

RNTPC Paper No. A/TM-LTYYY/273-1
For Consideration by the
Rural and New Town Planning
Committee on 20.4.2018

APPLICATION FOR PERMISSION
UNDER SECTION 16A OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TM-LTYYY/273-1

- Applicant** : Join Smart Limited represented by Llewelyn-Davies Hong Kong Limited
- Site** : Lots 212 RP, 232, 233, 234, 235, 236 RP, 237, 238, 239, 243, 244, 246 RP, 246 S.A, 246 S.B, 247, 367 and 368 RP in D.D. 130 and adjoining government land, Lam Tei, Tuen Mun
- Site Area** : About 14,553m² (including about 775m² government land (i.e. about 5.33%))
- Lease** : (a) Lot 368 RP in D.D. 130: held under Tai Po New Grant No. 5324 (lease conditions not found)
(b) Remaining lots: Block Government Lease (demised for agricultural purposes)
- Plan** : Draft Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTYYY/9
- Zoning** : “Residential (Group E)” (“R(E)”) [Restricted to a maximum plot ratio of 1.0, a maximum site coverage of 40% and a maximum building height of 4 storeys over single-storey car park (15m)]
- Application** : Proposed Class B Amendment – Category 19 (under TPB PG-No. 36A)

Proposed Extension of Time for commencement of the proposed residential development (flat) for a period of 4 years until 17.10.2022 (i.e. additional 4 years from the original approval)

1. The Proposal

- 1.1 The proposed residential development at the application site (the Site) (**Plan AA-1**) was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on 17.10.2014 upon further consideration. The application shall be valid until 17.10.2018 unless before the said date either the development permitted is commenced or the permission is renewed. The approval letter of application No. A/TM-LTYYY/273 issued by the Secretary of the Board dated 31.10.2014 is at

Appendix I.

- 1.2 On 22.2.2018, the applicant submitted application No. A/TM-LTYYY/273-1 (**Appendix I**) for Class B amendments to the approved scheme under application No. A/TM-LTYYY/273 for the extension of time (EOT) for commencement of the approved development for an additional period of 4 years until 17.10.2022.
- 1.3 In support of the application, the applicant has submitted the following documents:
- Application Form received on 22.2.2018 **(Appendix II)**
Enclosure attached to the Application Form received on 22.2.2018 **(Appendix IIa)**
- 1.4 The approved development parameters and the indicative block layout plan under application No. A/TM-LTYYY/273 are at **Appendix III** and **Drawing AA-1** respectively.

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed at **Appendix IIa**. They can be summarised as follows:

- (a) The applicant has continuously been keeping close contact and actively engaging in close liaison with relevant Government departments, with an aim to facilitate early commencement and implementation of the approved development. The applicant has been making effort in trying to implement the approved development, with most of the approval conditions have been partially complied with. Specifically, the applicant has complied with all planning conditions on design and submission of technical assessments, including the submission of detailed drainage proposal, tree preservation and landscape proposal and detailed archaeological impact assessment. The remaining planning conditions could only be complied with in the implementation stage.
- (b) The applicant has continuously refined the scheme by taking into account the comments from various departments and at the same time actively keeping close liaison and negotiation with the Lands Department (LandsD) to bring forward the land exchange application since January 2015. The applicant has been making the best effort in preparing the submissions requested by LandsD, yet additional time is required to further negotiate with LandsD regarding the basic terms and land premium offers. In this connection, the applicant has to apply EOT for completion of the land exchange process.
- (c) Upon approval of the last planning application (No. A/TM-LTYYY/273), the applicant had made 4 general building plan (GBP) submissions in July 2015, February 2017, August 2017 and October 2017 respectively for the Buildings Department (BD)'s approval and has been continuously refining the scheme based on the comments received at different stage of GBP submission. The applicant will continue to pay effort to address the outstanding departmental comments for approval of GBP in future.

- (d) In accordance with the Town Planning Board Guidelines on Extension of Time for Commencement of Development (TPB PG-No. 35C), any EOT for commencement of development shall not result in an aggregated extension period longer than the original duration for commencement of the approved development. As the Board granted a 4-year period for commencement of the approved development under the planning approval No. A/TM-LTY/273, the extension sought by the applicant for another 4 years, i.e. until 17.10.2022, is reasonable and does not exceed the original duration for commencement of the approved development.
- (e) All the criteria for assessing applications for EOT for commencement of development as stipulated in TPB PG-No. 35C have been duly complied with under this application, including (i) no material change in planning circumstances since the permission was granted and no adverse planning implications arising from the EOT, (ii) reasonable actions have been taken to the satisfaction of relevant Government departments in complying with the approval conditions, and (iii) reasonable actions have been taken for the commencement of the approved development.

3. Town Planning Board Guidelines

- 3.1 The Town Planning Board Guidelines for Class A and Class B Amendments to Approved Development Proposals (TPB PG-No. 36A¹) is applicable to this application. The applied EOT for commencement of the development is a Class B amendment under Category 19. According to the Guidelines, the Board has delegated its authority to the Director of Planning to consider applications for Class B amendments. However, application for Class B amendments which is unacceptable by the concerned Government departments will need to be submitted to the Board for consideration. In this regard, the Director of Housing (D of H) does not support the application as stated in paragraph 7.1.2 below. As such, the application is submitted to the Committee of the Board for consideration.
- 3.2 TPB PG-No. 35C is also applicable to this application. Any EOT for commencement of development shall not result in an aggregated extension period longer than the original duration for commencement of the approved development proposal. The criteria for assessing applications for EOT for commencement of development are as follow:
 - (a) whether there has been any material change in planning circumstances since the original permission was granted (such as a change in planning policy/land-use zoning for the area);
 - (b) whether there are any adverse planning implications arising from the extension of time;

¹ TPB PG-No. 36A has been revised and superseded by TPB PG-No. 36B on 2.3.2018. As the subject EOT application was submitted before 2.3.2018, TPB PG-No. 36A is applicable. Nevertheless, the revision to TPB PG No. 36 has no direct bearing on the assessment of the EOT application.

- (c) whether the commencement of development is delayed due to some technical/practical problems which are beyond the control of the applicant, e.g. delays in land administration procedures, technical issues in respect of vehicular access and drainage works or difficulties in land assembly;
- (d) whether the applicant has demonstrated that reasonable action(s), e.g. submission of building plans for approval or application for Small House/land exchange, have been taken for the implementation of the approved development;
- (e) whether the applicant has demonstrated that reasonable action(s), e.g. submission and implementation of proposals, have been taken to the satisfaction of relevant Government departments in complying with any approval conditions;
- (f) whether the applicant has demonstrated that there is a good prospect to commence the proposed development within the extended time limit;
- (g) whether the extension period applied for is reasonable; and
- (h) any other relevant considerations.

4. **Background**

- 4.1 Application No. A/TM-LTY Y/273 for proposed residential development (flat) at the Site was approved with conditions by the Committee of the Board on 17.10.2014, upon further consideration.
- 4.2 At the time of processing the planning application No. A/TM-LTY Y/273, the Site fell within a proposed public housing site at San Hing Road, which was under planning at that time.
- 4.3 Both the Planning Department (PlanD) and Housing Department (HD) did not support the application or had raised strong objection respectively. The main reasons were that the Site had encroached onto part of the planned public housing development and premature approval of the application might lead to substantial loss of public housing flats and jeopardise the implementation of the planned public housing development. The development proposal also did not represent an optimal utilisation of the limited land resources given its irregular boundary with residual land parcel difficult to be developed.
- 4.4 On 22.8.2014, the Committee considered the application and noted that consultation with the Tuen Mun District Council (DC) on the proposed public housing development at San Hing Road would be conducted shortly. The Committee decided to defer a decision pending the outcome of the DC consultation (see extract of meeting minutes at **Appendix IVa**).
- 4.5 After DC consultation on 2.9.2014, the case was resubmitted to the Committee for further consideration on 17.10.2014. After taking a vote, the Committee decided to approve the application, noting that, amongst others, the conceptual

stage of and DC’s concern on the public housing proposal, proposed development under application complied with the OZP development restrictions, and the “I/R” interface and other technical issues adequately addressed. Extract of minutes of the Committee’s meeting on 17.10.2014 is at **Appendices IVb**.

4.6 In relation to action taken by the applicant to take forward the approved development, the position of compliance with the approval conditions attached to the planning permission (**Appendix I**) are as follow:

Approval Conditions	Status of Compliance
(a) the implementation of the mitigation measures identified in the Environmental Assessment and Sewerage Impact Assessment to the satisfaction of the Director of Environmental Protection or of the TPB;	To be complied with at implementation stage
(b) the provision of vehicular access, parking and loading and unloading facilities to the satisfaction of the Commissioner for Transport or of the TPB;	To be complied with at implementation stage
(c) the submission and implementation of detailed drainage proposal to the satisfaction of the Director of Drainage Services or of the TPB;	Partially complied with on 17.8.2015
(d) the provision of water supplies for firefighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB;	To be complied with at implementation stage
(e) the submission of detailed archaeological impact assessment and implementation of the mitigation measures identified therein to the satisfaction of the Director of Leisure and Cultural Services or of the TPB;	Fully complied with ² on 15.9.2017
(f) the submission and implementation of tree preservation and landscape proposal to the satisfaction of the Director of Planning or of the TPB; and	Partially complied with on 28.12.2016
(g) the design of the boundary treatment and provision of measures to mitigate the visual impact along the boundary of the proposed development, including its boundary fence, to the satisfaction of the Director of Planning or of the TPB.	Partially complied with on 28.12.2016

² According to the findings of the detailed archaeological impact assessment, it concluded that the Site has no archaeological potential, thus no mitigation measure for the proposed development is required. AMO, LCSD on 13.9.2017 agreed that approval condition (e) is considered fully complied with.

- 4.7 The applicant submitted a land exchange proposal to LandsD on 13.1.2015. In response, LandsD on 15.7.2016 requested the applicant to submit a land boundary plan for the subdivision of lots, carry out a land boundary survey of the regrant Lot 2880 in D.D. 130 and submit a Survey Record Plan together with the survey report and supporting documents for LandsD's reference. The land exchange application is under processing.
- 4.8 Meanwhile, BD received four sets of GBP submission by the applicant on 25.6.2015, 28.2.2017, 4.8.2017 and 24.10.2017 respectively. While the applicant withdrew the submission in August 2017 on 25.9.2017, BD disapproved the remaining three sets of GBP submission on 17.8.2015, 25.4.2017 and 21.12.2017 respectively.
- 4.9 In respect of the proposed public housing development, after granting planning approval to the Site on 17.10.2014 and another private residential development (Application No. A/TM-LTYT/337) in the area on 23.6.2017 (**Plan AA-1a**), the Government had explored how to adjust the proposed public housing developments in San Hing Road and its vicinity.
- 4.10 To meet the pressing demand for developments and public housing land and having reviewed the latest situation, the Government has now decided to conduct a feasibility study on proposed developments at San Hing Road and Hong Po Road for public housing purpose covering a larger site area with a higher plot ratio. The area to be studied for the above purpose now covers the two private housing sites. The Site falls within the indicative public housing and school sites on the plan prepared by CEDD (see **Plan AA-1b**) showing the study area which was included in the submission for applying the Study Brief under the Environmental Impact Assessment Ordinance (EIAO) made on 21.6.2017. As the overall study area is larger than 20ha, the study of which is considered a Schedule 3 designated project under EIAO. The Study Brief was issued on 4.8.2017 (**Appendix V**). Consultants have subsequently been appointed and the feasibility study commenced in February 2018 for tentative completion in Q1 2020.

5. The Site and Its Surrounding Areas (Plans AA-1 to AA-3)

- 4.1 The Site is:
- (a) currently vacant and fenced-off; and
 - (b) accessible from San Tat Lane connected to San Hing Road.
- 4.2 The surrounding areas have the following characteristics:
- (a) to the north are orchard, metal workshop and storage yards. To the further north are car repair workshop, storage yards and residential dwellings;
 - (b) to the east are godown and San Tat Lane. To the further east are godown, storage yards and residential dwellings;
 - (c) to the south are open storage yards, orchard and vacant land. To the

further south is Hong Po Road; and

- (d) to the west is open storage of construction materials and vacant.

6. Planning Intention

The planning intention of the “R(E)” zone is intended primarily for phasing out of existing industrial uses through redevelopment for residential use on application to the Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of industrial/residential interface problem.

7. Comments from Relevant Government Departments

- 7.1 The following Government departments have been consulted and their views on the application are summarised as follows:

Land Administration

- 7.1.1 Comments of the District Lands Officer/ Tuen Mun, LandsD (DLO/TM, LandsD):

A land exchange application for the Site is currently under processing and consideration. He has no comment on the proposed EOT.

Long Term Development

- 7.1.2 Comments of the Director of Housing (D of H):

CEDD is conducting the Site Formation and Infrastructural Works for the Development at San Hing Road and Hong Po Road, Tuen Mun – Feasibility Study. In this connection, the application is not supported.

- 7.1.3 Comments of the Head of Civil Engineering Office, CEDD (Head of CEO, CEDD):

- (a) His office is conducting a consultancy study titled “Agreement No. CE 68/2017(CE) – Site Formation and Infrastructural Works for the Development at San Hing Road and Hong Po Road, Tuen Mun – Feasibility Study” for the Housing Department (HD). The consultancy study commenced in February 2018 scheduled for completion in Q1 2020.
- (b) The subject land lots under application (for private residential development) would encroach into HD's public housing development site area at San Hing Road (**Plan AA-1a**). HD's comment should be sought on their development approach in San Hing Road and Hong Po Road.

Traffic

- 7.1.4 Comments of the Assistant Commissioner for Transport/New Territories, Transport Department (AC for T/NT, TD):
- (a) He has no comment on the application for EOT for commencement of development from traffic engineering point of view.
 - (b) Referring paragraph (b) of the letter issued by the Secretary of the Board to the applicant dated 31.10.2014 (**Appendix I**), the applicant should report for the latest situation of the provision of vehicular access, parking and loading and unloading facilities to the satisfaction of his Office.

Drainage

- 7.1.5 Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):
- (a) He has no comment on the application for the proposed EOT for commencement of development for 48 months from public drainage viewpoint.
 - (b) The applicant is reminded to maintain the free flow conditions of the natural streams within the boundary of the Site before “implementation” of the drainage diversion works in accordance with approval condition (c) (**Appendix I** refers).
- 7.2 The following Government departments have no comment on or no objection to the EOT application:
- (a) Director of Agriculture, Fisheries and Conservation (DAFC);
 - (b) Chief Building Surveyor/New Territories West, BD (CBS/NTW, BD);
 - (c) Director of Environmental Protection (DEP);
 - (d) Director of Electrical and Mechanical Services (DEMS);
 - (e) Director of Fire Services (D of FS);
 - (f) Director of Food and Environmental Hygiene (DFEH);
 - (g) Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
 - (h) Director of Leisure and Cultural Services (DLCS);
 - (i) Antiquities and Monuments Office, Leisure and Cultural Services Department (AMO, LCSD);
 - (j) Commissioner of Police (C of P);
 - (k) District Officer (Tuen Mun), Home Affairs Department (DO(TM), HAD);
 - (l) Chief Town Planner/Urban Design and Landscape, PlanD (CTP/UD&L, PlanD); and
 - (m) Project Manager (West), CEDD (PM(W), CEDD).

8. Planning Considerations and Assessments

- 8.1 This is an EOT application. Since the application is considered unacceptable by HD, it is submitted to the Committee for consideration. The assessment criteria in TPB PG-No. 35C as summarized in paragraph 3.2 above are relevant. The main considerations include any material change in planning circumstances, any adverse planning implications arising from EOT, the reason for delay in commencement of development, any reasonable action to comply with approval conditions, any good prospect to commence the development within extended time limit and reasonableness of the extension period applied.
- 8.2 For background information, the original planning application No. A/TM-LTY Y/273 was objected by HD and not supported by PlanD mainly because of its encroachment onto a public housing site. The Committee approved the application upon further consideration on 17.10.2014 noting that, amongst others, the proposed public housing development at San Hing Road was still at the conceptual stage.
- 8.3 Since then, the Government had explored whether the proposed public housing developments in the area could be adjusted. Having reviewed the latest situation, the need for developing public housing in the area has been re-affirmed and the Government has now come up with a decision to plan the public housing development in San Hing Road and Hong Po Road on a larger scale. The Site, together with another approved private residential development site (No. A/TM-LTY Y/337), has been included into the study area and falls within the boundary of the proposed public housing and school sites (**Plan AA-1b**). The Study Brief under EIAO (**Appendix V**) has been issued and the study consultants have already been appointed. The feasibility study commenced in February 2018 and it was expected for completion in Q1 2020.
- 8.4 As such, when compared to the time of consideration of Application No. A/TM-LTY Y/273, there is a material change in circumstances in that the Government has commenced a feasibility study to further explore developing a larger site area including the Site for public housing purpose and there is a clear intention and plan to use the Site for public housing purpose. Approval of the EOT is not recommended as this will run against the clear Government intention on the land use for the area, not to mention the very confused message that may be conveyed to the public. That said, the applicant's right to commence the approved development until 17.10.2018 under planning approval No. A/TM-LTY Y/273 will not be deprived of.

9. Planning Department's Views

- 9.1 Based on the assessment made in paragraph 8, the Planning Department does not support the application for EOT for commencement of the approved development for the following reason :

the application is not in line TPB PG-No. 35C in that there has been a material change in planning circumstances in respect of a clear intention and plan to use the Site for public housing development.

- 9.2 Alternatively, should the Committee decide to approve the application, it is suggested that the permission shall be valid until **17.10.2022**, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced. The following conditions of approval and advisory clauses are suggested for Members' reference:

Approval conditions

- (a) the implementation of the mitigation measures identified in the Environmental Assessment and Sewerage Impact Assessment to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (b) the provision of vehicular access, parking and loading and unloading facilities to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (c) the submission and implementation of detailed drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- (d) the provision of water supplies for firefighting and fire service installations to the satisfaction of the Director of Fire Services or of the Town Planning Board;
- ~~(e) the submission of detailed archaeological impact assessment and implementation of the mitigation measures identified therein to the satisfaction of the Director of Leisure and Cultural Services or of the Town Planning Board;~~
- (f)(e) the submission and implementation of tree preservation and landscape proposal to the satisfaction of the Director of Planning or of the Town Planning Board; and
- (g)(f) the design of the boundary treatment and provision of measures to mitigate the visual impact along the boundary of the proposed development, including its boundary fencing, to the satisfaction of the Director of Planning or of the Town Planning Board.

[Except the original approval condition (e) which has been fully complied with, the other approval conditions are the same as those of Application No. A/TM-LTYY/273.]

Advisory Clauses

The recommended advisory clauses are at **Appendix VI**.

[The advisory clauses at Appendix VI are the same as those of Application No. A/TM-LTYY/273.]

10. Decision Sought

- 10.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 10.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.
- 10.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

11. Attachments

Appendix I	Approval letter issued by the Secretary of the Board dated 31.10.2014
Appendix II	Application Form received on 22.2.2018
Appendix IIa	Enclosure attached to the Application Form received on 22.2.2018
Appendix III	Development Parameters under Application No. A/TM-LTY/273
Appendix IVa	Minutes of the RNTPC meeting on 22.8.2014
Appendix IVb	Minutes of the RNTPC meeting on 17.10.2014
Appendix V	EIA Study Brief issued by EPD on 4.8.2017
Appendix VI	Advisory Clauses
Appendix VIa	Detailed comments of Government Departments Concerned (extracted from Appendix IV of RNTPC Paper No. A/TM-LTY/273C)
Drawing AA-1	Indicative block layout plan submitted by the applicant during the previous application No. A/TM-LTY/273
Plan AA-1	Location Plan
Plan AA-1a	Location Plan of the Proposed Development at San Hing Road and Hong Po Road, Tuen Mun
Plan AA-1b	Proposed Development at San Hing Road and Hong Po Road, Tuen Mun
Plan AA-2	Site Plan
Plan AA-3	Site Photos

**Development Parameters under
Application No. A/TM-LTYT/273**

Site Area	14,533m ²
- Private Land	13,778m ²
- Government Land	775m ²
Maximum Gross Floor Area (GFA)	14,533m ²
Maximum Plot Ratio	1.0
Maximum Site Coverage	40%
No. of Blocks	13
Building Height	15m
- in metres	(including basement car park)
- No. of Storeys	5 storeys (including 1 storey basement car park)
No. of Flats	96 (in duplex)
Average Flat Size	152m ²
Car Parking Spaces	
- For Residents	134
- For Visitors	2
Motorcycle Parking Space	1
Loading/Unloading Spaces	13
Bicycle Parking Spaces	10
Communal Open Space	Minimum 269m ²
Communal Recreation Facilities for Residents (including clubhouse)	Nil
Sewage Treatment Plant	10m (including 5m underground) and 2 storeys (including 1 basement storey)
Design Population	269 persons

Extract of Minutes of RNTPC Meeting on 22.8.2014

Agenda Item 37

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/TM-LTYYY/273 Proposed Residential Development (Flat) in “Residential (Group E)” Zone, Lots 212 RP, 232, 233, 234, 235, 236 RP, 237, 238, 239, 243, 244, 246 RP, 246 S.A, 246 S.B, 247, 367 and 368 RP in D.D. 130 and Adjoining Government Land, Lam Tei, Tuen Mun, New Territories
(RNTPC Paper No. A/TM-LTYYY/273C)

131. The Secretary reported that the application was submitted by Join Smart Ltd., which was a subsidiary of Sun Hung Kai Properties Ltd. (SHK), with AECOM Asia Co. Ltd. (AECOM) and Environ Hong Kong Ltd. (Environ) as consultants amongst others. The item also involved a potential housing site identified for public housing development by the Housing Department (HD), which was the executive arm of the Hong Kong Housing Authority (HKHA).

132. The following Members had declared interests in this item:

- Ms Janice W.M. Lai - having current business dealings with SHK, AECOM and HKHA;
- Mr Ivan C.S. Fu - having current business dealings with SHK, AECOM and Environ;
- Professor S.C. Wong - having current business dealings with AECOM; and being the Chair Professor and Head of Department of Civil Engineering of HKU where AECOM had sponsored some activities of the Department;
- Mr H.F. Leung - having business dealings with HKHA; and being a member of the Tender Committee of HKHA;
- Mr K.K. Ling
(the Chairman) - as the Director of Planning and being a member of the Strategic Planning Committee and the Building Committee of HKHA;
- Mr Frankie W.P. Chou - being an Alternative Member for the Director of Home Affairs who was a member of the Strategic Planning Committee and the Subsidised Housing Committee of HKHA; and
- Mr Tony H. Moyung - being an Alternative Member for the Director of Lands who was a Member of HKHA.

133. The Committee considered that the interests of the Chairman, Ms Janice W.M. Lai, Mr Ivan C.S. Fu, Mr H.F. Leung, Mr Frankie W.P. Chou and Mr Tony H. Moyung were direct and agreed that they should leave the meeting temporarily.

134. Members noted that Professor S.C. Wong had no involvement in the application and agreed that Professor Wong could stay in the meeting. The Vice-chairman took over the chairmanship of the meeting at this point.

[Mr K.K Ling, Ms Janice W.M. Lai, Mr Ivan C.S. Fu, Mr H.F. Leung, Mr Frankie W.P. Chou and Mr Tony H. Moyung left the meeting temporarily at this point.]

Presentation and Question Sessions

135. Mr K.C. Kan, STP/TMYLW said that the completion year of the public housing mentioned on P.25 of the Paper should be 2019 – 2024 instead of 2019 – 2014. Members noted.

136. Mr K.C. Kan presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) proposed residential development (flat);
 - (i) the proposed development was for 13 residential blocks comprising 96 duplex flats with a plot ratio of 1.0, site coverage of 40% and building height of 15m (4 residential storeys over 1 storey basement car park); and
 - (ii) since there were open storages, godowns and workshops to the north and east of the site, the applicant proposed to incorporate self-protecting building design to mitigate the industrial noise impacts;
- (c) departmental comments – departmental comments were set out in paragraph 9 and Appendix IV of the Paper. Major comments were summarised as below:
 - (i) the Director of Housing strongly opposed the application, as the site encroached onto part of a planned public housing development with associated welfare, education and retail facilities. Various technical assessments had been conducted and indicated that the public housing would not have insurmountable problems. The proposed development under the application would adversely affect the flat

production, layout and associated community works currently under detailed study by the Government. The target completion year of the public housing development would be 2019-2024. It was also scheduled to consult the Tuen Mun District Council (TMDC) on 2.9.2014 and subsequent actions had been programmed. If the subject application was approved, it was estimated that about 1,600 public housing flats would be lost and the provision of social welfare facilities would be adversely affected.

- (ii) Other concerned government departments had no objection to or no adverse comment on the proposed design, layout and development parameters of the application as well as the technical assessments submitted;

- (d) during the statutory public inspection periods of the application, a total of 110 public comments were received which comprised 95 supporting comments and 15 objections. The supporters included local residents and other individuals and their major grounds were that the proposed development was in line with the planning intention of the “Residential (Group E)” (“R(E)”) zone and compatible with the surrounding low-rise/village-type developments; it would help increasing housing supply, enhancing land use efficiency and generating employment. The objectors included the Indigenous Inhabitant Representation of San Hing Tsuen and Tse Tin Tsuen, as well as the Village Committee of Tuen Mun Heung San Hing Tsuen and other indigenous villagers. Their major grounds were that the proposed development would cause adverse traffic, environmental, drainage and “fung shui” impacts during and after the construction period. One commenter pointed out that the proposed development contravened Government’s policy to increasing housing supply as it was not an efficient use of land; and

- (e) the Planning Department (PlanD)’s views – PlanD did not support the application based on the assessments set out in paragraph 11 of the Paper, which were summarised as below:

- (i) the Policy Address 2014 already announced that under the Long Term Housing Strategy, the Government targeted to provide a total of 470,000 units in 10 years with public housing accounting for 60%. If the subject application was approved, there would be a loss of about 1,600 public housing flats, as compared with 96 flats proposed in the private residential development;
- (ii) in terms of phasing out the existing industrial uses within the “Residential (Group E)” (“R(E)”) zone, the public housing development covering a larger site would be more effective to achieve the planning intention. The planned public housing development also sought to optimize the development potential of the area through comprehensive redevelopment with higher development intensity. The proposed development might not represent an optimal utilization of land resources. Its irregular boundary might also result in residual land parcel rendering it difficult for development; and
- (iii) the planned public housing development proposal was relatively mature and the TMDC would be consulted on it next month. It might be premature to approve at this stage and thereby pre-empting the opportunity to explore implementation of a more desirable scheme for the area.

137. A Member asked whether the irregularity of the site was a major rejection reason of the application. In response, Mr K.C. Kan said the layout design of the proposed private housing development was constrained by the irregular site boundary. According to the Block Plan and Landscape Master Plan prepared by the applicant, the building blocks would be developed along the site boundary with open space located behind the blocks. The development layout was considered undesirable in terms of achieving the planning intention of the “R(E)” zone, but this was not the major reason for rejecting the application.

138. The Vice-chairman said that the development density of the proposed private housing development was comparatively low and asked whether the potential public housing

development would be incompatible with the surrounding environment. In response, Mr Kan said that the proposed private housing development was in compliance with the development restrictions of the current “R(E)” zone. The potential public housing development, which included the subject application site, could be considered as an expansion of the existing new town as it was located to the north and at the fringe of the Tuen Mun New Town. He further said that if the implementation of the potential public housing development was to proceed, amendments to the subject OZP would be required.

139. A Member said that since the proposed private housing development had complied with the development restrictions of the “R(E)” zone and no adverse departmental comment was received, it was questionable that the application should be rejected because of the possible conflict with a public housing development that might not be eventually materialized. In terms of development intensity, the Member considered that the potential public housing development instead of the private housing development might not be compatible with the surrounding environment which was mainly occupied by village houses and low-density residential developments. In response, Mr Kan said that it was necessary to take into account the current strong demand for public housing. The site was in close proximity to Tuen Mun Area 54 where a number of public housing developments were going to be constructed.

140. A Member concurred that it would be difficult at this stage to take into account the potential public housing development which was yet to be confirmed. The Vice-chairman said that the TMDC was scheduled to be consulted on the potential public housing development on 2.9.2014. In response to a Member’s question on whether the developer knew about the potential public housing development, Mr Kan answered in the affirmative.

[Professor C.M. Hui left the meeting at this point.]

Deliberation Session

141. A Member agreed that it was necessary to consider the prevailing housing policy under which there was also a need to meet the private housing demand. This Member reiterated that the irregularity of the site boundary could not be used as a justification to reject

the application in particular when the proposed private housing development had complied with all the development restrictions of the “R(E)” zone. It would also be difficult to justify if the application was rejected because of the potential public housing development in the area. Another Member concurred.

142. A Member considered that it was necessary to consider the overall housing demand and priority should be given to the public housing development. In the subject case, the potential public housing development would provide an opportunity for a more comprehensive planning of the area through phasing out industrial activities in almost the whole “R(E)” zone. The Member supported PlanD’s recommendation of rejecting the application.

143. The Vice-chairman said that given the planning intention of the “R(E)” zone was to phase out the industrial activities in the area, Members should consider whether the potential public housing development or the proposed private housing development occupying only a small part of the “R(E)” zone would be able to better achieve the planning intention.

144. A Member said that amendments to the OZP (i.e. rezoning from “R(E)” to “Residential (Group A)” (“R(A)”)) would be required if the potential public housing development was to be implemented. The Member doubted whether the rezoning to “R(A)” zone was appropriate in this location and had reservation to reject the application solely because of the housing policy to increase the public housing flats.

145. In response to a Member’s query, the Secretary said that HKHA could submit a s.12A application to effect the rezoning or PlanD could take the initiative to amend the OZP if HKHA could obtain support for the public housing development and received no adverse comments from all concerned government departments. The Secretary also drew Members’ attention to paragraph 11 of the Paper that (i) the applicant had demonstrated efforts to resolve the industrial/residential interface issue through adopting special design features in the layout, and (ii) the potential public housing development was at a mature stage and the TMDC would be consulted on 2.9.2014. Members might consider whether the application should be approved to phase out some of the industrial activities in the “R(E)” zone; or rejected in order not to pre-empt the potential public housing development covering a wider

area of the “R(E)” zone; or deferred a decision pending submission of further information on the layout design and consultation with the TMDC on the potential public housing development.

146. A Member said that the Town Planning Board (TPB) should have regard to the long-term land use planning for an area in undertaking its plan-making function. Unless the Government had made known to the public its potential public housing development, it would be difficult for the TPB to take such development into account in assessing any planning application. Another Member concurred with this view. It would be necessary for the TPB to consider how competition of land resources between the public and private sectors should be handled. A few Members were also concerned about the lack of details on the potential public housing development. In response, the Secretary said that the Committee might consider requesting more information on the layout design and implementation programme of the public housing project and compare it with the proposed private housing project so as to make an informed decision on the subject application. The Vice-chairman said that development opportunities that could optimise the development potential of the site should be considered to safeguard the public interests.

147. To facilitate the discussion, the Secretary set out three scenarios for Members to consider. First, if the Committee approved the application, the applicant could proceed with the proposed development with the compliance of approval conditions; while at the same time, if HKHA decided to pursue the potential public housing development, HKHA could either resume the private land from the applicant or revise the layout design of the public housing development in order to avoid the approved private housing development. Second, if the Committee rejected the application, the applicant was allowed to review the decision of the Committee under s.17 of the Town Planning Ordinance. Third, the Committee might consider deferring a decision on the application pending submission of further information on the potential public housing development to facilitate its further consideration of the application.

148. After further deliberation, Members agreed to defer a decision on the application in order to seek more information on the potential public housing development and to take into account the views of the TMDC on the public housing project.

149. A Member asked if there was any time limit for deferral of consideration of the application. In response, the Secretary said that this application would be resubmitted to the Committee for consideration on the receipt of more information on the potential public housing development. The TMDC would be consulted on the public housing project at the TMDC meeting to be held on 2.9.2014.

150. A Member suggested that consideration should be given to how applications that would have conflicts with potential public housing developments should be handled. This view was shared by another Member who advised that the TPB's decision on such cases might be subject to legal challenges. In response, the Secretary said that the Secretariat would examine how similar situation should be handled in future for Members' reference.

151. The Vice-chairman concluded that since HD had indicated their strong objection to the application and the potential public housing development would soon be presented to the TMDC for consultation, the application should be deferred pending submission of more information on the potential public housing development from HD as well as the views of the TMDC on the public housing project.

152. After further deliberation, the Committee decided to defer a decision on the application.

[The Vice-chairman thanked Mr K.C. Kan, STPs/TMYLW, for his attendance to answer Members' enquires. Mr Kan left the meeting at this point.]

[The meeting was adjourned for a break of five minutes.]

[Dr Eugene K.K. Chan and Ms Janice W.M. Lai left the meeting at this point.]

[Mr K.K. Ling, Mr Ivan C.S. Fu, Mr H.F. Leung, Mr Frankie W.P. Chou and Mr Tony H. Moyung returned to the meeting at this point.]

Extract of Minutes of RNTPC Meeting on 17.10.2014

Agenda Item 55

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/TM-LTY/273 Further Consideration of Proposed Residential Development (Flat) in “Residential (Group E)” Zone, Lots 212 RP, 232, 233, 234, 235, 236 RP, 237, 238, 239, 243, 244, 246 RP, 246 S.A, 246 S.B, 247, 367 and 368 RP in D.D. 130 and Adjoining Government Land, Lam Tei, Tuen Mun
(RNTPC Paper No. A/TM-LTY/273D)

132. The Secretary reported that the application was submitted by a subsidiary of Sun Hung Kai Properties Ltd. (SHK) with AECOM Asia Co. Ltd. and Environ Hong Kong Ltd. as two of the consultants. The application was opposed by the Director of Housing (D of H), which was the executive arm of the Hong Kong Housing Authority (HKHA), as the site encroached onto part of a planned public housing development with associated welfare, education and retail facilities at San Hing Road. The following Members had declared interests in this item:

- | | |
|--------------------------------|--|
| Ms Janice W.M. Lai | - having current business dealings with SHK, AECOM and HKHA |
| Mr Ivan C.S. Fu | - having current business dealings with SHK, AECOM and Environ |
| Professor S.C. Wong | - being the Chair Professor and Head of Department of Civil Engineering of HKU where AECOM had sponsored some activities of the Department |
| Dr Eugene K.K. Chan | - being the Convenor of the Hong Kong Metropolitan Sports Events Association which had solicited sponsorship from SHK |
| Ms Christina M. LEE | - being a committee member of the Hong Kong Metropolitan Sports Events Association which had solicited sponsorship from SHK |
| Mr K.K. Ling
(the Chairman) | - being a member of the Strategic Planning Committee and the Building Committee of |

as the Director of Planning

HKHA

Mr. Tony Moyung
as the Assistant Director of Lands
Department

- being an alternate member for the Director of
Lands who was a member of HKHA

Mr Frankie W.P. Chou
as the Chief Engineer (Works) of
Home Affairs Department

- being an alternate member for the Director of
Home Affairs who was a member of the Strategic
Planning Committee & Subsidized Housing
Committee of HKHA

Mr H.F. Leung

- being a member of the Tender Committee of
HKHA

133. The Committee noted that Ms Janice W.M. Lai, Mr Ivan C.S. Fu, Ms Christina M. Lee, Mr Frankie W.P. Chou and Mr H.F. Leung had left the meeting already and considered that the interests of the Chairman and Mr Tony Moyung were direct and agreed that they should leave the meeting temporarily.

[The Chairman and Mr Tony Moyung left the meeting temporarily at this point.]

134. As the Chairman had left the meeting temporarily and Professor S.C. Wong, the Vice-chairman, had no direct involvement in the application, Members agreed that Professor S.C. Wong could stay and chair the meeting for this item. As Dr Eugene K.K. Chan had no direct involvement in the application, Members agreed that he could stay in the meeting.

[Mr F.C. Chan returned to join the meeting at this point.]

Presentation and Question Sessions

135. Mr K.C. Kan, STP/TMYLW, presented the application and covered the following aspects as detailed in the Paper :

Background

- (a) on 13.12.2013, the applicant sought planning permission for proposed residential development (flat) at application site (the site). The site fell

within an area zoned “Residential (Group E)” (“R(E)”) on the approved Lam Tei and Yick Yuen Outline Zoning Plan (OZP) No. S/TM-LTY/6.

- (b) on 22.8.2014, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) first considered the application. The application was opposed by D of H as the site encroached onto part of a planned public housing development with associated welfare, education and retail facilities at San Hing Road. D of H considered that the proposed development under application would adversely affect the flat production, layout and associated community works. Noting that the Tuen Mun District Council (TMDC) would be consulted on 2.9.2014 and details on the potential public housing development were not available at the meeting, the Committee decided to defer a decision on the application in order to seek more information on the potential public housing development and to take into account the views of the TMDC on the public housing project;

Further Information

- (c) on 2.9.2014, the Housing Department (HD) consulted the TMDC on the proposed public housing development with associated welfare, education and retail facilities. The major development parameters of the proposed public housing development were as follows:

Site Area	: About 8.7 ha
Maximum plot ratio	: 5
No. of flats	: About 8,000 flats
Design population	: 24,500 persons
No. of residential blocks	: 11 blocks
Maximum building height	: 125 mPD (39 storeys)
Social welfare facilities	: A district elderly community centre cum day care unit, a child care centre and a special child care centre
Education facilities	: 2 kindergartens and 1 primary school

Other facilities : Retail facility, parking and loading/unloading facilities, open space and recreation facilities, access road to Hong Po Road and a public transport lay-by

- (d) many TMDC Members raised objection to the proposed public housing development mainly on the grounds of inadequate consultation, traffic impact, and insufficient details. The TMDC requested the HD to fully consult the locals on the project and further consult the TMDC before submission of the proposed amendment to OZP for the proposed public housing development to the Board for consideration. On 11.9.2014 and 13.9.2014, the HD, with the assistance of concerned Government departments, conducted a site visit and a local consultation meeting respectively with two TMDC members and the local villagers. They expressed grave concerns on the proposed public housing project;
- (e) the HD was coordinating with concerned departments to address local concerns and technical issues with a view to further consulting the TMDC; and

The Planning Department (PlanD)'s views

- (f) PlanD maintained its view of not supporting the application based on the assessments made in paragraph 3 of the Paper. The reasons were the same as those in paragraph 12.1 of the RNTPC Paper No. A/TM-LTY/273C which included:
 - (i) the development proposal did not represent an optimal utilisation of the limited land resources given its irregular boundary with residual land parcel difficult to be developed; and
 - (ii) the application site encroached onto part of a planned public housing development with associated welfare, education and retail facilities. Premature approval of the application might lead to substantial loss

of public housing flats and jeopardise the implementation of the public housing project.

136. A member asked whether HD had submitted any rezoning proposal for the proposed public housing development for the Board's consideration. In response, Mr K.C. Kan explained that HD could submit the proposed amendment to the draft OZP under section 12A of the Town Planning Ordinance; or upon HD's completion of the various technical assessments and consultation with the relevant DC, PlanD would submit the proposed amendment to the draft OZP to the Board for consideration.

137. The Vice-chariman asked whether the proposed public housing development was only at the conceptual stage. In response, Mr K.C. Kan said that HD had consulted the TMDC on the proposed public housing development. A conceptual plan together with some major development parameters were provided for TMDC's consideration.

138. Another Member asked whether the application site was owned by the applicant and if so, how could HD proceed with the public housing development. In response, Mr. K.C. Kan confirmed that the application site was largely on private land owned by the applicant. He said that if the proposed public housing development was considered acceptable, the draft OZP would be amended and the Lands Department would resume the land for public purpose according to the Land Resumption Ordinance. The Secretary supplemented that according to the Land Resumption Ordinance, private land could only be resumed for a public purpose.

Deliberation Session

139. A Member considered that the private residential scheme under the application appeared to be more advanced than the conceptual public housing scheme in terms of readiness for implementation, was in compliance with the development restrictions on the OZP and was generally acceptable. Moreover, it was not for the Committee to decide whether a residential site should be used for public or private housing development.

140. Two other Members were of the view that it would not be in the interest of the public to approve the application as the proposed public housing development, which would

be more comprehensive and covered a larger area, would provide more housing units to meet the public need. A Member asked how the planned public housing development would be affected, if the private housing development was approved. Making reference to a location plan and HD's conceptual layout, Members noted that the applicant site was about 1.4 ha whilst the planned public housing site was about 8.7 ha. If the subject application was approved, blocks 2, 5 and 6 as well as the proposed school within the public housing development would be affected.

141. The Vice-chairman drew Members' attention that the current application had complied with the development restrictions of the "R(E)" zone as stipulated on the OZP and that technical issues associated with the development had been adequately addressed at this stage. The reason for deferring the subject application by the Committee on 22.8.2014 was that Members wished to seek more information on the proposed public housing development and to take into account the views of TMDC on it.

142. A Member considered that there were demand for both private and public housing. Although the supply of public housing might be affected upon approval of the application, the proposed public housing development with adjustment, could still be pursued. The views were shared by another Member who considered that favourable consideration should be given to the private residential scheme under the application, which was more advanced than HD's conceptual public housing scheme and entailed no technical problem. The Member also noted that TMDC strongly opposed HD's proposed public housing development and there was concern about the traffic impact to be generated by the large-scale public housing development proposed by HD given that there were a number of existing large-scale public housing estates in the locality. Even if the application was approved, the HD could still modify the design and implement the public housing development.

[Professor Eddie C.M. Hui left the meeting at this point.]

143. A Member asked whether the approval of the current application might have implications on the assessment of land value in the future land resumption by the Government. Members noted that assessment of land value by LandsD was generally based on the lease entitlement. The Secretary added that even if the subject application was approved, LandsD could still resume the concerned land if the requirement of the Land

Resumption Ordinance was complied with. When assessing the land value upon land resumption, LandsD would base on the existing lease of the lots, which was mainly for agricultural use.

[Mr. F.C. Chan left the meeting at this point.]

144. A Member considered that approval should be given to the subject application given that HD's proposed public housing development was only at a conceptual stage. The view was shared by two other Members as there was no strong justification to reject the application. A Member was of the view that it should not be the Committee's concern on whether the site should be developed for public housing or not. This Member also worried that HD might not be able to obtain TMDC's blessing in the short term because of the lack of information on the proposed public housing scheme. Another Member however considered that TMDC might agree with the public housing scheme once the HD had submitted a detailed proposal.

145. The Secretary drew Members' attention that the applicant had provided sufficient information and relevant technical assessments to support this application which was considered by the Committee at its meeting on 22.8.2014. At that meeting, Members noted HD's strong objection to the application and agreed to defer the decision in order to seek more information on the proposed public housing development and to take into account the views of the TMDC on the public housing project, noting that TMDC would be consulted on the public housing project on 2.9.2014. At today's meeting, HD had not provided much additional information on the proposed public housing development and it was noted that TMDC had strong reservation on the proposed public housing development. According to the information provided by the HD, the public housing development would commence in 2018 and be completed between 2023 and 2024.

146. A Member who did not support the application proposed to submit the application to the full Board for consideration as a decision on the subject application would involve public interest. The land would be used more efficiently for public housing development to provide affordable housing. The proposal was not supported by other Members who considered that the information provided by the applicant was sufficient and there was no strong justification for further deferring a decision on the application by

submitting it to the full Board. The Vice-chairman also explained that it was under very exceptional circumstances that the Committee would submit a section 16 planning application to the full Board for consideration. The Secretary supplemented that according to the Town Planning Ordinance, the Committee was empowered to consider section 16 planning applications under the delegated authority of the Board, while the Board would consider review applications under section 17 of the Town Planning Ordinance.

147. The Vice-chairman reminded Members that it was the Committee's responsibility to consider and decide on s.16 planning application. He reminded Members to focus on deliberation of the current application. Most of the Members agreed that the application should be considered by the Committee.

148. After further consideration, a vote was taken with three Members in support and two against the application. The Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board (TPB). The permission should be valid until 17.10.2018, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following conditions:

- “(a) the implementation of the mitigation measures identified in the Environmental Assessment and Sewerage Impact Assessment to the satisfaction of the Director of Environmental Protection or of the TPB;
- (b) the provision of vehicular access, parking and loading and unloading facilities to the satisfaction of the Commissioner for Transport or of the TPB;
- (c) the submission and implementation of detailed drainage proposal to the satisfaction of the Director of Drainage Services or of the TPB;
- (d) the provision of water supplies for firefighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB;
- (e) the submission of detailed archaeological impact assessment and implementation of the mitigation measures identified therein to the

satisfaction of the Director of Leisure and Cultural Services or of the TPB;

- (f) the submission and implementation of tree preservation and landscape proposal to the satisfaction of the Director of Planning or of the TPB; and
- (g) the design of the boundary treatment and provision of measures to mitigate the visual impact along the boundary of the proposed development, including its boundary fence, to the satisfaction of the Director of Planning or of the TPB.

149. The Committee also agreed to advise the applicant of the following :

- “(a) the approval of the application does not imply that the proposed building design elements could fulfill the requirements under the Sustainable Building Design Guidelines and the relevant requirements under the lease, and that the proposed gross floor area (GFA) concession for the proposed development will be approved/granted by the Building Authority. The applicant should approach the Buildings Department and the Lands Department direct to obtain the necessary approval. If the building design elements and the GFA concession are not approved/granted by the Building Authority and the Lands Authority and major changes to the current scheme are required, a fresh planning application to the Board may be required;
- (b) to note the comments of the District Lands Officer/Tuen Mun, Lands Department (LandsD) that the site comprises a total of 17 private lots and adjoining unleased Government land. The private lots are Old Schedule Agricultural Lots, except Lot 368 RP in D.D. 130, which is held under Tai Po New Grant No. 5324, the lease conditions of which cannot be found in the Land Registry. The proposed residential development contravenes the existing lease conditions and involves adjoining Government land. The applicant will need to apply to the LandsD for a land exchange for the proposal. There is no guarantee that the application, if received by the LandsD, will be approved and he reserves his comment on such. The application will be considered by

the LandsD acting in the capacity as the landlord at its sole discretion. In the event that if the application is approved, it would be subject to such terms and conditions as the Government shall deem fit to do so, including, among others, charging the payment of premium and administration fee as may be imposed by the LandsD. The quality and sustainable built environment (QBE) requirements in relation to building separation, building setback, greenery, 10% cap on the GFA concession in respect of green/amenity features and non-essential plant room/services and 100% GFA concession where car parks are provided underground and 50% GFA concession for car parks provided above ground unless exemption for granting 100% GFA concession for above ground car parks is approved by the Building Authority, where applicable, will be imposed in the lease for cases involving lease modification and land exchange. The applicability of each QBE requirement for the proposed residential development will be examined in detail during the processing of the land exchange application. Apart from the track at the northwestern corner of the site, it appears that there are other village track(s) affected by the proposed development. If planning approval is given, detailed access arrangements to the site and the adjoining land, including but not limited to the said footpaths/tracks, will be examined at the land exchange processing stage. Should the proposal involve closure of existing footpaths/tracks, such closure is required to go through the statutory procedures set out in the Road (Works, Use and Compensation) Ordinance (Cap. 370) and may require the gazettal under section 5 of Cap. 370. The gazetting procedures for the concerned modification works to facilitate a private development, if required, would be carried out by his Office and the applicant would be liable to pay the Government all the costs on such works (including administrative costs and non-administrative costs). There is no guarantee that the application, if received by the LandsD, will be eventually approved under the provision of Cap. 370 and he reserve his comment on such. Regarding the local concerns on the possible impact on the existing graves in the vicinity of the site, the applicant should examine whether and how the proposed site boundary or the development design can address the local concern;

- (c) to note the comments of the Chief Building Surveyor / New Territories West, Buildings Department (BD) that if the existing structures are

erected on leased land without approval of the Buildings Department (BD) (not being New Territories Exempted House), they are unauthorised under the Buildings Ordinance (BO) and should not be designated for any approved use under the application. Before any new building works (including temporary buildings) are to be carried out on the site, the prior approval and consent of the BD should be obtained, otherwise they are Unauthorised Building Works (UBW). An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the BO. For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the site under the BO. The site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. If the site does not abut on a specified street of not less than 4.5 m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage. If the site does not abut on a specified street of not less than 4.5 m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage. In accordance with the Government's committed policy to implement building design to foster a quality and sustainable built environment, the sustainable building design requirements (including building separation, building setback and greenery coverage) should be included, where possible, in the conditions in the planning approvals. The provision of lighting and ventilation of rooms used or intended to be used for habitation or as kitchen and rooms containing soil fitments shall comply with the requirements stipulated under B(P)R 30 and 36;

- (d) to note the comments of the Director of Environmental Protection that the applicant shall apply for license under Water Pollution Control Ordinance for the sewage treatment plant;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (DSD) that the proposed potted trees should not be placed directly on top of the proposed 1600mm(W) x 1600mm(H)

rectangular channel and the potted trees should not adversely affect the inspection, operation and maintenance of the channel. Proper access route should be provided to the proposed 1600mm(W) x 1600mm(H) rectangular channel taking into account the size of mechanical plant(s) required for carrying out future operation and maintenance works (e.g. lifting up the concrete channel covers and adjacent potted trees). Detailed comments are at Appendix IV of the paper. The Sewerage Impact Assessment (SIA) for the application needs to meet the full satisfaction of the Director of Environmental Protection, the planning authority of sewerage infrastructure. The DSD's comments on the SIA are subject to views and agreement of the DEP;

- (f) to note the comments of the Chief Engineer/Land Drainage, DSD that the applicant is reminded that a valid license for discharge from DEP is required before the discharge of effluent of the local sewage treatment plant commences and the requirements of the effluent discharge, e.g. quantity and quality of effluent, should be agreed by the DEP;
- (g) to note the comments of the Chief Engineer/Development (2), Water Supplies Department (WSD) that existing water mains will be affected. If diversion of the existing water mains is required, the developer shall prior to carrying out the diversion works submit the proposed routing in writing to the Water Authority for approval and the cost of relocating the Government water mains shall be borne by the developer. In case it is not feasible to divert the affected water mains, a Waterworks Reserve within 1.5 m from the centerline of the water mains shall be provided to the WSD. No structure shall be erected over this Waterworks Reserve and such area shall not be used for storage purposes. The Water Authority and his officers and contractor, his or their workmen shall have free access at all times to the said area with necessary plant and vehicles for the purpose of laying, repairing and maintenance of water mains and all other services across, through or under it which the Water Authority may require or authorized. The Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the site;
- (h) to note the comments of the Antiquities and Monuments Office, Leisure and Cultural Services Department that no construction works

on the site should commence prior to the compliance with the approval conditions. The archaeological impact assessment report should be conducted by a qualified archaeologist, who shall obtain a licence from the Antiquities Authority under the Antiquities and Monuments Ordinance (Cap. 53);

- (i) to note the comments from the Director of Social Welfare that the private developer may take the opportunity to enhance the site environment by providing more community facilities in the area;

- (j) to note the comments of the Director of Electrical and Mechanical Services that there are 400 kV overhead lines running close to the proposed development areas. A 50 m working corridor between the proposed development and the concerned 400 kV overhead lines (25 m on either side from the centre line of the transmission line towers) and relevant safety clearances would be maintained in accordance with the Hong Kong Planning Standards and Guidelines. According to paragraph 2.3.17 of the HKPSG, building development will not be restricted in areas outside the working corridor and working circle subject to the provision of emergency vehicular access, wherever appropriate as required by the Fire Services Department (FSD). However, for development within the working corridor and working circle, agreement from the Electrical and Mechanical Services Department (EMSD), FSD and the power company should be sought in order to ensure compliance with the safety and health considerations as given in the HKPSG. Prior to establishing any structure within the site, the applicant and/or the applicant's contractors shall liaise with CLP Power (i.e. the electricity supplier) and, if necessary, ask CLP Power to divert the underground electricity cable (and/or overhead electricity line) away from the vicinity of the proposed structure, where practicable. The "Code of Practice on Working near Electricity Supply Lines" established under the Electricity Supply Lines (Protection) Regulation shall be observed by the applicant and the applicant's contractors when carrying out works in the vicinity of the electricity supply lines;

- (k) to note the comments of the Director of Health that there are overhead transmission lines and pylons in the vicinity of the proposed residential development. Future occupants of the residential development may

be exposed to extremely low frequency electromagnetic fields generated by the transmission lines. According to the World Health Organization, with compliance with the relevant International Commission on Non-Ionising Radiation Protection (ICNIRP) guidelines, exposure to extremely low frequency electromagnetic fields, such as those generated by transmission lines, would not pose any significant adverse effects to workers and the public. As such, the project proponent must ensure that the magnitudes of the electromagnetic fields on-site complied with the relevant ICNIRP guidelines or other established international standards. He notes that the project proponent will ensure the magnitudes of electromagnetic fields on-site comply with the relevant ICNIRP guidelines or other established international standards; and

- (1) to note the comment of District Officer (Tuen Mun), Home Affairs Department that the applicant should keep the portion of the existing village track falling within the site intact and ensure free and unobstructed access during construction stage and after completion of the proposed development. There is also a proposed District Minor Works project (i.e. proposed improvement to van track and associated facilities) in close proximity to the site which will commence in late 2014. Should there be any interface with the proposed works, the applicant should inform his Office.”

[The Chairman and Mr Tony Moyung returned to join the meeting at this point. Mr David Y.T. Lui left the meeting and Professor S.C. Wong and Mr Peter K.T. Yuen left the meeting temporarily at this point.]

Advisory Clauses

- (a) the approval of the application does not imply that the proposed building design elements could fulfill the requirements under the Sustainable Building Design Guidelines and the relevant requirements under the lease, and that the proposed gross floor area (GFA) concession for the proposed development will be approved/granted by the Building Authority. The applicant should approach the Buildings Department (BD) and the Lands Department (LandsD) direct to obtain the necessary approval. If the building design elements and the GFA concession are not approved/granted by the Building Authority and the Lands Authority and major changes to the current scheme are required, a fresh planning application to the Board may be required;
- (b) to note the comments of the DLO/TM, LandsD that the site comprises a total of 17 private lots and adjoining unleased Government land. The private lots are Old Scheduled Agricultural Lots, except Lot 368 RP in D.D. 130, which is held under Tai Po New Grant No. 5324, the lease conditions of which cannot be found in the Land Registry. The proposed residential development contravenes the existing lease conditions and involves adjoining Government land. The applicant will need to apply to the LandsD for a land exchange for the proposal. There is no guarantee that the application, if received by the LandsD, will be approved and he reserves his comment on such. The application will be considered by the LandsD acting in the capacity as the landlord at its sole discretion. In the event that if the application is approved, it would be subject to such terms and conditions as the Government shall deem fit to do so, including, among others, charging the payment of premium and administration fee as may be imposed by the LandsD. The quality and sustainable built environment (QBE) requirements in relation to building separation, building setback, greenery, 10% cap on the GFA concession in respect of green/amenity features and non-essential plant room/services and 100% GFA concession where car parks are provided underground and 50% GFA concession for car parks provided above ground unless exemption for granting 100% GFA concession for above ground car parks is approved by the Building Authority, where applicable, will be imposed in the lease for cases involving lease modification and land exchange. The applicability of each QBE requirement for the proposed residential development will be examined in detail during the processing of the land exchange application. Apart from the track at the northwestern corner of the site, it appears that there are other village track(s) affected by the proposed development. If planning approval is given, detailed access arrangements to the site and the adjoining land, including but not limited to the said footpaths/tracks, will be examined at the land exchange processing stage. Should the proposal involve closure of existing footpaths/tracks, such closure requires to go through the statutory procedures set out in the Road (Works, Use and Compensation) Ordinance (Cap. 370) and may require the gazettal under section 5 of Cap. 370. The gazetting procedures for the concerned modification works to facilitate a private development, if required, would be carried out by his Office and the applicant would be liable to pay the Government all the costs on such works (including administrative costs and non-administrative costs). There is no guarantee that the application, if received by the LandsD, will be eventually approved under the provision of Cap. 370 and he reserve his comment on such. Regarding the local concerns on the possible impact on the existing graves in the vicinity of the site, the applicant should examine whether and how proposed site

boundary or the development design can address the local concern;

- (c) to note the comments of the CBS/NTW, BD that if the existing structures are erected on leased land without approval of the BD (not being New Territories Exempted House), they are unauthorized under the Buildings Ordinance (BO) and should not be designated for any approved use under the application. Before any new building works (including temporary buildings) are to be carried out on the site, the prior approval and consent of the BD should be obtained, otherwise they are Unauthorized Building Works (UBW). An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO. For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the site under the BO. The site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. If the site does not abut on a specified street of not less than 4.5 m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage. If the site does not abut on a specified street of not less than 4.5 m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage. In accordance with the Government's committed policy to implement building design to foster a quality and sustainable built environment, the sustainable building design requirements (including building separation, building setback and greenery coverage) should be included, where possible, in the conditions in the planning approvals. The provision of lighting and ventilation of rooms used or intended to be used for habitation or as kitchen and rooms containing soil fitments shall comply with the requirements stipulated under B(P)R 30 and 36;
- (d) to note the comments of the DEP that the applicant shall apply for license under Water Pollution Control Ordinance for the sewage treatment plant;
- (e) to note the comments of the CE/MN, DSD that the proposed potted trees should not be placed directly on top of the proposed 1600mm(W) x 1600mm(H) rectangular channel and the potted trees should not adversely affect the inspection, operation and maintenance of the channel. Proper access route should be provided to the proposed 1600mm(W) x 1600mm(H) rectangular channel taking into account the size of mechanical plant(s) required for carrying out future operation and maintenance works (e.g. lifting up the concrete channel covers and adjacent potted trees). Detailed comments are at **Appendix VIa** (extracted from Appendix IV of RNTPC Paper No. A/TM-LTYY/273C). The Sewerage Impact Assessment (SIA) for the application needs to meet the full satisfaction of the DEP, the planning authority of sewerage infrastructure. The DSD's comments on the SIA are subject to views and agreement of the DEP;
- (f) to note the comments of the CE/LD, DSD that the applicant is reminded that a valid license for discharge from DEP is required before the discharge of effluent of the local sewage treatment plant commences and the requirements of the effluent discharge, e.g. quantity and quality of effluent, should be agreed by the DEP;

- (g) to note the comments of the CE/Dev(2), WSD that existing water mains will be affected. If diversion of the existing water mains is required, the developer shall prior to carrying out the diversion works submit the proposed routing in writing to the Water Authority for approval and the cost of relocating the Government water mains shall be borne by the developer. In case it is not feasible to divert the affected water mains, a Waterworks Reserve within 1.5 m from the centerline of the water mains shall be provided to the WSD. No structure shall be erected over this Waterworks Reserve and such area shall not be used for storage purposes. The Water Authority and his officers and contractor, his or their workmen shall have free access at all times to the said area with necessary plant and vehicles for the purpose of laying, repairing and maintenance of water mains and all other services across, through or under it which the Water Authority may require or authorized. The Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the site;
- (h) to note the comments of the AMO, LCSD that no construction works on the site should commence prior to the compliance with the approval conditions. The archaeological impact assessment report should be conducted by a qualified archaeologist, who shall obtain a licence from the Antiquities Authority under the Antiquities and Monuments Ordinance (Cap. 53);
- (i) to note the comments from the DSW that the private developer may take the opportunity to enhance the site environment by providing more community facilities in the area;
- (j) to note the comments of the DEMS that there are 400 kV overhead lines running close to the proposed development areas. A 50 m working corridor between the proposed development and the concerned 400 kV overhead lines (25 m on either side from the centre line of the transmission line towers) and relevant safety clearances would be maintained in accordance with the HKPSG. According to paragraph 2.3.17 of the HKPSG, building development will not be restricted in areas outside the working corridor and working circle subject to the provision of emergency vehicular access, wherever appropriate as required by the Fire Services Department (FSD). However, for development within the working corridor and working circle, agreement from the Electrical and Mechanical Services Department (EMSD), FSD and the power company should be sought in order to ensure compliance with the safety and health considerations as given in the HKPSG. Prior to establishing any structure within the site, the applicant and/or the applicant's contractors shall liaise with CLP Power (i.e. the electricity supplier) and, if necessary, ask CLP Power to divert the underground electricity cable (and/or overhead electricity line) away from the vicinity of the proposed structure, where practicable. The "Code of Practice on Working near Electricity Supply Lines" established under the Electricity Supply Lines (Protection) Regulation shall be observed by the applicant and the applicant's contractors when carrying out works in the vicinity of the electricity supply lines;
- (k) to note the comments of the D of Health that there are overhead transmission lines and pylons in the vicinity of the proposed residential development. Future

occupants of the residential development may be exposed to extremely low frequency electromagnetic fields generated by the transmission lines. According to the World Health Organization, with compliance with the relevant International Commission on Non-Ionising Radiation Protection (ICNIRP) guidelines, exposure to extremely low frequency electromagnetic fields, such as those generated by transmission lines, would not pose any significant adverse effects to workers and the public. As such, the project proponent must ensure that the magnitudes of the electromagnetic fields on-site complied with the relevant ICNIRP guidelines or other established international standards. He notes that the project proponent will ensure the magnitudes of electromagnetic fields on-site complied with the relevant ICNIRP guidelines or other established international standards; and

- (1) to note the comment of DO(TM), HAD that the applicant should keep portion of existing village track falling within the site intact and ensure free and unobstructed access during construction stage and after completion of the proposed development. There is also a proposed District Minor Works project (i.e. proposed improvement to van track and associated facilities) in close proximity to the site which will commence in late 2014. Should there be any interface with the proposed works, the applicant should inform his Office.

Appendix IV of RNTPC
Paper No. A/TM-LTYYY/273C

Detailed Comments of Government Departments Concerned

1. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

Drainage Impact Assessment (at Appendix Ik and Im)

Comments

- (a) He has no in-principle objection to the Drainage Impact Assessment (DIA) for the captioned application.
- (b) The applicant should be reminded that the proposed potted trees should not be placed directly on top of the proposed 1600(W) x 1600(H) rectangular channel and the potted trees should not adversely affect the inspection, operation and maintenance of the channel.
- (c) The applicant should be reminded that proper access route should be provided to the proposed 1600(W) x 1600(H) rectangular channel taking into account the size of mechanical plant(s) required for carrying out future operation and maintenance works (e.g. lifting up the concrete channel covers and adjacent potted trees).
- (d) Should the application be approved, the applicant shall submit and implement a detailed drainage proposal for the site to the satisfaction of DSD to ensure that it will not cause adverse drainage impact to the neighbourhoods of the application site.

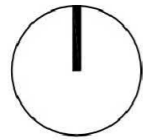
Reminders

- (e) There is an existing watercourse running across the western part of the site. This existing watercourse lies on Government land and it is essential to the drainage of areas around the application site. It is noted that the applicant proposed to divert the watercourse to a 1600(W) x 1600(H) rectangular channel ("the diverted drain"). The applicant shall not erect any structure including any support, or place any object or obstruction of any kind in the diverted drain or suffer the same to be erected or placed in the drain. The applicant shall ensure that the areas within 3 metres from the extremities of the diverted drain on each side within the subject application site are clear of any structure or obstruction to permit free access along the diverted drain at all times.
- (f) The applicant shall maintain those parts of the diverted drain falling within the application site structurally intact and clear of any refuse, deposits or like obstructions to the unimpeded flow in the diverted drain.

- (g) The applicant shall allow the personnel of DSD or its agents to enter upon or access through the application site for purposes of inspection of the diverted drain within a notice of 14 days issued by DSD in writing. In case any inspection on the diverted drain by DSD is needed, the potted trees directly on top/ in the vicinity of the diverted drain shall be removed and reinstated where necessary by the applicant and at the applicant's cost.
- (h) The cover level of proposed peripheral channels could be flush with the existing adjoining ground level. Channels should be provided with grated covers.
- (i) The applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the site any time during or after the works.
- (j) It is noted that there will be proposed fence wall along the boundary of the site. The applicant is reminded that where walls are erected or kerbs are laid along the boundary of the site, peripheral channels should be provided on both sides of the walls or kerbs with details to be agreed by DSD. Alternatively, the applicant may construct adequate openings at the foot of the wall, with size and spacing to be justified by design calculations and details to be agreed by DSD, in order to allow the passage of overland flow from adjacent catchment areas.
- (k) The proposed drainage works should be constructed by the lot owners at their own expense. For works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/TM, LandsD and/or relevant private lot owners.
- (l) Para. 5 - The temporary drainage works should be in accordance with "DSD Technical Circular No. 14/2000 – Temporary Flow Diversions and Temporary Works Affecting Capacity in Stormwater Drainage System".
- (m) With reference to the drawings, the proposed 600mm drainage pipe would be connected to the existing public drain (manhole no. SCH1015463) and hence modification to the existing drain would be necessary. A terminal manhole should be constructed within and close to the site boundary before discharging the stormwater to the nearby public drain. The applicant is also reminded to follow the established procedures and requirements and submit a drainage connection proposal to DSD for comment and approval. The connection work will be subject to our technical audit, for which an audit fee will be charged. Detailed guidelines and application form are available at DSD's website at www.dsd.gov.hk.

Sewerage Impact Assessment (at **Appendix Ik**)

- (n) The Sewerage Impact Assessment (SIA) for the application needs to meet the full satisfaction of Environmental Protection Department (EPD), the planning authority of sewerage infrastructure. DSD's comments on the SIA submitted by the applicant are subject to views and agreement of EPD.



PROPOSED DEVELOPMENT ENTRANCE

- Metal fence wall (2m high)
- - - - Application Site Boundary
- On Grade L/UL Bay
- Lift Lobby/ Lift
- Residential Towers

* Layout shown is indicative and for reference only.



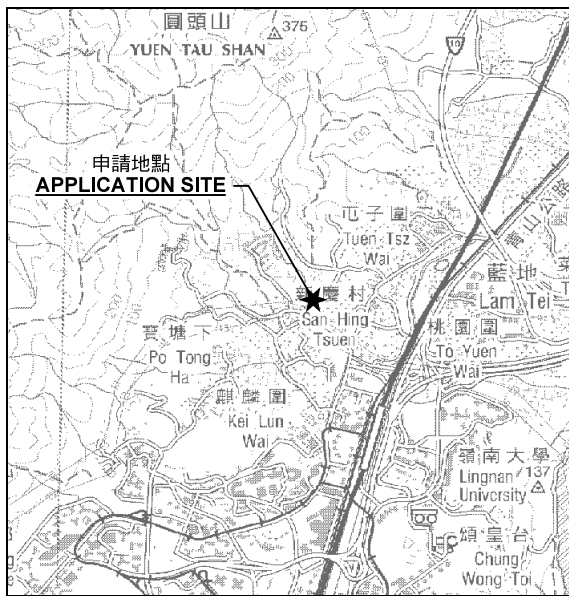
Title

Revised Indicative Block Plan

Checked	DH	Drawn	PW
Rev	0	Date	Aug 2014
Scale	Figure		
1:1000	3.1		

參考編號 REFERENCE No.	繪圖 DRAWING
A/TM-LTYT/273-1	AA-1

(摘錄自申請人於13. 8. 2014呈交的申請書)
(Extract from Applicant's Submission Dated 13.8.2014)



申請地點
APPLICATION SITE

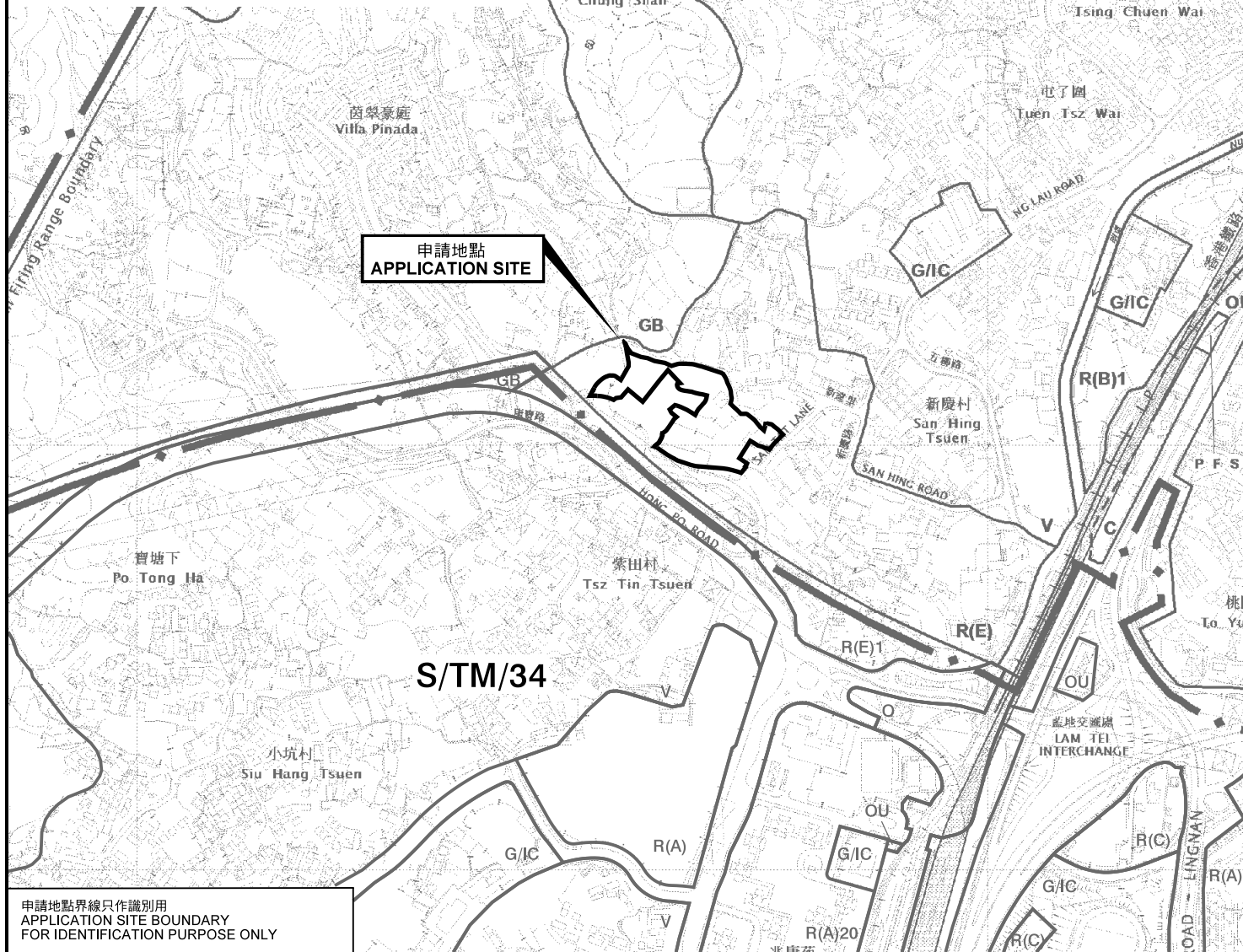
要覽圖 KEY PLAN

SCALE 1 : 50 000 比例尺



S/TM-LTYT/9

S/HSK/1



申請地點
APPLICATION SITE

S/TM/34

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

擬議住宅發展(分層樓宇)

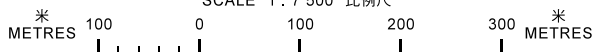
新界屯門藍地丈量約份第130約地段第212號餘段、第232號、第233號、
第234號、第235號、第236號餘段、第237號、第238號、第239號、
第243號、第244號、第246號餘段、第246號A分段、
第246號B分段、第247號、第367號及第368號餘段和毗連政府土地

PROPOSED RESIDENTIAL DEVELOPMENT (FLAT)

LOTS 212 RP, 232, 233, 234, 235, 236 RP, 237, 238, 239, 243,
244, 246 RP, 246 S.A, 246 S.B, 247, 367 AND 368 RP IN D.D. 130

AND ADJOINING GOVERNMENT LAND, LAM TEI, TUEN MUN, NEW TERRITORIES

SCALE 1 : 7 500 比例尺



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PLANNING
DEPARTMENT



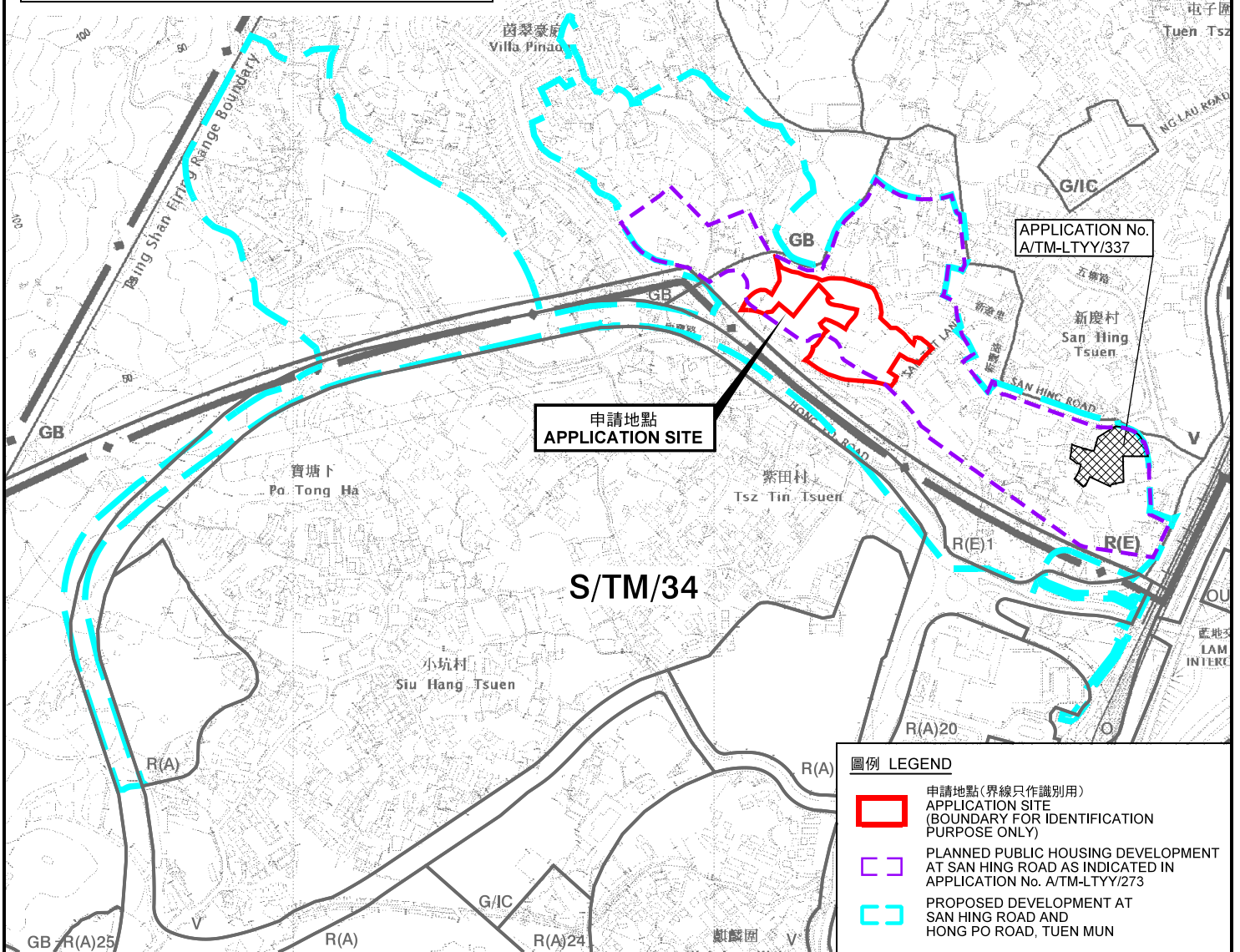
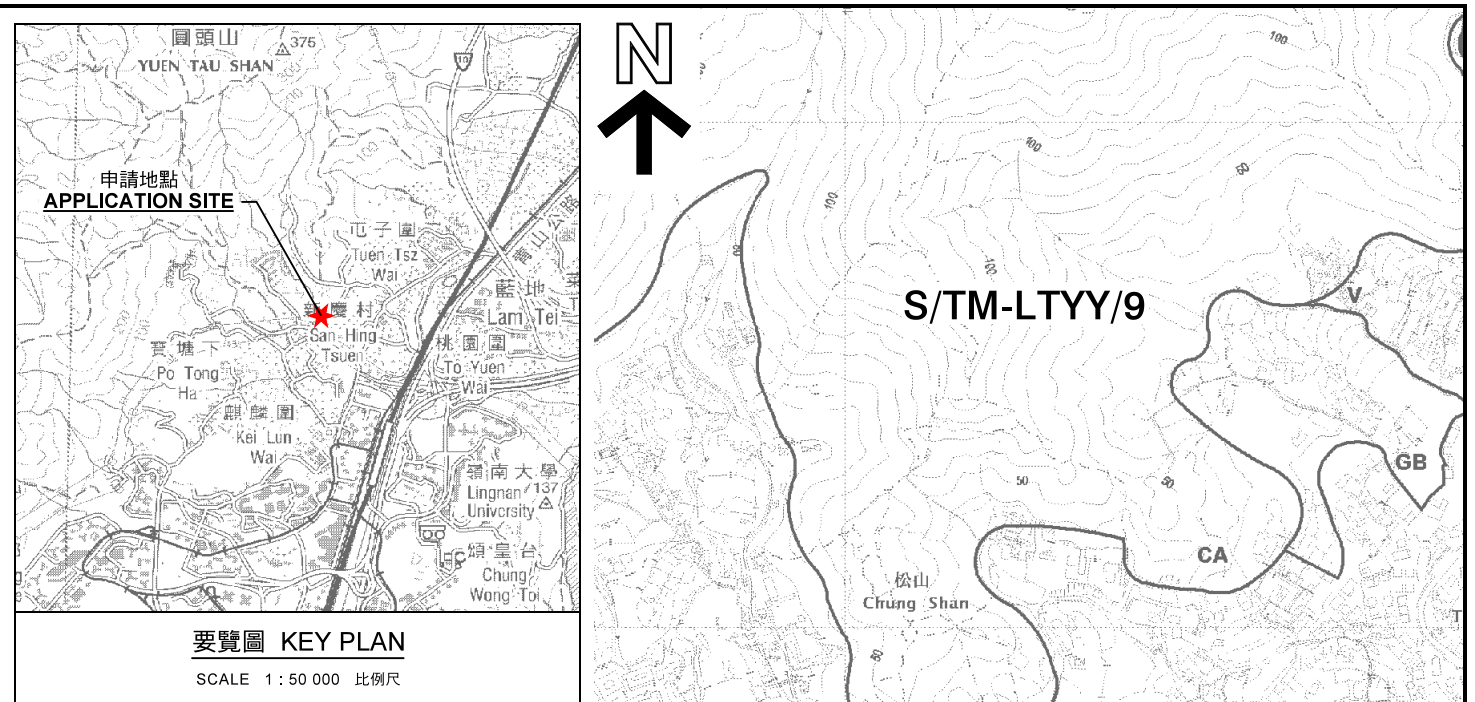
參考編號
REFERENCE No.

A/TM-LTYT/273-1

圖 PLAN

AA-1

本摘要圖於2018年4月3日擬備，
所根據的資料為於2017年5月26日
展示的分區計劃大綱圖編號 S/TM-LTYT/9
EXTRACT PLAN PREPARED ON 3.4.2018
BASED ON OUTLINE ZONING PLAN No.
S/TM-LTYT/9 EXHIBITED ON 26.5.2017



本摘要圖於2018年4月12日擬備，
所根據的資料為於2017年5月26日
展示的分區計劃大綱圖編號 S/TM-LTYT/9
EXTRACT PLAN PREPARED ON 12.4.2018
BASED ON OUTLINE ZONING PLAN No.
S/TM-LTYT/9 EXHIBITED ON 26.5.2017

屯門新慶路及康寶路的擬議發展位置圖
**LOCATION PLAN OF PROPOSED DEVELOPMENT AT
SAN HING ROAD AND HONG PO ROAD, TUÉN MUN**

擬議住宅發展(分層樓宇)
新界屯門藍地丈量約份第130約地段第212號餘段、第232號、第233號、
第234號、第235號、第236號餘段、第237號、第238號、第239號、
第243號、第244號、第246號餘段、第246號A分段、
第246號B分段、第247號、第367號及第368號餘段和毗連政府土地
PROPOSED RESIDENTIAL DEVELOPMENT (FLAT)
LOTS 212 RP, 232, 233, 234, 235, 236 RP, 237, 238, 239, 243,
244, 246 RP, 246 S.A, 246 S.B, 247, 367 AND 368 RP IN D.D. 130
AND ADJOINING GOVERNMENT LAND, LAM TEI, TUÉN MUN, NEW TERRITORIES
SCALE 1 : 7 500 比例尺

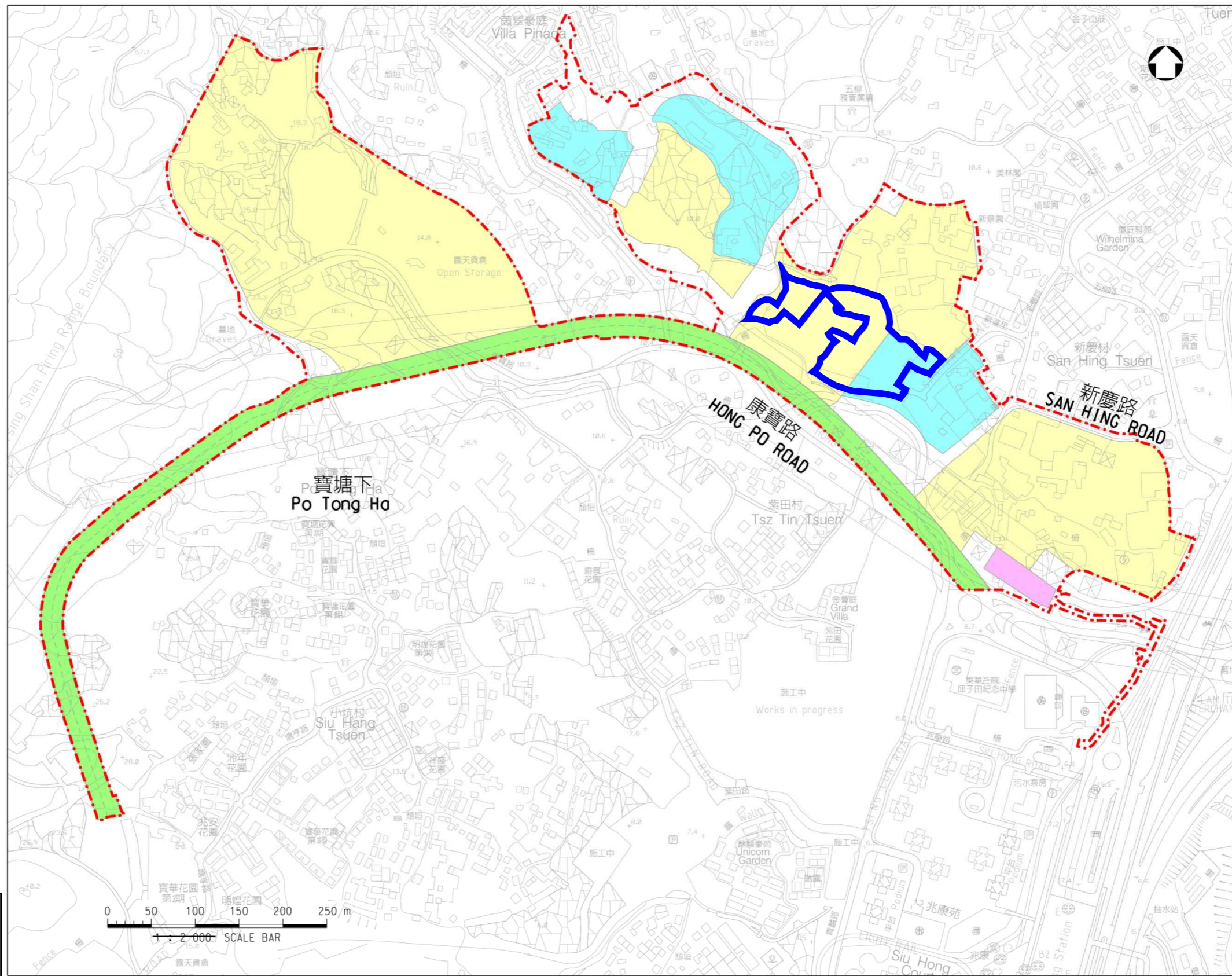
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METRES

規劃署
**PLANNING
DEPARTMENT**



參考編號
REFERENCE No.
A/TM-LTYT/273-1

圖 PLAN
AA-1a



- 圖例 LEGEND:
- 評估範圍界線
ASSESSMENT AREA BOUNDARY
 - 擬議房屋發展用地
PROPOSED INDICATIVE HOUSING DEVELOPMENT SITES
 - 擬議學校用地
PROPOSED INDICATIVE SCHOOL SITES
 - 擬議污水泵水站
PROPOSED INDICATIVE SEWAGE PUMPING STATION
 - 擬議L7路
PROPOSED INDICATIVE ROAD L7

- 圖例 LEGEND
- 申請地點(界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

圖則名稱 drawing title
屯門新慶路和康寶路
擬議發展項目的評估
範圍
THE ASSESSMENT AREA FOR
THE PROPOSED DEVELOPMENT
AT SAN HING ROAD AND
HONG PO ROAD, TUEN MUN

圖號 drawing no. 比例 scale
HP2/HPR/SK017 1:2,000

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辦事處 office
土木工程處 房屋工程2部
HOUSING PROJECTS 2 DIVISION
CIVIL ENGINEERING OFFICE

土木工程拓展署
CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

AT 554247

本摘要圖於2018年4月6日擬備
EXTRACT PLAN PREPARED ON 6.4.2018

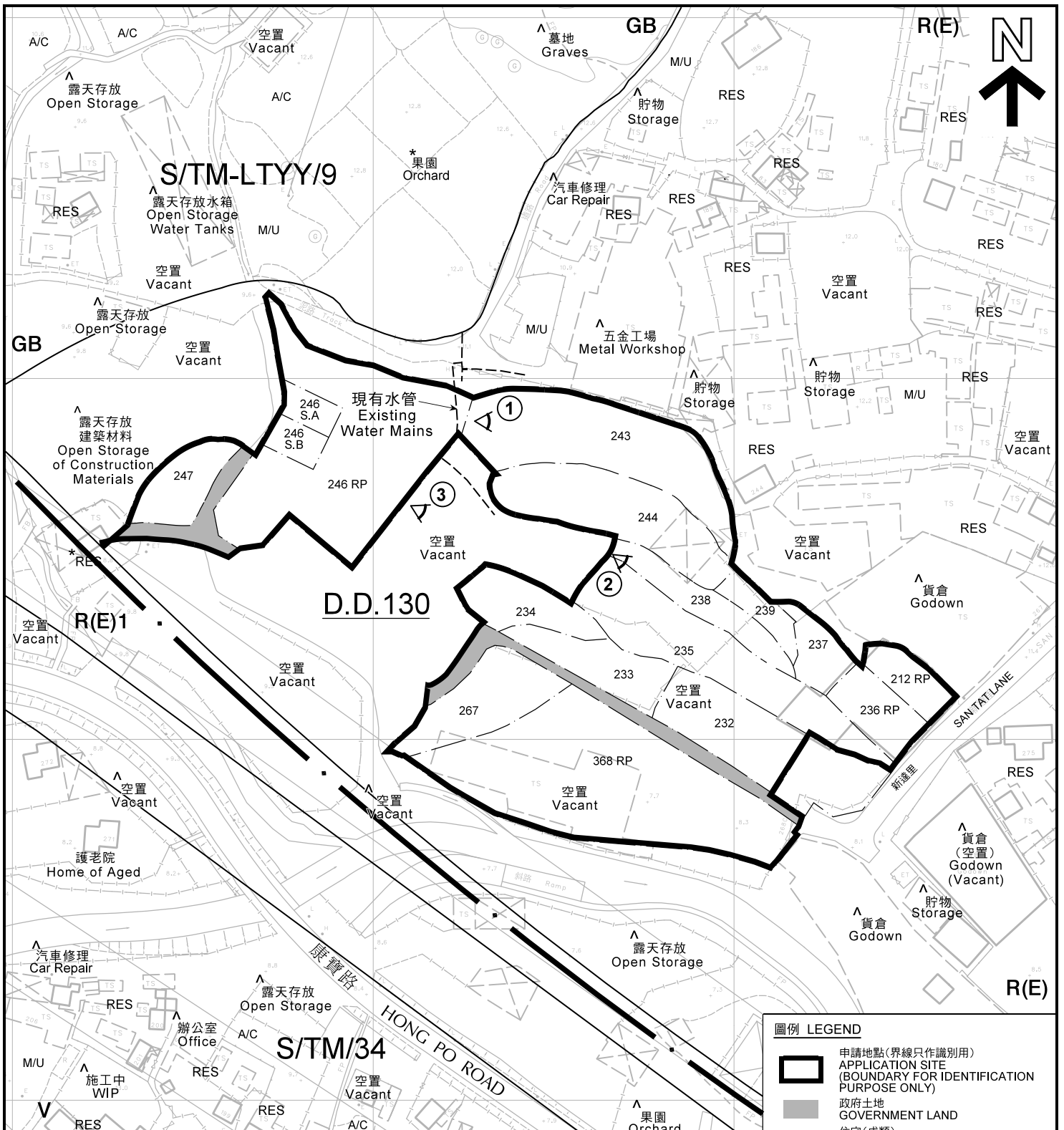
屯門新慶路及康寶路的擬議發展
PROPOSED DEVELOPMENT AT SAN HING ROAD AND HONG PO ROAD, TUEN MUN

擬議住宅發展(分層樓宇)
新界屯門藍地丈量約份第130約地段第212號餘段、第232號、第233號、
第234號、第235號、第236號餘段、第237號、第238號、第239號、
第243號、第244號、第246號餘段、第246號A分段、
第246號B分段、第247號、第367號及第368號餘段和毗連政府土地
PROPOSED RESIDENTIAL DEVELOPMENT (FLAT)
LOTS 212 RP, 232, 233, 234, 235, 236 RP, 237, 238, 239, 243,
244, 246 RP, 246 S.A, 246 S.B, 247, 367 AND 368 RP IN D.D. 130
AND ADJOINING GOVERNMENT LAND, LAM TEI, TUEN MUN, NEW TERRITORIES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
A/TM-LTYT/273-1

圖 PLAN
AA-1b



註釋 Notes:

- (1) 2018年3月29日勘測的土地用途
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 29.3.2018
- (2) * 土地用途跟1993年7月6日勘測的土地用途一致
Indicates that the use is the same as that revealed by the land use survey conducted by the Planning Department on 6.7.1993
- (3) ^ 土地用途跟1993年7月6日勘測的土地用途有別
Indicates that the use is different from that revealed by the land use survey conducted by the Planning Department on 6.7.1993

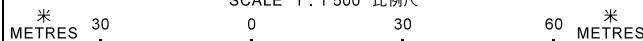
圖例 LEGEND

- 申請地點(界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- 政府土地
GOVERNMENT LAND
- R(E)** 住宅(成類)
RESIDENTIAL (GROUP E)
- V** 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- GB** 綠化地帶
GREEN BELT
- RES** 住用構築物
RESIDENTIAL STRUCTURES
- M/U** 荒地
UNUSED LAND
- A/C** 常耕農地
CULTIVATED AGRICULTURAL LAND
- 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

平面圖 SITE PLAN

本摘要圖於2018年4月16日擬備，所根據的資料為測量圖編號6-NW-16C、16D、21A及21B
EXTRACT PLAN PREPARED ON 16.4.2018
BASED ON SURVEY SHEETS No. 6-NW-16C, 16D, 21A & 21B

擬議住宅發展(分層樓宇)
新界屯門藍地丈量約份第130約地段第212號餘段、第232號、第233號、第234號、第235號、第236號餘段、第237號、第238號、第239號、第243號、第244號、第246號餘段、第246號A分段、第246號B分段、第247號、第367號及第368號餘段和毗連政府土地
PROPOSED RESIDENTIAL DEVELOPMENT (FLAT)
LOTS 212 RP, 232, 233, 234, 235, 236 RP, 237, 238, 239, 243, 244, 246 RP, 246 S.A, 246 S.B, 247, 367 AND 368 RP IN D.D. 130
AND ADJOINING GOVERNMENT LAND, LAM TEI, TUEN MUN, NEW TERRITORIES
SCALE 1 : 1 500 比例尺



**規劃署
PLANNING
DEPARTMENT**



參考編號
REFERENCE No.

A/TM-LTY9/273-1

圖 PLAN

AA-2



本圖於2018年4月4日擬備，所根據的資料為攝於2018年3月29日的實地照片
 PLAN PREPARED ON 4.4.2018
 BASED ON SITE PHOTOS
 TAKEN ON 29.3.2018

實地照片 SITE PHOTOS

擬議住宅發展(分層樓宇)
 新界屯門藍地丈量約份第130約地段第212號餘段、第232號、第233號、
 第234號、第235號、第236號餘段、第237號、第238號、第239號、
 第243號、第244號、第246號餘段、第246號A分段、
 第246號B分段、第247號、第367號及第368號餘段和毗連政府土地
 PROPOSED RESIDENTIAL DEVELOPMENT (FLAT)
 LOTS 212 RP, 232, 233, 234, 235, 236 RP, 237, 238, 239, 243,
 244, 246 RP, 246 S.A, 246 S.B, 247, 367 AND 368 RP IN D.D. 130
 AND ADJOINING GOVERNMENT LAND, LAM TEI, TUEN MUN, NEW TERRITORIES

規劃署
 PLANNING
 DEPARTMENT



參考編號
 REFERENCE No.
 A/TM-LTY/273-1

圖 PLAN
 AA-3

Extract of Minutes of RNTPC Meeting on 20.4.2018

Agenda Item 18

Section 16A Application

[Closed Meeting]

A/TM-LTYYY/273-1 Proposed Extension of Time for Commencement of the Proposed Residential Development (Flat) for a Period of 4 Years until 17.10.2022 in “Residential (Group E)” Zone, Lots 212 RP, 232, 233, 234, 235, 236 RP, 237, 238, 239, 243, 244, 246 RP, 246 S.A, 246 S.B, 247, 367 and 368 RP in D.D. 130 and Adjoining Government Land, Lam Tei, Tuen Mun

(RNTPC Paper No. A/TM-LTYYY/273-1)

75. The Secretary reported that the application was submitted by Join Smart Limited, which was a subsidiary of Sun Hung Kai Properties Limited (SHK), with Llewelyn-Davies Hong Kong Limited (LD) as the consultant of the applicant. The application site would encroach onto part of a planned public housing development at San Hing Road by the

Housing Department (HD), which was the executive arm of the Hong Kong Housing Authority (HKHA). The following Members had declared interests on the item:

- | | | |
|--|---|---|
| Mr Raymond K.W. Lee
(the Chairman)
<i>as the Director of
Planning</i> | - | being a member of the Strategic Planning Committee (SPC) and the Building Committee of HKHA; |
| Mr Martin W.C. Kwan
<i>as the Chief Engineer
(Works), Home Affairs
Department</i> | - | being an alternate representative of the Director of Home Affairs who was a member of the SPC and the Subsidized Housing Committee of HKHA; |
| Mr Ivan C.S. Fu | - | having current business dealings with SHK and past business dealings with HKHA; |
| Dr C.H. Hau | - | having current business dealings with HKHA; |
| Miss Winnie W.M. Ng | - | being a Director of the Kowloon Motor Bus (1933) Company Limited (KMB) and SHK was one of the shareholders of KMB; |
| Mr Stephen L.H. Liu | - | having past business dealings with SHK, LD and HKHA; |
| Mr K.K. Cheung | - | his firm having current business dealings with SHK and HKHA; and |
| Mr Ricky W.Y. Yu | - | his firm having current business dealings with LD. |

76. The Committee noted that Mr Ivan C.S. Fu and Mr Stephen L.H. Liu had tendered apologies for being unable to attend the meeting. The Committee agreed that as the interests of the Chairman, Mr Martin W.C. Kwan, Dr C.H. Hau and Miss Winnie W.M. Ng were direct, they should leave the meeting temporarily for the item. The Committee also agreed that Mr K.K. Cheung and Mr Ricky W.Y. Yu could stay in the meeting as they had no involvement in the application. Mr H.W. Cheung, the Vice-chairman, took over the chairmanship at this point.

[The Chairman, Mr Martin W.C. Kwan, Dr C.H. Hau and Miss Winnie W.M. Ng left the meeting temporarily at this point.]

77. The Secretary reported and Members noted that the Secretariat received a total of three letters dated 17.4.2018 and 19.4.2018 from the applicant's representative and legal representative, raising further justifications and legal issues related to the subject application for extension of time. Copies of the three letters were tabled at meeting for Members' reference.

78. The Vice-chairman drew Members' attention to legal issues raised by the applicant's legal representative. As the Committee's decision might be subject to legal challenge, Members considered that legal advice should be sought on such issues before consideration of the subject application.

79. After deliberation, the Committee decided to defer a decision on the application to allow time for the Secretariat to seek legal advice on the legal issues raised in the letters prior to the consideration of the subject application.

[The Chairman, Dr C.H. Hau and Miss Winnie W.M. Ng returned to the meeting at this point.]

Extract of Minutes of Tuen Mun District Council
Meeting on 1.11.2016

負責人

- (B) 屯門區公營房屋發展
(屯門區議會文件 2016 年第 32 號)
- (C) 有關增建公屋及交代公屋輪候數據事宜
(屯門區議會文件 2016 年第 33 號及房屋署的書面回應)
- (D) 促請政府交代新慶路公屋興建計劃
(屯門區議會文件 2016 年第 34 號)
- (E) 要求房屋署向本會交代新慶路公屋興建計劃
(屯門區議會文件 2016 年第 35 號)

74. 主席表示，討論事項 (B) 「屯門區公營房屋發展」與 (C) 「有關增建公屋及交代公屋輪候數據事宜」、(D) 「促請政府交代新慶路公屋興建計劃」及 (E) 「要求房屋署向本會交代新慶路公屋興建計劃」相關，故建議把第 32 號、33 號、34 號及 35 號文件合併討論。區議會同意此安排。

75. 他歡迎房屋署總規劃師(1)方德韶女士、署理高級規劃師(4)李愷怡女士、高級土木工程師(7)葉長國先生、高級建築師(33)周永熊先生、高級建築師(23)陸宋麒先生及署理高級建築師(29)羅匡仲先生出席是次會議，就「屯門區公營房屋發展」(屯門區議會文件 2016 年第 32 號)，匯報最新進展及諮詢議員的意見。

76. 他亦歡迎房屋署房屋事務經理/公屋編配(一)李鳳玉女士出席是次會議，就「有關增建公屋及交代公屋輪候數據事宜」(屯門區議會文件 2016 年第 33 號)，與議員進行討論。他表示，工商業及房屋委員會(下稱工房委)曾於本年 8 月及 10 月舉行的會議上討論是項議題，並曾邀請房屋署派出申請組的代表出席。由於房屋署只提交了書面回應，未能有效回應委員的查詢，故工房委建議將議題提交區議會跟進，並獲他核准。就是項議題，房屋署除了派出李鳳玉女士出席會議，亦於會前作出了書面回應，秘書處已於 10 月 28 日將有關書面回應分發予各議員參閱。

77. 他表示會先請房屋署代表就第 32 號文件作出簡介，以及該署就 33 號文件的書面回應作出補充，然後會再請第 34 及 35 號文件的第一提交人簡介其文件。其後，議員可就四份文件提出意見或提問。

78. 房屋署方女士指出，署方曾於 2012 年 11 月 23 日向環境、衛生及地區發展委員會(下稱環委會)介紹屯門區整體公營房屋發展計劃。及後，發展局和規劃署於 2015 年 1 月 6 日向屯門區議會簡介，位於屯門區具潛力改作房屋發展的用地，包括當時正在改劃過程中或現已完成改劃的發展項目，例如屯門第 29 區(西)地盤、屯門第 54 區第 4A(南)號及第 5 號地盤，以及十幅待改劃的土地(即第 32 號文件中附件四列出的土地，其中首七項政府部門正進行研究，第 8 至 10 項仍有待政府部門開展研究)。她表示，稍後會加以講解議員關

注的第 1 至 3 項土地。

79. 房屋署方女士續指出，屯門第 54 區第 2 號地盤的公共房屋建造工程現正進行中，該地盤會提供約 4,600 個單位。為回應社會對公屋的訴求，署方擬將餘下地盤（即第 1 及 1A 號地盤及第 3 及 4（東）號地盤）的地積比率提升至六倍。署方已就上述建議進行技術評估，並認為可行。在是次會議後，署方會將有關建議提交至城市規劃委員會（下稱城規會）審批。她表示相關地盤的地積比率提升至六倍後，屯門第 54 區第 1 及 1A 號地盤提供的單位將由約 3,000 個增加至約 4,300 個，而屯門第 54 區第 3 及 4（東）號地盤提供的單位將由約 4,000 個增加至約 5,200 個。房屋署亦會於下一步檢視第 4A（南）號地盤及第 5 號地盤的地積比率，並會就有關建議再次諮詢屯門區議會。至於屯門第 29 區（西）的地盤，她預計可將提供的公屋單位增至約 990 個，並於 2023-24 年落成。該發展項目將設五層社區健康中心及一層安老院舍等設施。

80. 鑑於屯門區議會及傳媒關注新慶路公營房屋的發展，房屋署方女士表示政府於 9 月 29 日的新聞公布中，已講述該計劃的最新進展，並指出房屋署、規劃署及相關政府部門於 2014 年 9 月 2 日分別就屯門新慶路公營房屋發展及其相關的分區規劃大綱圖擬議修訂，諮詢屯門區議會，會上議員表達了對交通、運輸等關注。當時計劃擬提供 8,000 個公屋單位，其後，新慶路原建議項目地盤內兩項私人住宅發展的申請分別於 2014 年 10 月 17 及 2015 年 3 月 13 日獲城規會批准。就此，政府一直積極研究如何調整在新慶路地盤及附近範圍興建公營房屋，務求減低兩項獲批的申請對新慶路公屋興建計劃的影響。現階段，署方建議增加土地地積比率及增加土地範圍（即位於新慶路公營房屋發展計劃 2014 年原方案範圍以西的另一塊土地）。經調整後，計劃擬分兩部分發展，第一部分最新估算可興建約 1,700 個單位，而第二部分則可興建約 5,600 個單位，合共約 7,300 個單位。由於目前研究工作尚在進行中，因此建屋方案的內容包括住宅單位數字仍有待敲定。

81. 此外，房屋署方女士亦就第 34 及 35 號文件，以及會議前她收到的請願信作出回應。她表示知悉議員關注計劃可提供的公屋單位數量，並解釋署方於 2015 年對外公布計劃提供 1,500 個公屋單位，其實只是當時估算該計劃第一階段提供的公屋單位數量，雖然計劃仍有很多變數，但署方會確保計劃提供的公屋單位數量不比原方案少。她亦指出，第 32 號文件附件一中以虛線勾劃出於新慶路及康寶路具潛力作公營房屋發展的用地，正表示有關的計劃內容仍待落實，署方會適時就有關建議諮詢區議會。

82. 房屋署李鳳玉女士為第 33 號文件作出補充。她指出在 2016 年 6 月底，一般公屋申請者的平均輪候時間為 4.1 年，當中長者一人申請

者的平均輪候時間為 2.4 年。在會議前一天，香港房屋委員會資助房屋小組委員會公布，截至今年 9 月底，一般申請平均輪候時間由 4.1 年增至 4.5 年，而長者一人申請者的平均輪候時間則維持於 2.4 年。她表示，輪候時間是以公屋申請登記日期開始計算，直至首次配屋為止，但不包括申請期間的任何凍結時段（例如申請者尚未符合居港年期規定、申請者正等待家庭成員來港團聚而要求暫緩申請及申請者在獄中服刑等）。而一般申請者的平均輪候時間，是指在過去 12 個月入住公屋的一般申請者的輪候時間平均數。署方會就一般申請者的登記先後次序、家庭人數及公屋選區安排單位編配，而非長者一人申請則按「配額及計分制」編配公屋，在計分制下，申請者的分數是按照一系列因素決定，包括申請者的年齡、申請者是否公屋居民、以及申請者的輪候時間，申請者累積分數越高，獲得編配的時間亦較快。她表示署方明白申請者希望盡快獲分配單位的心情，但公屋編配的進度取決於多項因素，包括新屋邨落成進度及翻新公屋單位的回收情況，亦須視乎各公屋選區內同一類別家庭人數的申請數目。署方會考慮加強回收翻新公屋單位的措施，包括打擊濫用公屋的個案，以增加翻新公屋單位的供應量，從而縮短申請者輪候公屋的時間。

83. 第 34 號文件的第一提交人表示，根據 9 月 29 日的傳媒報道，新慶路公屋興建計劃中的擬建單位數量由 8,000 個減至 1,500 個單位，被形容是橫洲事件的翻版，而傳媒亦一致報道屯門區議會反對公屋計劃。他翻查 2014 年 9 月 2 日區議會的會議記錄，當中並無區議會議決反對計劃的說法，只有議員提出對交通問題及安置村民方面的關注，故他查詢署方為何有屯門區議會反對公屋計劃的說法。他亦希望署方提供公屋計劃的發展時間表。此外，他留意到公屋興建計劃中的擬建單位數量由 2014 年的 8,000 個，減至 2015 年的 1,500 個，再增至報道翌日的 5,400 個，而署方就是次會議提交的第 32 號文件卻列出 7,300 個，他希望署方解釋何以在短時間內出現如此大的變動。

84. 第 35 號文件的第一提交人指出，屯門區議會於 2014 年 9 月的會議上並無反對公屋計劃，當時議員只是各自表述意見，包括對交通配套安排的關注，並要求房屋署提供進一步的資料及進行公開諮詢，但署方最後不了了之。她指出，署方於 2015 年公布計畫擬建 1,500 個公屋單位，而是次會議的第 32 號文件卻指可提供 7,300 個單位，她擔心新慶路公屋興建計劃會變成橫洲事件的翻版。此外，她指出現時公屋輪候冊已有超過 30 萬宗申請，政府卻無法信守每年興建 15,000 個單位的承諾，她質疑署方怎樣計算出申請公屋的市民，可於 4 年半後獲分配公屋單位。她表示增建公屋是全港市民對政府的要求，故希望署方能加快增建公屋及居屋，解決市民的住屋需要。

85. 有議員留意到第 32 號文件指出，屯門第 54 區第 3 及 4（東）號地盤提供的單位將由約 4,000 個增加至約 5,200 個，但預計人口將由約 12,000 人增加至約 13,000 人，數字並不吻合，希望署方能解釋箇

中原因。他亦表示不反對提升第 54 區內第 1 及 1A 號地盤及第 3 及 4（東）號地盤的地積比率，藉此新增 2,500 個公屋單位，但他希望得悉署方有否考慮為當區或鄰近地區居民提供相關的交通配套，控制將來當區的交通流量及研究於第 54 區新增輕鐵的支線，以解決屯門區的交通擠塞問題。他認為，房屋署應為其主導的公屋計劃，負責所有相關的配套安排。此外，他指出有市民已輪候四人單位六至八年不等，故查詢四人單位佔所有單位的比例是否較少，並希望署方能提高其比例。

86. 有議員表示，新慶村的試驗計劃始於 1986 年，目的為改善鄉村的道路。當時政府除了打算將新慶村的工業地轉為永久廠房之外，亦希望將屯子圍及青磚圍一帶變為永久居住用地。後來，政府只是完成了相關的道路改善工程（即現時的五柳路、新慶路及青磚圍路），卻無意收地發展新慶村。由於新慶村工業地轉為永久廠房的計劃未如理想，政府於 2000 年後將新慶路一帶劃為住宅（戊類）用地，當時有新慶村居民就三個地盤申請興建私人住宅，卻遭城市規劃委員會拒絕申請。直到 2014 年，政府在未向區議會提交文件的情況下，於新慶村村口張貼告示，通知村民政府擬於屯門新慶路收地及興建公營房屋。及後，政府按區議會的要求，諮詢新慶村村民，並遭村民反對其計劃。他指出，新慶路公屋興建計劃並無商鄉勾結的成份，亦不是橫洲事件的翻版。

87. 有議員指出現時公屋輪候冊已有超過 30 萬宗申請，數量驚人。政府一方面表示需盡快興建公屋解決此問題，但興建公屋的速度卻緩慢，她舉例指出，一座位於屯門第 29 區（西）、預計於 2023-24 年落成的單棟式公屋，竟需多達 17 年才落成，相信申請公屋的數量於這段時間內已大大提升。正如工房委提交的第 33 號文件所提及，她要求署方交代全港各區即將落成及規劃中的公屋及資助房屋的詳情，包括預計入伙時間、單位數量，以便計算申請者能否於平均 4.5 年內獲分配公屋單位。此外，她希望署方能盡快向環委會提供有關第 29 區地盤的進一步資料。

88. 有議員對是次政府表述新慶路公屋興建計劃的手法表示不滿，並認為整個說法彷彿是屯門區議會反對興建公屋以解決住屋問題，此舉無疑陷區議會於不義。他指出，屯門區議會支持於新慶路興建公屋，但 2014 年署方在未有仔細規劃，未有安排妥善交通配套及未有充分諮詢區內居民意見的情況下諮詢區議會，區議會才要求署方多做資料搜集及爭取民意，但署方及後卻未有應要求再次諮詢區議會。他表示，是次署方提交的建屋方案仍有各種變數需要考慮，故他無法考慮是否支持署方的方案。此外，他認為署方只在急需解決問題時，才願意派代表出席區議會會議。

89. 有議員表示，區議會曾於 2014 年 9 月區議會會議後去信城規

會，她請秘書處於是次會議後將有關信函發予各議員參閱。她懷疑政府與有關人士「摸底」取得共識，協助發展商興建私人樓宇，因此署方未能興建公屋。她認為公屋不足的問題由政府一手造成，但外間卻指地區人士阻撓興建公屋。她指出每天也有由內地來港的新移民，他們亦需解決住屋問題，故希望署方能盡快落實增建公屋。她亦指出將來第 54 區會新增逾 40,000 人口，署方卻無提及當中的交通及醫療配套，她希望署方不要拖延處理這類民生問題，令市民生活苦上加苦。

90. 署理屯門民政事務專員指出，秘書處曾於 2014 年 9 月區議會會議後，將主席發予城規會的信函轉寄給時任議員。秘書處會於是次會議後再次轉寄有關信函予各議員參閱。

[會後補註：秘書處已於 2016 年 11 月 1 日將有關信函轉寄予議員參閱。]

91. 有議員不滿署方在其提交的第 32 號文件中，以簡單列出十個地點的形式，敷衍交代有關的房屋計劃。他希望主席能去信房屋署，要求交代當中的詳細資料，包括發展時間表及單位數量等。此外，署方就第 33 號文件的書面回應中提及，一般公屋申請者的平均輪候時間已由 4.1 年延長至 4.5 年，他預測輪候時間會再延長，故冀署方能積極興建公屋，並復建居屋，以達致維持申請者平均約三年獲首次編配公屋的目標。

92. 有議員贊同有關署方陷區議會於不義的說法，並表示區議會支持興建公屋，冀署方能就此發言還區議會一個公道。她對需要多達 17 年才可落成一棟單棟式公屋感到奇怪，認為申請者一直等待獲分配公屋十分可憐，故希望署方能盡快興建公屋，安排輪候已久的市民入住。此外，她知悉有很多個案已等候了六至八年，故認為一般申請者能於 4.5 年內獲分配公屋單位並不可能。至於署方提及的其他具潛力作公營房屋發展用地，她曾於上屆的區議會會議上，要求當局修訂「屯門湖山路及龍門路湖山遊樂場」為「屯門湖山路及龍門路湖山遊樂場的鄰近位置」，以反映該地點的正確位置，但署方於是次提交的文件內仍未作出相應的修訂，她認為提供完善的相關配套是考慮興建公屋的重要元素，由於該遊樂場的使用率很高，她希望署方交代是否計劃於遊樂場的位置興建公屋。

93. 有議員指出，同期獲批核於私人土地上發展的樓宇已經出售，但第 29 區內的單棟式公屋需於 2023-24 年才能落成，她希望署方解釋為何需如此長的時間完成該項目。此外，她表示已於會議前向署方提交請願信，要求署方盡快於新慶路興建公屋，並為該區提供完善的交通配套及社區設施。就此，她期望是次會議後，外界不會出現有議員阻撓興建公屋的說法。她表示不明白署方基於什麼理據，預算由當日 8,000 個，後來演變成 1,700 個，再演變成如今 7,300 個的擬建公

屋單位數字，並希望署方交代何時能完成興建目前還在研究的 5,600 個單位。

94. 第 35 號文件的第一提交人指出，當日提交文件到工房委，要求署方交待輪候公屋的相關資料，當時署方未能有效回應委員的查詢，故工房委將有關議題提交區議會跟進，但署方於是次會議只談及屯門區的公營房屋發展，仍未有提供其他資料，包括現時各個組別及各區申請人，由完成詳細資格審查後，至獲分配公屋單位的平均所需時間，以及全港各區即將落成及規劃中的公屋及資助房屋的詳情。此外，她認為以每年興建 15,000 個單位的速度，並無可能維持一般申請者的平均輪候時間在 4.5 年內，並認為需以每年興建 30,000 個單位的速度，才可縮短平均輪候時間。

95. 有議員表示，2014 年署方把掃管笏列為具潛力發展用地時，他曾要求相關部門於有關文件內清晰列明地點的地段編號，讓議員及市民清楚了解所列地點的位置，以便處理相關的賠償問題，但是次署方提交的文件仍未有列出地段編號。此外，他認為所謂的「摸底」安排如非涉及官商勾結本非壞事，相反以「摸底」形式正面處理相關事務便沒有問題。

96. 有議員認為公屋供應不足明顯是公屋需求緊張的原因。他指出相關部門已推出改善措施，包括資產及入息審查改行單軌制，及分拆申請公屋的公屋戶設一年凍結期，但有市民認為後者或令部份住戶避免被凍結一年而遷至劏房等居住。他亦就新慶路公屋興建計劃提出意見，認為署方仍未解決區議會於 2014 年提出的問題，如何可說服受影響的市民支持計劃。此外，署方擬分階段於新慶路以西及康寶路興建公屋，他翻查署方於 2014 年提交的規劃圖，留意到新慶路以西的劃地邊界沿新達里一帶，明顯有兩個凹入的劃線安排，他希望署方解釋以何準則規劃發展土地邊界。

97. 有議員表示，有傳媒於 9 月 29 日報道指出，屯門區議會一致反對新慶路公屋興建計劃，而署方於 2015 年 11 月提交至立法會的文件亦指出，2014 年諮詢屯門區議會時計劃所興建的公屋單位數量是 1,500 個，她認為以上說法誣衊屯門區議會，故查詢署方會否就此作出澄清，還屯門區議會清白。此外，她留意到城規會有一份關於新慶路的諮詢文件於會議同日截止，而她知悉有發展商會提交申請發展私人房屋，既然署方表示新慶路公屋興建計劃的第二階段會興建 5,600 個單位，她查詢署方會否就上述的資訊作出跟進。

98. 有議員表示，既然議員都關注新慶路公屋興建計劃，他要求規劃署清楚說明新慶路一帶的住宅（戊類）用地打算作什麼用途，以及是否偷步規劃而未有按部就班，先修改土地用途，才於該處興建公屋。

99. 有議員表示反對政府以「摸底」形式商討有關計劃，認為所有有關討論皆應保持透明度。她認為政府「講一套做一套」，卻要區議會承擔責任，政府應說得出做得到，不應拖延計劃。

100. 有議員指出，鄉議局及鄉事委員會是功能組織，任何相關的發展計劃皆應向兩個組織作出諮詢，故並無傳媒所報道的「摸底」事件。

101. 就議員有關新慶路公屋興建計劃的意見，房屋署方女士作出以下綜合回應：

- (i) 指出署方希望盡快落實興建公屋，並表示在 2014 年 9 月諮詢屯門區議會前，署方曾於同年 5 至 8 月進行非正式諮詢；會後，署方亦分別於 9 月 11 及 13 日與當區區議員、村代表及村民進行實地視察及出席地區諮詢會，聽取地區人士就計劃提出的關注及意見；
- (ii) 指出署方並非認為區議會不支持計劃，但控制不了傳媒如何解讀署方有關計劃未獲區議會支持的說法，而署方亦於是次會議清楚知悉區議會支持興建公屋，故有信心能順利推展計劃的發展；
- (iii) 指出署方於 2014 年提出計劃時，假定能獲得該處一片完整土地，故擬定提供 8,000 個公屋單位。及後，礙於兩項私人發展的申請，署方已著力研究如何調整在該地盤及附近範圍興建公營房屋，並就交通、運輸等事宜與相關部門商討，由於現時計劃的研究工作尚在進行中，署方暫未能提供其發展時間表；
- (iv) 表示署方鑑於區議會關注計劃的發展，故即使計劃未有詳盡資料，仍出席是次會議向區議會交代上述事件經過；待有進一步資料，署方會再諮詢區議會；
- (v) 指出署方曾就 2015 年立法會會議的個別議題，提供計劃的相關資料，而該計劃 2014 年原方案範圍西端及接連的一塊土地，會於第一階段提供 1,500 個公屋單位。她估計該資料或會令各界揣測計劃的擬建公屋單位減至 1,500 個；
- (vi) 指出就兩項私人發展的申請，無可避免會影響到原本的擬建公屋計劃，但署方會繼續研究增加土地地積比率及增加土地範圍，以提升可建的公屋數量，最新估算可興建約 7,300 個公營房屋單位；以及
- (vii) 解釋為免產生誤會，署方並不希望以斬件形式透露計劃的資料，故並未在第 32 號文件中的附件列出仍未完整的資料，但會在有詳盡資料時再向區議會匯報。

102. 就議員有關其他發展地盤的意見，房屋署方女士作出以下綜合回應：

- (i) 指出署方以現時更準確估算屯門第 54 區第 3 及 4 (東) 號地盤的人口數字，得出預計人口將有 1,000 人的增長；以及
- (ii) 指出「屯門湖山路及龍門路湖山遊樂場」一地的發展仍在研究中，署方會向相關部門反映議員的意見。

103. 回應議員的查詢，屯門及元朗西規劃專員就新慶路一帶的規劃背景提供補充資料，指出該處於 80 年代並無法定圖則規劃其用途，只有詳細藍圖涵蓋。當時有些鄉郊工業坐落於新慶路一帶，因此在詳細藍圖上該處主要劃作工業改善的用途。及至 1996 年，在該區的首份法定分區計劃大綱圖上，該處部分的土地劃為「工業（丁類）」用途，而其他受西鐵走線影響未能確定用途的部分則有待檢討其用途。及後，由於西鐵走線已定，政府於 1999 年進行了整體的土地檢討。考慮到新慶路一帶已有民居，工業亦逐漸北移，而當局亦甚少收到該處的工業用地發展申請，相關用地遂被改劃為「住宅（戊類）」地帶作住宅發展，並限制最高地積比率為一倍及樓高不多於四層及一層停車場。其後，政府認為新慶路一帶有發展公屋的潛力，故開始研究其可行性。在 2014 年 9 月，房屋署及規劃署按照既定程序，分別就公屋發展計劃及相關的法定圖則修訂建議諮詢區議會。因此並無偷步改劃土地的情況。

104. 就議員有關公屋申請的輪候機制的意見，房屋署李鳳玉女士作出以下綜合回應：

- (i) 指出新屋邨落成進度及翻新公屋單位的回收情況，以及各公屋選區內同一類別家庭人數的申請數目均會影響公屋編配的進度；
- (ii) 解釋公屋編配的進度取決於多項因素，包括申請者的數量、申請者所選的地區及各區的申請者與公屋供應數量相符與否等，故署方難以準確預測申請者何時可獲配公屋單位。雖然如此，署方會與相關部門及社會人士共同努力，以維持一般申請者平均約三年獲首次編配的工作目標；
- (iii) 指出署方現時把申請者以「一般家庭和長者一人申請者」或「非長者一人申請者」歸類，故並無不同家庭人數平均輪候時間的數據，但署方每月會於其網頁就不同家庭人數的申請公布編配進度，故申請者可參考相關資料；
- (iv) 表示由完成詳細資格審查至獲分配公屋單位的平均所需時間取決於多項因素，包括新屋邨落成進度及翻新公屋單位的回收情況。署方會因應公屋單位未來一年的供應量，安排申請者進行詳細資格審查，並按合資格申請者的申請次序編配公屋單位；以及
- (v) 表示如公屋申請者有急切住屋需要，可考慮透過特快公屋編配計劃申請，以增加提早入住公屋的機會；如公屋

申請者有其他社會因素或健康理由，而有迫切及長遠住屋需要，但沒有其他可行方法及能力自行解決其居住問題的人士，可向社會福利署（下稱社署）查詢相關福利服務或援助。社署會為每宗個案進行評估，並為合資格人士向房屋署推薦「體恤安置」申請。

105. 有議員表示，並不同意署方有關控制不了傳媒如何詮釋資訊的說法。就第 32 號文件中所列的七個「政府正進行研究」地點，他查詢署方何時完成研究並開展相關的諮詢。此外，他指出議員並非純粹關心「屯門湖山路及龍門路湖山遊樂場」的正確名稱，而是關注署方是否考慮於該遊樂場的位置興建公屋。

106. 第 34 號文件的第一提交人就署方有關控制不了傳媒的說法指出，所有傳媒都一致地報道屯門區議會反對計劃，故認為政府新聞稿確有包含相關字眼，而非傳媒揣測政府的公布資料。此外，署方回應無法預測新慶路公屋的落實日期，就此，他認為每項計劃皆有其發展時間表，故新慶路公屋興建計劃亦理應有其發展時間表。至於公屋申請輪候時間的問題，他指出由於長者申請者的平均輪候時間較短，如署方公布的平均輪候時間已連同長者申請者的個案計算，則其他一般申請者的輪候時間會超越 4.5 年，故他查詢署方有否連同長者一人申請者的個案，計算公屋申請者的平均輪候時間。

107. 有議員指出，署方曾就於屯門第 29 區（西）興建的單棟式公屋諮詢區議會。她指出該處的位置窄長，並有斜坡工程的挑戰，但面對她當時的查詢，署方表示當中並不涉及斜坡工程。她表示該項目的確需面對斜坡工程的挑戰，若以由諮詢到入伙計算，她相信該項目需多於 17 年時間才可完成。她重申希望署方能盡快向環委會提供該項目的進一步資料。此外，她再次要求署方交代全港各區即將落成及規劃中的公屋及資助房屋的最新詳情，包括預計入伙時間和單位數量。

108. 有議員希望署方回應，有關第 54 區內數個地盤地積比率提升後，署方會否為當區或鄰近地區居民提供相關的交通配套或社區設施。此外，他亦查詢不同人數的公屋單位的分配比例。

109. 有議員認為署方的回應證明了政府拖慢了公屋發展的進度。她表示政府責無旁貸，既然已有土地，便應盡快興建公屋。

110. 房屋署方女士表示，政府於 9 月 29 日發出的新聞公布指出，署方就新慶路房屋發展於 2014 年 9 月 2 日諮詢屯門區議會，會上議員提及對交通等關注，最終建議未能得到區議會的支持。因此，署方並無表示區議會反對計劃，但亦無法控制傳媒的寫法，她冀議員可了解。至於計劃的時間，她表示待有進一步資料，署方會按既定程序再

次諮詢區議會。

111. 房屋署陸先生指出第 29 區（西）地盤的發展項目將設五層社區健康中心及一層安老院舍等設施。該地盤面積較小（0.75 公頃），被其他屋邨及公共設施包圍，交通並非四通八達，故署方發展該項目需面對不同的挑戰。就此，署方需與不同相關部門探討落實方案的安排，例如研究該處的管理及權責問題。研究落實後，署方亦須按既定程序申請撥款，故署方需較長時間發展該項目。他感謝議員一直以來支持項目的發展，並表示會盡快向環委會提供該項目的進一步資料。

112. 房屋署葉先生表示，土木工程拓展署曾於 2013 年聘請顧問公司就第 54 區發展計劃研究當區的交通安排及配套事宜，當時顧問公司提交的研究報告指出，相關的交通安排及配套能應付區內的交通需求。及後，房屋署由於研究將第 54 區的地積比率提升至六倍，聘請了另一顧問公司就修訂方案研究當區的交通安排及配套事宜，而顧問公司提交的初步研究報告亦指出，相關的交通安排及配套能應付區內的交通需求。他表示，第 54 區亦已預留土地設置公共交通交匯處，方便運輸署安排公共運輸服務予居民。相關部門日後定會適時檢討區內的公共交通服務需求。

113. 房屋署李鳳玉女士指出，一般公屋申請者的平均輪候時間，是指在過去 12 個月一般申請者由申請到首次獲分配公屋單位的輪候時間平均數，而一般申請者包括家庭及長者一人申請者，故署方計算平均輪候時間時，已包括長者一人申請者的輪候時間。

114. 房屋署黃永雄先生指出，署方書面回應第五段已交代署方未來十年興建的公屋單位數字。他表示，根據 2016 年 6 月的估算，在 2016-17 至 2020-21 年度的五年期內，預計香港房屋委員會（下稱房委會）和香港房屋協會的公屋總落成量合共約為 95,300 個單位，當中公屋單位佔約 72,200 個，資助出售單位佔約 23,100 個。此外，他補充一般公屋申請者的平均輪候時間，只計算家庭及長者一人申請者的平均輪候時間，而未有包括配額及計分制下的非長者一人申請者的相關數字。截至 2016 年 6 月，約有 153,000 宗一般公屋申請，以及約 135,300 宗「配額及計分制」下的非長者一人申請。至於其中 71,100 個房委會公屋單位的位置分布，他表示約 49% 在市區，30% 在擴展市區及 21% 在新界。此外，他交代不同人數單位的比例如下：一至二人單位佔 17%，二至三人單位佔 22%，三至四人單位佔 36% 及四至五人單位佔 25%。

115. 屯門及元朗西規劃專員就「屯門湖山路及龍門路湖山遊樂場」的相關提問表示，發展局及規劃署於 2015 年曾向區議會交代屯門區未來五年可改劃及提供作房屋用地的資料，由於當時仍在初步階段，

故將有關土地初步列為「屯門湖山路及龍門路湖山遊樂場」，他表示確實位置地點是新屯門中心附近的綠化地帶，當局日後會清楚表述是項資料。

116. 提交第 35 號文件的議員表示署方仍未交代申請人由完成詳細資格審查後，至接受分配公屋的平均所需時間。

117. 房屋署李鳳玉女士重申由完成詳細資格審查至獲分配公屋單位的平均所需時間取決於多項因素，包括新屋邨落成進度及翻新公屋單位的回收情況等，故署方難以準確預測合資格申請者何時可獲配公屋單位。

118. 有議員表示不接受上述署方的回應，認為署方應因應公屋單位的供應量，安排申請人進行資格審查，以預計大概的等待時間。如署方未能預測合資格申請者何時可獲配公屋單位，會令申請者感到著急。

119. 房屋署李鳳玉女士回應指署方會因應公屋單位未來一年的供應量，安排申請人進行詳細資格審查；但署方無法控制新建屋邨的落成進度，並只能估算翻新公屋單位的回收情況。這種限制令署方未能預測合資格申請者何時可獲配公屋單位。

120. 提交第 35 號文件的議員指出過往完成詳細資格審查後，申請人於半年後便可獲分配公屋單位，但如今卻要等待多於半年甚至一年的時間，由於申請人完成資格審查後，往往會與其業主傾談租約，其租約停止生效後如未能獲分配公屋，申請人亦須另覓居所，此情況為他們帶來困擾，故冀署方能於準確的時間內分配公屋單位予完成資格審查的申請人。

121. 有議員認同上述議員的意見，並認為不應令申請人無了期等待獲分配公屋單位，希望署方體恤申請者希望盡快上樓的心情。

122. 有議員希望署方提供全港第三次才接受獲分配公屋單位的個案數字。

123. 房屋署李鳳玉女士表示並沒有上述的個案數字資料。此外，她表示署方明白公屋申請者關心何時可獲分配公屋，故會加強內部組別的聯繫，以妥善安排申請者進行詳細資格審查的時間表。

[會後補註：房屋署於會後補充，申請者最多可獲三次編配，但每當申請者拒絕第一次或第二次編配時，他仍處於該選區內該類別申請的優

先位置，因此當再有適合單位供編配時，他仍會是最先獲得編配。房屋署沒有備存第三次或以上編配的申請個案數目。]

124. 主席希望房屋署於會後補充上述資料，並總結表示，區議會同意提升第 54 區的地積比率，並請房屋署在有進一步資料的時候，就議員關注的各項公營房屋發展問題，充分諮詢區內的持份者，以致令區內的公屋發展更加暢順。

[區議會於下午 2 時正休會午膳，並於下午 2 時 30 分復會討論餘下的議題。]