

**Minutes of 1367th Meeting of the
Town Planning Board held on 2.10.2026**

Present

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

Chairperson

Mr Stephen L.H. Liu

Vice-chairperson

Ms Sandy H.Y. Wong

Mr Daniel K.S. Lau

Mr Vincent K.Y. Ho

Mr Ben S.S. Lui

Mr Timothy K.W. Ma

Professor Bernadette W.S. Tsui

Ms Kelly Y.S. Chan

Dr C.M. Cheng

Mr Daniel K.W. Chung

Dr Tony C.M. Ip

Mr Rocky L.K. Poon

Professor B.S. Tang

Professor Simon K.L. Wong

Mr Derrick S.M. Yip

Mr Eric C.B. Chan

Professor Janet K.Y. Chan

Mr Vincent K.C. Cheung

Professor Herbert P.K. Chia

Dr Chris K.T. Lam

Dr Kelvin K.Y. Leung

Mr Wilson H.K. Shum

Mr Gary X.Y. Zhang

Chief Traffic Engineer/New Territories East
Transport Department
Mr K.L. Wong

Chief Engineer (Works)
Home Affairs Department
Ms Fancy L.M. Cheung

Assistant Director (Environmental Assessment)
Environmental Protection Department
Mr Gary C.W. Tam

Director of Lands
Mr Maurice K.W. Loo

Director of Planning
Mr C.K. Yip

Deputy Director of Planning/District
Mr Kepler S.Y. Yuen

Secretary

Absent with Apologies

Mr Ryan M.K. Ip

Mr Simon Y.S. Wong

In Attendance

Assistant Director of Planning/Board

Ms Caroline T.Y. Tang

Chief Town Planner/Town Planning Board

Mr K.K. Lee

Senior Town Planner/Town Planning Board

Ms Carol K.L. Kan

Agenda Item 1

[Open Meeting]

Confirmation of Minutes of the 1366th Meeting

[The item was conducted in Cantonese.]

1. The draft minutes of the 1366th meeting held on 18.9.2026 would be sent to Members in due course. Subject to any proposed amendments by Members, the minutes would be confirmed.

[Post-meeting note: The draft minutes were sent to Members on 5.10.2026 and were confirmed without amendment on 7.10.2026.]

Agenda Item 2

[Open Meeting]

Matters Arising

[The item was conducted in Cantonese.]

(i) Hearing Arrangement for Consideration of Representations on Draft Outline Zoning Plans

2. The Secretary reported that the item was to seek Members' agreement on the hearing arrangement for consideration of representations on three draft Outline Zoning Plans (OZPs). He briefly introduced that the draft Kai Tak OZP No. S/K22/9 and the draft Tuen Mun OZP No. S/TM/42 were exhibited on 17.7.2026, and the draft Aberdeen & Ap Lei Chau OZP No. S/H15/34 was exhibited on 24.7.2026, for public inspection under section 5 of the Town Planning Ordinance, with one, three and two valid representation(s) received respectively during the 2-month exhibition period. The hearing of the representation for the draft Kai Tak OZP was recommended to be considered by the full Town Planning Board (the full Board). In view of the similar nature of the representations of the draft Tuen Mun OZP and those of the draft Aberdeen & Ap Lei Chau OZP, the hearing of the representations of each OZP was

recommended to be considered by 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 in the respective hearing session. Consideration of the representation(s) for each OZP by the full Board was tentatively scheduled for October/November 2026.

[Post-meeting note: For the draft Aberdeen & Ap Lei Chau OZP No. S/H15/34, apart from the two valid representations received as mentioned in paragraph 2, one other representation was received during the 2-month exhibition period, which was made with identity information missing. This representation should be considered invalid and treated as not having been made. Accordingly, the number of valid representations on the said OZP remained at two.]

3. The Board agreed to the hearing arrangement in paragraph 2 above.

(ii) Reference Back of Approved Outline Zoning Plan

4. The Secretary reported that on 28.9.2026, the Secretary for Development referred the approved Lamma Island Outline Zoning Plan (OZP) No. S/I-LI/11 to the Town Planning Board for amendment under section 12(1A)(a)(ii) of the Town Planning Ordinance. The reference back of the OZP was notified in the Gazette on 2.10.2026.

(iii) Abandonment of Town Planning Appeal

Town Planning Appeal No. 3 of 2026

Proposed House (New Territories Exempted House – Small House) in “Green Belt” Zone, Government Land in D.D. 209, Kei Ling Ha San Wai, Sai Kung North
(Application No. A/NE-SSH/166)

5. The Secretary reported that the Town Planning Appeal No. 3/2026 was received by the Town Planning Appeal Board (TPAB) on 8.7.2026 against the decision of the Town Planning Board (the Board) on 24.4.2026 to reject on review an application No. A/NE-SSH/166 for a proposed house (New Territories Exempted House – Small House) at a site zoned “Green Belt” on the approved Shap Sz Heung Outline Zoning Plan No. S/NE-SSH/11. On 15.9.2026, the appeal was abandoned by the appellant on his own accord. On 25.9.2026, TPAB confirmed the abandonment of the appeal in accordance with Regulation 7(1) of the Town

Planning (Appeals) Regulations under the Town Planning Ordinance.

6. The Board noted the abandonment of the appeal.

(iv) Appeal Statistics

7. The Secretary reported that as at 28.9.2026, one case was yet to be heard by the Town Planning Appeal Board and one appeal decision was outstanding.

8. Details of the appeal statistics were as follows:

Appeal Statistics

Allowed	46
Dismissed	182
Abandoned/Withdrawn/Invalid	216
Yet to be Heard	1
Decision Outstanding	1
Total	446

Fanling, Sheung Shui and Yuen Long East District

Agenda Item 3

[Open Meeting (Presentation and Question Sessions only)]

Consideration of Representations in respect of the Draft Fanling North Outline Zoning Plan No. S/FLN/5

(TPB Paper No. 11075)

[The item was conducted in Cantonese and English.]

9. The Secretary reported that the amendments incorporated in the draft Fanling North (FLN) Outline Zoning Plan (OZP) No. S/FLN/5 mainly involved the rezoning of sites for private residential developments and industry development in the Large-Scale Land Disposal (LSLD) Pilot Area in the FLN New Development Area (NDA) with a view to further accelerating the delivery of the Northern Metropolis (NM). The feasibility study was commissioned by the Civil Engineering and Development Department (CEDD). The following Members had declared interests on the item:

Ms Doris P.L. Ho]
(the Chairperson)

Mr C.K. Yip]
(as Director of Planning (D of Plan))

Mr Maurice K.W. Loo] being members of the Advisory
(as Director of Lands) Committee on the NM and/or its sub-

Mr Timothy K.W. Ma] committee, working group or task force;

Mr Ryan M.K. Ip]

Mr Eric C.B. Chan]

Dr Kelvin K.Y. Leung]

Mr Wilson H.K. Shum]

Mr Gary X.Y. Zhang]

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|----------------------|---|
| Dr Tony C.M. Ip | - having current business dealings with CEDD; and |
| Mr Daniel K.W. Chung | - being a former director of CEDD from 2015 to 2016, during which the FLN NDA project was included in CEDD's portfolio. |

10. Members noted that Mr Ryan M.K. Ip had tendered an apology for being unable to attend the meeting. As the interests of Ms Doris P.L. Ho, Messrs C.K. Yip, Maurice K.W. Loo, Timothy K.W. Ma, Eric C.B. Chan, Gary X.Y. Zhang and Wilson H.K. Shum, and Dr Kelvin K.Y. Leung were considered indirect, the interest declared by Mr Daniel K.W. Chung in relation to his official duties prior to retirement from the Government was also considered indirect, and Dr Tony C.M. Ip had no involvement in the amendment items, Members agreed that they could stay in the meeting.

[Professor Janet K.Y. Chan joined the meeting at this point.]

Presentation and Question Sessions

11. The following government representatives (including the consultants) (hereinafter referred to as "government representatives"), representers and representer's representative were invited to the meeting at this point:

Government Representatives

Development Bureau (DEVB)

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| Mr Eric T.H. Chung | - Assistant Secretary (Northern Metropolis) (AS(NM)) |
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Planning Department (PlanD)

- | | |
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| Ms Josephine Y.M. Lo | - District Planning Officer/Fanling, Sheung Shui and Yuen Long East (DPO/FSYLE) |
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Mr Adrian Y.G. To	-	Senior Town Planner/Fanling, Sheung Shui and Yuen Long East (STP/FSYLE)
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Mr Cyrus K.F. Chau	-	Town Planner/Fanling, Sheung Shui and Yuen Long East
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CEDD

Mr Tommy F.K. Cheung	-	Chief Engineer (CE)
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Mr Henry K.Y. Lam	-	Senior Engineer
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Ms Ramie W.M. Chu	-	Engineer
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AtkinsRéalis Asia Limited

Mr K.L. Chan	]	
Mr S.H. Li	]	Consultants
Mr Derek C.F. Ho	]	

Townland Consultants Limited

Mr Vincent C.K. Lau	]	Consultants
Mr Eric Y.C. Chan	]	

Representers and Representer's Representative

R1 – Tsui Ho Yin

Mr Tsui Ho Yin	-	Representer
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Ms Fung Wai Sze Ada	-	Representer's Representative
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R2 – Mary Mulvihill

Ms Mary Mulvihill	-	Representer
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12. The Chairperson extended a welcome and briefly explained the procedures of the hearing. She said that PlanD's representatives would be invited to brief Members on the representations. The representers and representer's representative would then be invited to make oral submissions. To ensure efficient operation of the hearing, each representer would be allotted 10 minutes for making presentation. There was a timer device to alert the representers and representer's representative 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 and representer's representative had completed their oral submissions. Members could direct their questions to the government representatives, representers and/or representer's representative. After the Q&A session, the government representatives, representers and representer's representative would be invited to leave the meeting. The Town Planning Board (the Board/TPB) would then deliberate on the representations in closed meeting and inform the representers of the Board's decision in due course.

13. The Chairperson invited PlanD's representatives to brief Members on the representations. With the aid of a PowerPoint presentation, Mr Adrian Y.G. To, STP/FSYLE, PlanD briefed Members on the representations, including the background of the amendment items on the draft OZP, the grounds/views of the representers, government responses, planning assessments and PlanD's views on the representations as detailed in TPB Paper No. 11075 (the Paper). The amendment items mainly included:

- (a) Item A – rezoning of a site in Area 10 from “Government, Institution or Community” (“G/IC”) to “Residential (Group B) 1” (“R(B)1”), subject to a maximum plot ratio (PR) of 5 and a maximum building height (BH) of 110 metres above Principal Datum (mPD);
- (b) Item B1 – rezoning of a site in Area 10 from “Residential (Group B)” (“R(B)”) to “R(B)1”, subject to a maximum PR of 5 and a maximum BH of 110mPD;
- (c) Item B2 – rezoning of a site in Area 10 from “R(B)” to “R(B)1”, subject to a maximum PR of 5 and a maximum BH of 110mPD;
- (d) Item C – rezoning of a site in Area 7 from “Village Type Development” to “Residential (Group C)” (“R(C)”), subject to a maximum PR of 2.8 and a maximum BH of 80mPD;
- (e) Item D – revision of the PR and BH restrictions for a site zoned “R(C)” in Area 7 from 2 to 2.8 and from 55mPD to 80mPD respectively;

- (f) Item E – rezoning of a site in Area 3 from “Other Specified Uses” (“OU”) annotated “Logistics Facility” (“OU(Logistics Facility)”) and “Agriculture” (“AGR”) to “OU” annotated “Industry” (“OU(Industry)”), subject to a maximum PR of 4.5 (of which the domestic PR should not exceed 0.5) and a maximum BH of 100mPD; and
- (g) Item F – rezoning of a site in Area 3 from “OU(Logistics Facility)” to “AGR”.

14. There were also amendments to the Notes of the OZP in relation to the above rezonings as well as other amendments, including revisions to the covering Notes and other technical amendments to align with the latest Master Schedule of Notes to Statutory Plans.

15. The Chairperson then invited the representers and representer’s representative to elaborate on their representations.

R1 – Tsui Ho Yin

16. Mr Tsui Ho Yin made the following main points:

- (a) he supported the overall proposal and planning intention of the “OU(Industry)” zone under Item E, which was in line with the strategic objectives and industry-driven development approach of the NM. The zone allowed a wide range of value-adding uses and complementary facilities, including research and development, creative industries, educational and training facilities, and staff quarters/talent accommodation, thereby supporting the growth of a broad spectrum of industries, creating job opportunities, nurturing talents and enhancing Hong Kong’s long-term competitiveness;
- (b) he proposed incorporating ‘School’ as a Column 1 use in the Notes for the “OU(Industry)” zone. The proposal was not intended to replace the industry function of Item E Site, but to complement the planning intention and the range of permitted uses of the zone by supporting talent development, education, training and research ecosystem required for modern industry and innovation development. While there was no concrete proposal for educational facilities

at the current stage, allowing flexibility for the provision of primary and secondary schools, including private and/or international schools, could help attract and retain talents and their families, and support the workforce requirements of emerging industries in the area and the NM as a whole;

- (c) any future school development at Item E Site would be subject to the same development restrictions and relevant technical requirements applicable to the “OU(Industry)” zone. As indicated in the Paper, no insurmountable traffic, infrastructural and environmental impacts were anticipated, and technical issues, if any, could be addressed at the detailed design stage through appropriate design measures. The proposed school use was also considered compatible with the surrounding land uses, and the relevant government bureaux and departments (B/Ds) had no in-principle objection to or no adverse comment on the proposal; and
- (d) he urged the Board to support PlanD’s recommendation to amend the Notes for the “OU(Industry)” zone under Item E by incorporating ‘School’ as a Column 1 use. The amendment would allow greater planning flexibility for the provision of educational facilities, support talent development and industry growth, and align with the strategic directions in the First Five-Year Plan for Economic and Social Development of the Hong Kong Special Administrative Region (2026-2030) and the 2026 Policy Address to advance high-quality education, integrate I&T and industry, and pool international high-calibre talents.

R2 – Mary Mulvihill

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

- (a) she objected to the amendments, considering that they focused on enhancing the financial viability of the FLN NDA LSLD Pilot Area through increased development potential and private housing supply, without sufficient consideration being given to the provision of a balanced living environment with employment opportunities and adequate government, institution and

community (GIC), recreational and other supporting facilities. There was concern that an emphasis on developers' short-term financial interests might undermine the creation of a balanced living environment and repeat the experience of Tin Shui Wai, where residential development had taken precedence over other community needs;

Item A

- (b) Item A Site was originally reserved for school development. Notwithstanding the advice from the Education Bureau (EDB) that the site reservation for schools was no longer required, releasing the site for residential development appeared inconsistent with Hong Kong's aspiration to develop into an education hub. Retaining the site for GIC use could preserve opportunities for future generations and allow the provision of recreational or community facilities at the riverside promenade;

Items B1 and B2

- (c) the proposed increases in development intensity and BH under Items B1 and B2 would create a monotonous wall effect along the riverside. A stepped BH profile should not only be clearly visible from distant viewpoints, but should also be reflected in noticeable variations in BH and built form when viewed by pedestrians along the riverside;

Items C and D

- (d) the amendments under Items C and D would result in a substantial increase in development intensity compared with that originally envisaged. The proposed developments would also adversely affect the existing verdant backdrop and the panoramic views currently enjoyed by residents of the high-rise residential developments to the south of Ng Tung River;
- (e) while the estimated number of flats under the indicative scheme was based on an average flat size of about 82.5m² to 90m² to reflect the home-space

enhancement aspiration under “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” (the HK 2030+), a smaller average flat size of about 50m² had been adopted in the relevant technical assessments as a more conservative assumption. Based on the experience of previous development proposals, the average flat size initially proposed was often progressively reduced at subsequent stages. It was doubtful whether the home-space enhancement aspiration would be realised and there was concern that the private housing units eventually provided might be reduced in size to a level comparable to that of public housing units;

Item E

- (f) the rezoning of Item E Site from “OU(Logistics Facility)” to “OU(Industry)” would allow more residential and related supporting uses at the expense of logistics facilities serving the community. Noting the frequent rezoning of sites for residential developments and section 16 applications to convert commercial sites to mixed residential, hotel or student hostel uses, it was concerned that the NM would become another Cyberport development on a large scale rather than a genuine industry and employment hub;

Item F

- (g) the rezoning of Item F Site from “OU(Logistics Facility)” to “AGR” would not adequately protect the existing active ponds, as many sites zoned “AGR” had been occupied by brownfield operations. If there was a genuine intention to preserve the ponds, Item F Site should instead be rezoned to “Conservation Area” (“CA”);

Others

- (h) there appeared to be an inconsistency between the proposed tree transplantation and compensatory planting measures and the indication in the Paper that no additional tree felling or landscape impacts were anticipated. The number of trees to be felled at individual sites had not been specified,

while compensatory planting at locations away from the affected sites might not benefit residents or adequately mitigate the visual impacts;

- (i) the public consultation exercise had merely informed the public of the proposed increase in development intensity rather than genuinely seeking their views. The Board should not simply endorse the amendments, but should recognise that commercial and industrial activities could generate sustained employment, whereas residential developments would provide limited employment upon completion;
- (j) allowing small unmanned aircraft (SUA) take-off and landing facilities in parks and other public areas might result in commercial activities encroaching upon such spaces and causing noise, pollution and safety concerns. Schools, residential areas, wetlands, ecologically sensitive areas and beaches should be adequately protected, and the potential public safety, ecological and social impacts of promoting the low-altitude economy should be fully considered;
- (k) exempting aboveground car parks from gross floor area (GFA) calculation would reduce developers' construction costs without necessarily resulting in lower flat prices, while adversely affecting the community's interests and living environment; and
- (l) the amendments to the Notes relating to filling of land/pond and excavation of land in the "AGR" and "CA" zones would weaken protection of ponds and rural areas. Exempting public works co-ordinated or implemented by Government from the requirement for planning permission would reduce public scrutiny and undermine the planning intentions of the zones. Such exemption should be confined to maintenance and repair works.

[Mr Vincent K.Y. Ho joined the meeting during R2's presentation.]

18. As the presentations of PlanD's representative and the representers had been completed, the meeting proceeded to the Q&A session. The Chairperson explained that Members would raise questions to the representers, representer's representative and/or the

government representatives to answer. 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. The Chairperson then invited questions from Members.

Proposed Inclusion of ‘School’ Use at Item E Site

19. Some Members raised the following questions:

- (a) noting that the two schools originally planned within Item A Site were no longer required, while ‘School’ was proposed to be included as a Column 1 use in the “OU(Industry)” zone under Item E to enhance planning flexibility, the rationale for adopting such arrangements;
- (b) whether a cap would be imposed on the GFA for ‘School’ use at Item E Site, noting that industry development was intended to serve as an economic engine for the NM and a substantial provision of school GFA might reduce the GFA available for industry uses; and whether, alternatively, the Government would consider a modest increase in the maximum overall PR for Item E Site; and
- (c) given that the always permitted uses at Item E Site included the proposed ‘School’ use and ‘Warehouse’ use, among others, which might be subject to different environmental and safety requirements, the mechanisms for ensuring compatibility among the different uses at the site.

20. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, PlanD made the following main points:

- (a) EDB regularly reviewed the provision of school places and, following its latest review, advised that the primary and secondary schools originally planned at Item A Site were no longer required, as other planned school sites in the FLN NDA would be sufficient to meet the anticipated demand for public-sector school places in the area. The proposed inclusion of ‘School’ as a Column 1 use for the “OU(Industry)” zone under Item E was intended to enhance planning flexibility by allowing the private-sector provision of educational

facilities, including private and international schools, which could support industry development and help cater for the needs of talents and their families. The two arrangements served different purposes and were therefore not contradictory;

- (b) the “OU(Industry)” zone was intended to accommodate a wide range of value-adding uses and complementary facilities to support a broad spectrum of industries. Compared with the previous “OU(Logistics Facility)” zone, the broadened range of Column 1 uses would allow the future developer to determine an appropriate development mix, having regard to market demand, infrastructural capacity and land use compatibility. The proposed inclusion of ‘School’ use could support talents and education development, as well as industry development. With a view to allowing planning flexibility, no specific GFA restriction for ‘School’ use was proposed. Item E Site was previously subject to a maximum PR of 7 under the “OU(Logistics Facility)” zoning. Upon rezoning to “OU(Industry)”, a maximum PR of 4.5 was stipulated, of which the domestic PR should not exceed 0.5. Having considered the technical feasibility and the capacity of the planned infrastructure, the maximum PR of 4.5 was considered appropriate and had struck a balance between maximising development flexibility and avoiding undue pressure on the planned infrastructure. This was also generally in line with the market feedback that a PR of about 3 to 5 was preferred for industry development; and
- (c) it was common for a wider range of uses to be incorporated as Column 1 uses within the same zone. While statutory planning control under OZPs could be considered the first tier of development control, the implementation of individual developments would also be subject to control under other regimes, such as land lease, general building plans and other relevant statutory and administrative requirements. For example, the compatibility of school and other industry-related uses would be examined by relevant B/Ds at the detailed design stage in accordance with the Hong Kong Planning Standards and Guidelines. Where necessary, appropriate design and mitigation measures, such as sensitive layout, adequate separation or buffer distances, and central

air-conditioning, would be incorporated in the future development to address potential interface and environmental impacts.

21. Mr Eric T.H. Chung, AS(NM), DEVB supplemented that under the LSLD approach, the LSLD Sites, comprising residential, industry and infrastructure developments, would be comprehensively planned and designed by a single successful tenderer. Apart from complying with the OZP, land lease and other relevant statutory and administrative requirements, the successful tenderer would need to assess the marketability of the future residential and industry developments for sale or letting. It was therefore unlikely that the successful tenderer would locate potentially incompatible uses in close proximity to one another.

Development Approach of LSLD

22. A Member enquired whether the sites within the FLN LSLD Pilot Area would be disposed of in a single package or separate packages, expressing concern that separate disposal might result in duplicating infrastructure works, increase in development costs and reduction of market interest. In response, Mr Eric T.H. Chung, AS(NM), DEVB made the following main points:

- (a) under the LSLD approach, sizeable parcels of land comprising residential and industry sites with commercial value, as well as public facility sites, would be disposed of under a single tender for comprehensive development by the successful tenderer. While a bid could be submitted by a consortium, the tender would ultimately be awarded to one successful tenderer, which could be a project company formed by different enterprises. The entire LSLD Pilot Area within the FLN NDA, covering more than 10 hectares (ha) of land, would be taken forward by one successful tenderer. Such an arrangement would facilitate more holistic planning, design and implementation of the area; and
- (b) taking the Hung Shui Kiu/Ha Tsuen (HSK/HT) LSLD Pilot Area as an example, the project, covering nearly 11 ha, was awarded to HSK New Development Limited, a project company whose shareholders were subsidiaries of six enterprises. The successful tenderer would undertake site formation for the pilot area, develop three residential sites and one Enterprise

and Technology Park (E&TP) site, and provide the specified public facilities.

23. Noting that the LSLD project involved both public and private-sector components, a Member enquired about the respective responsibilities of the Government and the successful tenderer, the duration of the tenderer's obligations after completion of the Pilot Area, how those obligations would be secured if the project company were subsequently dissolved, and whether joint and several liability would apply. In response, Mr Eric T.H. Chung, AS(NM), DEVB made the following main points:

- (a) the successful tenderer would be responsible for site formation, development of the residential and industry sites, and handover of the specified public facilities, such as roads and open space, to the Government upon completion. The tender and land lease documents would set out the respective requirements, completion timeframes and handover arrangements. Building covenants would also apply to the private development sites, while separate deadlines would be stipulated for the completion and handover of the public-sector components within the LSLD Pilot Area; and
- (b) in addition to the land lease, the successful tenderer would, where applicable, be required to enter into service deed(s) with the Government setting out its commitments under the non-premium proposal and enabling the Government to monitor their implementation. Appropriate financial and contractual safeguards would be put in place to secure fulfilment of the tenderer's obligations, which would be made known in the tender documents.

24. Noting R2's concern that the LSLD approach placed undue emphasis on financial viability, a Member enquired whether the Government had considered the planning benefits and implementation timeframe, whether the approach could expedite development and catalyse development in the surrounding areas through a leading project, and how the implementation programme and potential catalytic benefits had been assessed. In response, Mr Eric T.H. Chung, AS(NM), DEVB made the following main points:

- (a) the NM was a new engine for Hong Kong's high-quality economic development, and the LSLD approach was an innovative tool to expedite its development.

Fast-tracking the development would create quality employment opportunities and career development opportunities early. Taking the HSK/HT LSLD project as an example, JD.com, Inc. (京東集團) would serve as the leading enterprise of the smart modern logistics centre. Experience elsewhere had shown that a leading enterprise could attract upstream and downstream businesses, thereby generating catalytic effects on employment and economic development in the area; and

- (b) it was intended that employment opportunities would be made available when, or shortly after, residents moved into the NDAs. Based on the successful tenderer's estimates, the HSK/HT LSLD Pilot Area project would create more than 6,000 employment opportunities.

Planning and Employment Opportunities

25. Two Members raised the following questions:

- (a) with reference to the experience of Tin Shui Wai, where the provision of employment opportunities had not kept pace with residential developments, whether a proper balance had been achieved among the additional population, employment opportunities and land provision for industry development in the FLN NDA; and
- (b) noting that the NM would provide about 500,000 new employment opportunities upon full development, how many employment opportunities would be generated by the proposed development at Item E Site, and the major types of industries and skill levels involved.

26. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, PlanD, with the aid of some PowerPoint slides, made the following main points:

- (a) the FLN NDA was planned primarily as a residential community, with mixed public and private housing developments mainly along the southern side of Ng Tung River. The riverside neighbourhoods would be linked up with a central

park and supported by community facilities, open spaces, a riverside promenade, pedestrian links and cycle tracks. The proposed industry development in the north, away from the core residential areas, would provide employment opportunities while minimising potential land use interface issues. Upon full development, the FLN NDA was estimated to provide about 15,000 employment opportunities from industry, commercial and community uses; and

- (b) the proposed “OU(Industry)” zone under Item E had adopted a broad Schedule of Uses to provide flexibility for future development. While the actual types of industries would be determined by the future developer having regard to market demand, logistics-related and research and development-related uses had been assumed for the technical assessments. On that basis, Item E Site alone was estimated to generate about 3,000 employment opportunities. The flexible zoning framework would facilitate a broad range of value-adding industries and supporting uses, including staff quarters, thereby providing employment opportunities at different skill levels and helping reduce commuting demand.

Flat Size Assumption

27. Noting that the average flat size assumed in the technical assessments was smaller than the home-space enhancement aspiration under the HK2030+, a Member enquired whether the residential sites under the amendment items were intended for public or private housing and what the planned housing mix was, and whether the difference in flat size assumptions was attributable to the housing type. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, PlanD, with the aid of some PowerPoint slides, made the following main points:

- (a) the overall public and private housing mix in the FLN NDA was about 70:30. As set out in the Explanatory Statement (ES), the concerned residential sites were intended for private housing developments. The average flat size was expected to follow the home-space enhancement aspiration of about 82.5m² to 90m²; and
- (b) the smaller average flat size of 55m² was adopted as a conservative assumption for sensitivity testing in the technical assessments. The resultant higher flat yield and population provided a prudent basis for assessing whether the planned

infrastructure and facilities would have sufficient capacity under a higher population scenario. The assumption did not represent a departure from the home-space enhancement aspiration.

Air Ventilation Aspect

28. A Member raised the following questions:

- (a) noting from the Air Ventilation Assessment (AVA) that the indicative north-south alignment of the elongated residential blocks at Item A Site might create a larger wind shadow and wall effect under easterly to east-northeasterly wind conditions, whether mitigation measures would be incorporated at the detailed design stage;
- (b) whether the blocks could be reoriented to align east-west and the separation between Item A Site and Item B1 Site be widened to reduce the wind shadow and wall effects; and
- (c) given the proximity of Items A, B1 and B2 Sites to Ng Tung River, what the future site formation levels of those sites would be.

29. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, PlanD, with the aid of some PowerPoint slides, made the following main points:

- (a) referring to the overall planning and design framework, roads, open spaces and non-building areas between the development sites would serve as air paths. The ES of the OZP also specified the need for appropriate mitigation measures, such as building separations and setbacks, to facilitate air ventilation;
- (b) the building disposition in the indicative scheme represented a conservative scenario prepared for technical assessment purposes and was not meant to be the final development layout. The future developer could formulate the development layout, including building disposition, orientation and separation, at the detailed design stage, taking into account relevant statutory and technical

requirements. The Member's suggestions would be conveyed to the future developer for consideration in formulating the development layout to enhance air ventilation; and

- (c) according to the latest information provided by CEDD, the future site formation level in the vicinity of Item A, Item B1 and Item B2 Sites would be about 9mPD.

Tree Preservation

30. Two Members enquired how the existing trees within the amendment sites would be preserved or compensated for upon residential development, and whether any rare, endangered or protected species had been identified in the relevant environmental assessments and, if so, how such species would be protected. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, PlanD, with the aid of some PowerPoint slides, said that the tree impacts within the FLN NDA including the trees to be affected and the corresponding tree preservation and compensatory planting requirements, had been preliminarily assessed in the previous study before the commencement of land resumption and site formation works in 2018. Mr Tommy F.K. Cheung, CE, CEDD supplemented that the relevant works scheme, including the tree preservation and compensatory planting arrangements, had been approved in 2024. As the current amendments mainly involved changes in land use and did not entail changes to the approved works, no additional impacts on those arrangements were anticipated.

Infrastructure-led Development and Transport Provision

31. Noting that employment opportunities in the FLN NDA might not fully keep pace with the anticipated population growth, a Member enquired how the implementation programme for the external transport infrastructure would tie in with the population intake arising from the public and private housing developments. In response, Mr Tommy F.K. Cheung, CE, CEDD said that the FLN NDA was being implemented in two phases. The first phase was substantially completed in 2026, with the Fanling Bypass (Eastern Section) commissioned in May 2026. The remaining external road works for the Kwu Tung North and FLN NDAs, including the Fanling Bypass (Western Section), the improvement works at Tai Tau Leng Roundabout and the widening of Fanling Highway, were scheduled for completion by 2031. The So Kwun Po North-South Link Road (also known as the Kai Leng Roundabout)

had received funding approval from the Legislative Council in mid-2026 and was scheduled for completion by around 2031. In line with the infrastructure-led approach, the road improvement works would be implemented in tandem with the population intake of the FLN NDA.

Community Facilities and Mental Health

32. Noting R2's concern over the association between the increase in residential sites in the FLN NDA and mental health issues in Tin Shui Wai, a Member raised the following questions:

- (a) the respective proportions of land designated for residential and "G/IC" uses in the FLN NDA and Tin Shui Wai;
- (b) the overall provision of GIC facilities in the FLN NDA, how similar social issues could be avoided, and whether welfare facilities would be provided in public housing developments under the "single site, multiple use" (SSMU) approach to address the needs of an ageing population; and
- (c) how the shortfall of Integrated Community Centres for Mental Wellness would be addressed.

33. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, PlanD, with the aid of some PowerPoint slides, made the following main points:

- (a) Tin Shui Wai and the FLN NDA were developed at different times under different planning circumstances, and a direct comparison between the two was therefore not appropriate. For general reference, land zoned for residential and "G/IC" uses accounted for about 38% and 6% respectively under the Tin Shui Wai OZP. As for the FLN NDA, based on the development area, land allocated for residential, "G/IC", open space and roads/amenity areas accounted for about 32%, 15%, 21% and 28% respectively. The land use mix of the FLN NDA was more balanced, with a view to developing a self-sustained and self-contained community with adequate supporting facilities;

- (b) a range of open space, recreation and community facilities had been planned for FLN NDA. In Area 5, where public housing developments were planned, community and recreation facilities, including a sports centre and a welfare services complex comprising hostels for moderately and severely mentally handicapped persons, a hostel for severely physically handicapped persons, supported hostels for mentally handicapped persons and persons in mental recovery, an integrated vocational rehabilitation services centre and a day activity centre, had been planned. In Area 8, another welfare services complex had been planned under the SSMU approach to provide, among other facilities, an integrated family service centre, a district elderly community centre, a care and attention home for severely disabled persons, a child care centre and an integrated children and youth services centre. In Area 11, a civic hub comprising another sports centre, a public transport interchange, social welfare facilities and a community hall, with a central park nearby, had been planned. Schools, a community liaison centre and community facilities within public and private housing developments had also been planned for the southeastern part of the FLN NDA; and
- (c) mental health was related to a range of individual and social factors, of which land use planning was only one aspect. From a spatial or land use planning perspective, the provision of greenery, riverside promenade, various open spaces, as well as recreation and sports facilities could help create a liveable community, thereby enhancing residents' quality of life and promoting their physical and mental well-being. Apart from the overall provision of open space and community facilities, dedicated welfare facilities for persons with special needs had also been planned, including a supported hostel for persons in mental recovery in Area 5.

Concerns on Ng Tung River and its Ecology and Cultural Heritage

34. Noting the ecological, cultural and microclimatic functions of Ng Tung River, a Member raised the following questions:

- (a) how the river, its associated habitats and relevant cultural resources would be conserved and enhanced in taking forward the FLN NDA;
- (b) whether any rare, endangered or conservation-important species had been identified in the relevant assessments, and how the affected trees and ecologically sensitive habitats would be protected during the development process; and
- (c) the arrangements for sewage treatment, waste management and other environmental measures, including those to support carbon neutrality.

35. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, PlanD, with the aid of some PowerPoint slides, said that ecological considerations relating to Ng Tung River had been taken into account since the initial planning of the FLN NDA. A riverside promenade was planned along the southern bank of the river, serving both as a public amenity and a buffer between developments and the river, whereas areas on the northern bank were generally not planned for major development. Two former river meanders of Ng Tung River in Areas 2 and 7 were zoned “CA” to serve as ecological buffers to minimise development impacts and retain their ecological value.

36. Mr Tommy F.K. Cheung, CE, CEDD, with the aid of some PowerPoint slides, supplemented that the design of the open space along Ng Tung River would adopt the Hong Kong Nature-based Solutions Design Guidelines jointly promulgated by CEDD and the Agriculture, Fisheries and Conservation Department (AFCD) in March 2026. Taking the planned open space in Area 6 as an example, the design would make use of the valley topography to serve as a multi-functional open space under normal conditions and provide temporary flood storage during heavy rainfall. Upon recession of the floodwater, the stored water would be discharged into Ng Tung River. The proposed underground stormwater storage tank and the use of the river meanders for flood storage formed part of an integrated sponge-city approach, under which the river meanders would reduce the required capacity of the underground storage tank. The design would be taken forward in accordance with the relevant guidelines of the Drainage Services Department and further refined, with consultation with the relevant District Council and the public to be conducted at an appropriate stage.

37. Noting the achievements of recent harbourfront promenade developments, a

Member considered that Ng Tung River was an important asset for the FLN NDA and suggested that a continuous riverside promenade reflecting the distinctive character of the river should be provided. The Member enquired whether the disconnected sections could be linked and suggested that the promenade should incorporate climate-responsive and environmentally sustainable design measures, including shading and weather protection, to facilitate comfortable public use in different weather conditions.

38. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, PlanD, with the aid of some PowerPoint slides, said that most of the land along the southern bank of Ng Tung River was zoned “Open Space”. While the width of the open space varied, the planning intention was to provide a continuous and accessible riverside promenade, in the form of a linear riverside park, along the southern bank adjoining the planned communities. A continuous park would not be provided along the northern bank to minimise disturbance to the natural environment. The Member’s suggestions on shading, all-weather use and other design matters would be conveyed to the relevant government departments for consideration in the detailed design of the riverside promenade.

Covering Notes Related to SUA Take-off and Landing Facilities

39. Two Members raised the following questions:

- (a) while supporting the development of the low-altitude economy, whether appropriate planning and management measures would be adopted to avoid disturbance to ecologically sensitive areas and species of conservation importance; and
- (b) noting from observations of drone operations in Shenzhen that drones might generate considerable noise, the potential noise impacts on residents and birds, and whether future flight paths, including flight altitude, would be subject to environmental assessment.

40. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, PlanD, with the aid of some PowerPoint slides, made the following main points:

- (a) the proposed amendment to the covering Notes of the OZP was intended to provide planning flexibility to allow SUA take-off and landing facilities at suitable locations. It did not imply that such facilities could be developed or operated without control. Larger-scale SUA facilities and/or operations would be subject to the relevant requirements under the Small Unmanned Aircraft Order (Cap. 448G) (SUA Order) and the approval of the Civil Aviation Department (CAD), which would consult relevant government departments, such as AFCD, CEDD and EPD, as appropriate. Government-managed sites, such as open spaces and riverside parks, would be subject to the relevant management rules under which the responsible management authorities would regulate SUA operations and provision of SUA facilities at ecologically sensitive locations, if any, within those sites as appropriate; and
- (b) the proposed amendment only provided planning flexibility for SUA take-off and landing facilities. The locations of the facilities, the types of aircraft, flight paths and associated impacts would be subject to the relevant requirements and approval mechanism under the SUA Order. For instance, some low-altitude economy Regulatory Sandbox projects were being launched under the regulatory oversight of CAD. Noise and ecological concerns, including potential effects on bird flight paths, would be considered by CAD and other relevant B/Ds. As the regulatory regime matured, the SUA Order would remain the principal regulatory framework, with relevant B/Ds vetting the SUA-related proposals within their respective areas of responsibility.

41. Mr Gary C.W. Tam, Assistant Director (Environmental Assessment), EPD supplemented that the proposed facilities would cater for SUAs not exceeding 150kg in weight, as defined under the SUA Order. Relevant safety requirements and separation distances were stipulated in the guidelines issued by CAD. The potential noise impacts of SUAs had been assessed and were considered acceptable. Based on preliminary field measurements and assessments, the noise generated by SUAs operating at the stipulated minimum safety lateral distances of 10m and 30m would be substantially lower than the prevailing traffic noise and industrial noise standards. Larger aircraft, including passenger-carrying aircraft, would be subject to separate and further assessments on flight paths, noise and ecological impacts, with the involvement of relevant government departments, including CAD, EPD and AFCD.

42. Ms Mary Mulvihill, R2, expressed that the Board should carefully consider whether ‘School’ should be included as a Column 1 use in the “OU(Industry)” zone, and schools should be provided with suitable campus and outdoor recreational facilities. The inclusion of ‘School’ as a Column 1 use might facilitate the conversion of industrial or commercial premises into educational facilities without further scrutiny by the Board, notwithstanding potential inadequacies in outdoor space, ventilation and recreational provision, which might adversely affect students’ well-being.

43. 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 Chairperson thanked the representers, representer’s representative and the government representatives for attending the meeting. The Board would deliberate on the representations in closed meeting and would inform the representers of the Board’s decision in due course. The representers, representer’s representative and the government representatives left the meeting at this point.

[The meeting was adjourned for a 15-minute break.]

[Mr Derrick S.M. Yip left the meeting during the break.]

Deliberation Session

44. The Chairperson invited views from Members.

Proposed Inclusion of ‘School’ Use at Item E Site

45. While Members generally supported PlanD’s recommendations to incorporate ‘School’ as a Column 1 use in the “OU(Industry)” zone, a few Members considered that a clear planning justification might be necessary, particularly in view of the deletion of the two schools originally planned in Item A Site while the inclusion of ‘School’ use at the Item E Site was proposed. Two of them had reservation on the inclusion of ‘School’ as a Column 1 use in the “OU(Industry)” zone at Item E Site without specifying controls on the type or scale of school development, and considered that general primary or secondary schools might not accord with the planning intention of the “OU(Industry)” zone or might reduce the GFA available for

industry development. One of them also opined that the intended school use should be closely related to industry-related development, such as STEM, innovation and technology, vocational or corporate training facilities, or international school provision to support talents and their families. It was suggested that the planning intention and locational rationale should be clearly set out in the ES of the OZP and subsequently reflected in the tender and lease conditions. Consideration could also be given to including ‘School’ as a Column 2 use in the “OU(Industry)” zone.

46. Two Members considered that the greater flexibility proposed by PlanD for allowing ‘School’ use in Item E Site should be retained, as the FLN NDA was predominantly a residential community with supporting facilities and relatively limited land for economic or industry-related uses. The provision of private or international schools could serve the future population and enhance the attractiveness and market viability of the LSLD Pilot Area. The Government should retain flexibility to formulate the development package in consultation with potential developers and reflect the appropriate development model, including school provision, in the tender and assessment arrangements.

47. Some other Members supported the inclusion of ‘School’ as a Column 1 use in the “OU(Industry)” zone without specifying additional restrictions. They considered that education and training uses, including kindergartens serving employees’ children, could be compatible with an industry park, and that flexibility should be retained to allow an appropriate mix of uses in response to market needs. It was neither necessary nor desirable to prescribe specific school types, operating modes, curricula or talent-training directions in the OZP or the ES, as this might unduly constrain planning flexibility and schools’ ability to respond to changing educational and manpower needs. A Member also remarked that the school use could differ from conventional schools and, where feasible, offer a through-train education model spanning primary, secondary and tertiary levels to help meet the strong demand for international school places and support talents and their families in settling in Hong Kong.

48. Regarding the concern about the inclusion of ‘School’ use in the “OU(Industry)” zone and the deletion of two planned schools in Item A Site, Mr C.K. Yip, D of Plan, clarified that Item A had originally been reserved for public or subsidised schools planned in accordance with the population projections and school-place requirements of EDB, whereas the proposed school use, if any, in Item E Site under the “OU(Industry)” zoning was likely to be for private

or international schools. Education could itself be an industry, and international school provision was an important supporting facility for attracting investment and talents to the NM, as prospective talents and their families would consider the availability of suitable school places when deciding whether to move to Hong Kong. In fact, education-related uses were also permitted in other industry or technology-related sites within the NM. As Item E Site was intended mainly for non-polluting industry developments, school uses would not necessarily be incompatible with other permitted uses, subject to compliance with relevant environmental and infrastructure requirements and departmental approvals. The Government considered it important to retain maximum flexibility for market-led proposals, including international schools, training schools, or mixed educational and industry developments.

49. The Chairperson remarked that proposals involving a mix of industry and educational uses would be required to demonstrate that the proposed development would have appropriate layout, design, management and mitigation measures. Potential interface issues could be addressed through for example requiring the tenderer to demonstrate compatibility between different uses in its tender proposal, imposing relevant requirements under land lease, and departments gatekeeping through approval processes, while commitments accepted as part of the successful tender would become binding and be enforced through land lease and service agreement.

Climate Changes, Ecological and Air Ventilation Concerns

50. A Member expressed that greater considerations should be given to climate change in the future planning and design of the NDA development. While noting that an AVA had been conducted and wind corridors had been reserved in the NDA, the Member considered that the indicative layouts could be further improved to avoid a wall effect. The Government should review the prevailing standards and consider incorporating further design requirements to promote better building disposition, enhance air ventilation, mitigate the urban heat-island effect and strengthen climate resilience.

51. A Member opined that air ventilation should be carefully addressed at the detailed design stage to ensure that the existing residents in Shek Wu Hui and Luen Wo Hui would not be subject to significant adverse impacts, while another Member suggested that mitigation measures for the urban heat-island effect and flood risk, including sponge-city initiatives,

should be incorporated into the NDA development. Ecological design features should also be included in landscaped areas to enhance biodiversity and environmental awareness. Environmental education and interpretation facilities could be provided along Ng Tung River, while the engineering works should identify their impacts on sensitive or endangered species and set out the proposed habitat restoration measures.

People-oriented Community Planning Approach

52. Members generally supported the amendments incorporated in the OZP and considered that the planning and design of the NDA should adopt a people-oriented approach. While the OZP provided a broad land use framework, attention should also be given to the relationship between the overall planning framework and detailed design at the micro-level. Urban design elements, such as greenery, trees, open views, sky visibility and the natural environment, could affect residents' physical, mental and social well-being. In that regard, the provision of mental health facilities should form part of a broader effort to create a healthy and liveable environment.

53. Two Members further considered that planning for the NM should address the needs of talents and their families in a holistic manner, including facilities and services for elderly parents or grandparents, as well as pet-friendly community facilities. Another Member echoed that the Government should review employment distribution, transport, logistics and employment opportunities across the NM, having regard to the predominantly residential character of the FLN NDA and the employment provision in Item E Site. Members generally supported the mixed-use planning approach and the restoration of riverside ecological features. The riverside promenade along Ng Tung River was considered particularly important in enhancing the NDA's environmental quality and residents' well-being.

[Professor Bernadette W.S. Tsui left the meeting during deliberation.]

Conclusion

54. Having considered Members' views, the Chairperson made the following remarks:

- (a) having regard to the views of the majority of Members on the importance of

maintaining flexibility, ‘School’ should be included as a Column 1 use in the “OU(Industry)” zone without specifying additional restrictions, as imposing additional restrictions was considered not necessary and might imply that similar explanations or restrictions should also be imposed on other Column 1 uses that deviated from the established practice;

- (b) the proposed amendment to the draft OZP would be published for 3 weeks for further representation. If any further representation was received, where appropriate, comments on the further representation(s) from government departments concerned and written responses from the further representer(s) on the comments received from relevant government departments would be sought. The Board would then hold a meeting to consider the further representation(s) in accordance with the Town Planning Ordinance before submitting the draft OZP to the Chief Executive in Council for approval;
- (c) the relevant B/Ds should follow up on Members’ views and suggestions, including whether the relevant technical assessments had fully reflected prevailing requirements for addressing climate-change-related issues, and whether the presentation of the GIC facilities provision table could more clearly demonstrate the improvement in provision for existing and future residents upon completion of the proposed developments; and
- (d) the planning of the NDA should ensure the provision of adequate land for housing and industry development, GIC facilities and open space in accordance with the relevant planning standards. While adequate land should be reserved for the provision of facilities to meet residents’ needs at different stages of life, the relevant B/Ds should coordinate the timely delivery of such community and public facilities having regard to the timing of population intake.

55. The Chairperson concluded that all Members supported the OZP amendments, and majority supported PlanD’s recommendations to meet R1 (part) by revising the Notes of the OZP for the “OU(Industry)” zone (Item E) to include ‘School’ as a Column 1 use, as detailed in the Paper. Members also agreed that the OZP should not be amended to meet the adverse representation. All grounds of the representations had been addressed by the departmental

responses as detailed in the Paper as well as the presentation and responses made by the government representatives at the meeting.

56. After deliberation, the Town Planning Board (the Board/TPB) noted the supportive views of **R1 (part)** and the views of **R2 (part)**; and decided to meet R1 (part), and to propose amendments to the draft Fanling North (FLN) Outline Zoning Plan (OZP) by revising the Notes of the draft OZP for the “Other Specified Uses” (“OU”) annotated “Industry” (“OU(Industry)”) zone (**Item E**) to include ‘School’ as a Column 1 use. The proposed amendments to the Notes as set out in Annex V of TPB Paper No. 11075 would be exhibited for public inspection under section 6C(2) of the Town Planning Ordinance.

57. The Board decided not to uphold R2 (part) for the following reasons:

“Items A to D

- (a) Large-Scale Land Disposal (LSLD) is one of the innovative and diversified development approaches in the Northern Metropolis (NM) that aims to better leverage market forces to expedite the development of the NM. Having considered the feedback from the market under an earlier Expression of Interest exercise, the Government proposes to increase the development potential and private housing supply of the sites, with a view to enhancing the financial viability of the FLN LSLD Pilot Area. This will increase the interest from the market to the FLN LSLD Pilot Area, thereby expediting the fruition of housing, job opportunities and public facilities in the FLN New Development Area (NDA), as well as accelerate the development of industries in the NM;
- (b) the enhancement of development intensity and/or change of land uses are considered technically feasible without any insurmountable technical impacts based on various technical assessments undertaken. The overall planning and urban design concepts as well as provision of planned open spaces, government, institution and community (GIC) and recreational facilities for the FLN NDA will not be compromised. The assumption of flat size adopted in the technical assessments allows a more conservative assessment of the potential technical impacts and provides more certainty on the infrastructure capacity to support the

intensified residential developments. Relevant government bureaux and departments (B/Ds) have no adverse comment on the assumptions and findings of the technical assessments conducted;

- (c) the Visual Appraisal indicates that the intensified developments at Items A to D Sites are not visually incompatible with the surroundings and the visual impacts are considered slight to moderate. The building height profile of the FLN NDA stepping down from the district node towards Ng Tung River and hillsides in the periphery is broadly respected;
- (d) as the originally planned schools at Item A Site are no longer required, rezoning the site for residential use will not affect the planned open spaces, GIC and recreational facilities for the FLN NDA. For the North District, the existing and planned provision of GIC facilities is generally adequate to meet the overall population in accordance with the Hong Kong Planning Standards and Guidelines and concerned B/Ds' assessments. The provision and implementation of GIC facilities will continue to be reviewed by relevant B/Ds. The Planning Department would continue to liaise with relevant B/Ds to facilitate the provision of GIC facilities in future development/redevelopment when opportunities arise;

Item E

- (e) the "OU(Industry)" zone is intended to provide land for accommodating diversified value-adding uses with complementary facilities to support the growth of a broad spectrum of industries. While a number of industry-related as well as supporting and complementary uses are incorporated under Column 1, appropriate planning control on the provision of domestic component has also been specified in the Notes of the subject zone;

Item F

- (f) Item F is to rationalise the zoning boundary of the site taking into account the latest development circumstances, existing site conditions and surrounding

context, and the “Agriculture” (“AGR”) zoning is considered appropriate;

Items A to F

- (g) landscape impact of the development of the FLN NDA, where Items A to F Sites located within, has been assessed under the relevant Environmental Impact Assessment Report at the planning stage. The amendments incorporated in the draft OZP involve only intensification of development intensity and/or change of use for the planned development sites without causing additional tree felling or landscape impacts;

Amendments to the Notes (a), (c) and (g)

- (h) allowing provision, maintenance or repair of small unmanned aircraft take-off and landing facilities under the covering Notes of the OZP is to facilitate the low-altitude economy development, while the amendments to the Notes for the “Residential (Group A)” and “OU” annotated “Commercial/Residential Development with Public Transport Interchange” zones are to reflect the latest policy and align with the latest Master Schedule of Notes to Statutory Plans (MSN) promulgated by the Board. Any proposals for the aforesaid uses will be governed by other legislation in Hong Kong, and follow the relevant requirements and guidelines set out by relevant B/Ds and regulatory authorities;

Amendment to the Notes (k)

- (i) the amendment to the Notes for the “AGR” zone is to extend the statutory control on land/pond filling activities at Item F Site, which has been rezoned from “OU” annotated “Logistics Facility” to “AGR”, and is considered appropriate. Statutory control over such activities in the “AGR” zone would not be undermined; and

Amendment to the Notes (l)

- (j) the incorporation of an exemption clause to exempt filling of land/pond or

excavation of land pertaining to public works co-ordinated or implemented by the Government from the requirement for planning application in the “Conservation Area” (“CA”) zone is in line with the latest MSN promulgated by the Board and facilitates streamlining of the planning application process. The exemption clause is only applicable to public works and minor works in which no major adverse impacts are anticipated. Statutory control over developments in the “CA” zone would not be undermined.”

[Messrs Vincent K.C. Cheung and Gary X.Y. Zhang, Professor Herbert P.K. Chia and Dr Chris K.T. Lam left the meeting at this point.]

Kowloon District

Agenda Item 4

[Open Meeting (Presentation and Question Sessions only)]

Consideration of Representation in respect of the Draft Tsz Wan Shan, Diamond Hill & San Po Kong Outline Zoning Plan No. S/K11/32

(TPB Paper No. 11076)

[The item was conducted in Cantonese and English.]

58. The Secretary reported that the amendment items mainly involved the rezoning of two sites at San Po Kong (i.e. Items A1 and A2 Sites) (collectively the Site). The following Members had declared interests on the item:

Professor Simon K.L. Wong - for his company owning a property at Tsz Wan Shan near San Po Kong; and

Professor Janet K.Y. Chan - for her spouse owning a property and a car parking space in San Po Kong.

59. As the property owned by the company of Professor Simon K.L. Wong had no direct view of the Site, the Committee agreed that he could stay in the meeting. While the

interest declared by Professor Janet K.Y. Chan in relation to the car parking space of her spouse was considered indirect, the property owned by her spouse had direct view of the Site and her interest was considered direct in that regard. The Committee agreed that she should be invited to leave the meeting temporarily for the item.

[Professor Janet K.Y. Chan left the meeting at this point.]

Presentation and Question Sessions

60. The following government representatives and representer were invited to the meeting at this point:

Government Representatives

Energizing Kowloon East Office (EKEO) of Development Bureau (DEVB)

Ms Paulina Y.L. Kwan - Senior Place Making Manager (Planning)
(SPMM(P))

Mr W.K. Li - Place Making Manager (Planning)

Planning Department (PlanD)

Ms Vivian M.F. Lai - District Planning Officer/Kowloon
(DPO/K)

Ms Paulina L.S. Pun - Senior Town Planner/Kowloon (STP/K)

Mr Charles K.K. Lee - Town Planner/Kowloon (TP/K)

Representer

R1 – Mary Mulvihill

Ms Mary Mulvihill - Representer

61. The Chairperson extended a welcome and briefly explained the procedures of the hearing. She said that PlanD's representatives would be invited to brief Members on the

representation. The representer would then be invited to make an oral submission. To ensure efficient operation of the hearing, the representer would be allotted 10 minutes for making presentation. There was a timer device to alert the representer 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 had completed her oral submission. Members could direct their questions to the government representatives and/or the representer. After the Q&A session, the government representatives and the representer would be invited to leave the meeting. The Town Planning Board (the Board/TPB) would then deliberate on the representation in closed meeting and inform the representer of the Board's decision in due course.

62. The Chairperson invited PlanD's representatives to brief Members on the representation. With the aid of a PowerPoint presentation, Mr Charles K.K. Lee, TP/K, PlanD briefed Members on the representation, including the background of the amendment items on the draft Outline Zoning Plan (OZP), the grounds/views of the representer, government responses and PlanD's views on the representation as detailed in TPB Paper No. 11076 (the Paper). The amendment items included:

- (a) Item A1 – rezoning of a site abutting Choi Hung Road (CHR) from “Open Space” (“O”) and “Government, Institution or Community” (“G/IC”) to “Open Space (1)” (“O(1)”) and deletion of building height (BH) restriction (BHR); and
- (b) Item A2 – rezoning of a site abutting Sheung Hei Street from “O” and “G/IC” to “G/IC” and deletion of BHR.

63. There were also amendments to the Notes of the OZP in relation to the above rezonings and other specific zones including technical amendments, as well as amendments to the covering Notes.

[Professor Simon K.L. Wong left the meeting at this point.]

64. The Chairperson then invited the representer to elaborate on her representation.

R1 – Mary Mulvihill

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

Items A1 and A2

- (a) she strongly opposed Items A1 and A2, which involved the redevelopment of the existing four-storey government, institution and community (GIC) complex and district open space (DO) with sports facilities into a nine-storey GIC complex, a revamped DO with sports facilities, and a public vehicle park (PVP) providing about 300 parking spaces; and considered that the primary purpose of the proposal was to provide the PVP, rather than to enhance the park and sports facilities;
- (b) based on a comparison of the existing and proposed facilities, the proposal would not result in a substantial improvement in recreation and sports provision, as certain facilities, including an outdoor playground, activity room and multi-use squash courts, would be reduced or removed. The proposed enlarged outdoor playground and activity room would not offset the overall loss;
- (c) the additional community and welfare facilities mainly involved the reprovisioning of existing facilities, including the Wong Tai Sin (WTS) District Health Centre (DHC), welfare facilities and the San Po Kong Public Library. The information provided did not demonstrate how the proposal would address local shortfalls in social welfare facilities, and the district-wide provision data on GIC facilities and open space was too broad-brush to reflect the needs of the local community;

Tree Removal

- (d) about 200 trees were proposed to be removed, resulting in the loss of about 45% of the park's tree coverage, including peripheral trees that provided a buffer between the recreational facilities and adjoining streets. It was doubtful whether such extensive tree removal was necessary, given that the existing buildings would be demolished and rebuilt broadly within their existing

footprint. The proposed off-site planting of 172 trees would not adequately compensate for the loss of mature trees and on-site greenery, and the off-site planting arrangements would not be transparent to, or readily monitored by, the local community. The proposed greenery coverage, only about 15% of which would be at grade, could not replace the existing at-grade greenery and open space for public enjoyment;

Deletion of BHR and Children's Facilities

- (e) she strongly objected to the deletion of the BHR for Items A1 and A2. While accepting that the boundary of the “G/IC” zone under Item A2 might be rationalised to facilitate the proposed GIC complex, it was considered that a BHR broadly commensurate with the proposed development should be retained. Without a BHR, future development might exceed the height and scale of the current proposal and facilitate further built development within the DO. This might be contrary to the requirement that no more than 10% of a DO should be occupied by built structures, thereby undermining the planning intention of the “O” zone and the role of the DO;
- (f) the provision of DO was already inadequate, being close to or less than 1m² per person. It was queried how the proposal would contribute towards the target of 3.5m² open space per person, and whether the built structures shown on the illustrative plans were compatible with the requirement for DO to be predominantly available for open-air public enjoyment. Children's facilities should not be reduced, and a small cycling track for children and exercise facilities for the elderly should be provided. The redevelopment should be confined to genuinely additional community facilities, with the remaining area retained as “O” zone. A BHR for the GIC complex and on-site tree compensation at a ratio of 1:1 should also be imposed; and

Amendments to the Notes (a) and (c)

- (g) she objected to the amendment to the covering Notes to permit the provision, maintenance or repair of small unmanned aircraft (SUA) take-off and landing

facilities. While not objecting to the use of SUA for emergency rescue or medical delivery, there was concern that the amendment might facilitate commercial drone activities in parks and other public areas, giving rise to noise, safety and other nuisance concerns. She also objected to the incorporation of “Government Use (not elsewhere specified)” under Column 1 of Schedule I of the Notes for the “Other Specified Uses” annotated “Business” (“OU(B)”) zone, as it might facilitate the provision of facilities not supported by the local community.

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

GIC Complex and Provision of Sports, Recreational and Community Facilities

67. Some Members had the following questions and views:

- (a) whether the figures in R1’s comparison table of the existing and proposed sports facilities were correct;
- (b) whether some of the four existing squash courts could be reprovisioned in the proposed GIC complex for multi-purpose uses, including table tennis, yoga and dancing, rather than omitting all four squash courts solely on the basis of district-wide provision and a lower utilisation rate;
- (c) whether facilities for emerging sports, such as pickleball, and a jogging track along the Site boundary could be provided;
- (d) whether a swimming pool could be provided to meet the needs of residents, particularly the elderly and persons with rehabilitation needs;

- (e) whether the scale of the proposed nine-storey GIC complex could be increased to accommodate additional community facilities, having regard to the deletion of the BHR and the relatively tall developments in the surrounding area;
- (f) the benefits of the proposed multi-purpose facilities should be more clearly explained in terms of their functions and capacity for public use. Consideration should also be given to providing shaded, well-ventilated or air-conditioned resting areas for public use where residents, particularly the elderly, could take shelter from extreme heat; and
- (g) the design should adopt a people-centred approach, with adequate lift provision, vertical circulation and waiting areas to ensure convenient and comfortable access.

68. In response, Ms Vivian M.F. Lai, DPO/K, PlanD, and Ms Paulina L.S. Pun, STP/K, PlanD, with the aid of some PowerPoint slides, made the following main points:

- (a) the figures for the major sports facilities in R1's comparison table were drawn from Attachment V of Metro Planning Committee Paper No. 2/26 on Proposed Amendments to the OZP and were correct. Although certain facilities would be consolidated, the total floor area would be maintained or increased. The provision of certain facilities should therefore be assessed in terms of floor area, capacity and multi-purpose use, rather than by the number of facilities alone;
- (b) the Member's suggestion to retain some squash courts for multi-purpose uses would be recorded for consideration at the detailed design stage;
- (c) the preliminary proposal already included jogging tracks. The indoor multi-purpose arena could accommodate pickleball and other emerging sports, such as kin-ball and tchoukball, subject to further consideration during the detailed design and operational stages;
- (d) while the provision of swimming pool in the WTS District was considered adequate under the prevailing standards, the provision of swimming pool at the

Site could be reviewed at the detailed design stage, having regard to service needs. Given the substantial space required and the specialised nature of the facility, the feasibility of incorporating a swimming pool would require further study;

- (e) the proposed nine-storey GIC complex and one-storey indoor sports facilities building had been planned under the “single site, multiple use” (SSMU) approach. The proposal had struck a balance between the requirements for certain welfare facilities to be located on lower floors, the provision of sports facilities, compatibility with surrounding developments, and visual and air ventilation considerations. A further increase in BH would not necessarily improve the accommodation of the facilities;
- (f) the Member’s suggestions on tree shading and covered walkways to improve pedestrian access from the WTS and Diamond Hill areas to the park and proposed facilities would be recorded for consideration at the detailed design stage; and
- (g) increasing the number of floors would require additional lifts and more space for lift cores. The proposed nine-storey complex was considered to allow an efficient lift arrangement, and the vertical circulation needs of different users would be further assessed at the detailed design stage.

Reprovisioning of WTS DHC

69. Noting that the WTS DHC was proposed to be reprovisioned in the new GIC complex, a Member enquired whether the proposed DHC premises within the complex would be larger or smaller than the existing premises, and whether the operating organisation would be required to pay rent for the new premises after relocation.

70. In response, Ms Paulina Y.L. Kwan, SPMM(P), EKEO of DEVB said that the existing WTS DHC was accommodated in leased premises at Kai Chuen Shopping Centre in Diamond Hill. The reprovisioning of the DHC in the proposed GIC complex was at the request of the relevant government department. Based on the preliminary design, the reserved

floor area would be broadly comparable to that of the existing DHC, and the service would be relocated in phases upon completion of the proposed GIC complex. In view of the ongoing implementation of the Primary Healthcare Blueprint and possible changes in service needs, it had yet to be decided whether the existing leased premises would be fully vacated. The reprovisioned DHC would be accommodated in government premises and was not expected to be subject to commercial rental arrangements. Any detailed operational and tenancy arrangements would be determined by the relevant government department, having regard to the future service needs.

Deletion of BHR

71. Noting that redevelopment of the GIC complex under the SSMU approach might require a taller building, two Members enquired why the BHR was proposed to be deleted rather than replaced with a higher but reasonable restriction, and whether the proposed BH of nine storeys would be stipulated on the OZP. In response, Ms Vivian M.F. Lai, DPO/K, PlanD made the following main points:

- (a) neither a BHR in terms of metres above Principal Datum (mPD) nor a maximum number of storeys would be stipulated on the OZP, as such statutory BHR might limit design flexibility at the detailed design stage. The configuration of the GIC complex, sports and other facilities might change, while the number of storeys would depend on the eventual building design (e.g. whether mezzanine floors would be provided and the layout of the uses);
- (b) there was often a considerable lapse of time between approval of the OZP and the subsequent funding approval and implementation of a project. The floor area requirements, layouts and overall scale of facilities might subsequently need to be adjusted to meet changing community needs and departmental requirements. Deletion of the BHR would provide flexibility to accommodate such adjustments at the detailed design stage; and
- (c) deletion of the BHR on the OZP would not exempt the project from relevant technical assessments, established approval and funding procedures, or stakeholder consultation. Air ventilation and visual assessments had been

undertaken for the current proposal, and minor design adjustments, such as a slight increase in BH, could be pursued under established procedures, including local consultation and application for public works funding, provided that the associated impacts were covered by relevant technical assessments.

Tree Preservation and Compensation

72. Some Members raised the following questions:

- (a) the proposed arrangements for tree preservation, transplantation and compensatory planting, including the respective numbers of trees at the Site before and after redevelopment;
- (b) whether the extent of the semi-sunken PVP and its vehicular access near Sheung Hei Street could be adjusted at the detailed design stage to increase the scope for retaining existing trees; and
- (c) whether the proposed tree removal was necessitated by the health condition of individual trees or by the proposed development and building layout, and whether the future planting design had taken into account the growing space required for trees at maturity to avoid recurrence of overplanting.

73. In response, Ms Vivian M.F. Lai, DPO/K, PlanD, with the aid of some PowerPoint slides, made the following main points:

- (a) under the broad-brush tree compensation plan, of the 383 existing trees within the Site, 66 trees would be retained in situ and 83 would be transplanted within the Site. Compensatory planting for the remaining 234 trees would comprise 62 trees on site and 172 trees off site, providing a minimum compensatory planting ratio of 1:1 in terms of number of trees. The arrangements would be reviewed at the detailed design stage, and a detailed Tree Preservation and Removal Proposal, including a Tree Compensation Plan, would be prepared for approval by the Tree Works Vetting Panel;

- (b) taking into account Members' concerns, the feasibility of adjusting the vehicular access and the extent of the PVP would be explored at the detailed design stage, with a view to retaining existing trees as far as practicable. The need for tree removal would be assessed, having regard to the proposed works and layout, the health condition of individual trees and the existing planting density; and
- (c) complete records of the original tree planting and subsequent management of the park were not available. The original tree planting should have complied with the standards prevailing at the time, while subsequent additional planting and the growth of tree crowns might have resulted in the currently high planting density. The average available growing space for each tree, currently less than about 29m², would be increased to about 59m² to allow for healthy growth. The future planting design would follow prevailing standards and adopt suitable native or other appropriate tree species, with a view to providing adequate growing space and promoting healthy tree growth.

74. 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 Chairperson thanked the representer and the government representatives for attending the meeting. The Board would deliberate on the representation in closed meeting and would inform the representer of the Board's decision in due course. The representer and the government representatives left the meeting at this point.

[Mr Ben S.S. Lui left the meeting during the Q&A session.]

Deliberation Session

75. The Chairperson invited views from Members.

76. Members generally had no objection to the amendments to the OZP, including those to the Notes of the OZP. Some Members expressed support for the amendments and disagreed with R1's view that the redevelopment was primarily intended to provide a PVP. Two Members acknowledged the need for the proposed PVP including parking spaces for goods vehicles, as the provision would meet the needs of the local community and the San Po Kong

Business Area (SPKBA) under the SSMU principle, and could help address illegal parking of goods vehicles and shortage of parking spaces in the area. Some Members pointed out that in addition to sports and recreational facilities, the new GIC complex would provide community, social welfare and library facilities. Although there would not be a substantial increase in the number of sports venues, the redevelopment would significantly upgrade and enhance the overall provision of community and sports facilities.

Provision of DHC, Community and Sports Facilities

77. A Member considered that reprovisioning the WTS DHC in the proposed GIC complex could reduce the need to rent private premises, which could be difficult to secure and costly, thereby reducing public expenditure and enhancing the provision of primary healthcare services. Another Member suggested reserving additional floor space for the DHC where practicable to meet increasing service targets and demand, noting that its proposed floor area was similar to that of the existing premises. The Board noted that the actual schedule of accommodation should be worked out by the relevant government departments at the detailed design stage.

78. A Member remarked that the Site, formerly occupied by the Kai Tak Amusement Park from the 1960s to the early 1980s, had subsequently been developed for sports and community uses. Given the wide range of sports and recreational facilities in the WTS District, including Morse Park Swimming Pool, and the low utilisation of some existing facilities at the Site, the redevelopment provided an opportunity to upgrade the facilities and optimise land utilisation. Another Member added that a sports centre with recreational and GIC facilities was under construction at Sze Mei Street. Having regard to the existing and planned provision in the district, the proposed mix of facilities at the Site could help meet the needs of the community as a whole. Some Members also expressed the following views and suggestions:

- (a) the proposed beach volleyball cum beach handball court was supported, given the limited provision of such facilities in Hong Kong. The conversion of some outdoor courts into indoor facilities to facilitate all-weather use and the addition of welfare and library facilities were also welcomed;

- (b) noting that declining demand might explain the proposed removal of all four squash courts, consideration could be given to retaining one or two for multi-purpose uses at the detailed design stage;
- (c) given the substantial public expenditure and time required for the redevelopment of the GIC complex, a marginal increase in sports facilities might not be sufficient to meet public expectations. While welcoming additional indoor sports facilities, there was concern that booking and charging arrangements were required for indoor facilities, unlike outdoor facilities which were generally freely accessible;
- (d) the Government should further review the mix of sports facilities with the Leisure and Cultural Services Department, particularly provision of facilities for emerging sports, such as pickleball and padel, to achieve more tangible improvements. It was suggested that more multi-purpose courts be provided so that they could be adapted for emerging sports through minor modifications, given the difficulty in predicting future trends and demand; and
- (e) given the limited pedestrian activity in the SPKBA at night, the overall planning and design of the facilities should take into account user demand at different times of the day at the detailed design stage.

Tree Preservation and Adaption to Climate Change

79. A Member expressed concern about the proposed net loss of trees on the Site and suggested exploring opportunities at the detailed design stage to maximise tree retention and on-site compensatory planting. Members also suggested exploring alternative configurations for the proposed PVP, including a partially semi-sunken design, to minimise excavation, reduce reliance on mechanical ventilation and energy consumption, and provide more soil space for tree growth. The overall design should address the risks of heavy rainfall and flooding, having regard to climate change.

80. Noting that climate adaptation should be addressed in the design, a Member considered that more shade and resting areas should be provided within the outdoor areas to

offer relief during hot weather, while maintaining a balance between sunlight and shade to enable safe outdoor use at suitable times of the day, rather than encouraging users to remain indoors.

Better Design for Public Building and Supporting Facilities

81. Two Members opined that greater attention should be given to the architectural and urban design of the proposed GIC complex, rather than adopting a standardised box-like design. One of them considered that thoughtful design treatment of the building form, colours and façades could enhance the experience of end-users without necessarily increasing construction costs substantially, and design quality should not be unduly compromised by maintenance and management considerations. The other Member considered that an attractive public building at this prominent location could enhance San Po Kong's image and contribute to district renewal and vibrancy. Noting the apparent absence of refreshment facilities, the Member suggested providing a refreshment kiosk or simple catering facilities with suitable seating and eating areas at the detailed design stage to meet users' needs after exercise.

Deletion of BHR

82. A Member was concerned that the deletion of BHR, whether in terms of absolute BH or number of storeys, for GIC sites might become a general practice, making it difficult for owners of adjoining properties to assess potential visual impacts and implications for their properties. The Member considered that indicating an approximate number of storeys, even without an absolute height limit, would help in estimating the user population, traffic generation and demand for infrastructure, and suggested reviewing the current approach.

83. At the invitation of the Chairperson, Mr C.K. Yip, Director of Planning, said that in recent rezoning exercises, PlanD generally did not stipulate BHRs on OZPs for low-rise GIC developments to allow flexibility in meeting changing community needs, while restrictions might still be imposed for taller developments, such as buildings approaching or exceeding 100mPD, e.g. Government office building. In the past, BHRs were imposed on OZPs based on known GIC proposals, and subsequent changes exceeding those limits would require planning application or amendment to the OZP, even where the additional impacts were limited. In this case, imposing a BHR of nine storeys for the proposed GIC complex could trigger further

planning procedures if additional storeys were subsequently required to accommodate more facilities at the detailed design stage. Not imposing a BHR for the Site on the OZP did not imply unrestricted increase in BH or change to other uses such as office or other commercial uses. The proposal was still a GIC complex of about nine storeys, which would be subject to the funding approval by the Legislative Council and local consultation. Any changes in scale would require a review of traffic, visual and other technical impacts.

[Messrs Daniel K.W. Chung and Rocky L.K. Poon, Dr Kelvin K.Y. Leung and Ms Kelly Y.S. Chan left the meeting during deliberation.]

Conclusion

84. The Chairperson acknowledged Members' views and concerns regarding the provision and mix of facilities, the layout and design of the proposed PVP, tree preservation and compensation, shading and climate adaptation measures, and the design of the proposed buildings. She remarked that Members' views and suggestions would be recorded in the meeting minutes and conveyed by PlanD to the relevant government bureaux/departments for consideration and follow-up at the detailed design stage, as appropriate.

85. The Chairperson concluded that Members generally supported or had no objection to the OZP amendments and agreed that the OZP should not be amended to meet the adverse representation. All grounds of the representation had been addressed by the departmental responses as detailed in the Paper as well as the presentation and responses made by the government representatives at the meeting.

86. After deliberation, the Town Planning Board (the Board) decided not to uphold R1, and considered that the draft Tsz Wan Shan, Diamond Hill & San Po Kong Outline Zoning Plan (OZP) should not be amended to meet the representation for the following reasons:

“Items A1 and A2

- (a) Items A1 and A2 are intended to reconfigure the existing “Government, Institution or Community” zone into a square-shaped site, which is conducive to optimising and enhancing design efficiency of the new government,

institution and community (GIC) complex as well as the new open space. The planning intentions of the concerned sites for open space and GIC uses thereat remain unchanged. The redevelopment will upgrade existing sports and recreational facilities to the latest standards. Alongside reprovisioning existing cultural and healthcare facilities, the redevelopment will introduce new sports, recreation, welfare and parking facilities to meet diverse societal needs. To allow for flexibility in developing the proposed GIC complex and open space at the detailed design stage, no building height restriction would be imposed. Any major changes to the redevelopment proposal would be governed by established mechanism subject to scrutiny;

- (b) the proposed redevelopment is considered not incompatible with its surroundings and relevant technical assessments covering various aspects, among others, landscape (including trees preservation) and visual, have concluded that no insurmountable technical problems on the surrounding areas are anticipated. Relevant government bureaux/departments (B/Ds) consulted have no objection to or no adverse comment on the proposal. The zonings and relevant development restrictions for the concerned sites on the OZP are considered appropriate;

Amendments to the Covering Notes regarding Small Unmanned Aircraft (SUA) Take-off and Landing Facilities

- (c) allowing provision, maintenance or repair of SUA take-off and landing facilities under the covering Notes of the OZP is to facilitate low-altitude economy development. Any proposals for the aforesaid uses will be governed by other legislation in Hong Kong, and follow the relevant requirements and guidelines set out by relevant B/Ds and regulatory authorities; and

Amendments to the Notes for “Other Specified Uses” annotated “Business” (“OU(B)”) Zone

- (d) the amendment is to align the control of ‘Government Use (not elsewhere specified)’ across the two schedules in the Notes for the “OU(B)” zone of the

OZP and accords with the streamlined approach. The provision of government facilities will follow the established government procedures.”

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

Agenda Item 5

[Open Meeting]

Any Other Business

[The item was conducted in Cantonese.]

88. There being no other business, the meeting was closed at 1:50 p.m.