

**RURAL AND NEW TOWN PLANNING COMMITTEE
OF THE TOWN PLANNING BOARD**

RNTPC Paper No. 6/21

**For Consideration by
The Rural and New Town Planning Committee on 23.7.2021**

**PROPOSED AMENDMENTS TO THE
APPROVED LAM TEI AND YICK YUEN
OUTLINE ZONING PLAN NO. S/TM-LTYT/10**

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OUTLINE ZONING PLAN NO. S/TM-LTY Y/10**

1. Introduction

This is to seek Members' agreement that:

- (a) the proposed amendments to the approved Lam Tei and Yick Yuen (LTY Y) Outline Zoning Plan (OZP) No. S/TM-LTY Y/10 (**Attachment I**) as shown on the draft OZP No. S/TM-LTY Y/10A (**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 OZP (**Attachment IV**) should be adopted as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zones on the OZP, and is suitable for exhibition together with the draft OZP and its Notes.

2. Status of the Current OZP

- 2.1 On 16.10.2018, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Lam Tei and Yick Yuen OZP, which was subsequently renumbered as S/TM-LTY Y/10. On 26.10.2018, the approved Lam Tei and Yick Yuen OZP No. S/TM-LTY Y/10 (**Attachment I**) was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.2 On 3.11.2020, CE in C referred the approved Lam Tei and Yick Yuen OZP No. S/TM-LTY Y/10 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. On 13.11.2020, the reference back of the OZP was notified in the Gazette under section 12(2) of the Ordinance.

3. Proposed Amendments

Amendment Items A and B – Proposed Public Housing Development at San Hing Road and Hong Po Road and supporting infrastructural facilities (Plans 1 to 4e)

Background

- 3.1 The 2013 Policy Address stated that the Government would adopt a multi-pronged approach to build up land reserve with a view to meeting housing and other development needs. As announced in the 2014 Policy Address, about 150 sites were identified for housing developments. Amongst these potential sites, three sites, namely San Hing Road (SHR), SHR Site Extension and Hong Po

Road (HPR) sites at the northern fringe of Tuen Mun New Town (TMNT) comprising land zoned “Residential (Group E)” (“R(E)”), “R(E)1” and “Green Belt” (“GB”) on the LTYO OZP and Tuen Mun (TM) OZP ¹, have been identified for public housing developments and provision of the associated government, institution and community (GIC) facilities.

- 3.2 In September 2014, the Housing Department (HD), PlanD and other relevant departments consulted the Tuen Mun District Council (TMDC) on the public housing development scheme of SHR Site ². TMDC members expressed concerns over issues mainly relating to traffic, rural industries, relocation and compensation. In light of the various concerns raised by TMDC members, the Government decided to review the development scheme taking into account the views expressed by TMDC.
- 3.3 In view of the acute demand for public housing, the Government has stepped up its efforts to increase the supply by maximising the development potential of each public housing site. The Government decided in 2017 to combine the SHR Site, SHR Site Extension and HPR Site into one single development site (the Site) with an area of about 29 ha for integrated and comprehensive public housing development with GIC uses and associated infrastructural works (including the proposed Road L7 and realigned HPR (**Plans 5 and 6**)), in order to fully utilise the development potential and maximise the production of housing units (with a maximum domestic plot ratio (PR) of 6 ³).
- 3.4 To facilitate and ascertain the technical feasibility of the comprehensive public housing development, the Civil Engineering and Development Department (CEDD) completed an engineering feasibility study (EFS) for the proposed public housing development, associated GIC and supporting infrastructural facilities to provide about 21,600 public housing units to accommodate about 61,000 people.
- 3.5 As the EFS study area covered more than 20 ha, it is a Designated Project (DP) under Schedule 3 Item 1 of the Environmental Impact Assessment Ordinance (EIAO). Thus, an Environmental Impact Assessment (EIA) has been conducted in accordance with EIAO. The EIA Report was approved with a condition by the Director of Environmental Protection (DEP) on 30.12.2020.
- 3.6 There are several planning applications falling within the development area of the public housing development (**Plan 5**). Applications No. A/TM-LTYO/273-1 and 381 submitted by the same applicant for proposed residential (with PR of 1) were allowed by the Town Planning Appeal Board on 15.3.2021 and approved by the Rural and New Town Planning Committee (the Committee) of the Board on 29.5.2020 respectively. The same applicant also submitted a s.12A rezoning application (No. Y/TM-LTYO/8) to increase the PR from 1 to 6 for high density development which was rejected by the Committee on 24.4.2020

¹ A minor portion of the proposed development project falls within the TM OZP, which is not under the current proposed amendments to the OZP.

² The development area of SHR Site in 2014 was smaller than the current one.

³ The Government has increased the domestic PR of the public housing development from not more than 5 as proposed in 2014 to not more than 6 in 2017.

and the applicant in July 2020 filed an application to the Court of First Instance for judicial review (JR) on the Board's decision of the s.12A application. The hearing for the JR was conducted between 16.6.2021 to 18.6.2021 and the judgement is expected to be available in September 2021.

- 3.7 In March 2021, the applicant of the approved application No. A/TM-LTTY/337 for private residential development submitted a s.16A planning application for extension of time for commencement of development (No. A/TM-LTTY/337-1) which was rejected by the Committee on 14.5.2021. The applicant applied for a review of the Committee's decision on 16.6.2021 and the review application is tentatively scheduled for the Board's consideration on 3.9.2021.

The Site and its Surroundings

- 3.8 The Site is currently occupied by various brownfield operations (including open storage yards, warehouses and carparks), farmland, rural settlements and scrubland (**Plans 2a to 4e**). It is currently accessible from San Hing Road to the northeast and Hong Po Road to the south (**Plans 3a and 3b**).
- 3.9 The surrounding area of the Site has the following characteristics (**Plans 1 to 2b**):
- (a) to the north are an area zoned "Village Type Development" ("V") on the OZP which covers Tsing Chuen Wai, Tuen Tsz Wai and San Hing Tsuen; and an area zoned "GB" and "Conversation Area" ("CA"), which is at the flank of the western boundary of the planning scheme area adjoining the Tsing Shan Firing Range;
 - (b) to the east are Light Rail tracks, viaduct of the Tuen Ma Line (TML), Castle Peak Road – Lam Tei and the Lam Tei Interchange. To the further east is an area zoned "V" covering Lam Tei, Tuen Mun San Tsuen and To Yuen Wai;
 - (c) to the south is Hong Po Road; to the further south across Hong Po Road is an area zoned "V" on the TM OZP No. S/TM/35 which covers Tsz Tin Tsuen, Siu Hang Tsuen and Po Tong Ha; existing public housing developments including Yan Tin Tsuen and Siu Hong Court and planned public housing developments in TM Area 54 with maximum domestic/non-domestic PR of 5 or 6/9.5 for composite development with maximum building height (BH) ranged from 120 to 140 mPD ⁴ (**Plans 1 to 2b**); and
 - (d) to the west is the Tsing Shan Firing Range which is not covered by any statutory plan.

⁴ Two s.16 applications (No. A/TM/499 and 500) for minor relaxation of domestic PR restriction from 5 to 6 and BH Restriction from 120 mPD to 140 mPD for planned public rental housing developments in TM Area 54 were approved by the Committee on 23.6.2017.

Rezoning Proposal

- 3.10 The development parameters of the proposed public housing development based on the conceptual development plan and preliminary site layout plan at **Plans 5 and 6** are as follows:

Total Site Area *	About 29.7 ha
Total PR	Maximum 6.5 (Assuming a domestic PR of 6 and a non-domestic PR of 0.5)
No. of Domestic Storeys	About 32 - 46 storeys
No. of Blocks	22 blocks
No. of Flats	About 21,600 flats
Population	About 61,000 persons
Target Completion Date	2030 to 2033
Supporting Facilities	<ul style="list-style-type: none"> ● One Secondary School, Four Primary Schools, Kindergartens and Social Welfare Facilities ● Retail Facilities ● Two Public transport interchanges (PTIs) ● Sewage Pumping Station (SPS) and Fresh and Salt Water Service Reservoirs (FSWSR)

* for the whole development project including the associated infrastructure and road works

- 3.11 To take forward the proposed public housing development, it is proposed to rezone the Site within the LTYO OZP from “R(E)” (about 9.56 ha, 44%) and “GB” (about 11.96 ha, 56%) to “R(A)” (area of about 21.52 ha) with maximum PR of 6.5 and maximum BH of 160 mPD (**Amendment Item A**) and from “GB” to “G/IC” (area of about 0.53 ha) for the proposed FSWSR to support the proposed public housing development (**Amendment Item B**) (**Plan 1**). The details of the Amendment Item A are listed below:

	SHR	SHR Site Extension	HPR
Total Rezoning Area*	About 21.52 ha		
Net Site Area for Housing Development	About 6.87 ha	About 1.43 ha	About 7.08 ha
Proposed Zoning	“R(A)”		
Total PR	Maximum 6.5		
Building Height Restriction (BHR)	Maximum 160 mPD		

	SHR	SHR Site Extension	HPR
Supporting Facilities	<ul style="list-style-type: none"> ● Kindergartens ● Two Primary Schools ● Social Welfare Facilities ● Retail Facilities 	<ul style="list-style-type: none"> ● Two Primary Schools and One Secondary School ● Retail Facilities 	<ul style="list-style-type: none"> ● Kindergartens ● Social Welfare Facilities ● Retail Facilities

* including the area for the proposed schools and internal roads

- 3.12 According to the 2020 Policy Address, the Hong Kong Housing Authority, together with the Development Bureau, will explore to set aside additional gross floor area (GFA) of future public housing projects (about 5%) for the provision of social welfare facilities, as far as practicable. In this regard, a maximum BHR of 160 mPD is proposed for the planned public housing development taking into account the design flexibility to cater the provision of additional social welfare facilities.
- 3.13 A minor portion of the development project (about 7.65 ha) falls within the TM OZP. The area concerned is mainly for the proposed Road L7 and the realigned Hong Po Road, the proposed public transport interchanges, and the proposed sewage pumping station (**Plans 5 and 6**). Since the alignment of the proposed Road L7 and the realigned Hong Po Road would be subject to further refinement, proposed amendments to the TM OZP would be conducted at later stage.

Land Use Compatibility and Development Intensity

- 3.14 The Site, located at the fringe of TMNT and in proximity to existing residential developments and served by existing roads (**Plan 2**), is considered suitable for public housing development. Moreover, the proposed PR of 6.5 (assuming a domestic PR of 6 and a non-domestic PR of 0.5) and the proposed BH of about 160 mPD are not incompatible with the development intensity of the existing public housing developments to the south of Hong Po Road, including Yan Tin Estate and Siu Hong Court and the planned public housing developments in TM Area 54 with a maximum domestic/non-domestic PR of 5/9.5 or 6/9.5 for composite development and a maximum BH of ranged from 120 to 140 mPD (**Plans 1 and 8**).

Technical Assessments

- 3.15 As mentioned in paragraph 3.4 above, an EFS with technical assessments has been conducted by CEDD to assess the potential impacts arising from the proposed public housing development on traffic, environment, water supplies, drainage, sewerage, landscape, visual, air ventilation and other aspects. The EFS concluded that there is no insurmountable technical problem for the proposed public housing development. The Final Report of the EFS is at **Attachment V**.

Traffic and Transport Aspects

- 3.16 A preliminary Traffic and Transport Impact Assessment (TTIA) has been conducted to assess the traffic and transport impact arising from the proposed public housing development. The findings are summarised in Section 4 of the Final Report of the EFS (**Attachment V**).
- 3.17 The Site is currently accessible via San Hing Road to the northeast and Hong Po Road to the South (**Plans 3a and 3b**). It is proposed to realign and upgrade the existing Hong Po Road and construct the proposed Road L7 to serve the proposed public housing development (**Plans 5 and 6**). Together with the proposed Road L7, a looped road network would be formulated in the area and can serve as an alternative route for traffic within the Tsz Tin Tsuen area to join Tuen Mun Road via the interchange at Tsing Tin Road instead of Lam Tei Interchange, bringing traffic relief to a certain extent owing to the growing development in the Northwest New Territories (NWNT). With the implementation of the proposed Road L7, it would improve the traffic network and connectivity for existing developments and other future potential developments in the vicinity.
- 3.18 To enhance the pedestrian connectivity from the proposed development to TML Siu Hong Station (**Plan 7**) and to alleviate the congested pedestrian condition of northern Siu Hong Road footpath, a footbridge is proposed to connect the northern Tsing Lun Road footpath with the existing footbridge near Ng Lau Road and existing escalator system connecting the Siu Hong Station podium. Footpath together with cycle track would be provided along the proposed Road L7 and the realigned Hong Po Road to promote green commuting.
- 3.19 Currently the public transport services in the area are limited. Two PTIs with bus and minibus termini, taxi ranks and associated facilities are proposed for comprehensive coverage of public transport services to cope with the transport demand arising from the proposed public housing development (**Plan 7**). Feeder bus services to Siu Hong Station PTI (North) and Tuen Mun Town Centre and regular bus services to other districts are also proposed to cater the future passenger demand, subject to the decision of Transport Department and bus companies..
- 3.20 With the implementation of the aforementioned improvement measures, the proposed development will have manageable traffic impact on the local and nearby road links, junctions and transport facilities with long-term solution being implemented. The proposed development will not induce insurmountable problem to the traffic network in the area from traffic point of view.

Environmental Aspects

- 3.21 Since the EFS for the proposed public housing development is a DP under Schedule 3 Item 1 of EIAO, an EIA has been conducted to demonstrate the environmental acceptability of the proposed public housing development in

accordance with EIAO and the EIA Report was approved with a condition by the DEP on 30.12.2020.

- 3.22 The EIA has assessed the potential environmental impacts arising from the proposed public housing development on air quality, noise, water quality, sewerage and sewage treatment, ecological, impact from electric and magnetic fields, landscape and visual impacts, waste management, land contamination, and cultural heritage aspects and concluded that no insurmountable environmental impact arising from the proposed public housing development is anticipated with the mitigation measures proposed. The findings of the EIA are summarised in Section 13 of the Final Report of the EFS (**Attachment V**) and major aspects are recapitulated as follows.

Air Quality

- 3.23 Regarding the air quality impact, quantitative operation air quality impact from vehicular emission associated with the proposed public housing development and the existing and planned road network, and industrial emissions in the vicinity of the Sites has been assessed in the EIA. The results concluded that the predicted cumulative air quality impacts on all air sensitive receivers would comply with the Air Quality Objectives. Therefore, no adverse air quality impact during operation phase is anticipated.

Noise

- 3.24 Road and rail traffic noise impacts are proposed to be mitigated by road side noise barriers and application of low-noise road surfacing material at some sections of the realigned Hong Po Road and the roads in the vicinity, provision of acoustic windows on some residential blocks and concrete boundary wall for the proposed social welfare facilities. Restriction on locating the more noise sensitive welfare uses at façade facing the realigned Hong Po Road and access road in HPR Site has also been recommended (**Drawings No. 198172/B&V/FR/1301a and 1301b of Appendix V**). Therefore, it is anticipated that the proposed public housing development will not be subject to adverse noise impact.

Water Quality and Sewage Treatment

- 3.25 According to the EIA, all the sewage and wastewater generated from the proposed public housing development will be discharged to the public sewerage system and diverted to the Pillar Point Sewage Treatment Works (PPSTW) for chemically enhanced primary treatment (CEPT). The PPSTW has adequate capacity to cater for the sewage flow generated from the proposed public housing development and the planned public housing development in TM Area 54. Discharge from the PPSTW after disinfection would not cause adverse water quality impact.
- 3.26 In order to mitigate the sewerage impact of the proposed public housing development, it is proposed to construct a new SPS to discharge the sewage

generated from the public housing development at the Site (**Plan 5**). The proposed SPS is a DP under the EIAO. An Environmental Permit (No. EP-584/2021) for construction and operation of the proposed SPS was granted on 11.2.2021. Contingency measures for the proposed SPS would also be provided to minimise the risk of failure of the proposed SPS in case of emergency situation. Therefore, it is anticipated that there would be no adverse residual water quality and sewerage impacts arising from the proposed public housing development.

Ecological Aspect

- 3.27 The EIA concluded that floral species of conservation interest, including all the *Pyrenaria spectabilis* (大果核果茶) and most of the *Aquilaria sinensis* (土沈香), including the large specimen of the species, can be preserved in-situ. Only 3 young *Aquilaria sinensis* would have direct conflict with the proposed development, of which 2 of them would be transplanted. The remaining one is a topped young tree and in extreme poor condition would be removed. No mature trees of the species will be affected.
- 3.28 For the faunal species, most of the species of conservation interest were detected outside the proposed development. For terrestrial/volant mammal and bird species of conservation interest, they are all either locally common or widely distributed in Hong Kong, with high mobility. Due to limited affected size and low-quality of the affected woodland patch, no significant adverse impact is anticipated from the habitat loss. Woodland enhancement planting of not less than 1.2 ha is recommended to enhance the ecological performance of the area.
- 3.29 Majority of the recorded localities of the two crab species of conservation interest *Cryptopotamon anacoluthon* (鰓刺溪蟹) and *Somanniathelphusa zanklon* (鑷刀束腰蟹) that detected at the semi-natural stream section marginally located along the project site boundary can be avoided from direct impact by the proposed avoidance of the sensitive upper section (**Drawing No. 198172/B&V/FR/1302 of Appendix V**). Apart from the direct avoidance of the sensitive watercourse section, a buffer zone of minimum 6m alongside will be provided for further protection to these crab species and their habitat. One locality of *Cryptopotamon anacoluthon*, however, is found unavoidably affected due to the permanent loss of its habitats for the proposed development. The crabs of this locality are recommended to be preserved by translocation at suitable undisturbed stream habitat. With implementation of the recommended translocation measure, no significant overall ecological impact arising from the proposed public housing development is anticipated.

Landscape

- 3.30 A broad-brush tree survey has been carried out in the EIA. According to the survey, while about 1,300 trees fall within the Site and the associated infrastructure works area, majority of the species recorded are common species in Hong Kong. 11 trees were recorded during the tree surveys with a Diameter at Breast Height (DBH) of over 1 m, which are identified as trees of large size.

No registered Old and Valuable Trees (OVTs) were identified. 4 trees of large size (including 2 *Ficus microcarpa* (細葉榕), 1 *Melaleuca cajuputi subsp. Cumingiana* (白千層) and 1 *Litchi chinensis* (荔枝)) were identified in conflict with the proposed development.

- 3.31 Amongst the surveyed trees, 59 of them are *Aquilaria sinensis* (土沉香), of which 3 of them would be affected by proposed development as mentioned in paragraph 3.27 above. 2 of them would be transplanted to recipient site while the third one, which is a topped dying tree in an extreme poor condition, would be removed.
- 3.32 Nevertheless, to compensate the loss of greenery, not less than 1,300 new trees in different sizes is proposed to be planted as far as practicable (about 800 of them to be provided within the housing site). All existing trees will be preserved as far as practicable; if retained trees are not practicable, transplant the affected trees to other permanent locations within the project sites or the adjacent areas will be considered. Tree removal will only be considered when tree preservation or transplanting is found unsuitable or impracticable. A Tree Preservation and Removal Proposal will be prepared during detailed design stage, to finalise tree treatment and allocate compensatory planting areas including open space, sitting out areas and streetscape. Therefore, it is anticipated that the residual impacts to Landscape Resources and Landscape Character Areas is considered acceptable.

Visual Aspect

- 3.33 As illustrated in the preliminary site layout plan (**Plan 6**), 22 residential blocks with BHs ranging from 32 to 46 residential floors are proposed. The proposed maximum BH of 160 mPD in the OZP has taken into account the existing BH of the housing developments at TMNT (including the public housing developments in TM Area 54 to its south) (**Plan 8**). Building separations of at least 15 m between the building blocks has been incorporated in the indicative layout. Other mitigation measures, including planting, greening, building form and disposition, façade treatment and stepped building heights, will be further considered at the detailed design stage to mitigate residual visual impacts. It is concluded that the proposed public housing development will not create significant disturbance to general viewing experience of the public and could be integrated to existing environment. Photomontages of the proposed development are at **Plans 9a to 9f**.

Impact from Overhead Cables

- 3.34 Some sections of the existing 400kV overhead cables run across the Sites (**Plan 6**). The EIA confirmed that the strength of the electric field (ELF) and magnetic field (EMF) generated from the 400kV overhead cables are well below the stipulated guideline limits issued by the International Commission on Non-ionizing Radiation Protection in 1998. Thus, the ELF and EMF generated by overhead cables will not pose a hazard to human health.

Cultural Heritage

- 3.35 The Site partly encroaches onto the San Hing Tsuen Site of Archaeological Interest (SAI) (**Plan 2a**). The EIA recommended that prior to the construction phase, an archaeological field survey should be conducted at the northern part of SHR Site upon land resumption and clearance of structures. The scope and programme of the proposed archaeological work shall be agreed with Antiquities and Monuments Office (AMO). Subject to the findings of the survey, appropriate mitigation measures would be proposed by the project proponent in prior agreement with AMO. There is no proposed or declared monuments, graded or proposed to be graded historic buildings, Government historic sites or new items proposed for grading by the Antiquities Advisory Board (AAB) within the Site.

Air Ventilation Aspect

- 3.36 A preliminary air ventilation assessment in the form of expert evaluation (AVA-EE) was conducted as summarised in Section 3 of the Final Report of the EFS (**Attachment V**). The annual prevailing wind directions identified for the region are from NNE, NE, E, SE, SSE, S, whereas the summer prevailing wind comes from SSE, S, SSW, SW directions.
- 3.37 To minimise the potential air ventilation impact to the surrounding area, building block disposition aligned with the prevailing wind direction, building separations of at least 15m between residential towers have been adopted in the preliminary layout as shown in **Plans 6 and 10** and **Drawing No. 198172/B&V/FR/0301 of Appendix V**. At detailed design stage, a quantitative air ventilation assessment shall be carried out, if required, to assess the effectiveness of the proposed mitigation measures and optimise the building arrangement of the public housing development. A planning brief will also be prepared to set out the planning parameters and the design requirements to guide its future development.

Infrastructure Aspects

- 3.38 The EFS reveals that there are no adverse geotechnical, drainage, water supplies impacts, following the implementation of the proposed upgrading works and appropriate mitigation measures. The findings are summarised in Sections 6, 8 and 10 of the Final Report of the EFS (**Attachment V**) respectively and recapitulated as follows.

Geotechnical Aspect

- 3.39 A preliminary Natural Terrain Hazards (NTH) assessment has been carried out to identify the areas of hillside within the Site with potential open hillslope landslide, channel debris flow and boulder fall hazard affecting the proposed development. According to the findings of the NTH assessment, a schematic proposal of mitigation measures has been formulated (**Figures No. 198172/B&V/FR/0604a and b of Appendix V**). The findings of the NTH

assessment and the mitigation measures will be reviewed at the detailed design stage.

- 3.40 Site formation including slope works, construction of earth retaining structures, cutting and filling works to accommodate the various requirements of the proposed developments are considered technically feasible. A geotechnical assessment (GA) will be carried out at the detailed design stage.

Drainage

- 3.41 A preliminary drainage impact assessment (DIA) has been conducted to assess potential drainage impact that may arise from the proposed development. According to the findings of the DIA, four existing streams from upstream catchments will be affected by the proposed public housing development. In this regard, proposed drainage works, including drainage pipes, u-channels and box culverts, are formulated to convey the runoff from the proposed development and upstream catchments to the downstream drainage system (**Figures No. 198172/B&V/FR/0802 and 0803 of Appendix V**). With the proposed drainage works in place, it is anticipated that there is no insurmountable technical problem in term of the drainage aspect.

Water Supplies

- 3.42 Due to the rapid developments in NWNT, it is anticipated that both the existing Tuen Mun North Fresh Water Service Reservoir and Tan Kwai Tsuen South Fresh Water Service Reservoir would not have spare capacity for providing fresh water for the proposed development. In addition, the existing Tuen Mun North Salt Water Service Reservoir would not have spare capacity for providing salt water for the proposed development. It is proposed to construct a new FSWSR with associated infrastructure at the fringe of Hong Po Road Site (**Amendment Item B**). The detailed requirements of the service reservoirs will be formulated at the detailed design stage. With the newly proposed FSWSR in place, it is anticipated that there is no insurmountable technical problem in term of the water supplies aspect.

Land Requirement

- 3.43 Based on the land status records, resumption of about 11.2 ha of land involving 237 private lots at SHR and SHR Extension sites and 5.7 ha of land involving 147 private lots at HPR Site (subject to confirmation) will be required (**Plans 2a and 2b**).
- 3.44 About 33 graves (subject to confirmation) would be affected by the development project in which about 7 falling within the proposed public housing development (**Plans 2a and 2b**) while the rest falling within the alignment of the proposed Road L7.

4. Provision of Open Space and GIC Facilities

- 4.1 The provision of open space and GIC facilities within the planning scheme area of the OZP has been assessed. Based on the planned population of about 89,100 persons, including the estimated population of the proposed public housing development (about 61,000 persons), most of the GIC facilities do not meet the provision requirements under the Hong Kong Planning Standards and Guidelines (HKPSG) (**Attachment VI**), even though the proposed public housing development would provide various GIC facilities, including primary and secondary schools, kindergartens, child care centres (CCCs), neighbourhood elderly centres, residential care home for the elderly and day care unit and integrated children and youth services centre, etc. Nevertheless, while the planned provision of GIC facilities in the OZP such as secondary school, kindergarten, etc. may not be adequate to meet the need of the planned population, the planned provision of such GIC facilities in the whole Tuen Mun District is generally adequate to meet the need of the planned population in the OZP.
- 4.2 According to the HKPSG, there will be a shortage of 490 hospital beds. As the provision of hospital beds is determined in a regional context while the Hospital Authority and the Food and Health Bureau (FHB) will comprehensively review the overall demand and provision of hospital facilities in the territory and determine whether there is a need of site reservation for hospitals to meet the demand. Although the OZP planning scheme area will provide two secondary schools, five primary schools and 38 kindergarten classrooms, there will be a shortage of secondary school classrooms and kindergarten classrooms (**Attachment VI**). Nevertheless, there is a surplus of planned secondary and kindergarten classrooms in the whole Tuen Mun District ⁵ which have adequate surplus to address the future needs in the Lam Tei and Yick Yuen area.
- 4.3 Although there is shortfall in social welfare facilities such as CCC and community care services facilities in OZP, this is a long-term goal and the actual provision would be subject to the consideration of the Social Welfare Department (SWD) in the planning and development process as appropriate. These facilities should be carefully planned/reviewed by relevant government departments/bureaux and premises-based GIC facilities could be incorporated in future development/redevelopment when opportunities arise. Moreover, various social welfare facilities as requested by SWD would be considered to incorporate in the proposed public housing development at the detailed design stage ⁶.
- 4.4 For the provision of public open space, the proposed public housing developments will provide sufficient local open space to serve the planned population. There is a surplus of planned district open space in the whole Tuen

⁵ There are 251 surplus secondary classrooms and 84 surplus kindergarten/nursery classrooms in the Tuen Mun District.

⁶ According to the 2020 Policy Address, the Hong Kong Housing Authority, together with the Development Bureau, will explore to set aside about 5% of the gross floor area of future public housing projects for the provision of social welfare facilities, as far as practicable.

Mun District ⁷ which could supplement the shortfall of district open space for the Lam Tei and Yick Yuen area.

5. Proposed Amendments to matters shown on the Plan

The proposed amendments to the OZP are proposed:

(a) Amendment Item A (about 21.52 ha) (Plans 1 to 4e)

Rezoning of two areas to the north of Hong Po Road, to the east of Tsing Shan Firing Range and to the west of Castle Peak Road – Lam Tei from “R(E)” and “GB” to “R(A)”.

(b) Amendment Item B (about 0.53 ha) (Plans 1, 2b, 3b and 4e)

Rezoning of an area to the east of Tsing Shan Firing Range from “GB” to “G/IC”.

6. Proposed Amendments to the Notes of the OZP

- 6.1 The following proposed amendments have been incorporated in the draft Notes at **Attachment III** with addition in ***bold and italic*** and deletion in ~~single crossed out~~ for Members’ consideration.

“R(A)” zone

- 6.2 In relation to Amendment Item A as mentioned in paragraph 3 above, the Notes and the Remarks for “R(A)” zone of the OZP will be added to incorporate the development restrictions for the “R(A)” zone with maximum PR of 6.5 and maximum BH of 160 mPD. In determining the maximum PR for the purpose of “R(A)” zone on the OZP, any floor space that is constructed or intended for use solely as public vehicle parks, public transport facilities and GIC facilities, as required by the Government, may be disregarded.

Technical Amendments

- 6.3 On 28.12.2018, the Board agreed a revised set of MSN to Statutory Plans. Under the revised MSN, ‘Market’ use is being subsumed under ‘Shop and Services’ use. To effectuate such changes, updates have been made to the Notes of “Commercial” (“C”), “Comprehensive Development Area” (“CDA”), “Residential (Group B)” (“R(B)”), “Residential (Group D)” (“R(D)”), “R(E)”, “V” and “G/IC” zones of the OZP.
- 6.4 Opportunity is also taken to revise the Remarks in the Notes of “Conservation Area” (“CA”) and “GB” zones of the OZP for the diversion of stream/excavation/land filling in association with public works co-ordinated or

⁷ There are 27.06 ha of surplus district open space in the Tuen Mun District.

implemented by Government and maintenance or repair works/or rebuilding works to be exempted from the requirement of planning application.

7. Revision to the Explanatory Statement of the OZP

The Explanatory Statement (ES) of the OZP has been revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity is also taken to update the general information to reflect the latest circumstances within the planning scheme area of the OZP. A copy of the revised ES with the proposed additions highlighted in ***bold and italics*** and deletions in ~~single crossed-out~~ is at **Attachment IV**.

8. Plan Number

Upon exhibition for public inspection, the Plan will be renumbered as S/TM-LTTY/11.

9. Consultation

Consultation with the Rural Committee and District Council

- 9.1 On 26.6.2021, the Tuen Mun Rural Committee (TMRC) was consulted regarding the proposed amendments to the OZP for the proposed public housing development. TMRC raised concerns mainly on traffic impact brought by the proposed development and its relevant mitigation measures, drainage aspect and compensation and rehousing arrangement for the affected residents and brownfield operators.
- 9.2 On 6.7.2021, PlanD, CEDD and HD consulted TMDC regarding the proposed amendments to the OZP for the proposed public housing development. TMDC Members expressed concerns on the potential traffic impact, inadequate social welfare and GIC facilities arising from the increased population in the Tuen Mun District and lack of local consultation. TMDC requested further information mainly on planned GIC and social welfare facilities within the proposed development, details on traffic aspect, and compensation arrangement for the affected brownfield operations ⁸.

Departmental Consultation

- 9.3 The proposed amendments have been circulated to relevant government bureaux and departments for comments. Their comments have been incorporated where appropriate. Concerned bureaux/departments have no objection to or no adverse comments on the proposed amendments and no insurmountable problems have been raised by the government departments consulted:
- Secretary for Development;
 - Secretary for Transport and Housing;
 - Secretary for Education;

⁸ On 19.7.2021, further information of the proposed public housing development has been submitted to TMDC.

- District Lands Officer (Tuen Mun), Lands Department;
- Chief Building Surveyor/New Territories West, Buildings Department;
- Director of Environmental Protection;
- Director of Agriculture, Fisheries and Conservation;
- Commissioner for Transport;
- Chief Highway Engineer/New Territories West, Highways Department;
- Head of Geotechnical Engineering Office, Civil Engineering and Development Department (CEDD);
- Project Manager (West), CEDD;
- Chief Engineer/Housing Project (Special Duties), CEDD;
- Chief Engineer/Mainland North, Drainage Services Department;
- Chief Engineer/Construction, Water Supplies Department;
- Chief Architect/Central Management Division 2, Architectural Services Department;
- Director of Electrical and Mechanical Services;
- District Officer (Tuen Mun), Home Affairs Department;
- Director of Social Welfare;
- Director of Food and Environmental Hygiene;
- Director of Fire Services;
- Director of Leisure and Cultural Services;
- Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office;
- Director of Housing;
- Director of Health;
- Commissioner of Police; and
- Chief Town Planner/Urban Design and Landscape, Planning Department.

Public Consultation

- 9.4 If the proposed amendments are agreed by the Committee, the draft Lam Tei and Yick Yuen OZP No. S/TM-LTYYY/10A (to be renumbered as S/TM-LTYYY/11 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 statutory exhibition period. The TMDC and TMRC will be informed on the proposed amendments during the statutory exhibition period of the draft OZP.

10. Decision Sought

Members are invited to:

- (a) agree to the proposed amendments to the approved Lam Tei and Yick Yuen OZP No. S/TM-LTYYY/10 as shown on the draft Lam Tei and Yick Yuen OZP No. S/TM-LTYYY/10A at **Attachment II** (to be renumbered as S/TM-LTYYY/11 upon exhibition) and its 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 Lam Tei and Yick Yuen OZP No. S/TM-LTYYY/10A (to be renumbered as S/TM-LTYYY/11) as an expression of the planning intentions and objectives of the Board for various land use zonings on the OZP and agree that the revised ES is suitable for exhibition together with the OZP.

11. Attachments

Attachment I	Approved Lam Tei and Yick Yuen OZP No. S/TM-LTYYY/10 (reduced size)
Attachment II	Draft Lam Tei and Yick Yuen OZP No. S/TM-LTYYY/10A
Attachment III	Notes of the Draft Lam Tei and Yick Yuen OZP No. S/TM-LTYYY/10A
Attachment IV	Explanatory Statement of the Draft Lam Tei and Yick Yuen OZP No. S/TM-LTYYY/10A
Attachment V	Final Report of the Study
Attachment VI	Provision of Open Space and Major GIC facilities in the Lam Tei and Yick Yuen OZP
Plan 1	Location Plan
Plans 2 to 2b	Site Plans
Plans 3 to 3b	Aerial Photos
Plans 4a to 4e	Site Photos
Plan 5	Conceptual Development Plan
Plan 6	Preliminary Site Layout Plan
Plan 7	Anticipated Vehicular Access and Pedestrian Route
Plan 8	Building Height Profile for Residential Sites in the Vicinity of the Proposed Public Housing Development
Plans 9a to 9f	Photomontages for Amendment Items
Plan 10	Wind Corridors

**PLANNING DEPARTMENT
JULY 2021**