a family member of the Chairman of Henderson before; and Wheelock had financially sponsored the School of Architecture of CUHK, of which he was the Director of the MSc Programme in Architectural Conservation and Design

- Mr H.F. Leung - being a member of TC of HKHA; and being employee of the University of Hong Kong (HKU) which received donation before from a family member of the Chairman of Henderson

- Mr K.K. Ling - being a member of SPC and BC of HKHA
(as Director of Planning)

- Ms Bernadette H.H. Linn
(as Director of Lands) - being a member of HKHA
- Mr Martin W.C. Kwan
(as Chief Engineer (Works), Home Affairs Department) - being an alternate member for the Director of Home Affairs who was a member of SPC and SHC of HKHA
- Dr Lawrence W.C. Poon - his spouse being an employee of the Housing Department but was not involved in planning work
- Mr Ivan C.S. Fu] having current business dealings with HKHA,
Mr Patrick H.T. Lau] MTRCL, Henderson, Sun Hung Kai and Wheelock
- Ms Janice W.M. Lai - having current business dealings with HKHA, MTRCL, Henderson and Sun Hung Kai
- Mr Dominic K.K. Lam - having past business dealings with HKHA, MTRCL, Henderson, Sun Hung Kai and Wheelock
- Ms Christina M. Lee - being the Secretary-General of the Hong Kong Metropolitan Sports Events Association that had obtained sponsorship from Henderson and Sun Hung Kai before
- Professor S.C. Wong - being an employee of HKU which received donation before from a family member of the Chairman of Henderson; and being the Chair Professor and Head of Department of Civil Engineering of HKU which had obtained

- sponsorship before from MTRCL and Sun Hung Kai
- Dr Wilton W.T. Fok - being an employee of HKU which received donation before from a family member of the Chairman of Henderson
- Mr Roger K.H. Luk] being a Member of Council (Mr Luk) or an
Professor K.C. Chau] employee (Professor Chau) of CUHK which received donation before from a family member of the Chairman of Henderson
- Dr W.K. Yau - being director of a non-government organisation that had received a private donation before from a family member of the Chairman of Henderson; and being the operation agent of a community building lighting and energy improvement project which had obtained sponsorship from Sun Hung Kai before
- Mr Peter K.T. Yuen - being a member of the Board of Governors of the Hong Kong Arts Centre which had received a donation from an Executive Director of Henderson before
- Dr C.P. Lau - owning a flat at Kwun Tsing Road, So Kwun Wat

9. Members noted that Ms Julia M.K. Lau, Mr H.F. Leung, Ms Christina M. Lee and Dr Wilton W.T. Fok had tendered apologies for being unable to attend the meeting and Ms Bernadette H.H. Linn, Ms Janice W.M. Lai, Professor S.C. Wong and Mr Peter K.T. Yuen had not yet arrived to join the meeting. As the item was to report the withdrawal of the

judicial review (JR) application, it was agreed that the other Members who had declared interests in the item should be allowed to stay at the meeting.

The JR Application

10. The Secretary reported that on 6.2.2015, a JR was lodged by a member of the public (i.e. Hon Lai Yin, the Applicant) against the Town Planning Board (the Board) and the Lands Department (LandsD) in respect of (a) the decision of the Board to approve the Tuen Mun Outline Zoning Plan No. S/TM/32, and (b) the validity of LandsD's Practice Note No. 7/2007. On 20.10.2015, the Court of First Instance granted leave for the JR application, and LandsD ceased to be a respondent of the JR.

[Professor S.C. Wong and Ms Janice W.M. Lai arrived to join the meeting at this point.]

11. On 12.2.2016, the Applicant informed the Board and the Court that the JR application would be withdrawn. On 18.2.2016, a joint application by the concerned parties and a draft consent order for withdrawing the JR application was filed at the Court. On 19.2.2016, the Court approved the withdrawal of the JR application with costs to the Board.

12. Members noted that the JR application had been withdrawn.

(iii) Judicial Review Application against the Town Planning Board in respect of Section 16 Application No. A/K1/250 for Proposed Eating Place, Shop and Services, Place of Entertainment, and Place of Recreation, Sports or Culture Uses with Ancillary Facilities at Salisbury Garden, the Avenue of Stars and Tsim Sha Tsui Promenade
(HCAL 222/2015)

Declaration of Interests

13. The Secretary reported that the following Members had declared interests in the item for having affiliation/business dealings with one of the applicants of the subject planning application i.e. Sustainable Foundation Co. Ltd. (SFCL) or its mother company, New World Development Co. Ltd. (NWD); and/or with Sino Land Co. Ltd. (Sino), the mother company of Murdoch Investments Inc. which was one of the applicants of the subject judicial review

(JR) application:

- | | |
|---------------------|---|
| Mr Patrick H.T. Lau | - having current business dealings with SFCL and Sino |
| Mr Ivan C.S. Fu | - having current business dealings with NWD and Sino |
| Ms Janice W.M. Lai | - having current business dealings with NWD |
| Mr Dominic K.K. Lam | - having past business dealings with NWD and Sino |
| Mr Laurence L.J. Li | - being the director of a charitable organization which received a donation before from a charitable organization under NWD |
| Professor P.P. Ho | - being a member of a school management committee, the chairman of which was also the chairman of Sino |

14. Members noted that Mr Laurence L.J. Li had tendered apologies for being unable to attend the meeting. As the item was to report the withdrawal of the JR application, it was agreed that the other Members who had declared interests in the item should be allowed to stay at the meeting.

The JR Application

15. The Secretary reported that on 17.11.2015, a JR application was lodged by Murdoch Investments Inc. and Shangri-la Hotel (Kowloon) Limited (the Applicants) against the decision of the Metro Planning Committee of the Town Planning Board (the Board) made on 21.8.2015 to approve a section 16 application No. A/K1/250 for proposed eating place,

shop and services, place of entertainment, and place of recreation, sports or culture uses with ancillary facilities at Salisbury Garden, the Avenue of Stars and Tsim Sha Tsui Promenade. The applicants of the planning application, i.e. the Leisure and Cultural Services Department and SFCL, had been named as the Interested Parties of the JR.

16. On 17.2.2016, the Applicants informed the Board and the Interested Parties that the JR application would be withdrawn. On 19.2.2016, a joint application by the concerned parties and a draft consent order for withdrawing the JR application were filed at the Court. On 23.2.2016, the Court approved the withdrawal of the JR application with no order as to costs.

17. Members noted that the JR application had been withdrawn.

(iv) Abandonment of Town Planning Appeal
Town Planning Appeal No. 11 of 2015
Proposed School (Kindergarten and Nursery) with Ancillary Staff Quarters in
“Residential (Group C) 3” zone, 4 Derby Road, Kowloon Tong, Kowloon
Application No. A/K18/311

Declaration of Interests

18. The Secretary reported that the following Members had declared interests in the item:

Mr Michael W.L. Wong - having a family member studying in Kowloon Tong

Ms Julia M.K. Lau - having family members living in Waterloo Road, Kowloon Tong and being the director of a company that owned a property in Kowloon Tong

Mr Clarence W.C. Leung - living in La Salle Road

- Ms Christina M. Lee - owning two blocks and six parking spaces at Durham Road and her close relative owning a property on Cumberland Road leased to a kindergarten

- Mr David Y.T. Lui - owning a flat in Yau Yat Chuen

- Ms Janice W.M. Lai - spouse and herself each owning a flat in Earl Street

- Mr H.W. Cheung - owning a flat at Parc Oasis

- Mr Peter K.T. Yuen - co-owning with spouse a flat at Parc Oasis

- Dr Lawrence W.C. Poon - living in the quarters of the City University of Hong Kong in Kowloon Tong

19. Members noted that Ms Julia M.K. Lau and Ms Christina M. Lee had tendered apologies for being unable to attend the meeting, and Mr Clarence W.C. Leung and Mr Peter K.T. Yuen had not yet arrived to join the meeting. As the item was to report the abandonment of the appeal, it was agreed that the Chairman and the other Members who had declared interests in the item should be allowed to stay at the meeting.

The Appeal

20. The Secretary reported that an appeal had been abandoned by the Appellant of his own accord on 4.2.2016. Town Planning Appeal No. 11/2015 was received by the Appeal Board Panel (Town Planning) on 23.11.2015 against the decision of the Town Planning Board on 11.9.2015 to reject on review an application (No. A/K18/311) for a proposed school (kindergarten and nursery) with ancillary staff quarters at a site zoned “Residential (Group C)3” on the approved Kowloon Tong Outline Zoning Plan No. S/K18/19. On 16.2.2016, the Appeal Board Panel (Town Planning) formally confirmed that the appeal was abandoned in accordance with Regulation 7(1) of the Town Planning (Appeals) Regulations of the Town Planning Ordinance.

21. Members noted that the appeal had been abandoned.

(v) Appeal Statistics

22. The Secretary reported that as at 26.2.2016, 11 cases were yet to be heard by the Appeal Board Panel (Town Planning). Details of the appeal statistics were as follows:

Allowed	:	34
Dismissed	:	140
Abandoned/Withdrawn/Invalid	:	192
Yet to be Heard	:	11
Decision Outstanding	:	4
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Total	:	381

[Ms Bernadette H.H. Linn arrived to join the meeting at this point.]

Sha Tin, Tai Po and North District

Agenda Item 3

[Open Meeting]

Draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Outline Zoning Plan No. S/NE-TT/B – Preliminary Consideration of a New Plan
(TPB Paper No. 10074)

[The meeting was conducted in Cantonese.]

23. The Secretary reported that The Jockey Club Wong Shek Water Sports Centre was one of the facilities proposed to be zoned “Government, Institution or Community” (“G/IC”) on the draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Outline Zoning Plan (OZP) No. S/NE-TT/B. The following Members had declared interests in the item:

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| Mr Michael W.L. Wong |] | |
| Mr Stanley Y.F. Wong |] | |
| Mr Roger K.H. Luk |] | being Ordinary Members of the Hong Kong Jockey |
| Mr Ivan C.S. Fu |] | Club (HKJC) |
| Mr David Y.T. Lui |] | |
| Mr Philip S.L. Kan |] | |
| | | |
| Mr Dominic K.K. Lam | - | being Ordinary Member of and having past business dealings with HKJC |
| | | |
| Mr Stephen H.B. Yau | - | his organization having been supported by HKJC on some projects |
| | | |
| Dr C.P. Lau | - | having received sponsorship from HKJC on a project |

24. According to the procedure and practice adopted by the Town Planning Board (the Board), as the amendment item was only the subject of an amendment to the OZP proposed by the Planning Department (PlanD), it was agreed that the interests of the above Members would only need to be recorded and they should be allowed to stay in the meeting.

25. The following representatives from PlanD were invited to the meeting at this point:

- | | | |
|-------------------|---|---|
| Mr C.K. Soh | - | District Planning Officer/Shau Tin, Tai Po and North (DPO/STN), PlanD |
| | | |
| Ms Channy C. Yang | - | Senior Town Planner/Country Park Enclaves 2 (STP/CPE2), PlanD |

26. The Chairman extended a welcome and invited DPO/STN to brief Members on the Paper. With the aid of a PowerPoint presentation, Mr C.K. Soh, DPO/STN, briefed Members on the draft OZP as detailed in the Paper and covered the following main points:

Background

- (a) on 8.11.2013, the draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Development Permission Area (DPA) Plan No. DPA/NE-TT/1 was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance) and the Plan was subsequently approved by the Chief Executive in Council (CE in C) on 4.11.2014. The DPA Plan was effective for a period of three years until 8.11.2016;
- (b) on 22.12.2015, under the power delegated by CE, the Secretary for Development directed the Board, under section 3(1)(a) of the Ordinance, to prepare an OZP to cover the Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung area (the Area) in order to maintain statutory planning control over the Area;

Planning Context

- (c) the Area (about 70.79 ha) was surrounded by the Sai Kung East and Sai Kung West Country Parks and fronting Ko Tong Hau in the northeast. It was accessible mainly by Pak Tam Road and by marine access via Wong Shek Pier. It was also accessible by Hoi Ha Road and Tai Tan Country Trail connecting to Hoi Ha, and a footpath connecting to To Kwa Peng;
- (d) the Area comprised two sub-areas. The main portion was bounded by Wong Ma Tei and Wong Chuk Long and a small area at the eastern coast occupied by The Jockey Club Wong Shek Water Sports Centre. The Area comprising secondary woodland including native large mature trees and rare and protected plants, stream courses, ponds, coastal area including coastline and estuaries with mangroves, backshore vegetation and sandy shore was of high landscape and scenic value;
- (e) the wooded area of the Area was ecologically linked to the natural habitats in the surrounding Country Parks. The wooded area together with the mature woodland to the northeast of Ko Tong Village, a seasonally wet

grassland to the east of Ko Tong Ha Yeung and a marsh in the southeastern corner of the Area supported various species of plants, including the protected and uncommon species such as *Pavetta hongkongensis* and *Geissaspis cristata*;

- (f) the Tai Tan Ecologically Important Stream (EIS) supported a diversity of fish species including the uncommon *Stiphodon atropurpureus*. The estuarine and coastal area with mangroves and marsh supported diverse fauna and fish species;
- (g) there were four recognized villages, namely, Tai Tan, Uk Tau, Ko Tong and Ko Ting Ha Yeung, which were accessible by vehicular access, the Civil Aid Service Tai Tan Camp and two permitted burial grounds. According to the 2011 Population Census, the population in the Area was about 240. The percentages of land under Government and private ownership were about 70.8% and 29.2% respectively;

Issues Arising from Consideration of the DPA Plan

- (h) majority of the total 277 representations received on the DPA Plan were submitted by villagers and related organizations. They mainly objected to the inadequate “Village Type Development” (“V”) zone, and proposed expansion of the “V” zones and other zonings, including “Recreation” and “Agriculture” (“AGR”) for recreational development;
- (i) the remaining representations and two comments submitted by green/concern groups and individuals generally supported the draft DPA Plan but proposed to limit the extent of the “V” zones and agricultural uses, designate conservation zones for the environmentally sensitive areas or incorporate the Area into the Country Park;
- (j) on 11.8.2014, the Board decided not to propose any amendment to the draft DPA Plan to meet the representations. It was agreed that detailed land use zonings would be worked out during the OZP preparation stage;

Development Proposals Received during Preparation of the Plan

- (k) since the gazettal of the draft DPA Plan from 8.11.2013 to 12.1.2016, a total of 79 section 16 planning applications for proposed house (New Territories Exempted House (NTEH) – Small House (SH)) within the “Unspecified Use” area had been received. Of which, a total of 13 were approved with conditions, eight rejected, 44 withdrawn and 14 yet to be considered;

[Mr Peter K.T. Yuen arrived to join the meeting at this point.]

- (l) in the course of preparing the OZP, views received from concern parties and villagers, including the Kadoories Farm and Botanic Garden Corporation, had expressed that the woodlands, watercourses and riparian zones, the mangroves and backshore vegetation, as well as the pond and associated marsh should be covered by appropriate zonings such as the “Conservation Area” (“CA”) zone while areas of high conservation importance should be incorporated into the Sai Kung Country Park;
- (m) a meeting with Sai Kung North Rural Committee (SKNRC) and the villagers including Village Representatives of the four recognized villages was held on 26.10.2015. They considered that the “V” zones for the four villages should be expanded, some land in Uk Tau should be designated for agricultural use and the extent of mature woodland in Ko Tong should be reduced or abolished. For Ko Tong Ha Yeung, pockets of land further south to the east of Pak Tam Road should be zoned “AGR”;

Land Use Planning Considerations

Conservation of Natural Environment

- (n) the natural coastline and the estuarine area in Tai Tan, the mature woodland to the northeast of Ko Tong Village and the natural and

landscape character of the rest of the woodlands, shrublands, seasonally wet grassland as well as the streams were recommended to be zoned “Coastal Protection Area” (“CPA”), “CA” and “Green Belt” (“GB”) respectively to conserve the natural environment;

Land for Agriculture

- (o) scattered patches of shrubby grassland with potential for agricultural rehabilitation were found adjoining the village clusters and in less accessible locations or amidst woodlands. As they were small in area, those patches of land were not recommended for “AGR” zoning. However, agricultural use was always permitted in the “V” and “GB” zones. There should be no hindrance to farming activities even land was not zoned “AGR”;

Land for Recreation

- (p) in view that the high conservation and landscape value of the Area should be protected and there were various recreational facilities in and near the Area, “Recreation” zoning was not considered appropriate. Planning application for ‘Holiday Camp’ or ‘Place of Recreation, Sports or Culture’ in the “GB” zone could still be considered by the Board on individual merits;

Land for Village Development

- (q) with the exception of the village clusters, land within the village ‘environs’ (‘VE’) mainly comprised woodlands and abandoned agricultural land and streams. The villages were well-populated and there was development pressure. Suspected slope and site formation works in Tai Tan and vegetation clearance and disturbance works in the other villages were spotted and they were subject to ongoing land control and planning enforcement actions;

- (r) an incremental approach for designation of “V” zones for SH development had been adopted so as to avoid or deter undesirable disturbances to the natural environment including the steep slopes within or near the village clusters. Even with an increase of 2.36 ha of land zoned “V” over that on the DPA Plan, the 1.97 ha of land available within the “V” zone could accommodate only about 79 SHs or 15% of the SH demand. While land zoned “V” was insufficient to meet demand, cross-village applications might be considered and provision for planning application for SH development outside the “V” zones was available;

[Mr Clarence W.C. Leung arrived to join the meeting at this point.]

Infrastructural Considerations

- (s) although the possible traffic generated by the proposed developments in the “V” zone would be tolerable, as there was no existing or planned public sewer in the Area, substantial expansion of the “V” zones was not desirable. Relevant works departments would keep in view the need for infrastructure in future subject to resources availability;
- (t) the general planning intention of the Area was to protect its high conservation and landscape value which complemented the overall naturalness and the landscape beauty of the surrounding Country Parks; as well as to consolidate village development so as not to overtax the limited infrastructure in the Area;

Land Use Zoning Proposals

- (u) taking into account the planning considerations and planning intention for the Area, the proposed land use zones for the draft OZP were as follows:
 - (i) “CPA” zone (2.53 ha) –the zone covered the coastal area with mangroves, marsh, backshore vegetation and sandy shore along Ko Tong Hau for conserving, protecting and retaining the natural

coastlines and the sensitive coastal environment;

- (ii) “CA” zone (0.57 ha) –the zone covered the mature woodland to the northeast of the Ko Tong Village for protecting and retaining the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes;
- (iii) “GB” zone (60.21 ha) - the zone comprised mainly woodlands, shrublands, seasonally wet grassland, marsh as well as streams including the Tai Tan EIS and their riparian zones. It also covered the small portions of the permitted burial grounds along the eastern and southeastern fringes of the Area to provide a buffer between the village type developments and the Country Parks;
- (iv) “G/IC” zone (1.77 ha) – the zone was primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or territory. The major existing GIC facilities under this zone included the public toilet at Ko Tong Ha Yeung, two refuse collection points at Wong Shek Pier and Ko Tong Ha Yeung, the telephone exchange, Civil Aid Service Tai Tan Camp and The Jockey Club Wong Shek Water Sports Centre;
- (v) “Other Specified Uses” (“OU”) zone (0.08 ha) - there was only one “OU” zone on the Plan, which was annotated ‘Pier’ covering the existing Wong Shek Pier;
- (vi) “V” zone (5.40 ha) – the zone was to concentrate village type development for a more orderly development pattern, efficient use of land and provision of infrastructure and services. The boundaries of the “V” zones were drawn up having regard to ‘VE’, the number of outstanding SH application, SH demand forecast, local topography and site constraints; and

- (v) prior to the preparation of the draft OZP, the major stakeholders had been approached for their views/proposals. The draft OZP together with its Notes and Explanatory Statement (ES) and the Planning Report had been circulated to the relevant bureaux and departments for comments. Comments received had been incorporated into the draft OZP, its Notes and ES, and Planning Report as appropriate. Subject to the agreement of the Board, the draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung OZP No. S/NE-TT/B would be submitted to the Tai Po District Council (TPDC) and SKNRC for consultation and their comments would be submitted to the Board for further consideration.

27. The Chairman then invited questions and comments from Members.

28. In response to a Member's question on the differences in the "V" zone of the DPA Plan and that on the OZP, Mr. C.K. Soh, DPO/STN said by referring to aerial photographs on PowerPoint slides that the "V" zones on the OZP for three of the indigenous villages had been expanded into adjacent areas where vegetation was not significant or had been disturbed and site conditions were suitable for such development. For example, the "V" zone of Tai Tan was extended into areas where there were approved SH developments and open ground between village clusters. For Ko Tong Ha Yeung, the scope of expanding the "V" zone was very limited due to topographical constraint imposed by steep slopes surrounding the village. It was expected that the need for SH development would be met through cross-village applications and if appropriate, planning applications.

29. Noting there were signs of disturbances to the natural environment in the Area, a Member asked if the disturbed land had been included in the "V" zone. In response, Mr Soh said that only areas considered suitable for development and having no vegetation of conservation significance were included in the "V" zone. Disturbed land involving unauthorized developments had not been included and those areas were subject to ongoing land control and planning enforcement actions.

30. After deliberation, the Board agreed that the draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung OZP No. S/NE-TT/B together with its Notes and ES were suitable for

consultation with TPDC and SKNRC. After consultation, comments from TPDC and SKNRC would be submitted to the Board for consideration prior to publication of the draft OZP under section 5 of the Ordinance.

31. The Chairman thanked the representatives of PlanD for attending the meeting and they left the meeting at this point.

Procedural Matters

Agenda Item 4

[Closed Meeting]

32. This item was recorded under confidential cover.

Agenda Item 5

Any Other Business

[Open Meeting][The meeting was conducted in Cantonese.]

33. There being no other business, the meeting was closed at 9:35 a.m.