

**PROPOSED AMENDMENTS TO
THE APPROVED TSENG LAN SHUE OUTLINE ZONING PLAN NO. S/SK-TLS/8**

1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Tseng Lan Shue Outline Zoning Plan (OZP) No. S/SK-TLS/8 (**Attachment I**) as shown on the draft OZP No. S/SK-TLS/8A (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the draft OZP (**Attachment IV**) should be adopted as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for the various land use zonings of the OZP, and is suitable for exhibition together with the draft OZP and its Notes.

2. Status of the Current OZP

- 2.1 On 14.3.2006, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Tseng Lan Shue OZP, which was subsequently renumbered as S/SK-TLS/8. On 24.3.2006, the approved Tseng Lan Shue OZP No. S/SK-TLS/8 (**Attachment I**) was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.2 On 2.2.2021, the CE in C referred the approved Tseng Lan Shue OZP No. S/SK-TLS/8 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. On 11.2.2021, the reference back of the OZP was notified in the Gazette under section 12(2) of the Ordinance.

3. Background

- 3.1 According to the 2013 Policy Address, the Government would adopt a multi-pronged approach to build up land reserve with a view to meeting housing and other development needs. It was reaffirmed in the 2014 Policy Address that the Government would continue to review various land uses and rezone sites as appropriate for residential use. To meet and expedite housing land supply in the short and medium terms, the Government has been carrying out various land use reviews on an on-going basis, including reviews on the government land currently vacant, under Short Term Tenancies or different short-term or government uses, as well as the review on "Green Belt" ("GB") sites, with a view to identifying more suitable sites for conversion to residential use. As announced in the 2020 Policy

Address, it is imperative for the Government to increase land supply and develop land resources for housing development in a resolute and persistent manner to meet the keen housing demand of the public and to prevent the acute problem of land shortage from emerging again.

- 3.2 The proposed amendments to the OZP are mainly related to a potential housing site in Ta Ku Ling, Sai Kung (the Site) for private residential development. Relevant technical assessments have been carried out by concerned government departments. Findings of the technical assessments have demonstrated that there is no insurmountable technical problem for the proposed residential development.
- 3.3 Opportunity has also been taken to revise the Notes of the OZP to incorporate the latest revisions of the Master Schedule of Notes to Statutory Plans (MSN).

4. **Amendment Item A – Rezoning of a Site at Ta Ku Ling from “Green Belt” to “Residential (Group C)7”**

The Site and its Surrounding Areas (Plans 1 to 4g)

- 4.1 The Site (about 2.55ha), which is mainly on government land except one private lot (i.e. Lot 264 in D.D. 223), consists of two portions (**Plans 2** and **3**). Area (a) (about 1.79ha and ranging from about 110mPD to 150mPD), is situated on the existing terraces and vegetated downward slopes. The formed terraces at the northern portion of the Area (a) are occupied by some squatters/temporary structures and a village house within the private lot¹. Some agricultural activities are found at the southern portion of Area (a). There is a level difference of about 40m to 70m between Area (a) and Clear Water Bay Road at about 183mPD to 187mPD. Area (b) (about 0.76ha and ranging from about 150mPD to 187mPD) is mainly occupied by vegetation on downward man-made and natural slopes. There are streams running along the boundaries of Area (a) and passing through Area (b) of the Site (**Plan 2**). The existing vehicular access to/from the Site is via a local track from Ta Ku Ling San Tsuen Access Road and Clear Water Bay Road.
- 4.2 The Site abuts Clear Water Bay Road connecting to Hiram’s Highway on the south. To the east and south-east of the Site are low-rise and low-density residential developments including Ta Ku Ling San Tsuen. To the north and west of the Site are vegetated slopes (**Plans 2** and **3**).

Rezoning Proposal

- 4.3 The Site is currently zoned “GB” on the OZP. Taking into account the site context, natural topography and compatibility with the surrounding developments, it is proposed to rezone the Site from “GB” to “Residential (Group C)7” (“R(C)7”) for private housing development. Area (a) includes an area designated for low-density private residential development and a private lot with an existing house. Area (b) is designated as non-building area (NBA) mainly for the associated access road and pedestrian facilities connecting with Clear Water Bay Road. The development in the “R(C)7” zone is subject to a maximum GFA of

¹ The private lot covers an area of about 65.04m², with a 3-storey house of about 196m² gross floor area (GFA).

23,466m² in Areas (a) and (b) and a maximum building height (BH) of 7 storeys (24m) in Area (a). Assuming an average flat size of 70m², it is estimated that about 330 flats can be provided. A Residential Care Home for the Elderly (RCHE) cum Day Care Unit (DCU) is also proposed within the proposed residential development. An indicative development scheme is at **Plan 5a** and the major development parameters are summarised below:

Site Area (about)	2.55ha (total)	
	Area (a): 1.79ha ⁽¹⁾	Area (b): 0.76ha
Total GFA	23,466m ² ⁽²⁾	
BH	7 storeys (24m) (about 147.9mPD to 167mPD/ 20m to 24m)	No development is permitted within the NBA. To facilitate the provision of access connection with Clear Water Bay Road, access road, pedestrian facilities and such related facilities may be allowed in the NBA.
No. of Flats (about)	330 ⁽³⁾	
Social Welfare Facilities ⁽⁴⁾	A 150-place RCHE cum 30-place DCU	
Parking Facilities	To be provided in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG)	

Note:

- (1) A private lot of 65.04m² is included in Area (a).
- (2) Including a GFA of about 23,270m² for the proposed residential development and a GFA of about 196m² for the existing house in private lot. The plot ratio of the proposed residential development is equivalent to about 1.3 in Area (a).
- (3) Assuming an average flat size of 70m².
- (4) Government, institution or community (GIC) facilities as required by the Government are proposed to be exempted from GFA calculation and they have been included as part of the technical assessments.

- 4.4 The Site is currently accessible via a local track connecting Ta Ku Ling San Tsuen Access Road to Clear Water Bay Road. Several options of providing access to the Site, including using Ta Ku Ling San Tsuen Access Road, have been explored. For the option of using Ta Ku Ling San Tsuen Access Road, land resumption would be required for road improvement and widening works on Ta Ku Ling San Tsuen Access Road and the local track so as to meet the public road standard, which would affect the adjacent private residential developments and graves. To minimise adverse impacts on the adjacent private residential developments and graves, a new access road and pedestrian facilities are proposed in Area (b) to serve the proposed development at the Site.
- 4.5 While a private lot is included in the “R(C)7” zone, it will not be affected by the proposed development at the Site and the future developer will be required to provide permanent free pedestrian and road accesses to the private lot. The squatters/temporary structures within the Site would need to be cleared for the proposed development. The affected occupants will be compensated and/or rehoused in accordance with the relevant legislations and established practices.

Land Use and Development Intensity

- 4.6 Existing developments along Clear Water Bay Road are characterised by low-density residential developments and village houses. The proposed low-density residential use at the Site is considered not incompatible with the surrounding land uses.
- 4.7 The proposed development intensity of the Site is generally in line with that of the residential developments in the “R(C)” sub-areas, for which the permitted PRs are ranging from 0.25 to 1.5 and the permitted BHs are ranging from 2 storeys to 5 storeys over one storey of carport. Whilst the proposed development intensity at the Site with GFA and BH restrictions of 23,466m² (equivalent to a PR of about 1.3 in Area (a)) and 7 storeys (24m) is on the high side of the permitted development intensity of the other “R(C)” sub-areas, it is considered generally compatible with the existing developments in the surrounding area, including Ta Ku Ling Sun Tsuen to its east.

Technical Aspects

- 4.8 To support the proposed development, various technical assessments have been conducted by relevant government departments, including a Visual Appraisal (VA) and a Landscape Assessment (LA) by the Planning Department (PlanD) (**Attachments Va** and **Vb**), and a Tree Survey by the Lands Department (LandsD). As there is no proper vehicular access to the Site, a conforming road scheme has been identified in Area (b) under the Engineering Feasibility Study (EFS)² conducted by the Highways Department (HyD) (**Attachment Vc**). These assessments have confirmed that the proposed development is technically feasible with no insurmountable technical problems.

Traffic Aspect

- 4.9 Due to the level difference between Clear Water Bay Road and the development in Area (a), an indicative option of providing a 2-way carriageway in the form of spiral ramp is proposed in Area (b). Pedestrian facilities would also be provided for connection with Clear Water Bay Road (**Plan 2**). According to the Traffic Impact Assessment (TIA) in the EFS (**Attachment Vc**), all critical junctions would be operated within capacities and the major road links would be operated with spare capacities. The traffic impacts caused by the proposed development during construction and operation phases are considered acceptable. No insurmountable traffic impact associated with the proposed development is anticipated.
- 4.10 The Site is served by a number of road-based public transport services including franchised buses and green mini-buses which provide connection between the Site and the nearest MTR stations (i.e. Diamond Hill Station, Choi Hung Station and Ngau Tau Kok Station). The bus stops located on Clear Water Bay Road are within 400m walking distance from the Site. The existing public transport facilities are considered sufficient to cater for the proposed development at the Site.

² The EFS mainly includes Traffic Impact Assessment, Ecological Impact Assessment, Geological and Geotechnical Appraisal Report, Environmental Assessment, Tree Survey, Drainage Impact Assessment, Structural Appraisal and Assessment on Existing and Proposed Utilities.

Improvement to the public transport services will be further reviewed at the detailed design stage. Based on the findings of the TIA, the Commissioner for Transport has no adverse comment on the rezoning proposal as the proposed development would not cause unacceptable traffic impact on the surrounding area.

Visual Aspect

- 4.11 According to the VA (**Attachment Va**), the proposed residential development with a maximum BH of 7 storeys (24m) and the proposed road and pedestrian facilities at levels of about 150mPD to 183mPD are visually compatible with the existing BH profile of the developments in the neighbourhood. According to the indicative development scheme (**Plan 5a**), the proposed residential development and RCHE cum DCU, with BHs ranging from 148mPD to 167mPD, are lower than the section of Clear Water Bay Road the Site abuts on (i.e. 183mPD to 187mPD). As shown in the photomontages of the indicative development scheme (**Plans 5b to 5i**), the proposed development is not visible and would not cause unacceptable visual impact on the surrounding area when viewed from most of the viewing points (VPs) as it is completely screened off by the existing vegetation. While the proposed development would be visible at two VPs, the visual impact is considered not significant. The requirements under the Sustainable Building Design Guidelines (e.g. building separation and permeability) will be incorporated in the land sale conditions to avoid incompatible built-form and massive building bulk of the future development. Mitigation measures can also be adopted in the detailed design stage. As such, the overall visual impact of the proposed development is considered acceptable with the proposed mitigation measures. The Chief Town Planner/Urban Design & Landscape, Planning Department has no adverse comment on the VA.

Landscape and Ecological Aspects

- 4.12 According to the pre-land sale tree survey conducted by the landscape consultant of the LandsD, approximately 981 trees of common species were identified within and near the Site³, with no rare or endangered species and Old and Valuable Trees. Majority of the existing trees are semi-mature trees with diameter at breast height (DBH) below 300mm. All existing trees are in poor to fair health conditions. The Tree Survey conducted under the EFS (**Attachment Vc**) indicates that 375 trees are identified in the Area (b).
- 4.13 According to the LA (**Attachment Vb**), the Site falls within an area of settled valleys landscape character predominated by clustered tree groups and residential houses, with terrestrial and high landscape value. Given the existing topography, it is anticipated that the general landscape of the Site will be modified to accommodate the proposed development as well as site formation, geotechnical and other infrastructural works, such as the proposed access road. Nevertheless, with the possible landscape mitigation and design measures, such as proper and adequate landscape treatments along the site boundary, green coverage, roadside planting and other quality landscape design and open space provision, the resulting landscape impact can be relatively reduced. To minimise tree felling within the Site and its periphery, tree preservation clause will be incorporated in the lease. Tree preservation and compensatory planting proposals as well as other necessary

³ The Site is slightly smaller than the area covered by the tree survey.

mitigation measure will be implemented by the future developer in accordance with the Lands Administration Office Practice Note No. 2/2020 for private projects, as well as Development Bureau's Technical Circular (Works) No. 4/2020.

- 4.14 According to the Ecological Impact Assessment (EcoIA) conducted under the EFS (**Attachment Vc**), the Site falls within the 500m study area⁴ of the EcoIA⁵. The Site is predominantly village/orchard, dry agricultural land and woodland mix. Two flora species, i.e. *Aquilaria sinensis* (土沉香) and *Cibotium Barometz* (金狗毛蕨), and one fauna species, i.e. unidentified bat, are found within the Site. With due consideration given to preservation of the important plants in-situ by refining the alignment of the proposed road and/or transplantation at the detailed design stage, no significant ecological impacts are anticipated. The Director of Agriculture, Fisheries and Conservation has no adverse comment on the rezoning proposal.

Environmental Aspect

- 4.15 The Director of Environmental Protection (DEP) has no in-principle objection to the rezoning proposal from environmental perspective. Whilst there is no insurmountable environmental problem as confirmed by relevant government departments, the future developer is required to carry out necessary technical assessment and implement mitigation measures for the proposed development at the Site under the lease. DEP advises that the respective developer should be required to provide a buffer distance from Clear Water Bay Road in accordance with the requirements of the HKPSG to mitigate the possible air/noise impact.
- 4.16 For sewerage provision, discharges from the proposed development will be subject to the control of the Water Pollution Control Ordinance. The future development at the Site is required to provide on-site sewage treatment system. Given the small scale of the proposed development, concerned government departments have no adverse comment on the rezoning proposal from drainage and sewerage perspectives. The future developer is required to conduct relevant technical assessment, including Noise Impact Assessment, Drainage Impact Assessment and Sewerage Impact Assessment to identify appropriate mitigation measures in compliance with relevant environmental regulations. Such requirements would be incorporated in the land sale conditions of the Site at the land disposal stage.

Other Technical Aspects

- 4.17 The Chief Engineer/Construction, Water Supplies Department advises that upgrading of the existing water supply system is required for full compliance with

⁴ The study area of the EcoIA covers 500m from the boundary of the proposed road works in Area (b).

⁵ The ecological value of the habitat within the study area of EcoIA ranges from low to moderate. Eight flora species and ten fauna species of conservation importance have been recorded within the study area of the EFS (500m from the boundary of the Area (b)). The identified flora species include *Aquilaria sinensis* (土沉香), *Artabotrys hongkongensis* (香港鷹爪花), *Cibotium Barometz* (金狗毛蕨), *Diospyros Vaccinioides* (小果柿), *Elaeocarpus nitentifolius* (絹毛杜英), *Euonymus tsoi* (長葉衛矛), *Gymnosphaera podophylla* (黑杪櫟), and *Morinda cochinchinensis* (大果巴戟). The identified fauna species include *Black Kite* (黑鳶), *Greater Coucal* (褐翅鴉鶻), *Grey-chinned Minivet* (灰喉山椒鳥), *Rufous-capped Babbler* (山紅頭), *Short-legged Toad* (短腳角蟾), *Lesser Spiny Frog* (小棘蛙), *Japanese Pipistrelle* (東亞家蝠), *Pallas's Squirrel* (赤腹松鼠) and two *Unidentified Bat* (in the vicinity of the site).

the standard. Detailed planning of the necessary upgrading works would be conducted in the detailed design stage. The future developer should carry out water impact assessment to identify the necessary waterworks to cope with the additional water demand.

- 4.18 Given that the Site is surrounded by steep natural terrain and there is a high pressure underground town gas transmission pipeline in the vicinity of the Site, the requirements for a Natural Terrain Hazard Study and a Risk Assessment would be incorporated in the land sale conditions of the Site at the land disposal stage.

5. Provision of GIC Facilities and Open Space

- 5.1 Taking into account the proposed amendments as mentioned above, the planned population of Tseng Lan Shue Planning Scheme Area would be about 12,520 (including the proposed residential development under Amendment Item A). A summary on the existing and planned provision of GIC facilities and open space for Tseng Lan Shue Planning Scheme Area is at **Attachment VI**.
- 5.2 Although there are deficits in kindergarten (-4 classrooms), primary school (-16 classrooms) and secondary school (-11 classrooms) in Tseng Lan Shue Planning Scheme Area, there are surplus in the provision in Sai Kung District and the demand can be met by the provision in the adjoining area. The Education Bureau (EDB) will continue to monitor the latest school provision. While there is a deficit of 68 beds in hospital in Tseng Lan Shue Planning Scheme Area, the provision of hospital beds is generally assessed on a wider hospital cluster basis. Besides, there are a planned Chinese Medicine Hospital as well as expansion plans for the Tseung Kwan O (TKO) Hospital and the Haven of Hope Hospital in TKO area.
- 5.3 According to the population-based planning standards for elderly services and facilities and child care centres in the HKPSG⁶, there will be a shortfall in the provision of Community Care Services (CCS) facilities (-9 places) and Child Care Centre (CCC) (-48 places) in the Tseng Lan Shue Planning Scheme Area. In response to the request of Social Welfare Department (SWD), a 150-place RCHE cum 30-place DCU shall be provided in the proposed private residential development at the Site and hence there would be a surplus of 84 RCHE places in the Tseng Lan Shue Planning Scheme Area in accordance with HKPSG. As for the provision of CCS and CCC, the provision standard of these facilities is a long-term goal and the actual provision would be subject to SWD's consideration in the planning and development process as appropriate.
- 5.4 For open space provision, while there are shortfall of 1.22 ha district open space (DO) and 0.68 ha local open space (LO) in Tseng Lan Shue Planning Scheme Area, there are surplus of 2.32ha LO in the adjacent Clear Water Bay Peninsula North Planning Scheme Area and 11.77ha DO in the Sai Kung District.

⁶ The population-based planning standards for elderly and child care facilities were reinstated in the HKPSG in 2018 and 2020 respectively. The revised standards reflect the long-term target towards which the provision of elderly and child care facilities would be adjusted progressively. It may not be appropriate to compare the standards with the provision of elderly and child care facilities for the existing population.

6. Proposed Amendment to Matters shown on the OZP

The proposed amendment as shown on the draft Tseng Lan Shue OZP No. S/SK-TLS/8A at **Attachment II** is as follows:

Amendment Item A (about 2.55 ha) (Plan 1)

Rezoning of a site at Ta Ku Ling from “GB” to “R(C)7” with a maximum GFA of 23,466m² in Areas (a) and (b) and a maximum BH of 7 storeys (24m) in Area (a). No development shall be permitted in the NBA except the provision of associated access road, pedestrian facilities and such related facilities.

7. Proposed Amendment to the Notes of the OZP

7.1 The proposed amendments have been incorporated in the draft Notes at **Attachment III** with addition in *bold and italic* and deletion in ‘~~crossed-out~~’ for Members’ consideration. The proposed amendments are summarised as follows:

“R(C)” zone

7.2 In relation to Item A, the Notes and the Remarks for “R(C)” zone will be revised to incorporate development restrictions and NBA restriction for the “R(C)7” sub-area. Besides, ‘Social Welfare Facility’ is added as a Column 1 use for the “R(C)7” sub-area and ‘Social Welfare Facility’ under Column 2 is correspondingly replace by ‘Social Welfare Facility (not elsewhere specified)’. Any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, may be disregarded from GFA calculation. Apart from the minor relaxation clause for the development restrictions, a relevant clause is also incorporated to allow minor relaxation of the stated NBA restriction under exceptional circumstances based on individual merits.

Technical amendments

7.3 In accordance with the amendments to the MSN, the following technical amendments to the Notes of the OZP are proposed:

- (a) deletion of ‘Market’ from Column 2 use in “Residential (Group D)” and “Village Type Development” zones;
- (b) revising ‘Shop and Services’ to ‘Shop and Services (not elsewhere specified)’ in “Government, Institution or Community” zone; and
- (c) revising the exemption clause for “filling or excavation of land” in the Remarks of the “CA” zone such that public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works are exempted from the requirement of planning permission.

8. Revision to the Explanatory Statement of the OZP

The ES of the OZP has been revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity has also been taken to update the general information for the various land use zones to reflect the latest status and planning circumstances of the OZP. The proposed amendments to the ES of the OZP (with additions in *bold and italics* and deletion in ~~erossed-out~~) are at **Attachment IV** for Members' consideration.

9. Plan Number

Upon gazette, the OZP will be renumbered as S/SK-TLS/9.

10. Consultation

Consultation with Sai Kung District Council (SKDC)

- 10.1 On 23.11.2021, the Housing, Planning and Environment Committee (HPEC) of SKDC was consulted on the proposed OZP amendments. The SKDC members generally supported the proposal to increase housing land supply but expressed concerns on whether the existing Ta Ku Ling San Tsuen Access Road can be widened and serve the proposed development at the Site, whether the proposed access road can be connected with Ta Ku Ling San Tsuen Access Road to enhance connectivity, access right of the private lot within the Site, maintenance and management responsibility of the proposed access road, and compensation to the affected occupants of the temporary structures at the Site. Extracted minutes of the relevant HPEC meeting are at **Attachment VII**.
- 10.2 Subsequent to the above HPEC meeting, relevant government departments, including PlanD, LandsD and HyD, were asked to provide a written reply to the follow-up questions raised at the said meeting (**Attachment VIII**). The above-mentioned issues were further discussed in the HPEC meeting on 18.1.2022. The responses from the relevant government departments in the HPEC meetings and the written reply are summarised as follows:
- (a) the proposed access road recommended by the EFS is considered as the most suitable option with minimum adverse impacts. Regarding the suggestions to use Ta Ku Ling San Tsuen Access Road to serve the proposed development or connecting the proposed access road with Ta Ku Ling San Tsuen Access Road, land resumption would be required for road improvement and widening works on Ta Ku Ling San Tsuen Access Road and the associated local track which would affect the adjacent private residential developments and graves;
 - (b) the future developer will be responsible for the construction, operation, management and maintenance of the proposed road within the Site, as well as providing permanent pedestrian and road access for the private lot; and
 - (c) while the squatters/temporary structures within the Site would need to be cleared for the proposed development, the private land within the Site would not be affected. Compensation and rehousing of the affected occupants will be handled according to the relevant legislations and established practices,

including the ex-gratia compensation and rehousing arrangements for the affected and eligible domestic occupants in squatter structures and business undertakings.

Departmental Consultation

10.3 The proposed amendments have been circulated to relevant government bureaux/departments for comment. No objection or adverse comments have been received and their comments (if any) have been incorporated into the proposed amendments to the OZP as appropriate.

- (a) Secretary for Development;
- (b) Antiquities and Monuments Office, Development Bureau;
- (c) District Lands Officer/Sai Kung, Lands Department;
- (d) Commissioner for Transport;
- (e) Chief Highway Engineer/New Territories East, Highways Department;
- (f) Chief Engineer/Mainland South, Drainage Services Department;
- (g) Principle Project Coordinator/Special Duty Division, Drainage Services Department;
- (h) Chief Engineer/Construction, Water Supplies Department;
- (i) Director of Food, Environment and Hygiene;
- (j) Director of Agriculture, Fisheries and Conservation;
- (k) Director of Fire Services;
- (l) Director of Environmental Protection;
- (m) Project Manager/ East Development Office, Civil Engineering and Development Department (CEDD);
- (n) Director of Electrical and Mechanical Services;
- (o) Hong Kong Police Force (Sai Kung Division, Operation, District Commander);
- (p) Head (Geotechnical Engineering Office), CEDD
- (q) District Officer/Sai Kung, Home Affairs Department;
- (r) Chief Engineer (Works), Home Affairs Department;
- (s) Chief Building Surveyor/New Territories East2, & Rail, Buildings Department
- (t) Director of Leisure and Cultural Services;
- (u) Director of Social Welfare; and
- (v) Chief Town Planner/Urban Design and Landscape, Planning Department.

Public Consultation

10.4 If the proposed amendments are agreed by the Committee, the draft OZP (to be renumbered to S/SK-TLS/9 upon exhibition) and its Notes will be exhibited under section 5 of the Ordinance for public inspection. Members of the public can submit representations on the OZP to the Board during the two-month exhibition period. The SKDC will be informed on the proposed amendments during the exhibition period of the draft OZP.

11. Decision Sought

Members are invited to:

- (a) agree that the proposed amendments to the approved Tseng Lan Shue OZP No. S/SK-TLS/8 as shown on the draft Tseng Lan Shue OZP No. S/SK-TLS/8A at **Attachment II** (to be renumbered as S/SK-TLS/9 upon exhibition) and the draft

Notes at **Attachment III** are suitable for exhibition for public inspection under section 5 of the Ordinance; and

- (b) adopt the revised ES at **Attachment IV** for the draft Tseng Lan Shue OZP No. S/SK-TLS/8A (to be renumbered as S/SK-TLS/9 upon exhibition) as an expression of the planning intention and objectives of the Board for various land use zonings on the OZP and the revised ES will be published together with the draft OZP.

12. **Attachments**

Attachment I	Approved Tseng Lan Shue OZP No. S/SK-TLS/8 (reduced scale to A3 size)
Attachment II	Draft Tseng Lan Shue OZP No. S/SK-TLS/8A
Attachment III	Revised Notes of Draft Tseng Lan Shue OZP No. S/SK-TLS/8A
Attachment IV	Revised Explanatory Statement of Draft Tseng Lan Shue OZP No. S/SK-TLS/8A
Attachment Va	Visual Appraisal for Amendment Item A
Attachment Vb	Landscape Assessment for Amendment Item A
Attachment Vc	Road Works in Connection with Proposed Sites for Housing /Commercial Development (Package 1) – Feasibility Study: Interim Report on Viability of the Proposed Road Scheme of Amendment Item A
Attachment VI	Provision of Major Community Facilities and Open Space in Tseng Lan Shue Area
Attachment VII	Extracted Minutes of the HPEC meeting held on 23.11.2021
Attachments VIII	Written Reply on the Follow-up Questions raised at the HPEC Meeting
Plan 1	Location Plan of the Proposed Amendment Item A
Plan 2	Site Plan
Plan 3	Aerial photo
Plans 4a to 4g	Site photos
Plan 5a	Indicative Development Scheme of Amendment Item A
Plan 5b	Viewing Points of Photomontages
Plans 5c to 5i	Photomontages of the Proposed Development at Amendment Item A