

**Minutes of 1267th Meeting of the
Town Planning Board held on 25.4.2022**

Present

Permanent Secretary for Development
(Planning and Lands)
Ms Bernadette H.H. Linn

Chairperson

Mr Lincoln L.H. Huang

Vice-chairperson

Mr Wilson Y.W. Fung

Mr Stephen L.H. Liu

Dr C.H. Hau

Miss Winnie W.M. Ng

Ms Sandy H.Y. Wong

Mr Stanley T.S. Choi

Mr L.T. Kwok

Mr Daniel K.S. Lau

Ms Lilian S.K. Law

Mr K.W. Leung

Professor John C.Y. Ng

Dr Jeanne C.Y. Ng

Professor Jonathan W.C. Wong

Mr Ricky W.Y. Yu

Professor Roger C.K. Chan

Dr Venus Y.H. Lun

Mrs Vivian K.F. Cheung

Mr Vincent K.Y. Ho

Mr Ben S.S. Lui

Mr Timothy K.W. Ma

Ms Bernadette W.S. Tsui

Mr K.L. Wong

Chief Traffic Engineer/New Territories West,
Transport Department
Ms Carrie K.Y. Leung

Chief Engineer (Works),
Home Affairs Department
Mr Paul Y.K. Au

Assistant Director (Environmental Assessment),
Environmental Protection Department
Mr Terence S.W. Tsang

Director of Lands
Mr Andrew C.W. Lai

Director of Planning
Mr Ivan M.K. Chung

Deputy Director of Planning/District
Mr C.K. Yip

Secretary

Absent with Apologies

Mr Franklin Yu

Dr Conrad T.C. Wong

In Attendance

Assistant Director of Planning/Board

Ms Lily Y.M. Yam

Chief Town Planner/Town Planning Board

Miss Josephine Y.M. Lo

Senior Town Planner/Town Planning Board

Mr Eric C.Y. Chiu

Opening and Welcoming Remarks

1. The Chairperson said that the meeting would be conducted with video conferencing arrangement.
2. The Chairperson said that it was the first meeting of the Town Planning Board for the 2022-24 term. She thanked Mr Lincoln L.H. Huang for continuing to offer his generous service on the Board by taking up the appointment as the Vice-chairperson. She then introduced the six new Members, Messrs Vincent K.Y. Ho, Ben S.S. Lui, Timothy K.W. Ma and K.L. Wong, Mrs Vivian K.F. Cheung and Ms Bernadette W.S. Tsui, and extended a welcome to them.

Tuen Mun and Yuen Long West District

Agenda Item 1

[Open Meeting (Presentation and Question Sessions only)]

Consideration of Representations and Comments in respect of the Draft Ping Shan Outline Zoning Plan No. S/YL-PS/19
(TPB Paper No. 10799)

[The item was conducted in Cantonese and English.]

3. The Secretary reported that the amendments were mainly related to two proposed public housing sites in Ping Shan to be developed by the Hong Kong Housing Authority (HKHA) and the Housing Department (HD) was the executive arm of HKHA. The aforementioned public housing developments were supported by Engineering Feasibility Studies (EFSs) conducted by the Civil Engineering and Development Department (CEDD), and AECOM Asia Co. Limited (AECOM) was one of the consultants. A comment on representation had been submitted by Hong Kong Bird Watching Society (HKBWS) (C2). The following Members had declared interests on the item:

- Mr Andrew C.W. Lai
(as Director of Lands)
- Mr Paul Y.K. Au
(as Chief Engineer (Works),
Home Affairs Department)
- Dr C.H. Hau
- Dr Conrad T.C. Wong
- Mr Franklin Yu
- Mr L.T. Kwok
- Mr Ricky W.Y. Yu
- Mr K.W. Leung
- Mr Daniel K.S. Lau
Ms Lilian S.K. Law
- Mr K.L. Wong
- being a member of HKHA;
 - being a representative of the Director of Home Affairs who was a member of the Strategic Planning Committee and Subsidised Housing Committee of HKHA;
 - conducting contract research project with CEDD, having past business dealings with AECOM and being an ordinary member of the HKBWS;
 - having current business dealings with HKHA;
 - being a member of the Building Committee and Tender Committee of HKHA;
 - his serving organisation operating a social service team which was supported by HKHA and had openly bid funding from HKHA;
 - being the director and chief executive officer of Light Be (Social Realty) Company Limited which had a temporary transitional housing project in Ping Shan;
 - being a member of the executive board of HKBWS and chairman of Crested Bulbul Club Committee of HKBWS;
 -] being a member of the Hong Kong Housing Society (HKHS) which had discussed with HD on housing development issues; and
 - being a member and an ex-employee of HKHS which had discussed with HD on housing development issues.

4. Members noted that Dr Conrad T.C. Wong and Mr Franklin Yu had tendered apologies for being unable to attend the meeting. Members agreed that as the interests of Messrs Andrew C.W. Lai and Paul Y.K. Au were direct, they should be invited to leave the meeting temporarily for the item. Members also agreed that as the interests of Messrs L.T. Kwok and Ricky W.Y. Yu were indirect, and Dr C.H. Hau, Messrs Daniel K.S. Lau and K.W. Leung had no involvement in the public housing developments and/or the commenter's submission, they could stay in the meeting.

[Messrs Andrew C.W. Lai and Paul Y.K. Au left the meeting at this point.]

Presentation and Question Sessions

5. The Chairperson said that notification had been given to the representers and commenters inviting them to attend the hearing, but other than those who were present or had indicated that they would attend the hearing, the rest had either indicated not to attend or made no reply. As reasonable notice had been given to the representers and commenters, Members agreed to proceed with the hearing of the representations and comments in their absence.

6. The following government representatives, representers, commenters and representers'/commenter's representatives were invited to the meeting at this point:

Government Representatives

Planning Department (PlanD)

Mr Kepler S.Y. Yuen - District Planning Officer/Tuen Mun and Yuen Long West (DPO/TMYLW)

Ms Bonnie. K.C. Lee - Senior Town Planner/Yuen Long West (STP/YLW)

Mr Ronald C.H Chan - Town Planner/Yuen Long

Civil Engineering and Development Department (CEDD)

Mr Thomas W.K. Chan]
] Chief Engineers/Housing Projects (CE/HP)
Mr F.S. Sit]
Ms Iris S.F. Leung]
] Senior Engineers/Housing Projects
Ms Kennie M.Y. Chan]

Housing Department (HD)

Ms Cindy S.Y. Lee - Senior Planning Officer (SPO)
Ms Helen H.L. Leung]
] Senior Architects
Ms Peggy P.T. Ng]

Consultant

Mr Allen W.H. Lee - Project Manager, AECOM

Representers, Commenters and their Representatives

R2 – 元朗屏山鄉大井圍及吳屋村村代表

Mr Cheng Sum Ki - Representer's
Mr Ng Chan Fai Representatives

R3 – 元朗屏山鄉橫洲六村村代表

Mr Wong Wing Sang - Representer's
Mr Choi Kin Sun Representatives

R5/C3 – Ping Shan Rural Committee

Mr Tang Chi Hok] Representer's and
Mr Poon Chi Him Alan] Commenter's
Representatives

R7 – Ping Shan Rural Committee Members

Reitar Logtech Group Limited

Mr Tam Fung Nin Arron - Representers's
Representative

R56 – Universal Construction Company Limited

Mr Au Sun Loi - Representers's
Representative

R57 – Universal Machine Transport Co.

Mr Au Sing Lok - Representers's
Representative

R60/C4 – Mary Mulvihill

Ms Mary Mulvihill - Representer and
Commenter

7. The Chairperson extended a welcome. She then briefly explained the procedures of the hearing. She said that PlanD's representatives would be invited to brief Members on the representations and comments. The representers and commenters would then be invited to make oral submissions. To ensure efficient operation of the hearing, each representer, commenter or their representative would be allotted 10 minutes for making presentation. There was a timer device to alert the representers, commenters and their representatives two minutes before the allotted time was to expire, and when the allotted time limit was up. A question and answer (Q&A) session would be held after the representers, commenters and their representatives had completed their oral submissions. Members could direct their questions to the government representatives or the representers, commenters and their representatives. After the Q&A session, the government representatives and the representers, commenters and their representatives would be invited to leave the meeting. The Board would then deliberate on the representations and comments in their absence and inform the representers and commenters of the Board's decision in due course.

8. The Chairperson invited PlanD's representatives to brief Members on the representations and comments.

9. With the aid of a PowerPoint presentation, Ms Bonnie K.C. Lee, STP/YLW, PlanD, briefed Members on the representations and comments, including the background of the amendments, the grounds/views of the representers and commenters, planning assessments and PlanD's responses to the representations and comments as detailed in TPB Paper No. 10799 (the Paper).

10. The Chairperson then invited the representers, commenters and their representatives to elaborate on their representations/comments.

R3 - 元朗屏山鄉橫洲六村村代表

11. Messrs Wong Wing Sang and Choi Kin Sun made the following main points:

- (a) the amendments to the OZP could not benefit the local villagers;
- (b) the responses provided by PlanD in the Paper were flimsy and had not fully addressed the villagers' concerns on various aspects. In particular, no substantial measures were proposed to resolve local traffic issues;
- (c) Item A would affect 'feng shui' of the area as the proposed public housing development was in close proximity to the burial grounds located just outside the western boundary of Site A. There were concerns that the graves would be surrounded by tall residential towers in the future;
- (d) Fuk Hi Street was susceptible to severe flooding problem, especially during the typhoon season, and no measures were proposed by the Government to alleviate the problem; and
- (e) the Government should consider to develop large-scale public housing elsewhere in Yuen Long instead of piecemeal developments near villages.

R5/C3 – Ping Shan Rural Committee

12. With the aid of a PowerPoint presentation, Mr Tang Chi Hok made the following main points:

- (a) the development under Items B and C for public housing development near Fung Ka Wai was strongly objected;
- (b) much of the land within Sites B and C were owned by Tso/Tong. Resumption of land owned by Tso/Tong would affect the income of villagers. In 2021, the local villagers had already formulated their own plan to use the land for development of high-tech industry and port-backup uses in order to provide more job opportunities for Tin Shui Wai (TSW) area and minimise the need for cross-district commuting by local residents;
- (c) under the development plans for Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) and Yuen Long South Development (YLS Development), more private land, including those being occupied by brownfield activities, would be resumed. However, the compensation offered to the affected land owners was way too low, and Zone A ex-gratia compensation rates for resumed land should be adopted;
- (d) the Government should consider developing public housing estates in Fung Lok Wai and Nam Sang Wai, in particular at Lot 1457 RP in D.D. 123 which had an area of about 9,000,000ft², and Lots 1520 RP, 1604 RP and 1529 RP in D.D 123 in Nam Sang Wai which covered an area of about 13,000,000ft². Housing development at these two land parcels might accommodate more than 600,000 persons and would greatly alleviate the housing shortage in Hong Kong. Underground tunnels connecting these sites to TSW could be built. Based on the experience of development of the TSW New Town, the potential ecological impact on the migratory birds in the Nam Sang Wai area should not be insurmountable; and
- (e) piecemeal development of public housing estates would worsen the already severe traffic problems in the area. It was also estimated that there was a

shortfall of some 2,000 parking spaces in Ping Shan and TSW areas.

R7 – Ping Shan Rural Committee Members

13. Mr Tam Fung Nin Arron made the following main points:

- (a) there were a number of cross-boundary control points in the New Territories West, including the airport, Hong Kong-Zhuhai-Macao Bridge and the Hong Kong Shenzhen Western Corridor, as such the demand for logistics facilities was high. No new land had been made available for logistics use in the past few years, while much land used for logistics and open storage purposes in Yuen Long had been resumed for various government projects. Despite that the Government had reserved land for logistics use in the HSK/HT NDA, there was currently a general shortage of land available for such use in the region; and
- (b) he observed that a large-scale warehouse could create about 20,000 associated job opportunities, and the business of logistics warehouses was relatively stable and unaffected during the pandemic. On the other hand, the 160,000 job opportunities planned to be provided in the HSK/HT NDA might be on the high-side given the economic decline under the pandemic.

R56 – Universal Construction Company Limited

14. Mr Au Sun Loi made the following main points:

- (a) it was noted that a vast majority of the representations and comments received by the Board objected to the amendments;
- (b) Ping Shan Heung covered most of the areas of Yuen Long and many villagers had contributed to the development of the area. While he was not an indigenous villager, he had lived in Yuen Long for a long time and had witnessed the transition of the Yuen Long area from a rural to an urban setting over the years; and

- (c) he used to operate a mushroom and chicken farm and subsequently got into the construction business. If the Government proceeded with the land resumption for the proposed public housing development, he would lose his business. As such, he objected to the resumption of private land for public housing development.

R57 – Universal Machine Transport Co.

15. Mr Au Sing Lok made the following main points:

- (a) while the Government had provided responses on technical aspects such as design and connectivity of the proposed public housing developments, the concerns and needs of the local villagers had not been properly addressed. Furthermore, the compensation and relocation arrangement for the local brownfield operators remained unclear; and
- (b) the Government had already resumed a large amount of land in Ping Shan. As a result, the livelihood of the local villagers was seriously affected.

R60/C4 Mary Mulvihill

16. Ms Mary Mulvihill made the following main points:

- (a) the public housing developments under Items A and B were quite far away from each other. Instead of having two proposed primary schools in Site A, one of them should be located to Site B. As a lesson learned from the pandemic, it would be prudent to keep facilities separated so that they would be less likely to be affected or had to close down at the same time. Furthermore, the response from the Government stating that students from Site B could be served by surplus school classrooms in the TSW area was unacceptable. Primary schools should be located within walking distance of school children;

- (b) locating the primary schools next to a public transport interchange (PTI) was not appropriate. Site constraints for the schools should not be resolved at the expense of the health of the younger generation. Instead of erecting 5m-tall boundary walls, planting trees along the main roads could provide a more natural buffer to reduce noise impact while providing shades for the playgrounds of the schools;
- (c) many “Government, Institution or Community” (“G/IC”) sites were rezoned on the flawed pretext that there was no deficit in community services. There was a shortfall in social welfare facilities such as childcare, youth services and community care services and the community wanted these services/facilities to be delivered as soon as possible;
- (d) taking the example of the basement of B P International of the Hong Kong Scout Centre which was rented out for restaurant use, it was community effort, rather than the effort of the Social Welfare Department (SWD), that got the space finally restored for community use. Elderly services were often shoved into odd leftover spaces instead of locating on well-planned, independent sites with adequate outdoor recreational areas that would allow a better quality of life especially for those with impaired movement;
- (e) with a new population of about 13,000 persons in Site A, open space within walking distance should be provided for the residents, especially for young family with children. There was concern that the open spaces provided would be nothing more than pockets of space located on rooftops and podiums. Furthermore, the new standard of 1.5m² of open space per person as stated in Hong Kong 2030+, instead of the current 1m² per person, should be adopted in the proposed developments;
- (f) 594 trees and 512 trees within Sites A and B respectively would be felled. Trees could act as a noise and pollution buffer and should be retained as far as possible. Using acoustic window and acoustic balconies to mitigate noise impact was undesirable and would deprive the future residents’ right to enjoy natural ventilation and adversely affect living conditions;

- (g) replacement of watercourses by box culverts within Sites A and B might result in safety concern for children especially during flooding season;
- (h) there were concerns on over-provision of parking spaces in public housing developments. Some of these spaces should be converted for recreational facilities instead;
- (i) on accommodating the brownfield uses affected by the proposed developments, the multi-storey buildings (MSBs) advocated by the Government remained only in planning stage. The Government should take the lead in clearing up the brownfield operations and relocating them to locations with appropriate facilities so that employment opportunities could be recreated;
- (j) the blanket exemption of filling of land/pond and excavation of land for public works co-ordinated or implemented by Government and minor works in the “Conservation Area” (“CA”) zone from the requirement of obtaining planning permission from the Board (the “exemption clause”) was objected. This might open the door to abuse or for possible collusion with developers. The transitional housing was an example where a developer would lend the Government a piece of agricultural land for the development of transitional housing for five to seven years. The site would be cleared and the cost of providing infrastructure would be borne by the taxpayers. After some years, the developer would take back the land and be free to apply for development of luxury housing based on the argument that the site was no longer a piece of virgin land; and
- (k) it was disappointing that the percentage of women among the new term of Board Members was still below 30%. There was also no representation of youth, ethnic minority groups and indigenous villagers. Furthermore, some new Members worked in organisations that were associated with the Government and they might be obliged to support the Administration.

17. As the presentations of government representatives, the representers, commenters and their representatives had been completed, the meeting proceeded to the Q&A session. The Chairperson explained that Members would raise questions and the Chairperson would invite the representers, commenters, their representatives and/or the government representatives to answer. The Q&A session should not be taken as an occasion for the attendees to direct questions to the Board or for cross-examination among parties. The Chairperson then invited questions from Members.

18. The Chairperson and some Members raised the following questions to the Government's representatives:

Housing Development

- (a) the rationale for using Site B for public housing purpose;
- (b) whether Fung Lok Wai, which was in close proximity to fishponds and wetlands, fell within the Wetland Conservation Area, and whether it was suitable for high-density public housing development;

Layout and Design

- (c) the rationale for locating the two primary schools at Site A adjacent to each other;
- (d) the rationale for providing the PTI at Site A immediately adjacent to one of the proposed primary schools;
- (e) whether converting the existing watercourses within Sites A and B into box culverts would have ecological impact, and whether they could be preserved as part of the landscaping;
- (f) noting that Blocks 1, 6 and 12 in Site A and Blocks I and J in Site B were located relatively close to the burial grounds, whether these blocks would be susceptible to hill fire risk;

- (g) whether there was a need to enhance the pedestrian connections from Site A to Long Ping Estate and from Site B to Tin Tsz Estate;
- (h) whether the detailed layout of the two proposed public housing developments at Sites A and B would be further submitted to the Board for consideration;

Transport and Traffic

- (i) whether the proposal from R5 for constructing a new road linking up Tin Tsz Road/Wetland Park Road to San Tin Highway via Fung Lok Wai and Tai Sang Wai with a slip road to Yuen Long Town via Fuk Shun Street and Fuk Hi Street as detailed in para. 5.2.1 (4) of the Paper, had any merits;
- (j) whether the road improvement works would tally with the population intake;
- (k) whether a cycle track had been proposed for Site A;
- (l) whether there was plan to address the shortage of some 2,000 car parking spaces in the Yuen Long area as claimed by the representers;

Provision of GIC Facilities

- (m) whether the government, institution and community (GIC) facilities to be provided in Yuen Long and Ping Shan, as shown in Annexes VIII and IX of the Paper, had taken into account the new population from Sites A and B and the demographic profile;
- (n) the reason of not providing a primary school in Site B, given that there was a shortage of existing primary and secondary school classrooms when compared against the planned requirement;
- (o) how the deficit of library in Yuen Long could be addressed;

- (p) how the deficit in hospital beds could be addressed;

Employment Opportunities

- (q) whether the provision of job opportunities would tie in with the population intake of the proposed public housing developments;
- (r) whether there was any detailed information on the type of job opportunities that would be available in the area in different years and the number of cross-district commuting trips that might be generated;

Brownfield Operations and Development of High-tech Industries

- (s) the number of brownfield operations and domestic dwellers that might be affected by developments at Sites A and B;
- (t) whether there were any measures to assist the affected brownfield operators to relocate their businesses, and whether the design of MSB could meet the operational requirement of brownfield operations;
- (u) whether land had been reserved in the New Territories West for development of high-tech industries;

Land Resumption, Compensation and Rehousing Arrangement

- (v) whether the land owned by Tso/Tong of clans would be resumed, and whether the local villagers had been consulted on land resumption of land in Ping Shan;

Others

- (w) whether the 'feng shui' grave mentioned by the representers was within the boundary of Site A and whether the existing access track used by the

villagers to the burial ground nearby would be reprovided;

- (x) whether there were cultural heritage elements worthy of preservation within Sites A and B and the burial ground located to the west of Site A; and
- (y) with about 61,000 new population in the Ping Shan area, whether there was any strategy to handle the additional municipal solid waste that might be generated.

19. In response, Mr Kepler S.Y. Yuen, DPO/TMYLW, PlanD, Mr F.S. Sit, CE/HP, CEDD and Ms Cindy S.Y. Lee, SPO, HD, with the aid of some PowerPoint slides and the visualiser, made the following main points:

Housing Development

- (a) to meet the policy objective for ten-year housing supply target announced in the 2015 Policy Address, PlanD and other relevant government departments had jointly identified potential public housing sites for study on the feasibility and development potential. Site B was one of the identified potential public housing sites, which was located at the eastern fringe of TSW New Town immediately adjacent to Tin Tsz Road and readily served by existing infrastructure. The site was mostly occupied by brownfield operations and the proposed public housing development at Site B could bring about improvement to the overall amenity of the area;
- (b) Fung Lok Wai was zoned “Other Specified Uses” annotated “Comprehensive Development and Wetland Enhancement Area” (“OU(CDWEA)”) on the Lau Fau Shan and Tsim Bei Tsui OZP. According to the planning intention of the “OU(CDWEA)” zone, some low-density development, with an intention to facilitate conservation and enhancement of ecological value and functions of the existing fish ponds or wetland, may be permitted subject to the “no-net-loss in wetland” principle and planning permission from the Board. As observed from the aerial photos, Fung Lok Wai consisted of mostly fishponds and was within the

Wetland Conservation Area. A planning permission had been granted by the Board in 2013 for low-density residential development within the area. The approved scheme involved development on 4ha of land on the southern side of the application site at Fung Lok Wai whereas the remaining area out of the 80ha site would be used for wetland conservation and enhancement. A set of general building plans for the approved development had been approved by the Building Authority. The representer's proposal to develop high-density housing at Fung Lok Wai would not be in line with the planning intention of the "OU(CDWEA)" zone;

Layout and Design

- (c) the primary schools at Site A were expected to serve not only students within the site, but also those from the surrounding area, therefore the schools should be located near the major access of the site i.e. Fuk Hi Street. The layout for the two schools would be further reviewed at the detailed design stage;
- (d) the PTI at Site A would be covered and mechanical ventilation would be provided to ensure proper air ventilation. The PTI was proposed at its current location taking into account the need for vehicles to access from Fuk Hi Street, and the requirement for a buffer distance between the residential towers and the northern side of the site to avoid interface problem with the expansion of Yuen Long Industrial Estate. The layout and design of the PTI would be further studied at the detailed design stage;
- (e) taking into consideration various technical constraints, it was proposed to convert the existing minor watercourses within Sites A and B, which were likely to have been subject to certain degree of pollution from the surrounding settlements, into box culverts. The adoption of box culvert would help achieving both better site utilisation and flood prevention. Based on the technical assessment conducted, no adverse ecological impact was envisaged;

- (f) the Agriculture, Fisheries and Conservation Department and the Fire Services Department had been consulted and they had no particular comment on the proposed layout at Sites A and B in respect of fire risk due to the proximity to the burial grounds. Notwithstanding that, there might be scope to refine the building layouts to address the concerns from Members on this aspect at the detailed design stage;
- (g) accessibility and connectivity to the surrounding areas had been duly considered in the planning of public housing developments at Sites A and B. For Site A, there would be foot path connection to Wang Chau Phase 1 public housing development located to the south, which would also be connected to Long Ping Estate. For Site B, a footbridge would connect it to TSW New Town to facilitate pedestrian movement;
- (h) according to the Notes of the OZP, 'Flat' was a Column 1 use always permitted in the "Residential (Group A)" zone. No further application to the Board for planning permission was required to take forward the proposed public housing developments. However, there was scope to incorporate suitable requirements in the relevant Planning Briefs (PBs) for public housing developments at Sites A and B to achieve specific planning and design objectives and reflect Members' views;

Transport and Traffic

- (i) according to the Traffic Impact Assessment of the EFSs, the road improvement works proposed by CEDD were considered adequate to cope with the traffic demand from the proposed public housing developments. There was no sufficient justification nor technical assessment provided by R5 to support the proposed new road as sketched in a plan in R5's submission;
- (j) during the construction stage, traffic generated by construction vehicles to/from Sites A and B would not result in any significant adverse traffic impact. The improvement works to the surrounding road network would

be completed to tally with the construction programme and population intake;

- (k) no additional cycle track was proposed in the current scheme for Site A as the site already enjoyed easy access to the existing cycle track network. The future residents could easily get to the cycle track network at junction of Fuk Hi Street/Long Ping Road, i.e. near the southern boundary of Site A;
- (l) sufficient car parking spaces would be provided within the proposed public housing developments in accordance with the requirements of the HKPSG and the advice of the Transport Department (TD). Regarding the general shortage of car parking space in Yuen Long, TD would continue to monitor the situation and there might be scope to provide additional car parking spaces in large-scale developments to help meet the demand;

Provision of GIC Facilities

- (m) the population shown in Annexes VIII and IX of the Paper had included the planned population of the proposed public housing developments in Sites A and B as well as other major development projects in the area which would be completed quite some years from now, such as HSK/HT NDA and YLS Development. Given the locational advantage of Ping Shan area, in that it was in close proximity to Yuen Long New Town, TSW New Town and the planned HSK/HT NDA and YLS Development, it was appropriate to assess the GIC facilities provision for the area taking into account the GIC facilities that would be available in the wider region. As announced in the 2020 Policy Address, about 5% of the gross floor area (GFA) of future public housing projects would be set aside for the provision of social welfare facilities as far as practicable. The type of GIC facilities to be provided at Sites A and B would be subject to SWD's advice with due consideration of the demographic projection data from the Census and Statistics Department, as well as whether the GFA available could accommodate the type of GIC facilities required. If certain GIC facilities could not be accommodated in the public housing sites due to the limited GFA available, relevant

departments would endeavour to provide the facilities in other locations to meet the needs of the community;

- (n) two 24-classroom primary schools were proposed in the eastern part of Site A at this stage. The exact number of classrooms in each of the schools might be reviewed at the detailed design stage. For Site B, given its proximity to the TSW New Town, students could be served by nearby existing schools. On a broader perspective, as detailed in Annex VIII of the Paper, there was a surplus of both planned primary and secondary school classrooms in Yuen Long district to sufficiently serve the planned population which had included the new population of the proposed public housing development in Sites A and B. The advice from the Education Bureau had been duly considered when the EFSs were conducted;
- (o) the deficit in planned provision of library in Yuen Long was noted and PlanD would liaise with the Leisure and Cultural Services Department to see how best the demand could be addressed in the long-run;
- (p) the provision of hospital services, including development of new hospitals, would be monitored by the Food and Health Bureau and Hospital Authority. While there was a shortage of hospital bed for both Yuen Long district and in area covered by the Ping Shan OZP, it should be noted that hospital services were assessed on a wider regional basis and the demand for Ping Shan area could be partly addressed by the provision in Yuen Long Town and TSW New Town. Furthermore, the TSW Hospital was planned to be expanded and land had been reserved in the HSK/HT NDA for hospital development;

Employment Opportunities

- (q) job opportunities to be provided in HSK/HT NDA and YLS Development were a long-term goal and no detailed breakdown of job provision by year was available at this juncture. Notwithstanding this, it should be noted that Hung Shui Kiu Station was expected to be completed in 2030 and about

1,000,000m² of commercial GFA would be provided around the station. The proposed public housing developments at Sites A and B were anticipated to be completed in 2033/34;

- (r) it was anticipated that about 150,000 job opportunities could be provided in the HSK/HT NDA, including about 75,000 from the commercial sector, 61,000 from special industry and 14,000 from community services. Another 10,900 job opportunities would also be provided in the YLS Development. The TIA conducted under the EFSs had already considered the commuting trips generated by the proposed public housing developments and the potential impact on the local traffic pattern;

Brownfield Operations and Development of High-tech Industries

- (s) as shown on the Plan H-2a of the Paper, the majority of land within Site A was occupied by open storage uses. There were about 160 structures within Site A, of which about 50 were domestic structures. The exact number of domestic dwellers within Site A was not available at this juncture, pending the result of the freezing survey recently conducted by the Lands Department (LandsD). For Site B, most of it was being used for open storage purposes and no domestic structure was found within the site during the EFS stage. Regarding compensation and rehousing (C&R) arrangement, the Government had introduced enhancements to the C&R mechanism in 2018 for domestic occupants in squatter structures and business undertakings affected by the Government's development clearance exercises. For affected eligible brownfield operators, ex-gratia compensation would be offered as per the prevailing mechanism. Assistance would also be provided by relevant departments to facilitate the operators' relocation elsewhere. Land had been reserved in HSK/HT NDA, YLS Development and near Yuen Long Industrial Estate for logistics and industrial uses, and the Government was studying how MSBs for industrial/logistics purposes could be provided on some of the sites to provide floor area facilitating the relocation of some of the displaced brownfield operations. Further details might be made available by DEVB

later in 2022;

- (t) those brownfield operators wishing to continue their businesses elsewhere were expected to identify suitable relocation sites in the market taking into account their specific operational requirements and business preferences. The Government would provide assistance on planning and land matters as appropriate after the affected brownfield operators had identified suitable relocation sites in the market. According to the Town Planning Board Guidelines No. 13F promulgated in March 2020, for operators/uses affected by resumption and clearance operations of the Government to make way for developments, sympathetic consideration could be given by the Board to the planning applications for relocation of these uses, except those involving land in Category 4 areas (including areas with ponds or wetland or with extensive vegetation or close to environmentally or ecologically sensitive areas, areas which were mostly used for residential purpose or near existing major village settlements etc.), provided that policy support was obtained and relevant departments had no adverse comment from technical perspectives. Regarding the design of MSBs, CEDD was working on the detailed design and DEVB had consulted stakeholders from relevant industries on the design requirements;

- (u) about 61ha of land had been reserved in the HSK/HT NDA for development of industrial and special industrial uses, including logistics facilities, port back-up, storage and workshops, enterprise and technology park as well as general industrial uses. There was also scope to accommodate high-tech industries in the San Tin and Lok Ma Chau area under the Northern Metropolis development initiative;

Land Resumption, Compensation and Rehousing Arrangement

- (v) about 70% and 80% of land within Site A and Site B respectively were private lots. Whether the private lots were owned by Tso/Tong of different clans was not a major planning consideration, as the primary consideration remained on whether the land was suitable for public housing development.

Furthermore, land owned by Tso/Tong was eligible for the same compensation as other private lots owned by individuals/companies and affected by the public housing developments. The Government had solicited the views of the public, including the villagers, through different channels as per the established mechanism, for example, consulting Yuen Long District Council and the Ping Shan Rural Committee. The representation and comment hearing process was also part of the public consultation procedures under the Town Planning Ordinance. LandsD, in conducting the freezing survey, could also assist in liaising with the affected persons;

Others

- (w) the 'feng shui' grave was located outside the boundary of Site A. The current indicative layout plan in Drawing H-1 of the Paper had taken into consideration the location of the grave. 13 residential blocks had been proposed and a building gap of not less than 15m in the east-west direction between two rows of residential blocks had been proposed to facilitate visual permeability and air ventilation. The provision of a reprovided access to the burial ground along the southern boundary of the Site A was being studied by the relevant departments. Views of the villagers would be duly considered by CEDD and Housing Department;
- (x) no declared monuments or graded buildings were located within Sites A and B. There was a Grade 3 historic building in Ha Mei San Tsuen located to the south of Site B and it would not be affected by the proposed public housing development. Ping Shan Heritage Trail and the Tsui Sing Lau Pagoda were located to the further southwest, which were quite some distance away from Sites A and B; and
- (y) the Environment Bureau was responsible for formulating the overall policy on reduction of municipal solid waste. For the current public housing development projects, there was scope to incorporate waste reduction/recycling facilities in the detailed design stage as appropriate.

20. Some Members asked the representers whether there were graves within Site A, and the suitability of high-density development at Fung Lok Wai. Mr Tang Chi Hok, representative of R5, with reference to Plan H-2b of the Paper, said that the 'feng shui' grave located outside the western boundary of Site A had been there for more than 800 years and a green buffer should be provided between the grave and the residential towers to mitigate any potential impact. In response, Ms Cindy S.Y. Lee, SPO, HD, said that a visual corridor had been reserved in Site A in the area facing the 'feng shui' grave as shown in the indicative layout in Drawing H-1. The layout of the public housing development would be further optimised at the detailed design stage. On the issue of development at Fung Lok Wai, Mr Tang said that Fung Lok Wai had a size larger than the TSW New Town, and was conveniently located and could be easily accessed from Shenzhen. Developing 30% of the land in Fung Lok Wai and Nam Sang Wai for private housing and the remaining 70% for high-density public housing could, once and for all, resolve Hong Kong's housing shortage problem.

21. A Member enquired about the flooding problem at Fuk Hi Street and asked whether there were any mitigation measures proposed. Messrs Wong Wing Sang and Choi Kin Sun, representatives of R3, said that Fuk Hi Street was often subject to flooding during the rainy season, in particular during the Black Rainstorm Signal. It appeared that the runoff and debris from the area near Site A were the cause for the flooding at Fuk Hi Street and the nearby villages in Wang Chau. In response, Mr F.S. Sit, CE/HP, CEDD, said that according to the Drainage Impact Assessment conducted, the proposed public housing developments would not result in unacceptable adverse drainage impact. For the flooding problem at Fuk Hi Street, he said that the Drainage Services Department would monitor the situation and adopt suitable mitigation measures as required.

22. Noting that the MSBs and land in HSK/HT NDA earmarked for logistic uses would not be available in the coming few years, a Member asked about the views of the logistics operators regarding the resumption of land for public housing development and the impact on their operations. In this regard, Mr Tam Fung Nin Arron, representative of R7, said that his company had a plan to develop a high-tech logistic warehouse in Ping Shan area. Comparing with a purpose-designed modern logistic warehouse, the MSBs would be much less efficient in terms of storage capacity. If the land owned by his company was resumed for public housing development, the plan for a new warehouse would obviously have to be abandoned. With more developments in the New Territories West and tightened control on land uses for

protecting sensitive areas, it was very difficult for the operators to identify alternative locations for warehouse use, which required land of substantial size with good access to transport network for easy distribution of goods.

23. In response to the question from a Member on C&R arrangement for affected brownfield operators, the Chairperson said that the Government would provide eligible brownfield operators with monetary compensation, rather than “one-on-one” reprovisioning arrangement. It should be noted that the development programme of the MSBs would not completely tie in with the resumption schedule of brownfield sites, and MSBs was only one of the options for providing floor space facilitating the relocation of some of the brownfield operations. The Government would brief the Legislative Council later this year on the development and operation details of the MSBs and it was planned that the first piece of land for MSB development would be available for disposal in 2023. Relevant departments, including PlanD, could provide suitable assistance to affected operators on planning and land matters as required.

24. As Members did not have further questions to raise, the Chairperson said that the Q&A session was completed. She thanked the government representatives, the representers/commenters and the representatives of representers/commenter for attending the meeting. The Board would deliberate the representations/comments in closed meeting and would inform the representers/commenters of the Board’s decision in due course. The government representatives, the representers/commenters and the representative of representers/commenters left the meeting at this point.

[Miss Winnie W.M. Ng and Dr C.H. Hau left the meeting during the Q&A session.]

Deliberation Session

25. The Chairperson remarked that most of the representations and comments were related to the proposed public housing developments at Wang Chau under Item A and at Tin Tsz Road under Item B. At the moment, the two sites were mostly occupied by brownfield operations. As the Board was dealing with amendments that primarily aimed to outline the land use and broad development parameters for the two sites, rather than detailed development schemes and layout/design of the public housing blocks, the major consideration should focus

on whether the sites were suitable for high-density public housing developments.

26. The Chairperson further said that for the compensation for brownfield operations as mentioned by many representers/commenters, it should be noted that the Government's policy was to offer ex-gratia compensation, rather than an "one-on-one" reprovisioning offer for the affected operators. If the affected operators intended to continue their businesses, they could identify suitable sites for relocation. During the process, relevant government departments would provide assistance on planning and land matters. The MSBs under study could be one of the possible destinations for these operations. Notwithstanding the above, it should be noted that the C&R arrangement was generally outside the purview of the Board. It would be dealt with by LandsD which had recently conducted freezing surveys and would soon approach potential affectees for C&R arrangements.

Suitability of Sites A and B for Public Housing Development

27. A Member, with reference to the aerial photos on Plans H-2C and H-5B of the Paper, opined that the sites were suitable for public housing development. A few Members concurred and considered that Site A, which was currently mostly occupied by brownfield activities, was clearly no longer serving the buffer function as a "Green Belt" zone. The existing brownfield operations was a source of nuisance/pollution for the locality and phasing out of these operations would enhance the overall environmental quality of the area.

Development Intensity

28. In response to a Member's suggestion that the plot ratio (PR) of the two public housings sites could be further increased if supported by appropriate technical studies, the Chairperson said that the current development parameters, including the PR, had struck a balance between flat production and potential impact as well as infrastructural capacity. The PRs for the Sites were recommended in the respective EFSs and were generally in line with the PR adopted in other new public housing developments in the New Territories.

Layout and Design

29. Two Members considered that both Sites A and B were of decent size and

developing public housing at those two sites was supported. Public housing developments at sites with decent size could allow better layouts while maximizing land utilization. The issue on the distance between the two proposed primary schools and the PTI in Site A, as well as reprovisioning of a suitable means for the local villagers to access the burial ground located to the west of Site A, should be properly dealt with at the detailed design stage. It would be desirable if these requirements could be stipulated in the relevant PBs for better transparency and accountability.

30. A Member said that a total of more than 1,000 trees would be felled at Sites A and B. In this regard, HKHA should endeavour to provide as much compensatory planting as possible on the periphery of the housing sites, so that the benefit of an improved urban landscape could also be enjoyed by the local residents living around the public housing developments.

31. A Member said that the disposition of building blocks and their design should be refined at the detailed design stage. Suitable distance should be kept between the future residential towers in Site A and the 'feng shui' grave located to the immediate west of the site.

Provision of GIC Facilities

32. Two Members noted that there was a deficit of two libraries in Yuen Long area and said that the Government should endeavour to provide them as well as other required GIC facilities, such as hospital beds, as early as possible. If provision of a library was not feasible due to lack of suitable sites, consideration could be given to providing facilities of smaller scale which could also serve a similar purpose, such as reading rooms, in new developments.

33. A Member considered that while Members' views on provision of GIC facilities and the design of the public housing developments could be reflected in the minutes of the meeting like a 'wish list', it should not be regarded as compulsory requirements that HKHA was bound to follow. HKHA should have the flexibility to determine the most appropriate design for the proposed public housing developments.

34. The Chairperson said that there was scope to provide a range of GIC facilities in the HSK/HT NDA and the YLS Development which could also serve the residents of TSW and

Yuen Long districts. The 'Single Site, Multiple Uses' approach would be adopted as far as practical to allow provision of more GIC facilities. It was not pragmatic to require HKHA to provide a large array of GIC facilities within individual public housing sites to address the deficit in GIC facilities of the wider area. It was essential to balance the production of public housing units and provision of GIC facilities so as to maximise the potential benefits as a whole. Notwithstanding that, it was already a promulgated policy that new public housing developments should as far as possible set aside floor space equivalent to about 5% of GFA for provision of suitable GIC facilities. Relevant government departments would be consulted on the type of facilities to be provided during the detailed design stage.

Cross-district Commuting

35. A Member said that at the moment, many workers from grassroot families in TSW would cycle to Yuen Long to work in order to minimize transportation cost. A few Members considered that the Government should critically examine the job opportunities available in the New Territories West and adopt an approach that focused on creating suitable job opportunities before population intake of major developments to facilitate local employment, as well as providing schools in suitable locations to serve the local students to minimize the need for cross-district commuting by students.

Preservation of Cultural Heritage

36. A Member considered that as the Government would carry out large-scale resumption of brownfield sites in the coming years, there was scope to formulate a comprehensive plan for preserving the cultural and historical elements in the Yuen Long and Ping Shan areas. The Chairperson said that the Members' view on the need of better preservation of cultural heritage during the development process was well-noted. Under the existing Government structure, the Development Bureau was mainly responsible for preservation of monuments and historic buildings, whereas the preservation of intangible cultural heritage was under the Home Affairs Bureau's ambit. In the long-run, upon reorganising the Government structure, there was scope for the future Culture, Sports and Tourism Bureau to take lead on this aspect.

Others

37. Two Members considered that the Government should improve communication with the local stakeholders and highlight the merits of the proposed public housing development and positive changes that could be brought to the area in soliciting their support. For example, if the villagers were aware that a visual corridor had been reserved in the public housing development in Site A near the ‘feng shui’ grave, they might not raise objection to the proposal due to possible impact on ‘feng shui’. Furthermore, if there was a way to ensure that the merits of the proposal as presented by the government departments would be properly translated into the detailed design to be formulated in the subsequent stage, the public would more likely offer their support to the project. In this regard, the Chairperson said that the views expressed by different parties at the meeting as well as the views of the Members would be properly recorded in the minutes of meeting for relevant departments’ reference in future. The relevant departments and HKHA would be invited to duly consider the views of Members. Regarding enhancing communications with the public and conveying the benefits of the public housing developments to the local communities, the Government would strive to optimise its communication strategy to solicit support for the public housing developments on different occasions, such as when applying for funding approval from the Legislative Council for public works.

38. A few Members provided some general comments, including that suitable measures should be adopted to ensure that the Sites would not cause/be susceptible to flooding issues, road improvements works should be completed in a timely manner to tie in with the population intake, and consideration could be given to providing more footbridges to enhance the overall connectivity of the area.

39. In conclusion, Members generally supported the proposed public housing developments under Items A and B and agreed that the zonings on the OZP were appropriate and there was no justification to amend the OZP. Members also considered that when HKHA proceeded to formulate the detailed design of the proposed public housing developments, consideration should be given to improving the layout of the primary schools and PTI at Site A, re-provisioning of a suitable access near Site A to the nearby burial ground and providing suitable GIC facilities at both sites as far as practical, and reviewing the building layout and disposition of the developments with due regard to the ‘feng shui’ grave and possible hill fire

risk. In this regard, the Chairperson said that PlanD would suitably incorporate planning requirements in the PBs for Sites A and B to reflect Members' views and to ensure that the intended planning and design objectives would be met.

40. All Members, except one, considered that the revised "exemption clause" to the Notes of the "CA" zone was appropriate, as it was in line with the latest Master Schedule of Notes (MSN) promulgated, of which the Board had duly discussed before promulgation.

41. Members generally agreed that the Ping Shan OZP should not be amended to meet the adverse representations and that all grounds and proposals of the representations and comments had been addressed by the departmental responses as detailed in the Paper and the presentations and responses made by the government representatives at the meeting.

42. After deliberation, the Board decided not to uphold R1 to R62 and considered that the draft Ping Shan OZP should not be amended to meet the representations for the following reasons:

Items A, B and C

- “(a) the Government has been adopting a multi-pronged approach to increase housing land supply, including carrying out various land use reviews on an on-going basis. The representation sites are located at the fringe of and in close proximity to the Yuen Long Town and Tin Shui Wai New Town with existing public roads and supporting infrastructural facilities. Taking into account that there is no insurmountable technical problem identified for the proposed public housing developments, it is considered suitable for rezoning the representation sites for residential use with a view to increasing housing land supply (**R1 to R59**);
- (b) Engineering Feasibility Studies with technical assessments on the potential impacts on various aspects, including traffic, environmental, landscape, air ventilation and drainage, have been conducted and confirmed that there is no insurmountable technical problem in developing the representation sites for public housing developments. Detailed design of building block

disposition, design and provision of local open space and recreational facilities, location of compensatory tree planting will be further considered at the detailed design stage **(R1 to R51, R53 to R55, R60)**;

- (c) land resumption and compensation and rehousing arrangements are outside the scope of the subject OZP, which is to show the broad land use framework and planning intention for the area. The concerns of the affected stakeholders would be dealt with separately by the Government in firming up the implementation arrangements **(R1 to R4, R6, R62)**;
- (d) the planned open space and GIC facilities, except hospital beds and some social welfare facilities, are generally sufficient to meet the demand of the planned population in the district in accordance with the Hong Kong Planning Standards and Guidelines. Appropriate social welfare and community facilities will be provided in the proposed public housing developments to serve the residents and locals. The provision of social welfare and community facilities will be closely monitored by the relevant Bureaux/Departments **(R5, R7 to R40, R42 to R51, R53, R54, R60)**;

Amendment to the Notes of the “CA” zone for extending the exemption clause

- (e) the amendment to the Notes to extend the exemption clause for filling of land/pond and excavation of land in relation to the “Conservation Area” zone is to streamline the planning application process/mechanism. The amendment is in line with the latest revision of the Master Schedule of Notes to Statutory Plans **(R61)**; and

Public Consultation

- (f) the Yuen Long District Council and Ping Shan Rural Committee were consulted on 17.3.2021 and 9.4.2021 respectively on the proposed public housing developments and the statutory consultation process under the Town Planning Ordinance was duly followed **(R56 to R59)**.”

43. The Board also agreed that the draft Ping Shan OZP, together with its Notes and updated Explanatory Statement, was suitable for submission under section 8 of the Town Planning Ordinance to the Chief Executive in Council for approval.

[Messrs Lincoln L.H. Huang and Stephen L.H. Liu, Professor Jonathan W.C. Wong, Ms Sandy H.Y. Wong, Dr Jeanne Ng and Dr Venus Y.H. Lun left the meeting during the deliberation session.]

Agenda Item 2

[Open Meeting]

Any Other Business

[The item was conducted in Cantonese.]

44. There being no other business, the meeting was closed at 6:25 p.m.