

**Minutes of 1301st Meeting of the
Town Planning Board held on 7.9.2023**

Present

Permanent Secretary for Development
(Planning and Lands)
Ms Doris P.L. Ho

Chairperson

Mr Lincoln L.H. Huang

Vice-chairperson

Mr Wilson Y.W. Fung

Ms Sandy H.Y. Wong

Mr Daniel K.S. Lau

Ms Lilian S.K. Law

Mr K.W. Leung

Professor John C.Y. Ng

Professor Roger C.K. Chan

Mrs Vivian K.F. Cheung

Mr Ben S.S. Lui

Mr Timothy K.W. Ma

Ms Bernadette W.S. Tsui

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

Chief Engineer/New Territories West
Transport Department
Mr Carrie K.Y. Leung

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

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 Stephen L.H. Liu

Dr C.H. Hau

Miss Winnie W.M. Ng

Mr Franklin Yu

Mr Stanley T.S. Choi

Professor Jonathan W.C. Wong

Mr Ricky W.Y. Yu

Dr Venus Y.H. Lun

Dr Conrad T.C. Wong

Mr Vincent K.Y. Ho

Mr K. L. Wong

In Attendance

Assistant Director of Planning/Board

Ms Caroline T.Y. Tang

Chief Town Planner/Town Planning Board

Mr Edward H.C. Leung (a.m.)

Ms Johanna W.Y. Cheng (p.m.)

Senior Town Planner/Town Planning Board

Ms M.L. Leung (a.m.)

Ms Karen Y.F. Lam (p.m.)

1. The Chairperson extended a welcome to Members and remarked that today's meeting was a rescheduled meeting from 1.9.2023 due to typhoon.

Agenda Item 1

[Open Meeting]

Confirmation of Minutes of the 1300th Meeting held on 4.8.2023

[The item was conducted in Cantonese.]

2. The draft minutes of the 1300th meeting held on 4.8.2023 were sent to Members on 17.8.2023. The minutes were confirmed by circulation on 21.8.2023, upon incorporation of a Member's proposed revision to paragraphs 17 and 26(a).

Agenda Item 2

[Open Meeting]

Matters Arising

[The item was conducted in Cantonese.]

(i) Hearing Arrangement for Consideration of Representations and Comments in respect of the Draft North Point Outline Zoning Plan No. S/H8/27

3. The Secretary reported that the item was to seek Members' agreement on the hearing arrangement for consideration of representations and comments in respect of the draft North Point Outline Zoning Plan (OZP) No. S/H8/27 (the draft OZP).

4. The Secretary reported that the draft OZP involved revision of building height restriction of a site to facilitate the redevelopment of an existing social services building and rezoning of two sites at King Wah Road and Oil Street to reflect the as-built developments under CK Asset Holdings Limited (CKAHL). The following Members had declared interests on the item:

- Ms Doris P.L. Ho
(*Chairperson*) - owning a property in North Point;
- Mr Ricky W.Y. Yu - co-owning with spouse a property in North Point, and being the Director and Chief Executive Officer of Light Be which rented a residential unit in North Point;
- Ms. Bernadette W.S. Tsui - co-owning with spouse a property in North Point and her spouse being a director of a company which owned a property in North Point; and
- Dr Conrad T.C. Wong - having past business dealings with CKAHL.

5. Dr Conrad T.C. Wong and Mr Ricky W.Y. Yu had tendered apologies for being not able to attend the meeting. As the item for agreement on hearing arrangement was procedural in nature, other Members who had declared interests could stay in the meeting.

6. The Secretary introduced that on 24.3.2023, the draft OZP, which involved mainly (i) revision to the building height restriction of a site zoned “Government, Institution or Community” at 210 Java Road from eight storeys to 110mPD to facilitate the redevelopment of an existing social services building; and (ii) rezoning of two sites from “Comprehensive Development Area” (“CDA”) and “CDA(1)” to mainly “Other Specified Uses” annotated “Commercial and Residential Development” and “Commercial (2)” with appropriate development restrictions to reflect the as-built conditions of three completed commercial and composite developments at King Wah Road and Oil Street, which were known as 18 King Wah Road, Harbour Grand Hong Kong and Harbour Glory, was exhibited for public inspection under section 5 of the Town Planning Ordinance. During the two-month exhibition period, 34 valid representations were received. The valid representations were subsequently published for three weeks and three valid comments were received.

7. The Secretary reported that in view of the similar nature of the representations and comments, the hearing of the representations and comments was recommended to be considered by the full Town Planning Board (the full Board) collectively in one group. To ensure efficiency of the hearing, a maximum of 10 minutes presentation time would be allotted to each representer/commenter in the hearing session. Consideration of the representations and

comments by the full Board was tentatively scheduled for October 2023.

8. After deliberation, the Board agreed to the hearing arrangement in paragraph 7 above.

(ii) Hearing Arrangement for Consideration of Further Representations on the Proposed Amendment arising from the Consideration of Representations and Comments on the Draft Fanling/Sheung Shui Extension Area Outline Zoning Plan No. S/FSSE/1

9. The Secretary reported that for consideration of further representations on proposed amendment to the draft Fanling/Sheung Shui Extension Area Outline Zoning Plan (OZP) No. S/FSSE/1 (the draft OZP) arising from the consideration of representations and comments in respect of the draft OZP, as there was an urgency to seek Members' agreement on the hearing arrangement in order to facilitate the follow-up work, i.e. giving reasonable notice of particulars of the hearing to relevant representers/commenters and further representers, the Secretariat of the Board sent out via email the hearing arrangement and declaration of interests for seeking Members' agreement on 1.9.2023. On 5.9.2023, the hearing arrangement was agreed by Members by circulation. Details were recapitulated in the ensuing paragraphs.

10. The draft OZP was to take forward the recommendations of the Task Force of Land Supply (TFLS) regarding the Fanling Golf Course (FGC) and the findings of the Technical Study on Partial Development of FGC Site – Feasibility Study (the Technical Study), which was commissioned by the Civil Engineering and Development Department (CEDD). The draft OZP covered mainly an area which was previously part of the Old Course of the FGC, including a site for proposed public housing development by the Hong Kong Housing Authority (HKHA), of which the Housing Department (HD) was the executive arm.

11. Representations and comments in respect of the draft OZP had been submitted by Mr Li Man Kiu Adrian David (being the Organising Committee Chairman of The Community Chest Bank of East Asia (BEA) Charity Golf Day) (R498), Hong Kong Countryside Foundation (HKCF) (R499), Hong Kong Football Club (HKFC) (R6696) and the Conservancy Association (CA) (R6783/C45).

12. As the item was procedural in nature, Members noted the following declared interests:

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| Mr Andrew C.W. Lai (<i>as Director of Lands</i>) | - being a member of HKHA; |
| Mr Paul Y.K. Au (<i>as Chief Engineer (Works), Home Affairs Department</i>) | - being a representative of the Director of Home Affairs who was a member of the Strategic Planning Committee and Subsidised Housing Committee of HKHA; |
| Mr Franklin Yu | - being a member of the Building Committee and Tender Committee of HKHA; |
| Professor John C.Y. Ng | - being an adviser and ex-director of HKCF; |
| Dr Conrad T.C. Wong | - having current business dealings with HKHA, BEA and HKFC; |
| Mr Lincoln L.H. Huang (<i>Vice-chairperson</i>) | - having past business dealings with HKCF; |
| Dr C.H. Hau | - conducting contract research projects with CEDD; being a member of the Urban Forestry and Biodiversity Focus Group of CEDD on the study related to the Kau Yi Chau Artificial Islands; being an honorary professional adviser on wetland conservation and biodiversity enhancement associated with the development of New Territories North of CEDD; being a life member of the CA; and his spouse being the Vice-chairman of the Board of Directors of the CA; |
| Mr Daniel K.S. Lau Ms Lilian S.K. Law |] being a member of Hong Kong Housing Society (HKHS) which currently had discussion with HD on housing development issues; |

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| Mr K.L. Wong | - being a member and ex-employee of HKHS which currently had discussion with HD on housing development issues; |
| Mr Timothy K.W. Ma | - being a member of the Supervisory Board of HKHS which currently had discussion with HD on housing development issues; and |
| Professor Roger C.K. Chan | - being a member of HKFC. |

13. According to sections 29(1), 29(3) and 29(4) of the Town Planning Ordinance, sections 6, 6A, 6B, 6C, 6D, 6E, 6F, 6G and 6H of the Town Planning Ordinance as in force immediately before 1.9.2023 (being the commencement date of the Development (Town Planning, Lands and Works) (Miscellaneous Amendments) Ordinance 2023) (the pre-amended Ordinance) applied to the draft OZP.

14. On 12, 14, 19, 26 & 29.6.2023 and 24.7.2023, the Town Planning Board (the Board) considered the representations and comments in respect of the draft OZP and agreed to propose amendment to the draft OZP, i.e. rezoning of the proposed public housing site (about 9.5 ha) from “Residential (Group A)” to “Undetermined” (the proposed amendment), to partially meet 78 representations. On 4.8.2023, the proposed amendment was exhibited under section 6C(2) of the pre-amended Ordinance. During the first three weeks of the exhibition period (ended on 25.8.2023), a total of 2,008 further representations (FRs) were received.

15. After taking out/consolidating 35 duplicated/multiple submissions made by same further representers, there were a total of 1,973 FRs received, of which:

- (a) 38 FR submissions that had their identity information missing and/or incomplete did not comply with the requirements as stated in the Town Planning Board Guidelines No. 29B and such FRs should be treated as not having been made pursuant to sections 6D(2)(b) and 6D(3)(b) of the pre-amended Ordinance; and
- (b) 28 FR submissions were submitted by the representers who had made representations after consideration of which the proposed amendment was

proposed and such FRs should be considered invalid pursuant to section 6D(1) of the pre-amended Ordinance.

Members noted that after excluding the above submissions, there were 1,907 valid FRs, which would be submitted to the Town Planning Board (the Board) for consideration.

16. As the representations and comments in respect of the draft OZP were considered by the full Board throughout the hearing and deliberation session, it was agreed by the Board that it would be more appropriate for the full Board itself to consider the FRs without resorting to the appointment of Representation Hearing Committee.

17. In accordance with section 6F(3) of the pre-amended Ordinance, the representers/commenters who had made the representations or comments after consideration of which the proposed amendment was proposed and the further representers would be invited to the meeting. To ensure efficiency of the hearing, it was agreed to allot a maximum of 10 minutes presentation time to each representer/commenter/further representer in the hearing session. Consideration of the FRs by the full Board was tentatively scheduled for October 2023.

18. The Secretary also reported that on 21.7.2023, the Hong Kong Golf Club filed an application for judicial review (JR) against the Director of Environmental Protection's decision (the Decision) to approve the Environmental Impact Assessment (EIA) report for partial development at the FGC under the EIA Ordinance. On 24.8.2023, the court decided to grant an interim stay of the Decision pending the determination of the JR application, but made it clear that the CEDD would not be prevented from conducting the review on the housing layout and density to fulfil the approval conditions attached to the Decision. On the same day, the Government had issued a press release expressing respect to the court decision and the Board would proceed with the ongoing statutory town planning procedures. The relevant court judgment on the interim stay had been circulated to Members on 6.9.2023.

19. The Board noted that the court's hearing of the JR had tentatively been scheduled for May 2024.

(iii) Town Planning Appeal Decision Received

Town Planning Appeal No. 3 of 2022

Proposed House (New Territories Exempted House – Small House) in “Agriculture” (“AGR”) and “Village Type Development” (“V”) Zones,

Lots 32 S.A ss.1 and 32 S.B in D.D.7, Tai Hang, Tai Po

(Application No. A/NE-KLH/604)

20. The Secretary reported that the subject appeal was against the Town Planning Board (the Board)’s decision to reject on review an application (No. A/NE-KLH/604) for a proposed house (New Territories Exempted House – Small House) at the application site (the Site) zoned “Agriculture” (“AGR”) and “Village Type Development” (“V”) on the Kau Lung Hang Outline Zoning Plan.

21. The grounds of appeal and the Town Planning Appeal Board (TPAB)’s views were as follows:

(a) Ground 1: Only 17% of the proposed Small House footprint within “AGR” zone

The appellant claimed that similar applications with less than 50% of the proposed Small House footprint falling within “AGR” zone might be approved by the Board. Hence, the appellant had acquired the adjacent lots from his family members so that the proposed Small House footprint could fall largely within the ‘V’ zone with only 17% of the footprint falling within “AGR” zone. It was considered that approving the application would not jeopardise the planning intention of the “AGR” zone.

TPAB’s view:

- (i) the TPAB did not support the above ground and considered that the application was not in line with the planning intention of the “AGR” zone, i.e. assessment criterion B(f) of the Interim Criteria for Consideration of Application for New Territories Exempted

House/Small House (Interim Criteria) could not be satisfied. In that regard, the Agriculture, Fisheries and Conservation Department did not support the application from the agricultural development point of view as there were active agricultural activities in the vicinity; agricultural infrastructure such as road access and water resources was available; and the Site possessed potential for agricultural rehabilitation. The appellant's claim that the Site could not be used for agricultural use was not substantiated; and

- (ii) the appellant had not provided evidence to support his claim that similar applications with less than 50% of the proposed Small House footprint within "AGR" zone were approved by the Board.

(b) Ground 2: Land availability in "V" zone for Small House developments

The appellant argued that the majority of land within the "V" zone of Tai Hang Village was Tso/Tong land which was unlikely to be sold to third parties. Besides, most government land and private land in Tai Hang had been reserved for government projects or resettlement of village houses over the past 20 to 30 years. Infill sites on government land for Small House developments were not available.

TPAB's view:

- (i) the TPAB noted that the Planning Department had adopted a consistent approach in estimating land available for Small House development based on the latest available information. There was insufficient justification provided by the appellant to support the claim that the approach adopted in estimating land available was problematic; and
- (ii) as such, the assessment criterion (B)(b) of the Interim Criteria could not be satisfied as there was no general shortage of land in the "V" zone in meeting the demand for Small House developments (both the outstanding Small House applications and the 10-year demand).

(c) Ground 3: Small House developments to the south of the Site

The appellant claimed that there was inconsistent decision by the Board to reject the subject application when there were some Small House developments to the south of the Site.

TPAB's view:

The TPAB noted that the Small House clusters referred by the appellant were located within the "V" zone, in which no planning permission was required for Small House developments. The above ground was also not supported.

22. The appeal was heard by the TPAB on 18.4.2023. On 8.8.2023, the TPAB unanimously decided that the appeal ought to be rejected as the proposed development failed to meet the assessment criteria B(b) and B(f) of the Interim Criteria.

23. Members noted the decision of TPAB.

(iv) Appeal Statistics

24. The Secretary reported that as at 31.8.2023, a total of six cases were yet to be heard by the Appeal Board Panel (Town Planning) and five appeal decisions were outstanding. Details of the appeal statistics were as follows:

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| Allowed | 43 |
| Dismissed | 171 |
| Abandoned/Withdrawn/Invalid | 213 |
| Yet to be heard | 6 |
| Decision Outstanding | 5 |
| <hr/> Total | <hr/> 438 |

Fanling, Sheung Shui and Yuen Long East District

Agenda Item 3

[Open Meeting (Presentation and Question Sessions only)]

Consideration of Representations and Comments in respect of the Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10

(TPB Paper No. 10916)

[The item was conducted in Cantonese and English.]

25. The Secretary reported that the amendment items on the draft Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/10 (the draft OZP) mainly involved a proposed public housing development in Sha Po to be developed by the Hong Kong Housing Authority (HKHA), of which the Housing Department (HD) was the executive arm, and supported by an Engineering Feasibility Study (EFS) conducted by the Civil Engineering and Development Department (CEDD). A representation had been submitted by Supreme Management Services Limited (R5), in which Sun Hung Kai Properties Limited (SHK) had shareholding interests. The following Members had declared interests on the item:

Mr Andrew C.W. Lai - being a member of HKHA;
(as Director of Lands)

Mr Paul Y.K. Au - being a representative of the Director of Home
(as Chief Engineer (Works), Affairs who was a member of the Strategic
Home Affairs Department) Planning Committee and Subsidised Housing
Committee of HKHA;

Mr Franklin Yu - being a member of the Building Committee and
Tender Committee of HKHA; and his spouse being
an employee of SHK;

Dr Conrad T.C. Wong - having current business dealings with HKHA,
Supreme Management Services Limited (R5) and
SHK;

- Miss Winnie W.M. Ng - being a Director of the Kowloon Motor Bus Company (1933) Limited (KMB) and Long Win Bus Company Limited (Long Win), and SHK having shareholding interests in KMB and Long Win;
- Mr Vincent K.Y. Ho - having current business dealings with SHK;
- Dr C.H. Hau - conducting contract research projects with CEDD; being a member of the Urban Forestry and Biodiversity Focus Group of CEDD on the study related to the Kau Yi Chau Artificial Islands; and being an honorary professional adviser on wetland conservation and biodiversity enhancement associated with the development of New Territories North of CEDD;
- Ms Lilian S.K. Law - being a member of Hong Kong Housing Society (HKHS) which currently had discussion with HD on housing development issues; and being an ex-Executive Director and committee member of The Boys' & Girls' Clubs Association of Hong Kong which received sponsorship from SHK;
- Mr Daniel K.S. Lau - being a member of HKHS which currently had discussion with HD on housing development issues;
- Mr Timothy K.W. Ma - being a member of the Supervisory Board of HKHS which currently had discussion with HD on housing development issues; and

Mr K.L. Wong - being a member and ex-employee of HKHS which currently had discussion with HD on housing development issues.

26. Dr Conrad T.C. Wong, Dr C.H. Hau, Messrs Franklin Yu, K.L. Wong and Vincent K.Y. Ho and Miss Winnie W.M. Ng had tendered apologies for being unable to attend the meeting, and Mr Timothy K.W. Ma had not yet arrived. Members agreed that as Messrs Daniel K.S. Lau and Timothy K.W. Ma and Ms Lilian S.K. Law had no involvement in the proposed public housing development, Mr Lau and Ms Lau could stay in the meeting and Mr Ma could join the meeting when he arrived later. 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.

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

Presentation and Question Sessions

27. 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.

28. The following government representatives, representers, commenters and their representatives were invited to the meeting at this point:

Government Representatives

Planning Department (PlanD)

Mr Anthony K.O. Luk - District Planning Officer/Fanling, Sheung Shui and Yuen Long East (DPO/FSYLE)

- Mr C.K. Fung - Senior Town Planner/Fanling, Sheung Shui and Yuen Long East
- Mr Tony Y.C. Wu - Senior Town Planner/New Territories Headquarters (STP/NTHQ)
- Ms Loree L.Y. Duen - Town Planner/Fanling, Sheung Shui and Yuen Long East
- Mr Anson L.T. Kung - Town Planner/New Territories Headquarters

CEDD

- Mr Andrew W.C. Lee - Senior Engineer (SE)
- Ms Karen W.Y. Chui - Engineer

HD

- Ms Regina M.L. Chang - Senior Planning Officer (SPO)
- Ms Peggy P.T. Ng - Senior Architect
- Ms Hilda P.C. Leung - Planning Officer

Binnies Hong Kong Limited

Mr Edwin C.H. Lo]

Mr Tony Y.K. Lee]

Mr Kim K.K. Leung]

Ms Eunice S.F. Lee]

Ramboll Hong Kong Limited] Consultants

Ms Katie W.K. Yu]

AEC Limited]

Ms Grace P.C. Leung]

Ms Chris H.M. Luk]

Representers, Commenter and their Representatives

R1/C2 – Mary Mulvihill

- Ms Mary Mulvihill - Representer and Commenter

R2 – Alex Development Limited

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| <i>KTA Planning Limited</i> |] | |
| Ms Pauline B.Y. Lam |] | |
| Ms Anson P.Y. Ying |] | Representer's Representatives |
| <i>CTA Consultants Limited</i> |] | |
| Mr Kelvin C.W. Leung |] | |
| Ms Claudia M.W. Yim |] | |

R3 – Koon Chun Sauce Factory

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| Mr Tam Wing Ming |] | Representer's Representatives |
| Mr Wong Ho Ming Daniel |] | |

29. 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, commenter and their representatives would then be invited to make oral submissions. To ensure efficient operation of the hearing, each representer, commenter or his/her representative would be allotted 10 minutes for making presentation. There was a timer device to alert the representers, commenter or 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, commenter and their representatives had completed their oral submissions. Members could direct their questions to the government representatives or the representers, commenter and their representatives. After the Q&A session, the government representatives, the representers, commenter and their representatives would be invited to leave the meeting. The Town Planning Board (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.

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

31. With the aid of a PowerPoint presentation, Mr Tony Y.C. Wu, STP/NTHQ, briefed Members on the representations and comments, including the background of the draft OZP, the grounds/views/proposals of the representers and commenters, planning assessments and

PlanD's views on the representations and comments as detailed in TPB Paper No. 10916 (the Paper). The amendments were:

- (a) Item A
rezoning of two sites in Mo Fan Heung and Fung Kat Heung from "Industrial (Group D)" ("I(D)") and "Agriculture" ("AGR") to "Residential (Group A)" ("R(A)") for proposed public housing development subject to a maximum plot ratio (PR) of 6.7 and a maximum building height (BH) of 185 meters above Principal Datum (mPD);
- (b) Item B
rezoning of a site south of Fung Kat Heung Road from "I(D)" to "Government, Institution or Community" ("G/IC") for provision of various government, institution and community facilities to support the future population of the area;
- (c) Item C
rezoning of a site in Fung Kat Heung from "I(D)" to "Residential (Group C)3" ("R(C)3") subject to a maximum PR of 0.5 and maximum BH of two storeys (12m) to reflect the current use and as-built development bulk of the Grade II historic buildings of the Shum Residence (沈氏大屋); and
- (d) Notes of the OZP
exempting the filling of land/pond or excavation of land pertaining to public works and minor works coordinated or implemented by Government in "Conservation Area" ("CA") and "Conservation Area (1)" ("CA(1)") zones from the requirement for planning permission (the Exemption Clause).

32. The Chairperson then invited the representers, commenter and their representatives to elaborate on their representations/comment.

R1/C2 – Mary Mulvihill

33. With the aid of visualiser, Ms Mary Mulvihill made the following main points:

Item A

- (a) with a planned population of about 46,000 persons for the proposed public housing development, the provision of local open space should be about 4.6 ha (i.e. at least 1m² per person). However, the table showing the development parameters of the proposed public housing development in paragraph 4.1.2 of the Paper contained no information about open space provision. Noting that the proposed recreation facilities in Item B were meant to serve the wider community and not for exclusive use by the future public housing residents, it would be unacceptable to rely on these facilities to fulfil the need for local open space from future residents;
- (b) it was revealed in the Air Ventilation Assessment – Expert Evaluation (AVA-EE) under the EFS that the proposed public housing development would potentially block some winds to its immediate surrounding areas. The use of air conditioners for ventilation in residential units was an anti-measure to combat climate change;
- (c) the total number of affected trees was as high as about 1,600. It was considered unreasonable that not a single one of them was identified as an Old and Valuable Tree (OVT) under the EFS;
- (d) compensatory planting was merely in form of a row of ornamental trees along the site boundary or against the podium, rendering the trees difficult to mature. In cases of tree toppling in the aftermath of typhoons, experts would very often attribute such toppling to poor soil quality rather than insufficient soil space to support plant survival;
- (e) the proposed measures such as careful design and façade treatment of buildings could not mitigate the visual impact, bulkiness and monotony of the proposed public housing development;
- (f) referring to the Government, institution and community (GIC) tables at Annexes VI and VII of RNTPC Paper No. 9/22 dated 9.12.2022 on the Proposed Amendments to the Approved Kam Tin North OZP No. S/YL-KTN/9, taking

into account the provision of existing and planned GIC facilities, there were still severe deficiencies in the provision of many community facilities (e.g. sports centre, swimming pool, community care services facilities, child care centre, residential care homes for the elderly (RCHE), pre-school rehabilitation services, day rehabilitation services, residential care services, etc.) in Kam Tin North area and/or the wider Yuen Long District. The development programme of those much-aspired planned GIC facilities was still uncertain at the current stage;

- (g) the need for provision of community facilities in the area was imminent. The approach of fulfilling such need on a wider district basis was not acceptable given the already deficit provision of the concerned community facilities in the wider Yuen Long District. Also, the gross floor area (GFA) reserved for social welfare facilities which was equivalent to about 5% of the domestic GFA of the proposed public housing development was not sufficient as communities in the New Territories were not as well-provided for as those in urban areas. The proposed GIC block atop the bus terminus was inadequate to meet the needs of the growing community. The Board should note that the focus of resolving one single issue (i.e. housing) at the expense of other development needs was unacceptable;
- (h) the displacement/closure of the existing brownfield operations for the development of public housing would further reduce the job opportunities in the New Territories;

Item B

- (i) no detailed plan had been provided to demonstrate how the proposed 37,000m² of open space could be accommodated in the Item B site (about 2.68ha);
- (j) the provision of one mini-soccer field to serve the proposed public housing development and the surrounding community was not adequate. Also, five basketball courts should be provided based on an estimated population of about 50,000 persons;

Item C

- (k) she supported Item C for the purposes of heritage preservation and promotion of international cultural heritage tourism;
- (l) consideration should be given to incorporating a requirement that any demolition or remodelling of the existing historic buildings should be subject to the Board's approval;

The Exemption Clause

- (m) she objected to the Exemption Clause for public works co-ordinated by Government involving filling of land/pond or excavation of land in "CA" and "CA(1)" zones as the mechanism enabling public scrutiny of such works would be removed. Such exemption would also encourage extensive tree felling and vegetation clearance;

Others

- (n) public housing units should be allocated to people in genuine need. However, the current criteria for allocation of public housing units had disincentivised people from working hard to climb up the income ladder; and
- (o) after the revamping of TPB's website in August 2023, the TPB's website had become very difficult to navigate, and she had to spend extra time to trawl through layers and layers of webpage to look for information which was rather easy to be located before the revamping. Not only was the revamped website not user-friendly but also no user guide was provided.

[Ms Sandy H.Y. Wong joined the meeting during the presentation of Ms Mary Mulvihill (R1/C2).]

34. The Chairperson explained that due to the need to incorporate legislative amendments to the Town Planning Ordinance into the TPB's website, opportunity had also been taken to revamp the website to make it more user-friendly. All the information previously on the website was still available in the new version, albeit with a different webpage design. So far, there were not many public enquiries about the revamped website. The

Secretariat of the Board had received R1/C2's enquiry emails and would provide step-by-step guide to help her navigate the website.

R2 – Alex Development Limited

35. With the aid of a PowerPoint presentation, Ms Pauline B.Y. Lam made the following main points:

- (a) the representer had no objection to the proposed public housing development nor the associated proposed road network but requested minor modification to the EFS's road widening proposal with a view to improving the local traffic condition;
- (b) the neighbourhood, within which the R2's site was situated, comprised open storage uses, industrial operations, village houses and the monastery of Miu Kok Yuen (妙覺園). Connecting the neighbourhood to Fung Kat Heung Road was only a single-lane sub-standard local road of about 3.6m in width (the Local Access Road). The Local Access Road was designed with the eastern pavement (about 1.3m wide) and the western pavement (of varying widths up to about 4.8m wide). When two-way traffic was running on the Local Access Road, the western pavement would be used as a temporary lay-by to accommodate vehicles coming from opposite directions, thus creating conflicts between pedestrians and vehicular traffic. Since the Local Access Road was mainly used by heavy goods vehicles during peak hours as revealed by their traffic survey conducted in February 2023, the pedestrian-vehicle conflict was mounting;
- (c) under the EFS, part of the Local Access Road would be widened to a single two-lane carriageway (10.3m wide) to form part of the proposed loop road system serving the proposed public housing development, and the western pavement of the remaining part of the Local Access Road, about 45m long, would be incorporated into the proposed public housing development and encroached by a housing block. Such arrangement would remove the temporary lay-by on the western pavement and further aggravate the traffic congestion on the Local

Access Road, resulting in traffic tailing back to the proposed loop road;

- (d) although there would be a reduction of heavy vehicular flow upon clearance of the existing brownfield operations in the Items A and B sites as mentioned in the Paper (paragraph 5.2.1(a)(b)), the scale of brownfield operations in the neighbourhood of the R2's site would remain unchanged and hence the heavy vehicular traffic volume would not be reduced. With the additional population as a result of the proposed public housing development, adverse traffic impact was envisaged and there was a need to widen the remaining part of the Local Access Road to alleviate the potential adverse traffic impact; and
- (e) the representer suggested setting back the concerned housing block so that the remaining 45m of the Local Access Road could be widened to accommodate a single two-lane carriageway (7.3m wide) and a wider western pavement (2.5m wide).

R3 – Koon Chun Sauce Factory

36. With the aid of a PowerPoint presentation, Mr Tam Wing Ming made the following main points:

- (a) the representer did not object to the proposed public housing development;
- (b) Koon Chun Sauce Factory was established in R3's site in 1967, and located to the west of the proposed public housing site across San Tin Highway. In recent years, heavy storms had caused severe flooding across the factory ground. To the north of the R3's site was a 3m-wide open drainage channel sloping down to an abandoned meander to the west and Kam Tin River beyond. It was understood that flood water would be temporarily stored in the abandoned meander during storms and only be discharged to the nearby Kam Tin River after the water level of the river had receded; and
- (c) under the EFS, the proposed drainage network of the proposed public housing development would eventually discharge stormwater to the said 3m-wide open

drainage channel. This would aggravate the existing flooding problem around the R3's site but there was no solution put forward in the Paper. The Government was strongly requested to resolve the flooding problem caused by the proposed public housing development and minimise stormwater discharge to the said 3m-wide open drainage channel.

37. As the presentations of PlanD's representative and the representers, commenter and their representatives had been completed, the meeting proceeded to the Q&A session. The Chairperson explained that Members would raise questions to the representers, commenter and their representatives and/or the government representatives. The Q&A session should not be taken as an occasion for the attendees to direct question to the Board or for cross-examination between parties.

Traffic and Transport

38. Some Members raised the following questions:

- (a) how the proposed traffic mitigation measures could help mitigate the traffic impact of the proposed public housing development; and whether the proposed public transport interchange (PTI) in the Item A site would be timely provided to tie in with the population intake;
- (b) the party responsible for the construction and management of rural local roads; and
- (c) whether the R2's concern on the Local Access Road had been addressed; and whether the Local Access Road could be improved or the western pavement could be retained by reshuffling the blocking layout of the proposed public housing development.

39. With the aid of some PowerPoint slides, Mr Anthony K.O. Luk, DPO/FSYLE, PlanD, made the following main points:

- (a) under the EFS, the majority (about 70%) of the future population of the proposed public housing development were expected to take public transport for commuting. The proposed PTI being an integral part of the proposed public housing development would be implemented in tandem with the residential portion for target completion in 2031. Given that the future Au Tau Station of the proposed Northern Link Phase 2 had been scheduled for completion in 2034, the future residents would need to rely on the proposed PTI facility in the interim. The Transport Department (TD) would also arrange appropriate level of public transport services to complement the population build-up. Together with the implementation of other proposed traffic improvement works under the EFS (e.g. widening of San Tam Road, improvement to nearby interchanges, etc.), there would be no insurmountable problem with the transport network in the area; and

- (b) regarding pedestrian movement on the Local Access Road, the existing western pavement was discontinued beyond the proposed housing site boundary and was also largely blocked by brownfield operations and car parks. The eastern pavement provided a more convenient pedestrian walkway which branched off from the Local Access Road and connected with Fung Kat Heung Road to the north. On vehicular movement, there was an existing passing bay beside the eastern pavement which could be used to accommodate traffic from opposite direction. In delineating the boundary of the proposed public housing site, the western pavement had been incorporated in order to maximise the flat production and the eastern pavement was left intact for pedestrian movement. To address R2's concern on the loss of the temporary lay-by, an option of providing a lay-by nearby could be explored at the detailed design stage.

40. On local access roads in the New Territories, Ms Carrie K.Y. Leung, Chief Engineer/New Territories West, TD, advised that in general, local access roads were under the management and maintenance of TD and Highways Department, or Home Affairs Department. There were also some local access roads falling within unleased and unallocated government land. From traffic safety point of view, if the traffic flow of a local access road with one-lane two-way arrangement was low and passing bay(s) on roadside was/were available, the traffic condition would be considered acceptable. Improvements to local access roads could be

undertaken when opportunities arose (e.g. new development nearby) in collaboration with relevant government departments.

41. In response to a Member's question on the provision of cycle track, Mr Andrew W.C. Lee, SE, CEDD, said that while no cycle track would be provided within the proposed public housing development, there were existing cycle tracks along Castle Peak Road – Tam Mi and Pok Wai South Road, which provided a through-link for cyclists travelling between Yuen Long and San Tin, and beyond. To support the proposed public housing development, traffic improvement works had been proposed under the EFS, including widening of the single two-lane section of San Tam Road to single four lanes (with local narrowing to single three lanes near Pok Wai), junction improvements at Fairview Park Interchange and Au Tau Interchange, etc. During the course of EFS, options of further widening San Tam Road to provide cycle track had been explored and were found subject to many technical difficulties such as the existing site constraints imposed by pylons and footbridge structures nearby.

42. On the Local Access Road, Ms Eunice Lee, Binnies Hong Kong Limited, said that there were about 40 vehicles per AM peak hour based on the traffic survey presented by R2. With such traffic flow, the Local Access Road was considered sufficient to fulfil the existing traffic demand according to relevant government departments' design standards. It should be noted that a substantial section of the Local Access Road would be improved and widened to a dual-two carriageway (about 10.3m wide) as part of the proposed public housing development, leaving only a small section (about 45m long) behind. According to the prevailing government design standard that a passing bay should be provided at intervals of 60m and considering that the remaining part of the Local Access Road was only 45m long which comprised an existing passing bay on the eastern pavement and would be connected with the wider road surface of the proposed junction, the traffic might not result in tailing back as perceived by R2. The option of providing a lay-by nearby would be explored at the detailed design stage. It was not justified to widen the remaining short section of the Local Access Road, as suggested by R2.

Air Ventilation and Visual Issues

43. A Member raised the following questions:

- (a) whether there were additional air ventilation measures to address the air ventilation concerns raised by the RNTPC when considering the proposed amendments to the OZP in December 2022; and
- (b) the measures to minimise the visual impact of the bulkiness and massing of the proposed public housing development.

44. With the aid of some PowerPoint slides, Mr Anthony K.O. Luk, DPO/FSYLE, PlanD, and Ms Katie Yu, Ramboll Hong Kong Limited, made the following main points:

- (a) at the stage of AVA-EE, alternative housing layouts incorporating key design features had been tested and refined through iterative process to optimise the wind performance. The current layout had been proved to pose no significant adverse air ventilation impact on the surrounding wind environment after factoring in various air ventilation mitigation measures, including:
 - (i) placing the low-rise GIC cluster (i.e. Item B) between the northern and southern portions of the proposed housing development to function as a local wind corridor channelling the prevailing annual easterlies;
 - (ii) provision of building separations of at least 15m wide to align with the prevailing wind directions, particularly the prevailing summer southerlies, to minimise the air ventilation impact on the low-rise village settlements of Mo Fan Heung and Wah Shing Tsuen in the downwind region; and
 - (iii) adoption of permeable design for podium and carpark, etc.

The concerns raised at the RNTPC had been well noted by the project proponent. When the proposed public housing development proceeded to the detailed design stage, a quantitative AVA-Initial Study was recommended to be

conducted to further optimise the blocking arrangement in the course of preparing the detailed layout; and

- (b) placing a public housing development of domestic PR 6.5 in a rural setting would inevitably change the visual context in and create visual impacts on the neighbouring areas, to a certain extent. According to the Landscape and Visual Impact Assessment (LVIA) under the EFS, the visual impact of the proposed public housing development had been assessed from ten vantage points, with most of them rated 'negligible'/'slightly adverse' and only a few rated 'moderately adverse'. Mitigation measures including landscape planting, provision of greenery and adoption of terraced podium with permeable design features were proposed to alleviate the visual impact.

Drainage Issue

45. Some Members raised the following questions:

- (a) whether the flooding concern raised by R3 had been addressed;
- (b) whether there would be any measures to ensure no adverse drainage impact during construction; and
- (c) whether the R3's site had suffered from flooding as a result of Typhoon Saola.

46. With the aid of some PowerPoint slides, Mr Anthony K.O. Luk, DPO/FSYLE, PlanD, Mr Andrew W.C. Lee, SE, CEDD, and Mr Tony Lee, Binnies Hong Kong Limited, made the following main points:

- (a) according to the Drainage Impact Assessment (DIA) under the EFS, the catchment area where R3's site resided would be reduced together with a decrease in paved area from about 336,000m² (without proposed development) to about 301,000m² (with proposed development), suggesting that the capacity of absorbing surface runoff through infiltration into soil had been enhanced. The DIA also concluded that with the proposed drainage network in place, there

would be a decrease in the discharge of stormwater to the existing 3m-wide open drainage channel to the north of the R3's site. With reference to photos showing the water flow along the concerned 3m-wide open drainage channel, there was no significant difference between the water levels before and after the arrival of Typhoon Saola on 1.9.2023. The flooding issue under R3's concern would be referred to the Drainage Services Department for consideration; and

- (b) the drainage discharge during construction works was governed by relevant government guidelines. CEDD would incorporate appropriate conditions in the relevant engineering contracts requiring the contractor to monitor the drainage discharge in the surrounding areas during the site formation and infrastructure works for the proposed public housing development.

47. Regarding the flooding impact of Typhoon Saola on R3's site, Mr Tam Wing Ming, R3's representative, advised that heavy storm did not necessarily involve heavy rainfall. Since Typhoon Saola did not bring heavy rainfall, R3's site did not suffer from flooding. However, taking data on only one occasion was not representative. On the other hand, it was noteworthy that the flood water stored in the abandoned meander during storms would not be immediately discharged to Kam Tin River until the river receded to a certain low level after rainfall. If the abandoned meander was already full during storms, this would give rise to flooding in the upstream region where R3's site resided.

GIC Facilities

48. Some Members raised the following questions:

- (a) whether the provision of open space facilities would comply with the requirements under the Hong Kong Planning Standards and Guidelines (HKPSG);
- (b) the rationale of adopting a wider district basis for addressing the need for GIC facilities;
- (c) the development programme of the proposed GIC cluster in the Item B site; and

the location of the proposed police station;

- (d) whether there was a need to provide a new primary school in the Item B site; and whether it would be possible to relocate the planned school from the proposed public housing development in the Fanling Golf Course to the Item B site; and
- (e) the provision of child care centres.

49. With the aid of some PowerPoint slides, Mr Anthony K.O. Luk, DPO/FSYLE, PlanD, made the following main points:

- (a) the provision of open space would follow the HKPSG standards (i.e. 1m² local open space and 1m² district open space per person). For local open space, as detailed in the Paper (paragraph 5.2.2 (b)(a)), there would be about 15,800m² and 37,000m² local open space within the northern and southern portions respectively of the proposed public housing development, totalling about 50,000m², which would be sufficient to serve the planned population of about 46,000 persons based on the HKPSG standards. For district open space, a mini-soccer field would be provided within the Item B site;
- (b) the approach of adopting a wider district basis (i.e. areas within the Yuen Long District Council boundary as in the subject case) to fulfil the need for community facilities from residents of a smaller district (e.g. Kam Tin North) was applicable only when the smaller district fell within the relevant district council boundary. When there were proposed amendments to OZPs involving changes in population, two GIC tables (i.e. one based on the OZP boundary and the other on the district council boundary) would be updated, where applicable, and attached to the relevant TPB papers for Members' information. The compilation of the two GIC tables would not take into account the demand and supply situation in other district councils;
- (c) in the Item B site, the proposed GIC cluster comprised various GIC facilities including a police station, a fire station, a sports centre and a mini-soccer field.

The implementation programme of individual facilities would be subject to planning by relevant departments taking into account a host of factors (e.g. population intake, the level of service to be provided, etc.). Nevertheless, to support the daily life of the future residents, it was more important to make all basic essential facilities available to them in the first place. In the Item A site, some daily basic facilities (e.g. local open space, retail facilities, PTI, etc.) would be provided in a timely manner for the future residents;

- (d) the planned neighbourhood for a population of about 46,000 persons under Item A justified the provision of a primary school based on the HKPSG requirements. Given no existing primary school in the vicinity, a primary school site had been reserved as requested by the Education Bureau (EDB) and situated in the Item B site. As for the planned school site in the proposed public housing development in Fanling Golf Course, if there was a need for relocation, potential relocation sites would be identified in the North District, instead of Kam Tin North; and
- (e) with reference to the GIC table for Kam Tin North at Attachment VII of the Paper, there would be a demand for 330 child care places based on the HKPSG requirement and the planned provision (including the existing provision) would be about 20 places. However, that planned provision had not yet taken into account the social welfare facilities (equivalent to about 5% of total domestic GFA) to be provided within the proposed public housing development. Opportunities could be explored with the Social Welfare Department to provide more child care places within the proposed development when detailed planning proceeded.

Environmental Protection Measures

50. Some Members raised the following questions:

- (a) whether there would be provision of environmental protection measures/initiatives; and

- (b) whether consideration had been given to the installation of water retention tank with the purpose of using the collected rainwater for landscape irrigation.

51. On the environmental protection measures/initiatives, Mr Terence S.W. Tsang, Assistant Director (Environmental Assessment), Environmental Protection Department (EPD), explained that on one hand, EPD would ensure no adverse environmental impact associated with proposed developments through the planning mechanism. On the other hand, the Government would, through relevant legislation and/or guidelines, require the incorporation of environmental protection measures/initiatives into (re)development projects as appropriate. Examples of these environmental protection measures/initiatives include greening, electric vehicle charging facilities, green transport (e.g. cycle track, etc.), waste management, refinement of blocking layout, etc.

52. On water retention tank, Mr Andrew W.C. Lee, SE, CEDD, explained that the proposed drainage works (e.g. U-channels, new drainage channel, etc.) under the EFS would effectively collect the surface runoff and discharge it to the existing drainage channels, without causing any adverse drainage impact. There was no need to install a water retention tank for drainage purpose. On landscape irrigation, Ms Regina M.L. Chang, SPO, HD, said that consideration could be given to adopting the Zero Irrigation System to collect, store and reuse rainwater for plant irrigation, subject to further study at the detailed design stage.

[Mr Timothy K.W. Ma joined the meeting during the Q&A session.]

53. As Members had no further questions to raise, the Chairperson said that the hearing procedures for the presentation and Q&A sessions had been completed. The Board would further deliberate on the representations and comments in closed meeting and inform the representers and commenters of the Board's decision in due course. The Chairperson thanked the representers, commenter and their representatives and the government's representatives for attending the meeting. They left the meeting at this point.

[The meeting was adjourned for a short break.]

Deliberation Session

54. The Chairperson highlighted that the Items A and B sites were among the 12 priority brownfield clusters identified as suitable for public housing development under a review conducted by the Government a few years ago, and the proposed public housing development was one of the first batch of the identified brownfield clusters undergoing the plan-making process. Members had expressed concerns about the provision of the supporting infrastructure and GIC facilities. Regarding the transport arrangement, while the commissioning of the proposed Au Tau Station in 2034 would be a few years behind the first population intake targeted in 2031, the PTI which formed part and parcel of the public housing development would be put into service from the outset as explained by the Government's project team. Moreover, appropriate traffic improvement works (e.g. road widening, junction improvements, etc.) identified in the EFS would be carried out. The project team had also provided detailed responses on the planned GIC facilities. As for the improvement to the remaining part of the Local Access Road, the relevant government departments would explore various options (e.g. provision of a lay-by, widening the remaining road section, etc.) when refining the proposed public housing development at the detailed design stage. She then invited views from Members.

55. Members generally supported or had no objection to the amendment items and relevant Notes of the OZP and expressed the following views:

Infrastructure and Transport

- (a) the rural areas were generally lacking in adequate basic infrastructure (e.g. access roads, drainage facilities, etc.). When the Government injected resources to implement new developments in the rural areas, opportunity could be taken to spare some resources to improve the surrounding environment for the benefit of the local community and at the same time, every effort should be made to minimise disturbance to the community. Whilst a few Members generally considered R2's suggestion regarding widening proposal for the remaining part of the Local Access Road not unreasonable and that it could possibly be taken forward by the Government where practicable, a Member opined that a substantial part of the Local Access Road had already been

included for improvement by the Government as part of the proposed public housing project. As there were many rural roads in the New Territories that would require improvements, acceding to R2's request to upgrade the remaining part of the Local Access Road would set an undesirable precedent;

- (b) more employment opportunities should be provided in the proposed public housing neighbourhood to achieve a more proper home-job balance and hence reduce the demand for commuting between living place and workplace;
- (c) in the past experience of new town development, the provision of infrastructure often lagged behind the growth of the population. To make life more convenient for the residents especially in the first few years, the Government should adopt the infrastructure-led planning principle;

Layout Design and Air Ventilation Issues

- (d) housing blocks with varied design features should be adopted to enhance the visual interest, instead of extensive use of standard blocks. There was not much information presented in the Paper on how the massing and bulkiness of the building blocks could be treated;
- (e) at the RNTPC meeting on the consideration of proposed amendments to the approved Kam Tin North OZP No. S/YL-KTN/9 held on 9.12.2022, it was recorded that the proposed public housing development might potentially block some winds from the south and south-southwest directions. However, after several months since the RNTPC meeting, there was no further information to demonstrate that the above issues had been satisfactorily addressed. As a fundamental principle, the EFS should have conducted a quantitative AVA-Initial Study instead of the broadbrush AVA-EE approach in order to formulate a better layout. The seven recommended mitigation measures under the AVA-EE were merely minimal requirements, four of which were mandated by relevant government guidelines (e.g. HKPSG and Practice Note for Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-152) and three were standard requirements (e.g.

minimisation of podium bulk, permeable design of car park and PTI, etc.). The proposed layout with 16 high-rise towers (about 40 storeys) atop excessive podia was considered not satisfactory, and was not different from the typical public housing estates that were commonplace;

GIC Facilities

- (f) the proposed public housing development comprised the northern portion (for a population of about 15,000 persons) and the southern portion (for a population of about 30,000 persons), both being separated by the proposed GIC cluster in the middle (i.e. the Item B site). Since supporting facilities would be available in both the northern and southern portions (in particular the PTI in the southern portion), pedestrian movement between the two portions across the Item B site was highly likely. Noting that the population intake targeted in 2031 would be years ahead of the completion of the GIC cluster in the Item B site, the interface between the two portions and the Item B site should be better co-ordinated to minimise conflicts;
- (g) the Government should ensure sufficient and timely provision of open space and community facilities to complement with the population intake;

Environmental Protection Measures

- (h) given the large population of about 50,000 persons in the proposed public housing development, options of low-carbon commuting (e.g. cycling, walking, etc.) should be promoted, and more efforts should be spent on improving the cycling and footpath networks in the area; and
- (i) future housing developments should incorporate more environmental protection measures, such as underground waste collection facilities and recycling of waste water for irrigation, as soon as possible.

56. As Members have no further views, the Chairperson summarised the follow-up actions as follows:

- (a) Members' concerns on the blocking design (e.g. bulkiness, massing, etc.) should be addressed when finalising the scheme at the detailed design stage. A quantitative AVA-Initial Study would be conducted by the project proponent to further optimise the blocking arrangement in the course of preparing the detailed layout. Furthermore, the Housing Bureau was spearheading the "Well-Being" project with the aim of fostering the well-being of residents living in public housing, through provision of better design and facilities for new public housing projects. It was believed that the proposed public housing development with a target completion year of 2031 could be subsumed under the "Well-Being" project;
- (b) at the detailed design stage, the relevant government departments would further investigate if any improvement could be made to the remaining part of the Local Access Road;
- (c) relevant government departments (e.g. TD, HyD and CEDD) had been actively pursuing various smart, green and resilient initiatives and would continue to do so; and
- (d) the implementation programme of various GIC facilities in the Item B site should be well-coordinated in order to enhance the sense of well-being of the residents.

57. The Chairperson concluded that Members generally supported the OZP amendments and agreed that the OZP should not be amended to meet the adverse representations and that all grounds 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.

58. After deliberation, the Town Planning Board (the Board) noted the supporting views of **R1 (part)** and decided not to uphold **R1 (part) and R2 to R5**, and agreed that the

draft Kam Tin North Outline Zoning Plan should not be amended to meet the representations for the following reasons:

“Items A and B

- (a) the representation sites are amongst the priority brownfield clusters identified by the Government with high potential for public housing development. An Engineering Feasibility Study comprising technical assessments on different aspects including traffic, environmental, drainage, landscape, visual and air ventilation has been conducted which confirmed that there is no insurmountable technical problem and no significant adverse impact induced by the development with the proposed mitigation measures implemented. Further enhancement of the development layout and design of the proposed development will also be considered at the detailed design stage to address the representers’ concerns. It is considered suitable to zone the site as “Residential (Group A)” for increasing housing supply and “Government, Institution or Community” for provision of government, institution and community facilities in support of the development (**R1 to R5**);

- (b) the planned provision of community and recreational facilities in the Kam Tin North area is generally sufficient to meet the need of the community except for certain social welfare facilities. Community facilities are also proposed in the government, institution and community cluster to serve the basic needs of the future population. In the proposed public housing development at the representation sites, opportunity has been taken to reserve accommodation equivalent to about 5% of domestic gross floor area for appropriate social welfare facilities. The Social Welfare Department will continue to identify suitable sites or premises in different types of development projects in the district for the provision of welfare facilities to meet the needs of the community (**R1**); and

Amendment to the Notes of “Conservation Area” and “Conservation Area (1)” Zones

- (c) the amendment to the Notes to exempt the filling of land/pond or excavation of land pertaining to public works and minor works in the “Conservation Area” and “Conservation Area (1)” zones from requirement of planning permission 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, and would not undermine the statutory control on the relevant activities **(R1)**.”

59. The Board also agreed that the draft Kam Tin North OZP, together with the Notes and updated Explanatory Statement, were suitable for submission under sections 8(1)(a) and 29(8) of the Town Planning Ordinance to the Chief Executive in Council for approval.
[The meeting was adjourned for a short break.]

Tuen Mun and Yuen Long West District

Agenda Item 4

[Open Meeting (Presentation and Question Sessions only)]

Consideration of Representation and Comment in respect of the Draft Yuen Long Outline Zoning Plan No. S/YL/26
(TPB Paper No. 10917)

[The item was conducted in English and Cantonese.]

60. The Secretary reported that the amendment items on the draft Yuen Long Outline Zoning Plan (OZP) No. S/YL/26 (the draft OZP) mainly involved a public housing development to be developed by the Hong Kong Housing Authority (HKHA), of which the Housing Department (HD) was the executive arm, and supported by an Engineering Feasibility Study (EFS) conducted by the Civil Engineering and Development Department (CEDD); and taking forward an agreed s.12A application (No. Y/YL/18) which was submitted by Winpo Development Limited, a subsidiary of New World Development Company Limited (NWD). The following Members had declared interests on the item:

Mr Andrew C.W. Lai - being a member of HKHA;
(as *Director of Lands*)

Mr Paul Y.K. Au - being a representative of the Director of Home
(as *Chief Engineer (Works)*, Affairs who was a member of the Strategic

- Home Affairs Department*) Planning Committee and Subsidised Housing Committee of HKHA;
- Mr Franklin Yu - being a member of the Building Committee and Tender Committee of HKHA;
- Dr Conrad T.C. Wong - having current business dealings with HKHA;
- Mr Vincent K.Y. Ho - being a member of the Advisory Committee of New World Build for Good, which was founded by NWD;
- Mr Ricky W.Y. Yu - being the Director and Chief Executive Officer of Light Be (Social Realty) Co. Ltd. which had received donations from Chow Tai Fook Charity Foundation (related to NWD) and would rent a piece of land from NWD for social housing development projects;
- Dr C.H. Hau - conducting contract research projects with CEDD; being a member of the Urban Forestry and Biodiversity Focus Group of CEDD on the study related to the Kau Yi Chau Artificial Islands; and being an honorary professional adviser on wetland conservation and biodiversity enhancement associated with the development of New Territories North of CEDD; and being an employee of the University of Hong Kong (HKU) and K11 Concept Limited of NWD had been sponsoring his student learning projects in HKU since 2009;
- Mr Timothy K.W. Ma - being a member of the Supervisory Board of HKHS which currently had discussion with HD on housing development issues;

Mr Daniel K.S. Lau] being a member of HKHS which currently had
Ms Lilian S.K. Law] discussion with HD on housing development
issues;

Mr K.L. Wong - being a member and ex-employee of HKHS which
currently had discussion with HD on housing
development issues.

61. Dr Conrad T.C. Wong, Dr C.H. Hau and Messrs Franklin Yu, K.L. Wong, Vincent K.Y. Ho and Ricky W.Y. Yu had tendered apologies for being unable to attend the meeting. Members agreed that as Messrs Daniel K.S. Lau, Timothy K.W. Ma and Ms Lilian S.K. Law had no involvement in the amendment items on the draft OZP, they could stay in the meeting. Members also noted that the interests of Messrs Andrew C.W. Lai and Paul Y.K. Au were direct, and that both of them had already left the meeting.

Presentation and Question Sessions

62. The Chairperson said that notification had been given to invite the representer/commenter to attend the hearing. The following government representatives and the representer/commenter were invited to the meeting at this point:

Government Representatives

Planning Department (PlanD)

- | | |
|--------------------|---|
| Mr Raymond H.F. Au | - District Planning Officer/Tuen Mun and Yuen Long West (DPO/TMYLW) |
| Ms Carol K.L. Kan | - Senior Town Planner/Tuen Mun and Yuen Long West (STP/TMYLW) |
| Mr Tony Y.C. Wu | - Senior Town Planner/New Territories Headquarters |
| Ms Ajyum D. Chan | - Town Planner/Tuen Mun and Yuen Long West |
| Mr Anson L.T. Kung | - Town Planner/New Territories Headquarters |

CEDD

Mr Ivan C.P. Chan - Senior Engineer

HD

Ms Regina M.L. Chang - Senior Planning Officer

Ms Charity K.W. Leung - Senior Architect

Ms Hilda P.C. Leung - Planning Officer

Binnies Hong Kong Limited]

Mr Tony Y.K. Lee]

Mr Kim K.K. Leung]

Ms Eunice S.F. Lee]

Ramboll Hong Kong Limited] Consultants

Ms Katie W.K. Yu]

AEC Limited]

Ms Grace P.C. Leung]

Ms Chris H.M. Luk]

Representer/Commenter

R1/C1 – Mary Mulvihill

Ms Mary Mulvihill - Representer and Commenter

63. 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 representation and comment. The representer/commenter would then be invited to make oral submission. To ensure efficient operation of the hearing, the representer/commenter would be given a total of 20 minutes for making presentation. There was a timer device to alert the representer/commenter 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 representer/commenter had completed the oral submission. Members could direct their questions to the government representatives or the representer/commenter. After the Q&A session, the government representatives and the representer/commenter would be invited to

leave the meeting. The Town Planning Board (the Board) would then deliberate on the representation and comment in their absence and inform the representer/commenter of the Board's decision in due course.

64. The Chairperson invited PlanD's representatives to brief Members on the representation and comment.

65. With the aid of a PowerPoint presentation, Ms Carol K.L. Kan, STP/TMYLW, briefed Members on the representation and comment, including the background of the draft OZP, the grounds/views/proposals of the representer and commenter, planning assessments and PlanD's views on the representation and comment as detailed in TPB Paper No. 10917 (the Paper). The amendments were:

(a) Item A

rezoning of a site in Tai Kei Leng from "Open Space" ("O") and "Residential (Group B)" to "Residential (Group A)6" ("R(A)6") for a proposed public housing development subject to a maximum plot ratio (PR) of 6.7 and a maximum building height (BH) of 185 meters above Principal Datum (mPD);

(b) Item B

rezoning of a site in Lam Hi Road from "Other Specified Uses" annotated "Art Storage and Public Open Space" ("OU(AS and POS)") to "R(A)7" for a proposed private subsidised housing development subject to a maximum PR of 5 and a maximum BH of 90mPD, which was to take forward the decision of the Rural and New Town Planning Committee of the Board (RNTPC) on agreeing to the s.12A application No. Y/YL/18 on 28.10.2022;

(c) Items C1, C2 and C3

rezoning of a site in Wang Yip Street from "Other Specified Uses" annotated "Business" ("OU(B)") to "Residential (Group E)2" ("R(E)2") for a proposed private residential development subject to a maximum domestic/non-domestic PRs of 5/0.22 and a maximum BH of 85mPD, which was to take forward the decision of the RNTPC on agreeing to the s.12A application No. Y/YL/16 on 27.8.2021 (Item C1); and rezoning of two remaining strips of land in the same

“OU(B)” zone to “Government, Institution or Community” (“G/IC”) and “Open Space” (“O”) zones (Items C2 and C3 respectively) to reflect the existing land use; and

(d) Items D1, D2, D3 and D4

rezoning of a site to the south of Long Ping Station from “Comprehensive Development Area” (“CDA”), “G/IC” and “O” to R(A)8” subject to a maximum domestic PR of 5 or a non-domestic PR of 9.5 or the composite formula of domestic/non-domestic PRs of 5/9.5 for mixed development and a maximum BH of 100mPD to reflect the as-built private residential development (Item D1). As a result, the surrounding zonings were rationalised, including rezoning of a strip of land from “O” to “G/IC” to reflect the as-built Drainage Services Department Yuen Long Ping Shun Street Staff Quarters (Item D2), rezoning of a portion of nullah from “CDA” to an area shown as ‘Nullah’ (Item D3) and rezoning of existing roads from various zonings to an area shown as ‘Road’ (Item D4).

[Ms Vivian K.F. Cheung left the meeting during PlanD’s presentation.]

66. The Chairperson then invited the presenter/commenter to elaborate on her representation/comment.

R1/C1 – Mary Mulvihill

67. With the aid of visualiser, Ms Mary Mulvihill made the following main points:

Item A

- (a) taking into account the location of Item A site which was in close proximity to major highways, it should be used to address the deficits in the provision of community services or to provide a commercial/industrial park to accommodate some of the commercial/industrial activities displaced by various development projects in Yuen Long;

- (b) referring to the Government, institution and community (GIC) tables at Annexes VI and VII of the RNTPC Paper No. 11/22 dated 9.12.2022 on the Proposed Amendments to the Approved Yuen Long OZP No. S/YL/25, taking into account the provision of existing and planned GIC facilities, there were still deficits in the provision of certain GIC facilities (e.g. sports centre, swimming pool, hospital beds, library, child care centres, community care services facilities, residential care homes for the elderly, pre-school rehabilitation services, residential care services, etc.) in Yuen Long New Town and/or the wider Yuen Long area. The implementation programme for these much-needed planned GIC facilities was still uncertain at the current stage;
- (c) the need for the provision of community facilities in Yuen Long New Town was imminent. The approach of fulfilling such need on a wider district basis was not acceptable when the overall provision of some community facilities in the wider Yuen Long area was already in deficiency. Also, the gross floor area (GFA) reserved for social welfare facilities which was equivalent to only about 5% of the domestic GFA of the proposed public housing development was not adequate;
- (d) while the Paper mentioned that rooftop greening would be provided, it was not certain if rooftop greening would be provided atop residential towers which were as high as 185mPD. The podium was so massive that it would adversely affect air ventilation of the downwind region. Locating residential towers next to major highways would subject the future residents to noise and air pollution necessitating the use of air conditioners for ventilation, which was not a move to combat climate change;
- (e) compensatory planting was merely in the form of a row of ornamental trees around the site boundary or the podium, rendering them difficult to mature;

Item B

- (f) she objected to Item B;

- (g) the Item B site previously formed part of a larger planned open space under the “O” zone and was later rezoned to “OU(AS and POS)” in 2021 to facilitate the provision of high quality art storage facilities, following the RNTPC’s approval of a s.12A application (No. Y/YL/11) in 2017. Under the circumstances, if there had been a need to deploy the Item B site for open space purpose, the storage yards on-site could have been removed to facilitate the provision of a sizeable open space. However, since the current “R(A)7” zone under Item B was to take forward the proposed private subsidised housing in the approved s.12A application (No. Y/YL/18) in 2022, the chance of resuming the Item B site for open space purpose had vanished;

Items C1 to C3

- (h) she objected to Items C1 to C3;
- (i) on one hand, the Board was going through the plan-making process of rezoning the subject site from “OU(B)” to “R(E)2” with a total PR of 5.22 and a building height restriction (BHR) of 85mPD under Items C1 to C3, but on the other, the Board was processing a planning application (No. A/YL/304) for proposed intensification of the site’s development scale to a total PR of 6.22 and a BHR of 101mPD. It was not sure how the Board could consider the application before completion of the ongoing plan-making process;
- (j) rezoning the subject site from industrial use to residential use would decrease employment opportunities in the New Territories. The Board should note that housing was no longer an urgent issue in view of the current stagnant property market and the oversupply of private flats;

Items D1 to D4

- (k) the Board should consider whether water retention tank(s) for planting irrigation should be included in each development project; and

Others

- (l) she would like to follow up on the investigation findings presented by the Secretary in the Board's meeting on 4.8.2023 regarding her two previous requests submitted to the Board:
 - (i) after the hearing of the representations and comments in respect of the Kenney Town and Mount Davis OZP on 16.6.2023, the incident of defective building works of a development in the campus of The University of Hong Kong broke out. She opined that this incident was relevant to the consideration of the representations/comments, and then she wrote to the Board but was disregarded; and
 - (ii) in the hearing of the representations and comments in respect of the draft Urban Renewal Authority Nga Tsin Wai Road/Carpenter Road Development Scheme Plan No. S/K10/URA3/1 on 14.4.2023, she had presented that the non-in-situ redevelopment of the Kowloon City Municipal Services Building at part of Carpenter Road Park was an abuse of the 'single site, multiple use' initiative. However, the relevant meeting minutes had no record indicating that the Members had discussed or taken into account her view in the deliberation. According to previous court decisions on several judicial reviews, Members had the duty to enquire into matters. When she found out in the meeting minutes that Members had not enquired into her view, she wrote to the Board reiterating her view again but was disregarded.

[Mr Daniel K.S. Lau left the meeting during the presentation of R1/C1.]

68. The Chairperson reminded that the subject of discussion should focus on the amendment items of the draft OZP. As the presentations of PlanD's representative and the representer/commenter had been completed, the meeting proceeded to the Q&A session. The Chairperson explained that Members would raise questions to the representer/commenter and/or the government representatives. The Q&A session should not be taken as an occasion for the attendees to direct question to the Board or for cross-examination between parties.

69. In response to a Member's question on the reason for the discrepancy in the site area between the "R(A)6" zone (about 2.06ha) and the development site area (about 1.8ha) under Item A, Mr Raymond H.F. Au, DPO/TMYLW, with the aid of some PowerPoint slides, explained that the "R(A)6" zone (about 2.06 ha) mainly covered the proposed public housing site (about 1.8ha) and a minor area reserved for public roads and footpaths.

70. As Members had no further questions to raise, the Chairperson said that the hearing procedures for the presentation and Q&A sessions had been completed. The Board would further deliberate on the representation and comment in closed meeting and inform the representer/commenter of the Board's decision in due course. The Chairperson thanked the representer/commenter and the government's representatives for attending the meeting. They left the meeting at this point.

Deliberation Session

71. The Chairperson concluded and Members agreed that they generally supported or had no objection to the amendment items, including the land uses and development parameters, and the relevant Notes of the OZP. Members also agreed that the OZP should not be amended to meet the adverse representation and that all grounds of the representation and comment had been addressed by the departmental responses as detailed in the Paper and the presentation and responses made by the government representatives at the meeting.

72. After deliberation, the Town Planning Board (the Board) noted the views of **R1** on Items D1 to D4 and decided not to uphold the remaining part of **R1**, and agreed that the draft Yuen Long Outline Zoning Plan should not be amended to meet the representation for the following reasons:

"Item A

- (a) the representation site is one of the priority brownfield clusters identified by the Government with high development potential for public housing development. An Engineering Feasibility Study comprising technical assessments on different aspects such as traffic, environmental, drainage, landscape, visual and air ventilation, etc., has been conducted and confirmed that there is no insurmountable technical problems and no significant adverse impact induced by the development with the proposed mitigation measures implemented.

Further enhancement of development layout and design of the proposed development will also be conducted at the detailed design stage. It is considered suitable to zone the site as “Residential (Group A)6” for increasing housing supply;

- (b) the planned provision of community and recreational facilities in the Yuen Long New Town area is generally sufficient to meet the needs of the community except for certain social welfare facilities. In the proposed public housing development at the representation site, opportunity has been taken to reserve accommodation equivalent to about 5% of domestic gross floor area for appropriate social welfare facilities. The Social Welfare Department will continue to identify suitable sites or premises in different types of development projects in the district for provision of welfare facilities to meet the needs of the community;

Item B

- (c) Item B is to take forward the decision of the Rural and New Town Planning Committee of the Board on the s.12A application No. Y/YL/18 which was approved after considering all public comments received and the assessments of the relevant government departments under the s.12A application. The rezoning of the site from “Other Specified Uses” annotated “Art Storage and Public Open Space” to “Residential (Group A)7” to facilitate the development of a 25-storey private subsidised housing block is considered appropriate;

Item C1

- (d) Item C1 is to take forward the decision of the Rural and New Town Planning Committee of the Board on the s.12A application No. Y/YL/16 which was approved after considering all public comments received and the assessments of the relevant government departments under the s.12A application. The proposed residential development with commercial and Government, institution and community uses is generally considered not incompatible with the surrounding land uses. The rezoning of the site from “Other Specified Uses” annotated “Business” to “Residential (Group E)2” to facilitate redevelopment

of the subject industrial building to a 24-storey private residential building is considered appropriate; and

Items C2 and C3

- (e) the rezoning of sites under Items C2 and C3 to reflect the as-built conditions are considered appropriate.”

73. The Board also agreed that the draft Yuen Long OZP, together with the Notes and updated Explanatory Statement, were suitable for submission under sections 8(1)(a) and 29(8) of the Town Planning Ordinance to the Chief Executive in Council for approval.

[The meeting was adjourned for lunch break at 1:15 p.m.]

74. The meeting was resumed at 2:35 p.m.

75. The following Members and the Secretary were present in the afternoon meeting:

Permanent Secretary for Development
(Planning and Lands) Chairperson
Ms Doris P.L. Ho

Mr Lincoln L.H. Huang Vice-chairperson

Mr Wilson Y.W. Fung

Ms Sandy H.Y. Wong

Mr Daniel K.S. Lau

Ms Lilian S.K. Law

Mr K.W. Leung

Professor John C.Y. Ng

Professor Roger C.K. Chan

Mr Ben S.S. Lui

Mr Timothy K.W. Ma

Ms Bernadette W.S. Tsui

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

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

Director of Planning
Mr Ivan M.K. Chung

Tuen Mun and Yuen Long West District

Agenda Item 5

[Open Meeting (Presentation and Question Session only)]

Consideration of Representation and Comment in respect of the Draft Tai Tong Outline Zoning Plan No. S/YL-TT/19

(TPB Paper No. 10918)

[The item was conducted in Cantonese and English.]

76. The Secretary reported that the amendments to the draft Tai Tong Outline Zoning Plan No. S/YL-TT/19 (the draft OZP) mainly involved a proposed public housing development to be developed by the Hong Kong Housing Authority (HKHA), of which the Housing Department (HD) was the executive arm, and supported by an Engineering Feasibility Study (EFS) conducted by the Civil Engineering and Development Department (CEDD). The following Members had declared interests on the item:

- | | |
|--|---|
| Mr Andrew C.W. Lai <i>(as Director of Lands)</i> | - being a member of HKHA; |
| Mr Paul Y.K. Au <i>(as Chief Engineer (Works), Home Affairs Department)</i> | - being a representative of the Director of Home Affairs who was a member of the Strategic Planning Committee and Subsidised Housing Committee of HKHA; |
| Mr Franklin Yu | - being a member of the Building Committee and Tender Committee of HKHA; |
| Dr Conrad T.C. Wong | - having current business dealings with HKHA; |
| Dr C.H. Hau | - conducting contract research projects with CEDD; being a member of the Urban Forestry and Biodiversity Focus Group of |

CEDD on the study related to the Kau Yi Chau Artificial Islands; and being an honorary professional adviser on wetland conservation and biodiversity enhancement associated with the development of New Territories North of CEDD;

- | | | |
|--------------------|---|---|
| Mr Timothy K.W. Ma | - | being a member of the Supervisory Board of the Hong Kong Housing Society (HKHS) which currently had discussion with HD on housing development issues; |
| Mr Daniel K.S. Lau | } | being a member of HKHS which currently had discussion with HD on housing development issues; and |
| Ms Lilian S.K. Law | | |
| Mr K.L. Wong | - | being a member and an ex-employee of HKHS which currently had discussion with HD on housing development issues. |

77. Members noted that Dr C.H. Hau, Dr Conrad T.C. Wong, Messrs K.L. Wong and Franklin Yu had tendered apologies for being not able to attend the meeting, and Messrs Andrew C.W. Lai and Paul Y.K. Au had left the meeting. As Messrs Daniel K. S. Lau, Timothy K.W. Ma and Ms Lilian S.K. Law had no involvement in the amendment items of the draft OZP, Members agreed that they could stay in the meeting.

Presentation and Question Sessions

78. The Chairperson said that notification had been given to invite the representer/commenter to attend the hearing. The following government representatives and the representer/commenter were invited to the meeting at this point:

Government Representatives

Planning Department (PlanD)

- | | |
|----------------------|---|
| Mr Raymond H.F. Au | - District Planning Officer/Tuen Mun & Yuen Long West (DPO/TMYLW) |
| Ms L.C. Cheung | - Senior Town Planner/Tuen Mun & Yuen Long West |
| Ms Ophelia C.M. Wong | - Town Planner/Tuen Mun & Yuen Long West |
| Mr Tony Y.C. Wu | - Senior Town Planner/New Territories District Planning Headquarters (STP/NTHQ) |
| Mr Anson L.T. Kung | - Town Planner/New Territories District Planning Headquarters |

HD

- | | |
|----------------------|---------------------------|
| Ms Regina M.L. Chang | - Senior Planning Officer |
| Ms Hilda P.C. Leung | - Planning Officer |
| Mr Eric K.K. Cheung | - Architect |

CEDD

- | | |
|-------------------|------------------------|
| Mr Ivan C.P. Chan | - Senior Engineer (SE) |
|-------------------|------------------------|

Binnies Hong Kong Limited

- | | |
|--------------------|---|
| Mr Ivan C.P. Chan |] |
| Ms Eunice S.F. Lee |] |

Ramboll Hong Kong Limited

- | | |
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| Ms Katie W.K. Yu |] |
|------------------|---|

AEC Limited

- | | |
|---------------------|---|
| Ms Grace P.C. Leung |] |
| Ms Chris H.M. Luk |] |

Representer/Commenter

R1/C1 – Mary Mulvihill

Ms Mary Mulvihill

- Representer and Commenter

79. 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 representation and comment. The representer/commenter would then be invited to make oral submission. To ensure efficient operation of the hearing, the representer/commenter would be given of a total of 20 minutes for making presentation. There was a timer device to alert the representer/commenter 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 representer/commenter had completed the oral submission. Members could direct their questions to the government representatives or the representer/commenter. After the Q&A session, the government representatives and the representer/commenter would be invited to leave the meeting. The Town Planning Board (the Board) would then deliberate on the representation and comment in their absence and inform the representer/commenter of the Board’s decision in due course.

80. The Chairperson invited PlanD’s representatives to brief Members on the representation and comment.

81. With the aid of a PowerPoint presentation, Mr Tony Y.C. Wu, STP/NTHQ, briefed Members on the representation and comment, including the background of the draft OZP, the grounds/views/proposals of the representer and commenter, planning assessments and PlanD’s views on the representation and comment as detailed in TPB Paper No. 10918 (the Paper). The amendments were:

- (a) Item A – rezoning of a site to the southwest of Chuk San Tsuen from “Agriculture” (“AGR”) to “Residential (Group A)1” for a proposed public housing development subject to a maximum plot ratio (PR) of 6.7 and a maximum building height (BH) of 185 metres above Principal Datum;

- (b) Item B – rezoning of a site to the northeast of Kong Tau San Tsuen from “AGR” to “Government, Institution or Community” (“G/IC”) for a proposed primary school; and
- (c) Amendment to the Notes – deletion of the clause requiring planning permission for filling of pond and/or land excavation in the Remarks for “Residential (Group D)” (“R(D)”), “Village Type Development” (“V”), “Open Storage” (“OS”), “Open Space” (“O”) and “Other Specified Uses” annotated “Rural Use” (“OU(RU)”) zones.

82. The Chairperson then invited the presenter/commenter to elaborate on the representation and comment.

R1/C1 – Mary Mulvihill

83. Ms Mary Mulvihill made the following main points:

Items A and B

- (a) with a vague target for increasing housing supply, impacts arising from the proposed development would be whitewashed and the draft OZP would be agreed;
- (b) the housing blocks and government, institution and community (GIC) facilities were in proximity to Yuen Long Highway and the users therein would be vulnerable to noise and air pollution. Residents would close their windows and increase the use of air-conditioning which would negatively impact the urban climate;
- (c) there would be some valuable species amongst the trees to be felled and assessed as average and of no value. The compensatory planting was proposed along the periphery of the podium that would affect the tree growth;

- (d) the design of public housing blocks was monotonous and would have visual impact on the surrounding areas;
- (e) the social welfare facilities (SWF) to be provided in the proposed development with gross floor area (GFA) equivalent to about 5% of the domestic GFA was inadequate in serving the needs of the future residents in such non-urbanised area where no/limited existing GIC facilities were available in the local area. There were currently severe (more than 50%) deficits in a wide range of GIC facilities such as child care services, residential care home for the elderly (RCHE), swimming pool, sports ground, etc. in both Tai Tong and Yuen Long areas. Development should not only be for providing residential units, but should also address other community needs;

Amendment to the Notes

- (f) the deletion of the clause requiring planning permission for pond filling and/or land excavation activities in the “R(D)”, “V”, “OS”, “O” and “OU(RU)” zones was detrimental to maintaining natural drainage in river channels and ponds. For some applications for uses such as animal boarding establishment, hobby farm, solar photovoltaic system, the applicants mainly wanted to obtain the approval for filling of land that would create more brownfield sites, and very often the applicants would not fulfil the approval conditions for the applied uses. The deletion of the clause would further aggravate the creation of more piecemeal brownfield sites, and their impacts would not be subject to assessment by relevant government departments; and

Others

- (g) the Town Planning Ordinance as amended in 2023 was only to compress development timetables and speed up land production while reducing public scrutiny (e.g. dispensing with public consultation and restricting applicants

for s.12A applications, not inviting comment on representation for OZP amendments, limiting speaking time at hearing session, etc.).

84. As the presentations of PlanD's representative and the representer/commenter had been completed, the meeting proceeded to the Q&A session. The Chairperson explained that Members would raise questions to the representer/commenter and/or the government representatives. The Q&A session should not be taken as an occasion for the attendee to direct questions to the Board or for cross-examination between parties.

Government, Institution and Community Facilities

85. Noting that there would be deficits in the provision of RCHE, community care services facilities for the elderly and child care centres, etc. in Tai Tong and Yuen Long areas according to the population-based planning standards for those facilities under the Hong Kong Planning Standards and Guidelines (HKPSG), some Members raised the following questions:

- (a) how the deficits in those GIC facilities could be addressed by the SWF in the proposed development;
- (b) whether the deficits in hospital beds would be addressed by the SWF in the proposed development; and
- (c) whether the GIC tables attached to the Paper had included the SWF in the proposed development.

86. In response, Mr Raymond H.F. Au, DPO/TMYLW, made the following main points:

- (a) the development site area of the proposed public housing development was about 2.7 hectares with a maximum domestic PR of 6.5. In accordance with the prevailing policy, the proposed development had set aside a floor area of about 8,900m² (equivalent to about 5% of the total attainable domestic GFA) for provision of SWF. Such SWF could help meet some of the deficits in the provision of elderly and child care facilities in Tai Tong and Yuen Long areas.

HD would further liaise with the Social Welfare Department (SWD) on the provision of suitable SWF at detailed design stage;

- (b) there would be a deficit of 218 hospital beds in terms of planned provision in accordance with the HKPSG requirement in the Tai Tong area. The Hospital Authority would closely monitor the provision of hospital beds on a hospital cluster basis. The SWF in the proposed development would not include medical facilities; and
- (c) the GIC tables for Tai Tong and Yuen Long areas in the Paper had not included the SWF facilities to be provided in the proposed development as such details were subject to agreement between SWD and HD at the detailed design stage.

87. Regarding Item B for a proposed primary school on the “G/IC” zone, a Member raised the following questions:

- (a) whether the site had been confirmed to be reserved for the proposed primary school, noting that there was a surplus of primary school classrooms in the Yuen Long area nearby and there were deficits in elderly facilities (e.g. RCHE) in Tai Tong area with a high proportion of elderly population; and
- (b) any information on the population of primary school-aged students that would reside in the proposed development and in the Tai Tong area.

88. In response, with the aid of PowerPoint slides, Mr Raymond H.F. Au, DPO/TMYLW, made the following main points:

- (a) the primary school site was reserved upon the advice of the Education Bureau (EDB). Whilst there was a surplus of primary school classrooms in the Yuen Long area, there would be a deficit of 25 primary school classrooms in the Tai Tong area. The proposed primary school would help to address such deficit;
- (b) most of the existing or planned primary schools in Yuen Long were beyond walking distance from the proposed public housing development. The

proposed primary school adjacent to the public housing development would be more convenient to the future residents; and

- (c) the detailed population profile of the future residents of the proposed development was not yet available, nor the existing population in the Tai Tong area. The demand for school places was estimated by making reference to the relevant requirements based on age-group distribution under HKPSG.

Air Ventilation

89. On concerns relating to urban climate and achieving carbon neutrality, a Member raised the following questions:

- (a) how the local wind environment at pedestrian level and that at the existing low-rise structures in surrounding areas would be impacted by the proposed development; and
- (b) how the local wind environment within the proposed development in particular in the open areas for residents' use, would be affected by the bulky podium design.

90. In response, with the aid of PowerPoint slides, Mr Raymond H.F. Au, DPO/TMYLW, and Ms Katie W.K. Yu, Ramboll Hong Kong Limited, made the following main points

- (a) a Preliminary Air Ventilation Assessment – Expert Evaluation (AVA-EE) was conducted under the EFS for the proposed development. According to the AVA-EE, the annual prevailing wind directions of the area included easterlies, north-easterlies and southerlies; and during summer, prevailing winds were from the southerlies, south-easterlies and south-westerlies. The AVA-EE concluded that with the incorporation of mitigation measures such as building separations, building setbacks and open areas in the development layout as shown on Drawings H-3a to H-3e of the Paper, significant adverse air ventilation impact on the surrounding wind environment was not anticipated;

and

- (b) a quantitative Air Ventilation Assessment was recommended to be conducted at the detailed design stage to further assess the proposed mitigation measures to minimise air ventilation impact at pedestrian level, such as minimisation of podium bulk and adoption of permeable, stepping design for the podium and carpark floors where appropriate.

Traffic Noise

91. Noting that the proposed primary school and some housing blocks were located in proximity to Yuen Long Highway, a Member asked how the severe traffic noise impacts were proposed to be mitigated. In response, Mr Raymond H.F. Au, DPO/TMYLW, said that the proposed primary school and housing blocks were located some 90m from Yuen Long Highway. According to the Preliminary Environmental Review (PER) conducted under the EFS, various mitigation measures such as window insulation, acoustic windows/balcony and fixed window with mechanical ventilation were recommended in the proposed residential units, primary school and SWF, which would be subject to detailed design by relevant government departments including HD. With implementation of the mitigation measures, no adverse traffic noise impact would be anticipated. The Member further questioned whether the traffic noise could be mitigated at source at Yuen Long Highway instead of using mitigation measures such as acoustic window on the site. In response, Mr Ivan C.P. Chan, SE, CEDD, supplemented that the proposed project scope covered the site formation and infrastructure works required for the site, and did not cover any works along Yuen Long Highway. The proposed mitigation measures in the PER were considered appropriate.

92. Regarding the design of the acoustic windows, Mr Terence S.W. Tsang, Assistant Director (Environmental Assessment) of Environmental Protection Department (EPD), supplemented that the latest design of acoustic windows that was capable of effectively reducing noise entering into the residential units while allowing sufficient natural ventilation at the same time had been jointly developed by EPD, HD, Highways Department and relevant specialists, and such acoustic windows had been widely used in newly developed public housing developments over the past few years where appropriate.

93. As Members had no further questions to raise, the Chairperson said that the hearing procedures for the presentation and Q&A sessions had been completed. The Board would further deliberate on the representation and comment in closed meeting and inform the representer/commenter of the Board's decision in due course. The Chairperson thanked the representer/commenter and the government's representatives for attending the meeting. They left the meeting at this point.

Deliberation Session

94. The Chairperson said that the amendments mainly involved a brownfield site for a public housing development and a proposed primary school. She then invited views from Members.

Government, Institution and Community Facilities

95. The Vice-chairperson said that there were no/not much existing GIC facilities conveniently accessible to the future residents of the proposed development in such non-urbanised location. The Government should ensure the timely provision of GIC facilities and SWF in tandem with the population intake of the proposed development in order to foster the well-being of the community. The Chairperson supplemented that the timely implementation of the GIC facilities under the proposed development would be co-ordinated and monitored by CEDD, HD and other relevant departments.

96. Whilst having no objection to the amendments, some Members expressed views on the following aspects:

- (a) in the absence of information on school-aged children for the area and the overall downward trend of school-aged children in the Territory, it was questionable whether there was a genuine need to reserve a new primary school at the concerned site. In particular, there was surplus provision of primary school classrooms in Yuen Long area nearby and the availability of many under-utilised vacant school premises (VSP) across the Territory;
- (b) Yuen Long town centre and Tai Tong were in close proximity. With proper

enhancement on the connectivity between the two areas, the shortfall of primary school classrooms in Tai Tong area could be met by surplus provision in Yuen Long area;

- (c) there should be more collaboration with EDB on its projection on school-aged demand (e.g. 5-10 years forecast) for school places in the course of planning for new school sites; and
- (d) if the site reserved for the proposed primary school was not needed at a later stage, priority should be given for the site to be developed for RCHE. Instead of RCHE, community day care centre could be considered for provision in the proposed development to facilitate “ageing in place” as advocated by the Government.

97. The Chairperson said that the provision of GIC facilities was normally assessed on a district basis for the planned population taking account of the existing provisions. The proposed primary school site in Item B was requested by EDB, noting that there was deficit in the Tai Tong area. Should EDB confirm that the reserved primary school site was not required in the detailed design stage, the “G/IC” zoning would provide flexibility for beneficial community uses which were always permitted to meet the needs of the changing population structure. Members’ concerns on the long-term planning for new schools in the Territory would be conveyed to EDB. In addition, the Chairperson said that the actual types of the SWF would be subject to further discussion by HD with relevant government departments at the detailed design stage.

Environmental Concerns

98. A Member said that there was room to improve the layout of the proposed development at detailed design stage. In particular, the presence of tall and dense buildings would adversely affect the local microclimate and the wind environment at pedestrian level, hence affecting outdoor comfort as well as indoor natural ventilation and increased use of air-conditioning.

99. The Member further said that the proposed primary school and some housing blocks

that were close to Yuen Long Highway would likely still be subject to excessive traffic noise even with on-site noise mitigation measures. Often the most effective and efficient way to mitigate traffic noise impact was to mitigate it at the source. That warranted Government's attention in planning future major road infrastructure, such as in the Northern Metropolis.

100. The Chairperson said that there might be technical difficulties to construct noise barriers on existing highways such as the current case. Provision of traffic noise mitigation measures at source would be considered in planning for new development areas at the early stage. For example, for the road infrastructure for the Northern Metropolis, the pros and cons for constructing some major roads underground or above ground in terms of land utilisation, cost effectiveness, noise mitigation, etc. would be carefully assessed.

101. The Chairperson also supplemented that at the detailed design stage, a quantitative Air Ventilation Assessment was recommended to be conducted to further assess the proposed mitigation measures and refinement of the development layout.

Others

102. A Member said that many VSPs were left idle for a long time, some had ownership issues and some required major renovation and other works before they could be put to use. Non-government organisations (NGOs) often found difficulties in utilising the VSP, and remarked that the Government should take an active role in reviewing the VSPs for better utilisation. The Secretary said that a Central Clearing House (CCH) mechanism in handling VSP had been established within the Government since 2011. Upon EDB's confirmation that a VSP was no longer required for school use, PlanD would conduct a review to consider and recommend suitable alternative long-term use (such as GIC, residential, etc.). Up to now, PlanD had reviewed and recommended long-term land use for 256 VSP sites under the CCH mechanism, and such information was available at PlanD's website. To optimise the use of land resources, pending implementation of the long-term uses for individual VSP sites, NGOs/social enterprises might apply for short term uses at the VSP sites.

103. The Chairperson further supplemented that a list of vacant government sites (including VSP sites) that was available for application by NGOs/social enterprises on a short-term basis had been uploaded to a website managed by the Lands Department. Regarding the

subsidies for the renovation costs, \$1 billion “Funding Scheme to Support the Use of Vacant Government Sites by NGOs” had been set aside in providing financial and technical supports to NGOs (with a maximum application amount of \$60M per application) to facilitate VSP or vacant government land to be used for community, institutional or other non-profit-making uses.

104. The Chairperson noted the above views of Members that would be considered by CEDD and HD when implementing the project. She concluded that Members generally supported the OZP amendments and agreed that the OZP should not be amended to meet the adverse representation and that all grounds of the representation and comment had been addressed by the departmental responses as detailed in the Paper and the presentation and responses made by the government representatives at the meeting.

105. After deliberation, the Town Planning Board (the Board) decided not to uphold R1, and agreed that the draft Tai Tong Outline Zoning Plan should not be amended to meet the representation for the following reasons:

“Items A and B

- (a) the representation site is one of the priority brownfield clusters identified by the Government with high development potential for public housing development. An Engineering Feasibility Study comprising technical assessments on different aspects such as traffic, environmental, drainage, landscape, visual and air ventilation, etc. has been conducted and confirmed that there is no insurmountable technical problem and no significant adverse impact induced by the development with the proposed mitigation measures implemented. Further enhancement of development layout and design of the proposed development will also be considered at the detailed design stage. It is considered suitable to zone the site as “Residential (Group A)1” for increasing housing supply and “Government, Institution or Community” for the provision of a primary school in support of the development;
- (b) the planned provision of community and recreational facilities in Tai Tong area is generally sufficient to meet the needs of the community except for certain social welfare facilities. In the proposed development at the representation site, opportunity has been taken to set aside floor area

equivalent to about 5% of total domestic gross floor area for appropriate social welfare facilities. The Social Welfare Department will continue to identify suitable sites or premises in different types of development projects in the district for the provision of welfare facilities to meet the needs of the community; and

Amendment to the Notes of “Residential (Group D)”, “Village Type Development”, “Open Storage”, “Open Space” and “Other Specified Uses” annotated “Rural Use” zones

- (c) the zonings concerned are primarily intended for development. With changes in circumstances such as the progressive implementation of planned developments involving paving of land and general improvements in drainage facilities in the Tai Tong area, pond filling/land excavation activities would no longer pose a significant threat on the local environment and drainage capacity in the said zones. Deletion of the clause could help streamline planning control.”

106. The Board also agreed that the draft OZP, together with its Notes and updated Explanatory Statement, was suitable for submission under sections 8(1)(a) and 29(8) of the Town Planning Ordinance to the Chief Executive in Council for approval.

Agenda Item 6

Any Other Business

[Open Meeting]

107. There being no other business, the meeting was closed at 4:05 p.m.