

**DRAFT POK FU LAM OUTLINE ZONING PLAN NO. S/H10/16  
CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/H10/16-1 TO 4337  
AND COMMENTS NO. TPB/R/S/H10/16-C1 TO C146**

<b>Subject of Representations</b>	<b>Representers (No. TPB/R/S/H10/16-)</b>	<b>Commenters (No. TPB/R/S/H10/16-)</b>
<p><b>Amendment Item A -</b> Rezoning of a site between Pok Fu Lam Road and Victoria Road from “Open Space” (“O”), “Government, Institution or Community” (“G/IC”) and “Green Belt” (“GB”) to “Residential (Group A)” (“R(A)”)</p> <p><b>Amendment Item B -</b> Rezoning of a site at Wah King Street from “O” and an area shown as ‘Road’ to “R(A)”</p> <p><b>Amendment Item C -</b> Rezoning of a site at Wah Lok Path from “G/IC” to “R(A)”</p> <p><b>Amendment Item D -</b> Incorporation of a piece of land to the east of Shek Pai Wan Road excised from the approved Aberdeen &amp; Ap Lei Chau OZP No. S/H15/31 into the planning scheme area and rezoning it together with an adjoining site to its north from “GB” to “R(A)”</p> <p><b>Amendment Item E -</b> Rezoning of a site to the east of Pok Fu Lam Road from “GB” and “G/IC” to “Residential (Group A) 1” (“R(A)1”)</p>	<p><b>TOTAL : 4,335</b></p> <p><b><u>Supportive (1,257)</u></b></p> <p><b><u>All Items (1,256)</u></b></p> <p><b>R1:</b> The Democratic Alliance for the Betterment and Progress of Hong Kong, Southern Branch (jointly submitted by Legislative Council (LegCo) Member Offices of Lee Wai-king and Cheung Kwok-kwan, District Council Member Office of Mak Tse How-ling and Chu Lap-wai, 黃才立社區辦事處 和 關注華富重建聯盟)</p> <p><b>R2 to R154, R156 to R1256 and R4337:</b> Individuals</p> <p><b><u>Items A, B, D and E (1)</u></b></p> <p><b>R1257:</b> Individual</p> <p><b><u>Supporting Items A, B, C &amp; E/ Opposing D (1)</u></b></p> <p><b>R1258:</b> The Wah Fu Swatow Christian Church</p> <p><b><u>Providing Views (2)</u></b></p> <p><b>R4335:</b> Dai Yee Assets Limited</p> <p><b>R4336:</b> The Ebenezer School and Home for Visually Impaired</p>	<p><b>TOTAL : 146</b></p> <p><b><u>Opposing R1259 to R4334 (1)</u></b></p> <p><b>C1:</b> The Democratic Alliance for the Betterment and Progress of Hong Kong, Southern Branch (jointly submitted by LegCo Member Offices of Lee Wai-king and Cheung Kwok-kwan, District Council Member Office of Mak Tse How-ling and Chu Lap-wai, 黃才立社區辦事處 和 關注華富重建聯盟)</p> <p><b><u>Opposing R1259 to R1312, R1320 to R1786, R1801 to R2558 and R2568 to R4278 (110)</u></b></p> <p><b>C2 to C111:</b> Individuals</p> <p><b><u>Supporting Items D and E, Opposing Items A to C (1)</u></b></p> <p><b>C112:</b> Individual</p> <p><b><u>Supporting R1260 (1)</u></b></p> <p><b>C113:</b> Central &amp; Western Concern Group</p> <p><b><u>Supporting R1259 and R1260, Opposing R1 to R1256 (4)</u></b></p> <p><b>C114:</b> Alliance for a Beautiful Hong Kong</p> <p><b>C115 to C117:</b> Individuals</p>

Subject of Representations	Representers (No. TPB/R/S/H10/16-)	Commenters (No. TPB/R/S/H10/16-)
	<p><b><u>Opposing (3,075)</u></b></p> <p><b><u>All items (22)</u></b></p> <p><b>R1259:</b> Green Sense</p> <p><b>R1260:</b> Central &amp; Western Concern Group</p> <p><b>R1261:</b> Hon Mrs Regina IP Lau Suk-yee (LegCo Member)</p> <p><b>R1262:</b> Mr. Paul Zimmerman (Southern District Council (SDC) Member)</p> <p><b>R1263 to R1280:</b> Individuals</p> <p><b><u>Items A, B, D and E (32)</u></b></p> <p><b>R1281:</b> Alliance for a Beautiful Hong Kong</p> <p><b>R1282:</b> Mr. Chu Ching-hong (SDC Member)</p> <p><b>R1283 to R1312:</b> Individuals</p> <p><b><u>Items A, B and C (4)</u></b></p> <p><b>R1313 to R1316:</b> Individuals</p> <p><b><u>Items A, B and D (3)</u></b></p> <p><b>R1317 to R1319:</b> Individuals</p> <p><b><u>Items A, B and E (467)</u></b></p> <p><b>R1320 to R1786:</b> Individuals</p> <p><b><u>Items A, D and E (2)</u></b></p> <p><b>R1787 and R1788:</b> Individuals</p> <p><b><u>Items B, D and E (12)</u></b></p> <p><b>R1789 to R1800:</b> Individuals</p>	<p><b><u>Supporting R1259 and R1260 (1)</u></b></p> <p><b>C118:</b> Individual</p> <p><b><u>Opposing All Items (13)</u></b></p> <p><b>C119 to C121 and C123 to C132:</b> Individuals</p> <p><b><u>Opposing Item D (1)</u></b></p> <p><b>C122:</b> Individual</p> <p><b><u>Supporting R4335 (2)</u></b></p> <p><b>C133 and C134:</b> Individuals</p> <p><b><u>Supporting R4336 (12)</u></b></p> <p><b>C135 to C146:</b> Individuals</p>

Subject of Representations	Representers (No. TPB/R/S/H10/16-)	Commenters (No. TPB/R/S/H10/16-)
	<p><b><u>Items A and B (758)</u></b>  <b>R1801:</b> Island South Property Management Limited</p> <p><b>R1802:</b> Bel-Air Owner's Committee</p> <p><b>R1803 to R2558:</b>  Individuals</p> <p><b><u>Items A and E (5)</u></b>  <b>R2559 to R2563:</b>  Individuals</p> <p><b><u>Items B and C (1)</u></b>  <b>R2564:</b> Individual</p> <p><b><u>Items B and E (3)</u></b>  <b>R2565 to R2567:</b>  Individuals</p> <p><b><u>Items D and E (1710)</u></b>  <b>R2568:</b> Chi Fu Fa Yuen Residents' Association</p> <p><b>R2569 to R2693 and R2695 to R4278:</b> Individuals</p> <p><b><u>Item A (2)</u></b>  <b>R4279:</b> Judy Chan Kapui (SDC Member)</p> <p><b>R4280:</b> Individual</p> <p><b><u>Item C (51)</u></b>  <b>R4281 to R4331:</b>  Individuals</p> <p><b><u>Item D (1)</u></b>  <b>R4332:</b> World Wide Fund for Nature Hong Kong</p> <p><b><u>Item E (2)</u></b>  <b>R4333 and R4334:</b>  Individuals</p>	

Notes:

- (i) A CD-ROM containing all representers' and commenters' submissions is enclosed at **Annex VII** (for Town Planning Board (the Board) Members only). The names of all representers and commenters can be found at **Annex V** or at the Board's website at [http://www.info.gov.hk/tpb/en/plan\\_making/S\\_H10\\_16.html](http://www.info.gov.hk/tpb/en/plan_making/S_H10_16.html). A full set of the representers' and commenters' submissions is also deposited at the Secretariat of the Board for Members' inspection.

- (ii) On 6.3.2018, the Board agreed to disregard **R155** and **R2694** taking account of their confirmation that no representation was made. Numbering of the remaining representations remains unchanged.

## **1. Introduction**

- 1.1 On 15.9.2017, the draft Pok Fu Lam Outline Zoning Plan (OZP) No. S/H10/16 (**Annex I**) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The amendments are set out in the Schedule of Amendments at **Annex II**.
- 1.2 The amendments to the OZP mainly involve the rezoning of five government sites near Wah Fu Estate (WFE) from “Government, Institution or Community” (“G/IC”), “Open Space” (“O”), “Green Belt” (“GB”) and areas shown as ‘Road’ to “Residential (Group A)” (“R(A)”) and “Residential (Group A)1” (“R(A)1”) to facilitate the proposed public housing developments, serving as major reception resources for the Wah Fu Estate Redevelopment (WFER) and providing additional public housing flats. These five sites are referred to as representation sites A to E, namely Wah Fu North, Wah King Street, Wah Lok Path, Kai Lung Wan South and Kai Lung Wan North respectively as detailed in paragraph 6.1 below (**Plan H-1**).
- 1.3 During the two-month exhibition period, a total of 4,335 valid representations were received. On 5.1.2018, the representations were published for three weeks for public comments. A total of 146 comments were received.
- 1.4 On 23.3.2018, the Board agreed to consider all the representations and comments collectively in one group as the concerns of the representers and commenters are generally on the proposed public housing developments. This paper is to provide the Board with information for consideration of the representations and comments. The representers and commenters have been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

## **2. Background**

- 2.1 The 2014 Policy Address announced the partial lifting of the administrative Pok Fu Lam Moratorium (PFLM)<sup>1</sup> on development in Pok Fu Lam area to release five government sites for public housing development, as well as Wah Fu Estate<sup>2</sup> (WFE) for redevelopment, which are estimated to provide a total of 11,900 additional public housing units<sup>3</sup>, alongside active consideration of taking

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<sup>1</sup> PFLM prohibits any new land sale and lease modification for more intensive development in the Pok Fu Lam area. PFLM is an administrative measure imposed on traffic grounds to prohibit excessive development of the area until there is an overall improvement in the transport network of the area.

<sup>2</sup> WFE was developed in the 1960s with the first population intake in 1967. Currently, there are a total of about 9,100 housing units in the WFE.

<sup>3</sup> The overall 11,900 additional public housing units include (i) 8,900 units to be provided at the five new sites; and (ii) 3,000 additional units to be provided at WFE on top of the existing 9,100 units upon its redevelopment.

forward the South Island Line (West) (SIL(W)) to address the transport needs arising from the new public housing developments/redevelopment. The proposed developments in the five sites in the vicinity of WFE will serve as major reception resources for WFER and provide additional public housing units to meet the housing need.

- 2.2 The Civil Engineering and Development Department (CEDD) has undertaken feasibility study for the five government sites. Based on the findings of CEDD's feasibility study, the Housing Department (HD) decided to revise the original development site boundaries (**Drawing H-1**) in order to lessen the impact of the proposed public housing developments on the ecology, natural stream courses, hiking trails and Old Dairy Farm remains within the sites, as well as to minimise the delay to their implementation programme due to the uncertainties of the impacts and associated mitigation measures. As compared with the original sites, the total area of the current five government sites (i.e. representation sites A to E) proposed for public housing developments has been reduced from about 18ha to about 13ha (**Drawing H-2**). The proposed public housing developments at the sites have been concluded technically feasible with no insurmountable technical problem under CEDD's feasibility study. Therefore, in order to expedite the redevelopment of WFE and the production of the overall 11,900 additional public housing units as announced in the 2014 Policy Address, the proposed public housing developments should be implemented as soon as possible. This will also facilitate the implementation of the SIL(W) recommended in the Railway Development Strategy 2014 (RDS-2014) (**Drawing H-3**), which is closely hinged on the actual programme of WFER, as well as the build-up of transport demand. The Transport and Housing Bureau (THB) intends to issue invitations to the MTR Corporation Limited (MTRCL) within this year to submit proposals for the SIL(W) project.
- 2.3 According to HD's current concept plan, site layout and development parameters (**Drawings H-2, H-4 & Annex III**) of representation sites A to E, they will be developed comprehensively to provide about 8,900 public housing units in 11 residential blocks to accommodate about 26,900 persons. Besides, retail outlets and government, institution and community (GIC) facilities, such as child care centre, elderly facilities, library and post office, and a public vehicle park will also be provided to meet the needs of the community. The proposed public housing developments will be served by the existing public transport services in the area as well as new bus/green minibus (GMB) lay-bys at various locations (**Drawing H-7**). There is also a Wah Fu Station proposed for the SIL(W) as recommended under RDS-2014 (**Drawing H-3**). A comprehensive pedestrian network comprising footpaths, widened pavement with barrier free access, pedestrian crossing facilities and footbridges has also been planned to link the five sites with the surrounding developments, including the existing and proposed public transport facilities and the existing hiking trail (**Drawing H-7 & Plan H-18**). The total domestic and non-domestic gross floor areas (GFA) of the proposed public housing developments are estimated to be about 443,000m<sup>2</sup> and 55,800m<sup>2</sup> respectively and a building height (BH) profile stepping down from 230mPD at the hillside to 200mPD and 170mPD towards the WFE area is adopted (**Drawing H-4 & Plan H-17**). The five sites will be developed in phases and the first phase is expected to be completed in 2025 while the last phase in 2027.

- 2.4 Further relevant detailed design and technical assessments will be conducted by HD and CEDD. The actual GFA and BH of the proposed development at each of the representation sites would be determined having regard to the actual distribution of flat types, number of units, GIC facilities and retail outlets among the five representation sites, the visual improvement measures (including sensitive building form, height and disposition, and stepped BH profiles) and the findings of the quantitative air ventilation assessment (AVA) to be conducted in the detailed design stage. As specified in the Explanatory Statement (ES) of the OZP, the aforesaid development parameters and planning requirements, including relevant detailed technical assessments, will be incorporated in the planning brief to be prepared by HD to guide the proposed developments. The planning brief will be formulated in consultation with the relevant government departments and SDC.
- 2.5 On 25.8.2017, the Metro Planning Committee (MPC) of the Board agreed to the proposed amendments to the approved Pok Fu Lam OZP No. S/H10/15. On 15.9.2017, the draft OZP was exhibited under section 5 of the Ordinance for public inspection. The relevant MPC Paper No. 5/17 and the minutes of the MPC meeting are deposited at the Board's Secretariat for Members' inspection and are also available at the Board's website.

### **3. Consultation with the Southern District Council**

- 3.1 Before the proposed amendments to the Pok Fu Lam OZP were considered by the MPC, HD, CEDD and the Planning Department (PlanD) briefed and consulted the District Development and Housing Committee (DDHC) of SDC on 31.7.2017 regarding the public housing development proposal and the related proposed amendments to the OZP. DDHC passed a motion that "this Committee supports the Government's proposal for the redevelopment of WFE, but the Government should also address all different views of the affected residents properly and commence the detailed planning work for SIL(W) immediately." The other major concerns raised by DDHC members are mainly on the traffic and visual impacts arising from the proposed developments, the lack of government commitment to implement SIL(W) and the lack of progress and details of WFER. Extract of the minutes of the DDHC meeting held on 31.7.2017 is at **Annex IV**. The views of DDHC were subsequently incorporated into the aforesaid MPC Paper No. 5/17 for the proposed amendments to the OZP.
- 3.2 During the two-month OZP exhibition period, some SDC members submitted their representations which are detailed in paragraphs 4.2 and 4.3 below.

### **4. The Representations**

#### **4.1 Subject of Representations**

- 4.1.1 There are a total of 4,335 valid representations, among which 1,257 are supportive, 3,075 are opposing, one supporting and opposing some of

the items and two providing views. A full set of the representations and comments are available in the CD-ROM at **Annex VII** (for the Board Members only). A full set of hard copy is also deposited at the Secretariat of the Board for Members' inspection.

- 4.1.2 The 1,257 supportive representations (**R1 to R154, R156 to R1257 and R4337**) are submitted by some LegCo members and SDC members, a political party, a concern group (**R1**), as well as individuals (**R2 to R154, R156 to R1257 and R4337**). Among them, 1,254 representations are submitted in the form of two types of standard letters.
- 4.1.3 Another representation (**R1258**) which supports all the Amendment Items except Amendment Item D is submitted by an individual.
- 4.1.4 The 3,075 opposing representations are submitted by a LegCo member (**R1261**), three SDC members (**R1262, R1282 and R4279**), six concern groups/green groups/resident associations (**R1259, R1260, R1281, R1802, R2568 and R4332**), as well as some individuals. Among them, about 2,800 representations are submitted in six types of standard letters/forms.
- 4.1.5 A summary of the representations and PlanD's responses, in consultation with the relevant government departments, is at **Annex V**.

#### 4.2 Supportive Representation

- 4.2.1 **R1 to R154, R156 to R1258(part) and R4337** support all the Amendment Items on the ground that the proposed public housing developments at the representation sites would facilitate WFER and WFER should be expedited in view of the structural safety of the old buildings.
- 4.2.2 They have also provided specific comments on the proposed public housing developments and/or WFER as summarised below:

##### *Development Scale and Building Design*

**(R11, R19, R24, R28, R31, R53, R62, R68, R74, R75, R80, R88, R92, R111, R123, R128, R148, R150, R151, R160, R176, R206, R231, R247, R263, R268, R281, R292, R317, R319, R320, R329, R399 to R1245, R1248 to R1256 and R4337)**

- (a) to keep the BH of the proposed public housing developments as low as possible;
- (b) to reduce the scale of the proposed development at representation site C to minimise impacts on the nearby World Fair Court and Pok Fu Lam Terrace (**Plans H-7 to H-9**);
- (c) to provide small public housing flats for 1-2 persons/2-3 persons at the proposed development under Amendment Item C;

**Provision of Community Facilities**

**(R1, R3 to R154, R156 to R1256, R1258 and R4337)**

- (d) to provide sufficient community facilities, including government clinic/hospital, and maintain a diversity of social welfare services in the area. There is a suggestion that the ground floor of the proposed new buildings should be allocated for such purpose. There is also a suggestion that the existing social welfare services in WFE should be relocated to the proposed development at representation site C;

**Traffic and Pedestrian Facilities**

**(R1, R3 to R154, R156 to R1256, R1258 and R4337)**

- (e) to develop SIL(W) together with the proposed public housing developments/redevelopment so as to alleviate the traffic congestion in the area and improve the external transport link in the long term;
- (f) to provide sufficient parking spaces, including those for large vehicles, maintain the existing varieties of parking facilities as at WFE and explore the feasibility of providing extra parking spaces to meet the demand from the area. There is suggestion to build a 50-storey car park in the WFE upon redevelopment;
- (g) to provide sufficient pedestrian facilities (e.g. lift, covered walkway, footbridge, etc.) for the proposed developments;

**Redevelopment of WFE**

**(all supportive representations)**

- (h) to rehouse the residents of WFE within the same district upon its redevelopment (**R2** only); and
- (i) to expedite the redevelopment of WFE.

**4.3 Opposing Representations**

The major grounds of the opposing representations (**R1258(part)**, **R1259** to **R2693** and **R2695** to **R4334**) are summarised below:

**Need for the Five Reception Sites**

**(R1259, R1269, R1274, R1278, R1280, R1281, R1283 to R1295, R1297 to R1309, R1311, R1312, R1315, R1317 to R1322, R1324 to R1357, R1359 to R1365, R1368 to R1375, R1377 to R1279, R1381 to R1388, R1390 to R1397, R1400 to R1402, R1404 to R1408, R1410, R1412 to R1414, R1416 to R1420, R1422 to R1425, R1427 to R1439, R1442, R1443, R1446 to R1455, R1457 to R1462, R1464 to R1471, R1473, R1477, R1478, R1481 to R1491, R1496, R1497, R1499 to R1501, R1503 to R1514, R1519, R1522 to R1540, R1543 to R1545, R1548, R1549, R1551 to R1553, R1555 to R1561, R1563 to R1566, R1570, R1571, R1573 to R1576 to R1581, R1583 to R1586, R1588, R1589,**



**R1591 to R1596, R1599 to R1606, R1609 to R1621, R1623, R1625 to R1628, R1630, R1631, R1633, R1634, R1636, R1638 to R1644, R1646 to R1653, R1655, R1656, R1658, R1659, R1662 to R1665, R1668, R1669 to R1672, R1674, R1676, R1677, R1682, R1687 to R1689, R1691, R1692, R1694, R1695, R1697, R1699, R1702, R1705, R1707 to R1712, R1716, R1718, R1721, R1722, R1724 to R1784, R1786, R1787, R1802, R1868, R1887, R1899, R1923, R1940, R1950, R1953, R2010, R2011, R2014 to R2036, R2041 to R2236, R2238 to R2513, R2517, R2520, R2521, R2547 to R2566, R2568 to R2668, R2983, R2988, R2990, R3004 to R3010, R3013, R3016, R3018, R3019 to R3724, R3728, R3738, R3851, R3852, R3856 to R3858, R3861, R3864, R3875, R3884, R3885, R3887, R3953 to R4239, R4273 to R4275, R4278, R4281 to R4330 and R4333)**

4.3.1 While some representers concur that there is a need for WFER, the suggested demand for public housing and the need for the five representation sites for reception of WFER are not justified. The public rental housing (PRH) application policy should also be reviewed to ensure rational allocation of the limited PRH resources.

4.3.2 In-situ redevelopment of WFE by phase is a win-win solution for in-situ rehousing while preserving the “GB” sites. There are also suggestion in developing some of the representation sites only, such as representation sites A, B and C, for reception of WFER.

#### **Site Suitability**

**(R1259, R1260, R1261, R1263, R1264, R1268, R1269, R1271, R1272, R1274, R1278, R1280 to R1357, R1359 to R1365, R1367 to R1375, R1381 to R1384, R1391 to R1398, R1400 to R1402, R1404 to R1409, R1411 to R1414, R1416 to R1420, R1422, R1424, R1425, R1427 to R1440, R1442, R1443, R1445, R1446, R1448 to R1451, R1453 to R1455, R1457, R1458, R1460 to R1462, R1464 to R1466, R1473, R1475, R1477, R1478, R1481 to R1483, R1486, R1488 to R1491, R1493, R1495 to R1501, R1504, R1505, R1508, R1510, R1511, R1512, R1514, R1515, R1517, R1518, R1521, R1522, R1526 to R1537, R1540, R1543 to R1545, R1548, R1549, R1551 to R1561, R1563, R1570, R1571, R1573 to R1576, R1578 to R1581, R1583 to R1596, R1599, R1603 to R1605, R1608, R1611 to R1616, R1618, R1620, R1621, R1623 to R1626, R1628 to R1631, R1633, R1634, R1636, R1639 to R1644, R1646 to R1659, R1661 to R1674, R1676, R1677, R1679 to R1682, R1684, R1685, R1687 to R1694, R1699, R1700, R1702 to R1713, R1715 to R1718, R1721 to R1766, R1768 to R1776, R1778, R1779, R1781 to R1800, R1802, R1803, R1808, R1868, R1887, R1899, R1923, R1940, R1950, R1953, R1986, R2010, R2014 to R2036, R2041 to R2236, R2238 to R2521, R2547 to R2566, R2568 to R2668, R2670 to R2693, R2695 to R2984, R2986 to R4279, R4281 to R4330 and R4333)**

4.3.3 The proposed high-rise and high-density developments are not in line with the original planning intention of the representation sites as well as the Southern District at large.

4.3.4 The OZP amendments are considered short-sighted and piecemeal. There are other sites in the Southern District (including the vacant sites

near ex-Pok Fu Lam Kennels and Cyberport, the Government Laboratory at Victoria Road, Pok Fu Lam Fire Station and Ambulance Depot, Police College (Aberdeen Campus) of the Hong Kong Police Force, the former Wong Chuk Hang Estate site and Yue Kwong Chuen) (**Plans H-22a & H-22b**) or alternative land resources in Hong Kong (e.g. reclamation, brownfield sites, military sites and golf course) for public housing development to replace some of the representation sites.

- 4.3.5 It is inappropriate, unfair and unjustified that the local residents including Chi Fu Fa Yuen, Bel-Air and Wah Kwai Estate have to be surrounded by the proposed public housing developments. The well-being of local residents and the tranquil environment will be destroyed.

*For Amendment Items D & E Only*

- 4.3.6 The OZP amendments under Amendment Items D and E are not in line with the planning intention of “GB” zone in that there is a general presumption against development in the “GB” zone. Besides, the function of the original “GB” zone as a buffer zone and for conservation to achieve sustainable development will be affected by rezoning the representation sites for residential development. Developing “GB” site is also a major waste of public resource due to extensive site formation works.

- 4.3.7 Representation sites D and E, which are not de-vegetated, deserted or formed, do not have relatively lower conservation value. Moreover, the rezoning of “GB” with relatively lower conservation value has never been mentioned in the Policy Address.

*For Amendment Item E Only*

- 4.3.8 Representation site E has a steep profile (about 20 degrees) which is similar to its surrounding hillside areas zoned “GB”. Rezoning the representation site contravenes the planning intention set out in the ES of the OZP, i.e. the difficult topography and geotechnical conditions render these areas unsuitable for development.

**Development Scale and Building Design**

**(R1262, R1264, R1268, R1272, R1278, R1280, R1281, R1292, R1293, R1296, R1310 to R1312, R1315, R1317 to R1322, R1324 to R1357, R1359 to R1365, R1368 to R1375, R1377 to R1279, R1358, R1381 to R1388, R1390 to R1397, R1400 to R1402, R1404 to R1408, R1410, R1413, R1416 to R1420, R1422 to R1425, R1427 to R1439, R1442, R1443, R1446 to R1455, R1457 to R1462, R1464 to R1473, R1477, R1478, R1481 to R1491, R1493, R1496, R1497, R1499 to R1501, R1503 to R1514, R1519, R1522 to R1540, R1543, R1544, R1548, R1549, R1551, R1552, R1555 to R1561, R1563 to R1566, R1570, R1571, R1573 to R1581, R1583 to R1586, R1588 to R1594, R1596, R1598, R1601 to R1606, R1610 to R1621, R1623, R1625 to R1631, R1633, R1634, R1636, R1639 to R1659, R1661 to R1672, R1674, R1676, R1677, R1680, R1682, R1685, R1687 to R1694, R1697, R1702, R1704 to R1713, R1716 to R1718, R1721, R1722, R1724 to R1786, R1788, R1790 to R1800, R1802 to R2013, R2237, R2514 to R2516, R2518, R2519, R2522 to R2557, R2565,**

**R2566, R2619, R2860, R2865, R2880, R2883, R2884, R2887, R2888, R3005, R4050, R4079, R4081, R4240, R4241, R4275, R4277 and R4334)**

4.3.9 The population of Pok Fu Lam South will increase by 45% from 79,900 to 115,900 upon completion of WFER. The increase in population and density will cause adverse impacts on the community.

4.3.10 The sectional profile of the proposed public housing developments is not in line with the Hong Kong Planning Standards and Guidelines (HKPSG) in that the views to ridgelines of the green backdrop should be preserved, taller buildings should be located inland with lower developments on the waterfront. Moreover, the stepped BH profile cannot be achieved if viewed from the south (e.g. South Horizon, Ap Lei Chau and Shek Pai Wan Road) and out-of-context building blocks will be observed from the green slope. There is also a lack of a comprehensive plan committing to a staggered BH not taller than the existing residential developments, including WFE.

*For Amendment Item D Only*

4.3.11 The proposed development scale of representation site D would set an undesirable precedent for other development/redevelopment of the area to the north of Shek Pai Wan Road.

*For Amendment Item E Only*

4.3.12 The proposed BH of the development of 230mPD is misleading and unacceptable as the height of the existing 5-storey residential buildings closest to representation site E, i.e. Yar Chee Villa, has not been mentioned in the technical reports.

*Other Views/Comments*

4.3.13 Other views and comments on the design of the proposed public housing developments are as follows:

- (a) to relocate the residential units from representation sites A and B to Kai Lung Wan or other areas towards Aberdeen;
- (b) to relocate the existing schools next to WFE to representation site E for releasing land for WFER;
- (c) to keep a building separation distance of 50m between building blocks;
- (d) to set back the proposed development at representation site A by at least 250m from Chi Fu Fa Yuen and the adjacent school or to keep the proposed development towards the waterfront area;
- (e) to set back the podia of the proposed developments at representation sites A and B on both sides of Victoria Road;
- (f) to incorporate a development restriction on the greenery provision for the representation sites previously zoned “GB”; and

- (g) to develop a community block with sports facilities, library and community hall at WFE upon its redevelopment.

**Traffic and Transport Related Aspects**

**(R1260 to R1263, R1271, R1272, R1274, R1275, R1278, R1280, R1282 to R1306, R1308, R1309, R1319 to R1322, R1324 to R1402, R1404 to R1411, R1414 to R1419, R1421, R1422, R1424 to R1451, R1453 to R1468, R1470 to R1513, R1515 to R1522, R1524, R1526 to R1535, R1537 to R1543, R1545 to R1607, R1610 to R1637, R1639 to R1674, R1676 to R1680, R1682 to R1697, R1700, R1702 to R1718, R1721, R1722, R1724 to R1780, R1782 to R1784, R1786, R1802 to R2036, R2041 to R2513, R2517, R2519 to R2558, R2562 to R2567, R2569, R2578, R2649, R2670, R2671, R2861, R2864, R2866, R2872, R2895, R2988, R2990, R2991, R2993 to R2995, R2997, R3001, R3002, R3007, R3008, R4054, R4066, R4072, R4086, R4090, R4095, R4104, R4107, R4138, R4140, R4143, R4146, R4150, R4154, R4157, R4173, R4174, R4176, R4178, R4181, R4185, R4191, R4194, R4198, R4214, R4230, R4231, R4242, R4243, R2619, R4275, R4279, R4333 and R4334)**

- 4.3.14 The Traffic Impact Assessment (TIA) is incomprehensive and incorrect as it fails to reflect the actual traffic impact without taking account of a number of factors/assumptions.
- 4.3.15 The traffic congestion problems of Pok Fu Lam Road, Victoria Road, Cyberport Road, Wah Lok Path, Wah Lam Path and Aberdeen Tunnel will be aggravated arising from the proposed public housing developments in the long run and during the construction stage. Any additional development in the Pok Fu Lam area without an overall improvement in the transport network is not in line with PFLM. Some representers consider that the Pok Fu Lam area should not be further developed without supporting transport infrastructure, such as railway development.
- 4.3.16 As for the proposed road improvement works, some representers consider that the proposed junction at Pok Fu Lam Road and Victoria Road will worsen the traffic condition of Pok Fu Lam Road. Moreover, the proposed widening of Victoria Road eastbound carriageway is insufficient to cope with the additional traffic, as the concerned road is already overloaded during peak hours due to traffic from the existing developments.
- 4.3.17 Since the existing bus/GMB stops, bus terminal and temporary car parks for large vehicles and school vehicles at representation sites A to C will be terminated, the local residents will be affected and the parking problem in the area will be worsened.
- 4.3.18 There is a lack of comprehensive plan for footways throughout the area including the connection among the representation sites and that with the hiking trails.

*For Amendment Item C Only*

- 4.3.19 The existing traffic and illegal parking during peak hour at the schools near representation site C (i.e. Kellett School and St. Paul's College Primary School) are already causing traffic congestion to the surrounding roads including Victoria Road and Wah Lam Path (**Plan H-7**). The proposed development will worsen the condition and pose safety threat to students.

*For Amendment Item D Only*

- 4.3.20 With the large retaining wall structures required in representation site D, the proposed run-in/out arrangement and pedestrian signals will cause significant traffic impact on Shek Pai Wan Road and road safety issues.

*For Amendment Item E Only*

- 4.3.21 The design of the cul-de-sac serving representation site E is undesirable.

*Traffic Improvement Measures/Road Improvement Works*

- 4.3.22 There are also other specific comments on the proposed traffic improvement measures/road improvement works as follows:
- (a) to review the design of the proposed junction at Pok Fu Lam Road and Victoria Road. Some suggest a direct connection between Wah Fu Road and representation site E, an underpass across Pok Fu Lam Road, a grade-separated junction or a major upgrade to cope with the additional traffic;
  - (b) to widen the northbound section of Pok Fu Lam Road between Victoria Road and Chi Fu Road;
  - (c) to provide an MTR station or an exit to the nearest MTR station at Chi Fu Fa Yuen;
  - (d) to provide bus service between representation site E and the future Wah Fu Station;
  - (e) to provide truck and coach parking spaces for residents in the proposed public housing developments; and
  - (f) to construct a pedestrian footbridge linking Wah Kwai Estate and representation site D.

**Ecological, Landscape and Environmental Aspects**

(R1260, R1268, R1269, R1271, R1272, R1275, R1283 to R1292, R1294 to R1311, R1358, R1366, R1367, R1376, R1380, R1389, R1390, R1398, R1399, R1409, R1411, R1415, R1421, R1426, R1440, R1441, R1444, R1456, R1463, R1472, R1474 to R1476, R1479, R1480, R1492 to R1495, R1498, R1502, R1507, R1515 to R1518, R1520, R1521, R1540 to R1542, R1546, R1547, R1550, R1554, R1562, R1565, R1567 to R1570, R1572, R1582, R1585, R1587, R1590, R1597, R1598, R1600, R1607, R1609, R1622, R1624, R1632, R1635, R1637, R1638, R1645, R1660, R1678, R1679, R1683, R1684, R1686, R1690, R1695, R1696, R1700, R1703, R1706, R1714, R1715, R1717, R1724,

**R1737, R1741, R1757, R1760, R1781, R1787 to R1800, R1802, R1807, R1868, R1887, R1899, R1923, R1940, R1950, R1953, R2010, R2014 to R2036, R2238 to R2513, R2520, R2521, R2523, R2547 to R2558, R2562, R2568 to R2668, R2672 to R2693, R2695 to R2984, R2988 to R4276, R4278 and R4334)**

4.3.23 The proposed public housing developments and the proposed access road to representation site E will have adverse ecological, landscape and environmental impacts. The impacts on fauna and flora species of conservation importance as well as the felling of trees meeting the criteria of Old and Valuable Trees (OVTs) are considered not acceptable.

4.3.24 There is also concern on the construction impacts on the surrounding areas, including noise and air pollution. Some representers consider that the environmental assessment had failed to reflect the actual impact without taking account of the surrounding developments, including Bel Air.

*For Amendment Item C Only*

4.3.25 Enhanced measures to ensure the safety and health of students of Kellett School, and stronger control on noise during school periods should be adopted.

*For Amendment Item D Only*

4.3.26 The ecological condition of representation site D is uncertain. There is doubt on whether ecological surveys had been carried out at the core area of representation site D. There is also concern on the geological feasibility of developing representation site D.

*For Amendment Item E Only*

4.3.27 The proposed development at representation site E is ecologically infeasible, as it is misleading and illogical to say that the affected Lesser Spiny Frog can be translocated to a newly made channel 500m away.

**Visual and Air Ventilation Aspects**

**(R1262, R1264, R1268, R1269, R1271, R1272, R1274, R1275, R1280, R1282 to R1290, R1292 to R1307, R1310 to R1312, R1317, R1318, R1358, R1366, R1367, R1376, R1380, R1389, R1390, R1398, R1399, R1409, R1411, R1415, R1421, R1423, R1426, R1428 to R1430, R1440, R1441, R1444, R1456, R1463, R1472, R1474 to R1476, R1479, R1480, R1492, R1494, R1495, R1498, R1502, R1503, R1507, R1515 to R1518, R1520 to R1523, R1525, R1526, R1534, R1535, R1538, R1540 to R1542, R1545 to R1547, R1550, R1553, R1554, R1562, R1567 to R1570, R1572, R1582, R1585, R1587, R1595, R1597, R1599, R1600, R1607, R1608, R1622, R1624, R1632, R1635, R1637, R1638, R1660, R1678, R1679, R1682 to R1684, R1686, R1695, R1696, R1699, R1700, R1703, R1714, R1715, R1724, R1743, R1780, R1781, R1787 to R1800, R1802 to R2036, R2041 to R2513, R2516 to R2518, R2520 to R2558, R2564, R2567 to R2569, R2577, R2588, R2619, R2649, R2669 to R2671, R2880, R2898, R2984 and R2988 to R4276)**

4.3.28 The proposed developments will have adverse visual and air ventilation

impacts. Some representers are worried that partial views of the existing residential developments in the area will be obstructed. The Visual Impact Assessment (VIA) is inaccurate and the photomontages cannot demonstrate the adverse visual impact on the surrounding developments. Moreover, the final disposition of buildings and overall scheme design have not been provided to demonstrate the visual impact on the surroundings.

- 4.3.29 The non-quantitative AVA has failed to reflect the actual impact of the proposed public housing developments because of its large scale of the development. There is also doubt that qualitative AVA is a usual/acceptable practice for similar OZP amendments.

*For Amendment Items A and B Only*

- 4.3.30 The proposed developments will have cumulative adverse visual and air ventilation impacts, including obstructing views of Bel-Air and Chi Fu Fa Yuen and creation of wall and canyon effect along Victoria Road. The health of local residents will also be adversely affected.

*For Amendment Item C Only*

- 4.3.31 The proposed development, which is less than 50m from World Fair Court and Pok Fu Lam Terrace, will cause adverse impacts on air ventilation, visual and sunlight penetration.

*For Amendment Items D and E Only*

- 4.3.32 The proposed six 49-storey buildings would form a wall weakening wind speed, in particular the summer southeastern wind.

**Cultural Heritage Aspects**

**(R1353, R1354, R1787 and R4244)**

- 4.3.33 The proposed developments will have adverse impact on the sites of archaeological interest associated with the Old Dairy Farm and their environs. The Old Dairy Farm, old tree groups, endangered species and the Chi Fu Valley (i.e. the valley area to the southeast of Chi Fu Fa Yuen) should be conserved.

**Provision of Open Space and GIC Facilities**

**(R1258(part), R1264, R1278, R1294, R1295, R1487, R1538, R1579, R1609, R1782, R1787, R1802, R1805, R1868, R1887, R1923, R1940, R1950, R1953, R2010, R2014 to R2036, R2041 to R2236, R2238 to R2513, R2520, R2521, R2547 to R2558, R2564, R4077, R4133, R4149, R4154 and R4181)**

- 4.3.34 There will be no provision of at-grade local open space in the proposed public housing developments.

- 4.3.35 There are inadequate provision of GIC facilities to support the additional population of the proposed public housing developments. Additional facilities for the elderly should also be provided.

- 4.3.36 Recreation facilities, such as sports centre, sports ground and swimming

pool, should be provided in the vicinity of the proposed housing developments to address the current inadequate provision in the Southern District.

*For Amendment Items A & B Only*

- 4.3.37 Developments at representation sites A and B will result in a loss of existing open space, which is the breathing space of the neighbourhood.

*For Amendment Item D Only*

- 4.3.38 There is concern that the remote location of representation site D and its lack of supporting facilities will create an imbalanced community. This will also be inconvenience for its future residents.

**Public Consultation**

(R1294, R1295, R1868, R1887, R1899, R1923, R1940, R1950, R1953, R2010, R2014 to R2036, R2041 to R2236, R2238 to R2513, R2520, R2521, R2547 to R2558, R2858, R2894, R2906, R4076, R4100, R4127, R4177, R4180 and R4181)

- 4.3.39 There is no proper consultation apart from the information leaflets issued by THB and the Housing Authority (HA). Besides, since Bel-Air was not shown on the proposed development concept plan in the leaflets, the residents are unaware that Amendment Items A and B would have significant adverse impacts on them. Some representers consider that their opinions have been ignored.

**Other Comments**

- 4.3.40 There are two representations (**R4335** and **R4336**) submitted in relation to Amendment Items A, C and E expressing views on the rezoning of “G/IC” sites for residential use. They also propose to rezone two other “G/IC” sites (**Plans H-20** and **H-21**) which are not the subject of the current Amendment Items to “Residential (Group A)2” (“R(A)2”) and “Comprehensive Development Area” (“CDA”) respectively on the following major grounds:

- (a) the proposed rezoning of the two concerned sites pertain the rationale of rezoning “G/IC” to “R(A)” under Amendment Items A, C and E;
- (b) there is adequate “G/IC” zone in the Pok Fu Lam area;
- (c) regarding **R4335**, the proposed development at the concerned site is subject to an approved planning application (No. A/H10/66-3) for apartments for the elderly, confirming the technical feasibility of the site for residential development. The proposed residential development is also in line with the Town Planning Board Guidelines for Application for Development/Redevelopment within “GIC” zone for uses other than GIC uses under section 16 of the Ordinance (TPB-PG No. 16). The proposed rezoning from “G/IC” to “R(A)2” with maximum plot ratio (PR) and BH restrictions of 8 and 189mPD



respectively would give flexibility for residential development and allows better utilisation of land resource, as the implementation of the apartments for the elderly is uncertain due to changing circumstances; and

- (d) regarding **R4336**, MPC agreed on 15.4.2011 to rezone the concerned site from “G/IC” to “CDA” for residential development in considering the s.12A application No. Y/H10/5. The proposed development is in line with the Town Planning Board Guidelines for Designation of “CDA” Zones and Monitoring the Progress of “CDA” Developments (TPB-PG No. 17A). However, incomplete and inadequate information regarding the site was provided in the MPC Paper No. 5/17 on the proposed amendments to the approved Pok Fu Lam OZP No. S/H10/15.

#### 4.4 Representers’ Proposal

The representers’ proposals are summarised as follows:

- (a) to retain the respective original “GB”, “O” and “G/IC” zonings of all the representation sites (**R1296, R1313, R1314, R1608, R1629, R1633, R1640, R1643, R1657, R1661, R1669, R1670, R1680, R1685, R1689, R1693, R1704, R1713, R1717, R1723, R1734, R1736 to R1742, R1784, R1785, R2560 to R2563, R2569, R4050 to R4052, R4055, R4201, R4281 to R4330**);
- (b) to shift representation site E towards representation site D so as to develop the two sites together into a community with comprehensive supporting facilities (**R1280, R1283 to R1291, R1297 to R1306, R1308, R1309, R1319 to R1322, R1324 to R1365, R1368 to R1375, R1381 to R1388, R1391 to R1397, R1400, R1402, R1404 to R1408, R1412, R1413, R1414, R1416 to R1420, R1423 to R1425, R1427 to R1439, R1442, R1443, R1446 to R1455, R1457 to R1462, R1464 to R1467, R1469, R1470, R1473, R1477, R1478, R1481 to R1483, R1486 to R1491, R1496, R1497, R1499 to R1501, R1503 to R1505, R1507, R1508, R1510 to R1513, R1519, R1522 to R1525, R1527 to R1540, R1543 to R1545, R1548, R1549, R1551 to R1553, R1555 to R1561, R1563, R1564, R1566, R1570, R1571, R1573 to R1581, R1583 to R1586, R1589, R1591 to R1594, R1596, R1601 to R1605, R1610 to R1618, R1620, R1621, R1623, R1625 to R1628, R1630, R1631, R1633, R1634, R1636, R1639 to R1644, R1646 to R1656, R1658, R1659, R1662 to R1672, R1674 to R1677, R1682, R1687 to R1689, R1691, R1692, R1694, R1697, R1702, R1705, R1707 to R1712, R1716, R1718, R1721, R1722, R1725 to R1742, R1744 to R1759, R1761 to R1779, R1782 to R1784, R1786, R2559, R2561 to R2563, R2565, R2566, R2569, R2988, R2990, R4069, R4131 and R4333**);
- (c) to rezone representation site A to “G/IC” and “GB” for school and community uses with maximum BH of 30m to 50m (**R1280, R1283 to R1291, R1297 to R1306, R1308, R1309, R1315, R1319 to R1357,**

**R1359 to R1365, R1368 to R1375, R1377 to R1379, R1381 to R1388, R1391 to R1397, R1400 to R1402, R1404 to R1408, R1410, R1414, R1416 to R1420, R1422, R1424, R1425, R1427 to R1439, R1442, R1443, R1446 to R1455, R1457 to R1462, R1464 to R1471, R1473, R1477, R1478, R1481 to R1491, R1496, R1497, R1499 to R1501, R1504 to R1506, R1508 to R1514, R1519, R1522, R1524, R1526 to R1540, R1543 to R1545, R1548, R1549, R1551 to R1553, R1555 to R1561, R1563, R1564, R1566, R1571, R1573 to R1581, R1583, R1584, R1586, R1588, R1589, R1591 to R1596, R1599, R1601 to R1606, R1609 to R1621, R1623, R1625 to R1628, R1630, R1631, R1634, R1636, R1638, R1639, R1641, R1642, R1644, R1646 to R1655, R1658, R1659, R1662 to R1668, R1671, R1672, R1674 to R1677, R1682, R1687, R1688, R1691, R1692, R1694, R1697, R1702, R1705, R1707 to R1712, R1716, R1718, R1721, R1722, R1724 to R1733, R1735, R1743 to R1759, R1761 to R1783, R1786 and R4171); and**

- (d) to add the words “to cater for the population growth in the district” into paragraph 8.3 of the ES of the OZP regarding SIL(W) (**R11, R19, R24, R28, R31, R53, R62, R68, R74, R75, R80, R88, R92, R111, R123, R128, R148, R150, R151, R160, R176, R206, R231, R247, R263, R268, R281, R292, R317, R319, R320, R329, R399 to R1245, R1248 to R1257 and R4337**).

## **5. Comments on Representations**

5.1 The major grounds raised by comments **C1** to **C146** are summarised as follows:

- (a) **C1** submitted by **R1** (various LegCo and SDC members and a concern group) objects to the opposing representations in general and provides views on the proposed public housing developments, which are similar to those of **R1**;
- (b) **C2** to **C111**, which are submitted by individuals in the form of a standard letter, including 11 representers (**R37, R128, R230, R581, R621, R624, R813, R865, R933, R978 and R1239**), oppose **R1259** to **R1312, R1320** to **R1786, R1801** to **R2558** and **R2568** to **R4278** and provide views on the proposed public housing developments which are related to building and road design as well as provision of supporting facilities;
- (c) **C112** to **C132**, which are submitted by two concern groups as well as individuals, including nine representers (**R1260, R1281, R1293, R1312, R1317, R1318, R1673 R1787 and R1905**), mainly object to the Amendment Items on similar grounds of the opposing representations as stated in paragraph 4.3 above;
- (d) **C133** and **C134**, which are submitted by individuals, support **R4335** on the grounds similar to those of **R4335**; and
- (e) **C135** to **C146**, which are submitted by individuals in the form of a

standard letter, support **R4336** on the grounds similar to those of **R4336**.

## **6. Planning Considerations and Assessment**

### **6.1 The Representation Sites and the Surrounding Areas**

6.1.1 The five representation sites are located in a predominantly residential neighbourhood at the southern part of PFL (**Plan H-1**). Four of them, namely Wah King Street (Amendment Item B), Wah Lok Path (Amendment Item C), Kai Lung Wan South (Amendment Item D) and Kai Lung Wan North (Amendment Item E) sites, fall within the Residential Density Zone 1 (R1)<sup>4</sup>. The existing residential developments in R1 are zoned “Residential (Group A)” (“R(A)”) including WFE, Wah Kwai Estate, Ka Lung Court, Pok Fu Lam Terrace and World Fair Court. The remaining site, namely Wah Fu North site (Amendment Item A), falls within the Residential Density Zone 2 (R2). The existing residential developments in R2 are zoned “Residential (Group B)” (“R(B)”), including Chi Fu Fa Yuen, Yar Chee Villas and Pok Fu Lam Garden.

#### **Representation Site A (i.e. Wah Fu North Site) (Plans H-2 to H-5)**

6.1.2 Representation site A (about 2.0 ha) is a piece of government land which falls within an area zoned “R(A)” and was previously zoned mainly “O” with no implementation programme with small portions zoned “G/IC” and “GB”. It is located to the north of WFE (zoned “R(A)”) and bound by Wah Fu Service Reservoir (zoned “G/IC”) to the north, Pok Fu Lam Road to the east, St. Paul’s College Primary School (zoned “G/IC”) to the south and Victoria Road to the west. It is currently partly occupied by as two temporary open-air car parks under Short Term Tenancy (STT) with the remaining area covered with vegetation.

#### **Representation Site B (i.e. Wah King Street Site) (Plans H-2 to H-4 and H-6)**

6.1.3 Representation site B (about 0.68 ha) is a piece of government land which falls within an area zoned “R(A)” and was previously zoned mainly “O” with no implementation programme with a small portion of ‘Road’ area. It is located to the northeast of WFE, southwest of representation site A and northwest of Government Food Safety Laboratory (zoned “G/IC”). It is bound by Victoria Road, Wah Hong Street, Wah King Street and Wah Chui Street. Currently, it is partly occupied by Wah Chui Street Sitting-out Area and partly by a bus terminus.

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<sup>4</sup> According to Chapter 2 of HKPSG, the Main Urban Areas are divided into three Residential Density Zones, i.e. R1, R2 and R3. R1 and R2 are subject to maximum domestic plot ratio of 8, 9 or 10, and 6 respectively.

**Representation Site C (i.e. Wah Lok Path Site)** (Plans H-7 to H-9)

- 6.1.4 Representation site C (about 0.36 ha) is a piece of government land which falls within an area zoned “R(A)” and was previously zoned “G/IC” with no designated/reserved use. It is located to the northeast of WFE and bound by Pok Fu Lam Road to the northeast, Kellett School (a primary school zoned “G/IC”) to the southeast, World Fair Court and Pok Fu Lam Terrace (both are private residential developments zoned “R(A)”) to the southwest, and a fire station cum staff quarters (zoned “G/IC”) to the northwest. Part of the site is currently used as a temporary open-air public car park under STT.

**Representation Site D (i.e. Kai Lung Wan South Site)** (Plans H-10 to H-12b)

- 6.1.5 Representation site D (about 1.72ha) is a piece of government land which falls within an area zoned “R(A)” and was previously zoned “GB”. It is a sloping site located to the northeast of Wah Kwai Estate (zoned “R(A)”) across Shek Pai Wan Road and bound by vegetated slopes to the north, east and south (zoned “GB”). Majority of the site is covered with vegetation. There are man-made slopes and retaining wall structures near Shek Pai Wan Road.

**Representation Site E (i.e. Kai Lung Wan North Site)** (Plans H-13 to H-16)

- 6.1.6 Representation site E (about 3.82 ha) is a piece of government land which was previously zoned mainly “GB” with a small portion zoned “G/IC”. In order to allow for the provision of public vehicle park, which forms part of the proposed public housing development, the site is zoned “R(A)1” under which ‘Public Vehicle Park’ use is always permitted. The site is bound by Kai Lung Wan Fresh Water Service Reservoir (zoned “G/IC”) to the northeast, its access road to the northwest, Pok Fu Lam Road to the southwest, and natural vegetated slopes (zoned “GB”) to the east and south. While majority of the site is on a piece of sloping land covered with dense vegetation, there are formed platforms, man-made slopes and retaining wall structures near Pok Fu Lam Road as well as a LCSD’s plant nursery and two other private nurseries under STT.

6.2 **Planning Intention**

- 6.2.1 The “R(A)” zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building. This is also applicable to the “R(A)1” zone.
- 6.2.2 The “G/IC” zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet

community needs, and other institutional establishments.

- 6.2.3 The “GB” zone is intended primarily for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone.
- 6.2.4 The “O” zone is intended primarily for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

### 6.3 Responses to Grounds and Proposals of Representations

#### *Supportive Representations*

- 6.3.1 The supportive views of **R1 to R154, R156 to R1258(part) and R4337** are noted. As their views and concerns on the details and implementation of the proposed housing developments, WFER and the proposed SIL(W) are similar to some of the opposing representations, the responses to their concerns/views are dealt with together with the opposing representations below.

#### *Opposing Representations*

#### *Need for the Five Reception Sites*

- 6.3.2 The Government has adopted a multi-pronged strategy to increase land supply in the short-, medium- and long-term. Various land use reviews have been conducted, including reviews on government land that are currently vacant, under STT or different short-term, GIC and other government uses, as well as “GB” sites. With the above-mentioned efforts over the past few years, the Government has identified in total some 210 potential housing sites (including some 80 “GB” sites) to increase or expedite short- to medium-term land supply, subject to timely amendments to the relevant statutory plans and/or completion of the necessary procedures. Five potential housing sites in Pok Fu Lam South were therefore identified through those land use reviews.
- 6.3.3 As set out in paragraphs 2.1 to 2.5 above, Amendment Items A to E for rezoning the five pieces of government land in the vicinity of WFE into “R(A)” are to facilitate the development of new public housing units which serve as the reception resources for WFER and provide additional units to meet the demand for public housing. Currently, there are about 9,100 housing units in the existing WFE. Optimising their site potential, the five representation sites would provide about 8,900 units which would still be slightly less than the existing units in WFE. The remaining 3,000 additional units would be provided in WFER on top of its existing number of units. In order to expedite WFER, HD has targeted the reception resources to be available as soon as practicable with the first phase of the reception units completed in 2025 the earliest

while the last phase in 2027. Some representations are of the view that WFER could be carried out without or with fewer reception sites. However, any reduction in reception resources would unavoidably prolong the rehousing process, and thus, the implementation of WFER. The production of 11,900 additional public housing units as announced in the 2014 Policy Address will unlikely be achieved if fewer pieces of housing land are available.

- 6.3.4 Furthermore, the programme of SIL(W) is subject to the actual programme of the development and redevelopment of the public housing in the Wah Fu area as well as the build-up of transport demand. To implement SIL(W), it is also necessary to free up space within WFE for later railway construction, including Wah Fu Station proposed in the preliminary conceptual scheme of SIL(W). Hence, any reduction in reception resources would unavoidably prolong the rehousing process of WFER and delay the provision of space for the railway construction.
- 6.3.5 Unleashing the development potential of brownfield sites is one of the main directions under the Government's multi-pronged land supply strategy. It is estimated that a total of about 540 ha of brownfield sites would be developed in various projects including Kwu Tung North and Fanling North New Development Areas (NDAs), Hung Shui Kiu NDA, Yuen Long South development and potential development areas in the New Territories North. Notwithstanding these efforts, the Government still needs to continue taking forward other land supply measures for meeting the housing and other development needs.
- 6.3.6 Regarding the alternative sites suggested by some representers (**Plans H-22a & H-22b**), most of them are not available for development in the near future because they are either private land, currently occupied by existing government facilities under operation, pending comprehensive land use review, or already committed for other uses. Detailed assessment on each of the suggested sites are provided at **Annex V(a)**. Since the proposed housing developments would serve as the major reception resources for WFER, factors such as the time required to develop the sites, and the distance between the sites and WFE, etc. have to be taken into account. In view of the above, it is considered that the alternative sites suggested cannot replace the five representation sites. Notwithstanding this, it has always been HA's intention to consider any suitable sites for public housing development. If suitable land is identified, the Government will need to complete all procedures, which include conducting technical feasibility studies, carrying out public consultation, rezoning, seeking funding approval from the LegCo and executing relevant works, etc.
- 6.3.7 At this stage, the Government will focus its efforts on implementing the five representation sites, which are found technically feasible for public housing developments, so as to expedite WFER and meet the increasing demand for housing from society as a whole. Notwithstanding the above, the Government would review the land uses of the OZPs from time to time, taking account the latest planning circumstances and

development proposals. Should a site be made available for development, its suitable use will be determined through the established process.

### **Site Suitability**

- 6.3.8 Previously, the five representation sites were mainly zoned “O” (representation sites A and B), “G/IC” (representation site C) and “GB” (representation sites D and E). As explained in paragraphs 2.2 and 6.3.2 above, they were identified as potential housing sites through various land use reviews and the total site area was reduced from about 18ha to about 13ha in order to lessen the impact of the proposed public housing developments on the ecology, natural stream courses, hiking trails and Old Dairy Farm remains within the sites, as well as to minimise the delay to its implementation programme due to the uncertainties of the impacts and associated mitigation measures (**Drawings H-2 & H-8**).
- 6.3.9 According to the Leisure and Cultural Services Department (LCSD), there is no development programme for the proposed local open space developments at representation sites A and B. As local open space will be provided in the proposed public housing developments (including representation sites A and B) at a ratio of 1m<sup>2</sup> per person to meet the open space requirement of their residents, the overall provision of existing and planned open space in the Southern District is about 101.92ha (equivalent to about 3.34 m<sup>2</sup> per person), including local open space of 46.82ha and district open space of 55.1ha, which are able to meet the requirements under the HKPSG. In view of this, LCSD also considers that replacement of the existing Wah Chui Street Sitting-out Area (**Plans H-2 & H-6**) affected by Amendment Item B is not required.
- 6.3.10 As for the previous “G/IC” site under Amendment Item C, no GIC use has been designated. According to HD’s development concept plan, however, GIC facilities such as child care centre and elderly facilities would be provided at the lower floors and the ancillary facility blocks of the proposed public housing developments at representation sites A, C and E to serve the community.
- 6.3.11 For the two “GB” sites under Amendment Items D and E, it should be noted that the “GB” review comprises two stages. Stage 1 review mainly involved “GB” sites that are devegetated, deserted or formed. In the Stage 2 review, the Government has looked at “GB” sites in the fringe of built-up areas that are closer to existing urban areas and new towns. The representation sites D and E were identified for housing development under the Stage 2 “GB” review. Their site boundaries have been adjusted to lessen the impact of the proposed public housing developments on the ecology, natural stream courses, hiking trails and Old Dairy Farm remains with reference to the findings of CEDD’s feasibility study (**Drawings H-2 & Plan H-19**). It should also be noted that some parts of representation site E abutting Pok Fu Lam Road has been hard-paved for plant nursey use or other previous temporary uses

**(Plan H-16).** The “GB” area with core habitats where species of conservation importance were recorded has been avoided, which is considered acceptable by the Agriculture, Fisheries and Conservation Department (AFCD).

- 6.3.12 The suitability of the representation sites for public housing development has been demonstrated by the CEDD’s feasibility study. The findings of the study has been agreed by the relevant government departments, including AFCD, the Environmental Protection Department (EPD), the Transport Department (TD), the Antiquities and Monuments Office (AMO) and LCSD. While no insurmountable technical problem is anticipated, relevant mitigation measurements have been proposed to address the possible adverse traffic, ecological, landscape, visual and air ventilation impacts. These measures were summarised in paragraphs 5.3, 5.6, 5.9 5.19, 5.21, 5.22, 5.25 and 5.26 of MPC Paper No. 5/17. HD and CEDD will work out the detailed designs, conduct further relevant detailed technical assessments and continue the public consultation with SDC and the stakeholders during the detailed design stage.
- 6.3.13 The proposed public housing developments will be connected by existing and proposed pedestrian facilities, such as footbridges, landscaped deck and widened pavement with barrier free access as detailed in paragraphs 6.3.29 and 6.3.30 below. They would be located within a distance of not more than 500m from the activity hub at representation site E as proposed by HD for the provision of major transport, retail and GIC facilities (**Drawings H-2, H-7 & Plan H-18**).

#### **Development Scale and Building Design**

- 6.3.14 In terms of development intensity, the five representation sites are located in a predominantly residential neighbourhood at the southern part of Pok Fu Lam. Representation sites B, C, D and E fall within the Residential Density Zone 1 (R1) according to the HKPSG. The existing residential developments in R1 are zoned “R(A)” including WFE, Wah Kwai Estate, Ka Lung Court, Pok Fu Lam Terrace and World Fair Court. Representation site A falls within the Residential Density Zone 2 (R2) according to the HKPSG. The existing residential developments in R2 are zoned “R(B)”, including Chi Fu Fa Yuen and Pok Fu Lam Garden. In order to achieve the public housing target of additional 11,900 flats as allowed under the partial uplifting of PFLM, it was originally estimated that a domestic PR of about 6 would be required. In view of the reduction in site area as explained in paragraph 2.2 above, the average domestic PR of the proposed developments has increased to about 7 so as to maintain the same public housing target. Such development intensity is still comparable to that of the surrounding residential developments which are generally medium-density in the north and high-density in the south.
- 6.3.15 A stepped BH concept with height bands of 200mPD and 230mPD is proposed for the representation sites (**Drawing H-5 and Plan H-17**).



This has taken into account the existing stepped height profile in the area with BHs increasing progressively from the waterfront at WFE and Wah Kwai Estate (up to 110mPD) to the inland areas at Chi Fu Fa Yuen and Pokfulam Garden (up to 230mPD). Taking into consideration of the height of its surrounding existing buildings (up to 150mPD), the proposed BH of representation site C has been lowered to 170mPD to minimise its visual impact. The stepped BH concept has been stated in the ES of the OZP.

- 6.3.16 Based on the BH concept, VIA and AVA were conducted under CEDD's feasibility study. The representers' concerns on the visual and air ventilation aspects are discussed in paragraphs 6.3.35 to 6.3.37 below.
- 6.3.17 Regarding other design matters of the proposed public housing developments, such as distribution of flats and facilities among the representation sites, BH, building separation and setback of individual blocks and greenery coverage, HD will work out the detailed design with reference to the relevant planning and design guidelines and in consultation with relevant government departments and stakeholders at the detailed design stage. Detailed development parameters and requirements of the proposed public housing developments will be set out in the Planning Brief to be prepared by HD.
- 6.3.18 For WFER, upon completion of the relevant statutory procedure and the planning brief for the representation sites, HD will start studying the redevelopment proposal of WFE, including the design/technical and rehousing matters, and consult the affected residents, shop tenants, social welfare organisations, SDC, etc.

### ***Traffic and Transport Issues***

- 6.3.19 The TIA conducted under CEDD's feasibility study is one of the major technical concerns raised by many representers. It should be noted that the TIA was carried out in accordance with the Transport Planning and Design Manual with the latest research data and planning data that may affect driving routes, as well as the existing, planned and committed developments within the traffic impact regions. An Area of Influence covering the major existing traffic corridors within 2km of the representation sites, including Pok Fu Lam Road, Shek Pai Wan Road, Victoria Road, Chi Fu Road, Chi Fu Close, Wah Fu Road, Wah Lam Path, Wah Lok Path, Wah King Street, Wah Hong Street, Wah Chui Street and Cyberport Road, was also adopted.
- 6.3.20 The findings and the recommended traffic improvement measures of the TIA were summarised in paragraphs 5.2 and 5.3 of MPC Paper 5/17 and detailed at Chapter 3 of Attachment VI of the MPC Paper. While a new public access road has been proposed to connect the representation site E with the junction of Pok Fu Lam Road/Victoria Road, the major improvement measures proposed are (**Drawing H-6**):

- (a) widening of Pok Fu Lam Road southbound carriageway at the

upstream of the concerned junction from existing two lanes to four lanes and widening of the downstream exit section of the junction from existing two lanes to three lanes; and

- (b) widening of Victoria Road eastbound carriageway from existing two lanes to three lanes.

- 6.3.21 In gist, the TIA has confirmed that, after implementation of the above improvement measures, the road and transport network will be able to accommodate the transport needs arising from the proposed housing developments. TD has agreed to the TIA and opined that the road improvement works could satisfy the traffic needs arising from the proposed public housing developments. The proposed public transport facilities are also considered acceptable. TD and the Police will closely monitor the traffic and road safety condition as well as the illegal parking problems in the Pok Fu Lam area, and take appropriate traffic management and enforcement action as necessary.
- 6.3.22 Regarding the comments on the proposed design of the run-in/out for representation site D, the cul-de-sac at representation site E and other detailed traffic improvement measures/road improvement works, while these proposals as recommended under the TIA have been confirmed to be technically feasible, as agreed by TD and the Highways Department (HyD), HD and CEDD would further refine their design at the detailed design stage.
- 6.3.23 Regarding the concern on construction traffic, the TIA has also confirmed that, even if construction vehicles are operated at peak hours during construction, the major junctions and roads in the study area will still operate with adequate spare capacity. CEDD will consider necessary temporary traffic arrangement at specific major junctions and roads according to the actual situations during construction so as to ensure they could operate with spare capacity.
- 6.3.24 As substantial increase in the population of the area is anticipated only after WFER, a separate TIA will be conducted by HA before commencement of WFER. The TIA will take into account the holistic effects from the completed and planned infrastructures at that time which may result in a redistribution of traffic in on the Pok Fu Lam area. This TIA will propose traffic and transportation improvement measures, if necessary, to ensure no unacceptable traffic impacts on the area will be resulted. The TIA will be subject to TD's approval.

#### SIL(W)

- 6.3.25 As recommended in RDS-2014, SIL(W) is one of the seven railway schemes to serve the western and southern parts of the Hong Kong Island, extending the railway coverage to Aberdeen, Wah Fu, Cyberport and Pok Fu Lam, with an indicative implementation window from 2021 to 2026 for planning purpose (**Drawing H-3**). While the TIA has confirmed the technical feasibility of the proposed public housing

developments on traffic aspect, even under the scenario without SIL(W), most of the representers have requested for early implementation of SIL(W). According to HyD, the taking forward of the SIL(W) is subject to the actual programme for the development and redevelopment of public housing in the Wah Fu area as well as the built-up of transport demand. As the implementation of SIL(W) will be closely hinged on WFER, the Government has to activate the development of the five representation sites to serve as major reception resources for WFER. This arrangement can also free up space within WFE for railway construction at a later stage (including the proposed Wah Fu Station as indicated in the preliminary conceptual scheme of SIL(W)).

- 6.3.26 In accordance with the established procedures and prior to the finalisation of the SIL(W) proposal, the Government will consult the public on its detailed alignment, station locations, mode of implementation, cost estimate, mode of financing and actual implementation timetable, etc. THB intends to issue invitations to the MTRCL within this year to submit proposals for the SIL(W) project.

#### Parking Facilities

- 6.3.27 Some representers have raised concerns on the insufficient parking provision in the proposed public housing developments, including the number, type and location. It should be noted that HA will make reference to the HKPSG and consult the relevant government departments and agencies, including SDC and the local community, to ensure that adequate parking facilities will be provided, including the additional parking demand from residents to be re-sited from WFE. Furthermore, as the proposed public housing developments will affect the existing STT public car parks at the representation sites A and C, SDC has requested since 2016 for reprovisioning of the affected parking spaces and TD shared the same view with SDC that the public car parking demand should be properly addressed. Hence, apart from the ancillary parking spaces to be provided at the proposed public housing developments, a public vehicle park of about 230 parking spaces in total for private cars, coaches, light goods vehicles and motorcycles has been proposed at representation site E. Details of public parking provision will be further refined in consultation with stakeholders at the detailed design stage.

- 6.3.28 TD will monitor the need for and identify suitable STT vehicle parks to serve the area as appropriate, e.g. a STT site at Tin Wan Praya Road near the Aberdeen Preliminary Treatment Works has been identified recently for such purpose (**Plan H-10**).

#### Pedestrian Connectivity

- 6.3.29 Regarding the concern of some representers on the pedestrian connectivity among the five representation sites and with the surrounding areas, the proposed improvement measures have been detailed in paragraph 5.6 and 5.7 of MPC Paper 5/17 which include new

pedestrian green deck, new footbridge with lift towers, widening of existing pavement and signalized pedestrian crossing (**Drawing H-7 & Plan H-18**) to strengthen the overall connectivity of the area. Given representation site E occupies a rather central location among the five representation sites (i.e. within a distance of 500m), HD has proposed that it would serve as a major activity hub for the area with the provision of major GIC, retail and public parking facilities. Covered walkway and other measures are therefore being considered to further strengthen the pedestrian linkages towards the hub.

- 6.3.30 The existing dominant walking/hiking trail located in-between representation sites D and E will be retained under the current proposal. HD will also explore if there is any possible connection from representation site E to the nearby existing walking/hiking trails (**Drawing H-7 & Plan H-18**).

#### *Ecological, Landscape and Environmental Aspects*

- 6.3.31 As part of CEDD's feasibility study, the possible ecological, landscape and environmental impacts of the proposed public housing developments, which are also the major concerns of many representers, have been carefully investigated and examined (**Drawings H-8 to H-10**). For the ecological aspect, the adopted strategy is to avoid, minimise and compensate for ecological impacts. As explained in paragraph 2.2 above, the site boundaries of representation sites D and E involving "GB" zone have been revised and thus reducing the affected "GB" area to 7.6ha only. This is to avoid direct impact on the secondary woodlands of relatively higher ecological value, shrubland and natural watercourses in Kai Lung Wan and areas near Chi Fu Fa Yuen as far as possible from the ecological perspective. The area of secondary woodland and semi-natural watercourse between representation sites D and E has also been avoided to retain the ecological connectivity between lowland areas and upland woodland. With the implementation of mitigation measures as stated in paragraph 6.6.32 below, the ecological impacts of the proposed public housing developments are acceptable to AFCD.
- 6.3.32 To minimise and compensate for ecological impacts, mitigation measures proposed under the feasibility study, as agreed by AFCD, include:
- (a) sites with a total area of about 6.44ha within 500m from the representation sites are identified as potential woodland compensation areas, from which more suitable compensation areas will be selected to achieve 1:1 compensation ratio to compensate the loss of about 5ha of secondary woodland of the relatively higher ecological value in representation sites D and E. Compensatory tree planting will be carried out in accordance with relevant government guidelines (**Drawings H-9 to H-9b**);

- (b) translocating or transplanting affected species of conservation interest to suitable habitats where technically feasible (**Drawing H-8**). It is considered that translocation of Lesser Spiny Frog could be achieved by identification of suitable receptor sites. In-situ preservation or transplantation of floral species of conservation importance including *Aquilaria sinensis*, *Lagerstroemia fordii* and *Pavetta kongkongensis*, to the compensation woodland or undistributed woodland patches is also considered feasible. If any of these floral species are determined to be unsuitable for transplantation or preservation in-situ, the planting of whip tree of this species will be proposed as a compensation measure; and
- (c) constructing an ecologically-friendly 'green channel' of about 250m long instead of traditional concrete channels to the northeast of representation site D to mitigate for the loss of natural watercourse at representation site E (**Drawing H-10**).

6.3.33 CEDD has conducted a detailed individual tree survey since November 2017 subsequent to the last tree group survey conducted in 2015. While it is confirmed that neither OVTs are found within the sites nor affected by the proposed developments, there are a total of about 5,300 trees<sup>5</sup> within the sites, including 65 that meet the criteria of Important Trees<sup>6</sup>. Nonetheless, the layouts of the proposed site formation plan and housing developments would be designed to minimise the impacts on the existing trees, particularly those identified Important Trees. For trees that are considered impracticable to be preserved, approval shall be obtained and corresponding compensation planting will be implemented in accordance with relevant government circulars and guidelines. Other compensatory measures include transplanting of affected trees, provision of roadside planting and greening within the proposed developments will also be adopted. For off-site compensation of the woodland, native woodland is proposed to be established in places

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<sup>5</sup> More trees are identified in the detailed individual tree survey as compared with the tree group survey under which about 4,500 trees including 47 Important Trees were identified. Such revision is mainly due to improved accuracy in surveying the trees in Kai Lung Wan South Site by forming access and the natural development of plants that grow with trunk diameter measures 95 mm or more at a height of 1.3m above the ground level within tree groups during the two years.

<sup>6</sup> In accordance with DEVB TCW No. 07/2015, an "Important Tree" refers to trees in the Register of OVTs, or any other trees that meet one or more of the following criteria –

- (a) trees of 100 years old or above;
- (b) trees of cultural, historical or memorable significance e.g. Fung Shui tree, tree as landmark of monastery or heritage monument, and trees in memory of an important person or event;
- (c) trees of precious or rare species;
- (d) trees of outstanding form (taking account of overall tree sizes, shape and any special features) e.g. trees with curtain like aerial roots, trees growing in unusual habitat;
- (e) or trees with trunk diameter equal to or exceeding 1.0m (measured at 1.3m above ground level), or with height/canopy spread equal to or exceeding 25m.

nearby of a similar size on a “like for like” basis<sup>7</sup> so as to minimise the adverse landscape impact arising from the proposed housing developments. Notwithstanding the above, two Important Trees adjacent to Pok Fu Lam Road (**Drawing H-6**) which will be affected by the proposed junction improvement works are proposed to be felled as retaining or transplanting them is found impractical.

- 6.3.34 While there is no insurmountable environmental impact identified in the CEDD’s feasibility study, as agreed by EPD, HD will conduct more detailed environmental assessment study at the later building design stage to ensure the compliance of various environmental aspects with the relevant legislation and HKPSG in both operation and construction stages of the proposed public housing developments.

#### *Visual and Air Ventilation Aspects*

- 6.3.35 Some representers query the accuracy and reliability of the VIA and qualitative AVA under CEDD’s feasibility study. It should be noted that the VIA was conducted in accordance with the methodology set out in the Town Planning Board Guidelines No. 41 for Submission of VIA for Planning Applications to the Board (TPB-PG No. 41). As set out in the guidelines, in the highly developed context of Hong Kong, it is not practical to protect private views without stifling development opportunity and balancing other relevant considerations. In the interest of the public, it is far more important to protect public views, particularly those easily accessible and popular to the public or tourists. A set of photomontages of the proposed public housing developments from the representative public viewpoints are provided in the VIA and attached as Drawings 13a to 13m of MPC Paper No. 5/17, such as the podium garden atop the Chi Fu Shopping Centre, a future open space opposite Bel-Air No. 8, the waterfront at South Horizons, the key ferry route of Sok Kwu Wan to Central on East Lamma Channel, and Hong Kong Trail.
- 6.3.36 Mitigation and improvement measures are also proposed to alleviate the impacts on the overall visual amenity of the area, including sensitive building form, height and disposition, as well as a stepped BH profile ascending from the waterfront to the hill with a maximum BH capped at about 230mPD, which is comparable to the tallest building in Chi Fu Fa Yuen and Pokfulam Gardens. HD will work out the detailed design of the proposed developments taking account of the above proposed measures and the relevant Buildings Ordinance and Regulations.

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<sup>7</sup> According to the Technical Memorandum of the Environmental Impact Assessment Ordinance, the off-site mitigation measures shall be on a “like for like” basis, to the extent that this is practicable. That is to say, any compensatory measures to be adopted for mitigating the residual ecological impacts must be directly related to the habitats or species to be protected. Either the same kind of species or habitats of the same size shall be compensated, or the project proponent shall demonstrate that the same kind of ecological function and capacity can be achieved through the measures to compensate for the ecological impacts. For example, the loss of a natural woodland shall be compensated by the replanting of native trees to form a woodland of a similar size where possible.

6.3.37 As for AVA, the qualitative AVA for the subject OZP amendments was conducted in the form of expert evaluation according to Housing, Planning & Lands Bureau and Environment, Transport & Works Bureau Technical Circular No. 1/06 on Air Ventilation Assessments. The use of AVA (Expert Evaluation) is considered sufficient for the zoning amendments and is in line with the approach adopted in other OZP amendments. Besides, HD will conduct quantitative AVA at the detailed building design stage to demonstrate that the wind performance of any future schemes will be no worse off than the current scheme in general and for scheme design optimisation. Based on the findings of the AVA(Expert Evaluation), mitigation measures including six local air paths with minimum width of 20m to 30m; reduction of building frontage towards major prevailing wind directions by suitable block disposition; and the BH of the podium at representation site E be kept below the grounds levels of Yar Chee Villas and Chi Fu Fa Yuen have been incorporated into the building design of the proposed housing development to alleviate the potential air ventilation impacts (**Drawing H-11**). Further mitigation measures including creating additional air path(s), increasing building permeability and greenery will be considered at the detailed stage to further enhance the ventilation performance with reference to the Sustainable Building Design Guidelines .

#### ***Cultural Heritage Aspects***

6.3.38 Regarding the representers' concern on the historic structures/buildings of the Old Dairy Farm, according to AMO, there are no identified sites of archaeological interest, declared or proposed monument identified within or close to the five representation sites. Among the remaining structures of the Old Dairy Farm in Pok Fu Lam graded by the Antiquities Advisory Board, three graded buildings/structures (one Grade 2 and two Grade 3) are located within the affected area that required heritage impact assessment, i.e. within 50m from the proposed works boundaries (**Plan H-19**). As advised by AMO, only assessment on one of the aforesaid Grade 3 historic structures which is located closer to the new access road to representation site E is necessary. According to CEDD feasibility study's initial assessment, no direct encroachment of works to the structure is anticipated. CEDD will follow the requirements in the Development Bureau Technical Circular (Works) No. 6/2009 to conduct heritage impact assessment for the concerned buildings/structures and implement the recommended mitigation measures if any.

#### ***Provision of Open Space and GIC Facilities (Annex VI)***

6.3.39 As explained in paragraph 6.3.9 above, the overall provision of existing and planned open space in the Southern District would be able to meet the requirements under HKPSG after rezoning of the representation sites. HA will provide sufficient local open space both at ground level and on podium of the proposed public housing developments at a ratio of 1m<sup>2</sup> per person in accordance with the HKPSG for the enjoyment of the residents. In view of the above, LCSD has confirmed that no

replacement site for the affected open space is required.

- 6.3.40 There is no shortfall of the major GIC facilities in the OZP area nor in the Southern District. HD will work with the concerned government departments to ensure the continuous provision of suitable facilities for the residents, including recreation, open space, community, welfare, education and retail facilities, throughout the redevelopment process and upon completion of the proposed housing developments. Additional GIC facilities, including those for the elderly and child, will be provided at the proposed public housing developments as requested by the Social Welfare Department. A primary school site will be provided in WFER to meet the future educational need of the community as required by the Education Bureau in accordance with HKPSG.
- 6.3.41 A preliminary retail study has been conducted to ensure the continuous provision of suitable retail facilities, including wet market. The existing facilities in WFE will also be reprovisioned as appropriate, and some of these facilities may need to be increased and upgraded to meet the population growth. Details of the facilities to be provided will be worked out at detailed design stage.
- 6.3.42 Furthermore, in accordance with the established administrative procedure, HD will prepare planning brief for the proposed public housing developments to specify the GIC facilities and the amount of open space to be provided. HD will also consult SDC on the project design of the proposed public housing developments in due course.

#### ***Public Consultation***

- 6.3.43 Some representers consider that there is no proper consultation on the proposed public housing project. It should be noted that apart from the statutory planning process, which is a form of public consultation, the Government has maintained a close liaison with the local communities including actively collecting and consolidating public opinions for refining the proposed housing development at the five representation sites. HA has published four issues of Information Leaflets since 2016 for distribution to SDC members, residential developments in the vicinity including Bel-Air and other stakeholders. HA and relevant government departments have also exchanged views with local communities, residents representatives and stakeholders through meetings with the concerned LegCo members, SDC members and the Estate Management Advisory Committee of WFE, as well as attending residents' forums. The Government will continue to engage and liaise closely with all the stakeholders throughout the development process of the proposed public housing developments.

#### ***Others***

- 6.3.44 Regarding **R4335**'s request for rezoning a site at the junction of Victoria Road and Cyberport Road from "G/IC" to "R(A)2" (**Plan H-20**), it should be noted that the site is not the subject of any amendment items



under the current draft OZP. Furthermore, the proposed development is subject to a section 16 planning application No. A/H10/66, which was firstly approved with conditions by MPC on 14.5.2004, with the last amendment application approved on 4.3.2011. A set of building plans was also approved by the Building Authority on 28.9.2011. However, it has not been constructed yet. As such, it is necessary to maintain the current “G/IC” zone so as to ensure the approval conditions of the planning application would be fulfilled under the established mechanism. There is no ground for the Board to consider this representation.

- 6.3.45 Regarding **R4336**’s request for rezoning the Ebenezer School and Home for Visually Impaired from “G/IC” to “CDA” (**Plan H-21**), the background of the concerned application No. Y/H10/5 has been provided in paragraph 8 of the MPC Paper No. 5/17. In gist, MPC on 15.4.2011 rejected the application No. Y/H10/5 to rezone the site from “G/IC” to “Residential (Group 7)”, but agreed that the site could be rezoned to “CDA” to ensure (i) the continuous provision of the concerned educational and social welfare service without interruption; and (ii) other technical issues are satisfactorily dealt with. The Board also requested that the proposed OZP amendment be submitted to the Board for agreement. On 25.8.2017, after considering that the applicant had not made any progress on the identification of a relocation site nor confirmed any relocation plan for the school since 2011, MPC agreed that the proposed amendment to the “G/IC” zone of the site would not be incorporated into the OZP. As the site is not the subject of any amendment items under the current draft OZP, there is no ground for the Board to consider this representation.

#### 6.4 Responses to Representers’ Proposals

*To retain the original respective “GB”, “O” and “G/IC” zonings of all the representation sites*

- 6.4.1 The responses as set out in paragraphs 6.3.2 to 6.3.12 above on the need for the five representation sites as the reception resources to facilitate WFER and the site suitability for residential use are relevant. Given that the provision of existing and planned open space and GIC facilities is sufficient to meet the HKPSG requirements as detailed in paragraphs 6.3.39 to 6.3.42 above, the representation sites are considered suitable for public housing developments, as well as the retention of the original zonings would have adverse implications on the redevelopment of WFE and the public housing land supply, the representers’ proposal is not supported.

*To rezone Amendment Item A as “G/IC” and “GB” for school and community use with maximum BH of 30m to 50m*

- 6.4.2 The responses as set out in paragraph 6.4.1 above are relevant. It should also be noted that a school site will be provided in WFER to meet the future educational need of the area and sufficient community facilities will be provided in the proposed public housing developments

to meet the need of the community. With respect to the proposed BH, responses as set out in paragraph 6.3.15 above on the overall BH concept and paragraphs 6.3.35 and 6.3.36 above on the overall visual impact of the proposed developments are relevant. Hence, the representers' proposal is not supported.

***To shift representation site E towards representation site D so as to develop the two sites together into a community with comprehensive supporting facilities***

6.4.3 The responses as set out in paragraph 6.3.11 above on the "GB" review are relevant. The selection of representation sites D and E has already taken into account the findings of CEDD's feasibility study, including the site history, topography, ecological and landscape values, and other environmental concerns. Representation sites D and E are acceptable from land use and various technical aspects for the proposed public housing developments. However, the land to the further southeast of representation site D is subject to various site constraints, such as very steep slope, partly underneath or too close to the pylon/overhead transmission line, and close to Town Gas Aberdeen Depot at Tin Wan Praya Road, which stores dangerous goods. All these will limit the suitability of the area for housing development. Moreover, the area to the northeast of representation site D is of a higher ecological value, including a semi-natural stream course, some species of conservation importance and an existing hiking trail, and hence, is also not suitable for housing development. As such, the representers' proposal is not supported.

***To add the words "to cater for the population growth in the district" into paragraph 8.3 of ES of the OZP regarding the SIL(W)***

6.4.4 The original wording of the concerned paragraph of ES<sup>8</sup> has carried similar meaning that the SIL(W) will cater for the future transport demand. There is no need to change the wordings of the ES at this stage. As the proposed SIL(W) is still at a conceptual stage, appropriate revisions to the ES regarding SIL(W) will be incorporated when more details of SIL(W) are available in due course.

## **6.5 Responses to Grounds and Proposals of Comments**

6.5.1 The grounds of comments are largely similar to those raised in the representations. The responses to the representations in paragraphs 6.3 and 6.4 above are relevant. The major grounds of comments and responses are at **Annex V**.

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<sup>8</sup> The current wording of paragraph 8.3 of ES is:

*"The South Island Line (West) (SIL(W)) is proposed under the Railway Development Strategy 2014 to serve the western and southern parts of the Hong Kong Island, extending the railway coverage to Aberdeen, Wah Fu, Cyberport and Pok Fu Lam. The implementation of SIL(W) is subject to the actual development/redevelopment programme of the public housing near Wah Fu area as well as the build-up of transport demand."*

## **7. Departmental Consultation**

7.1 The following government bureaux/departments have been consulted and their comments have been incorporated in the above paragraphs, where appropriate:

- (a) Secretary for Development
- (b) Secretary for Education
- (c) Director of Housing
- (d) Commissioner of Transport
- (e) Chief Highway Engineer/Hong Kong, HyD
- (f) Director of Environmental Protection
- (g) Director of Food and Environmental Hygiene
- (h) Director of Social Welfare
- (i) Director of Agriculture, Fisheries and Conservation
- (j) Director of Leisure and Cultural Services
- (k) Director of Architectural Services
- (l) Director of Health
- (m) Commissioner of Police
- (n) Chief Building Surveyor/HKW, Buildings Department
- (o) District Lands Officer/Hong Kong West & South, Lands Department
- (p) Project Manager (HKI&I), CEDD
- (q) Chief Engineer/Special Duties (Works), CEDD
- (r) Chief Engineer/Railway Development, HyD
- (s) Chief Engineer/Hong Kong & Islands, Drainage Services Department
- (t) Chief Engineer/Construction, Water Supplies Department
- (u) AMO, LCSD
- (v) District Officer (Southern), Home Affairs Department
- (w) CTP/UD&L, PlanD

## **8. Planning Department's Views**

8.1 The supportive views of **R1** to **R154**, **R156** to **R1258 (part)** and **R4337** are noted.

8.2 Based on the assessment in paragraph 6 above, PlanD does not support **R1258 (part)**, **R1259** to **R2693** and **R2695** to **R4336** and considers that the Plan should not be amended to meet the representations for the following reasons:

- (a) the Government has adopted a multi-pronged strategy to increase land supply in the short-, medium- and long-term. Various land use reviews have been conducted, including reviews on government land that are currently vacant, under STT or different short-term, GIC and other government uses, as well as “GB” sites. The five representation sites are identified as potential housing sites through these reviews. As announced in the 2014 Policy Address, the representation sites together with WFER will provide a total of about 11,900 additional public housing units as allowed under the partial uplifting of PFLM. The representation sites are also considered suitable to serve as the major reception resources to expedite WFER, given their proximity to WFE (**R1258(part)**, **R1259** to **R1261**, **R1263**, **R1264**, **R1268**, **R1269**, **R1271**, **R1272**, **R1274**, **R1278**,

**R1280 to R1357, R1359 to R1365, R1367 to R1375, R1377 to R1279, R1381 to R1388, R1390 to R1398, R1400 to R1402, R1404 to R1414, R1416 to R1420, R1422 to R1425, R1427 to R1440, R1442, R1443, R1445 to R1455, R1457 to R1462, R1464 to R1471, R1473, R1475, R1477, R1478, R1481 to R1491, R1493, R1495 to R1501, R1503 to R1514, R1515, R1517 to R1519, R1521 to R1540, R1543 to R1545, R1548, R1549, R1551 to R1561, R1563 to R1566, R1570, R1571, R1573 to R1581, R1583 to R1586, R1588, R1589, R1591 to R1596, R1599 to R1606, R1608 to R1621, R1623 to R1631, R1633, R1634, R1636, R1638 to R1644, R1646 to R1659, R1661 to R1674, R1676, R1677, R1679 to R1682, R1684, R1685, R1687 to R1694, R1695, R1697, R1699, R1700, R1702 to R1713, R1715 to R1718, R1721 to R1800, R1802, R1803, R1808, R1868, R1887, R1899, R1923, R1940, R1950, R1953, R2010, R2011, R2014 to R2036, R2041 to R2236, R2238 to R2521, R2547 to R2566, R2568 to R2668, R2670 to R2693, R2695 to R2984, R2986 to R4279, R4281 to R4330 and R4333);**

- (b) based on the findings of the CEDD's feasibility study, the proposed public housing developments at the representation sites are technically feasible with no insurmountable technical problem in terms of traffic, ecology, landscape, environment, visual, air ventilation, cultural heritage and infrastructure. Relevant design measures, road improvement works and mitigation measures have been proposed to minimise the possible impacts of the proposed housing developments (**R1260 to R1264, R1268, R1269, R1271, R1272, R1274, R1275, R1278, R1280, R1282 to R1312, R1317 to R1322, R1324 to R1402, R1404 to R1411, R1414 to R1419, R1421 to R1451, R1453 to R1468, R1470 to R1513, R1515 to R1535, R1537 to R1543, R1545 to R1674, R1676 to R1680, R1682 to R1697, R1699, R1700, R1702 to R1718, R1721, R1722, R1724 to R1784, R1786 to R1800, R1802 to R2036, R2041 to R2513, R2516 to R2558, R2562 to R2693, R2695 to R2895, R2898, R2984, R2988 to R4276, R4278, R4279, R4333 and R4334);**
- (c) the development intensity and BH of the proposed public housing developments are considered appropriate. Any reduction in the size and/or development intensity of the sites would result in a loss of public housing production and delay of WFER (**R1262, R1264, R1268, R1272, R1278, R1280, R1281, R1292, R1293, R1296, R1310 to R1312, R1315, R1317 to R1322, R1324 to R1357, R1359 to R1365, R1368 to R1375, R1377 to R1279, R1358, R1381 to R1388, R1390 to R1397, R1400 to R1402, R1404 to R1408, R1410, R1413, R1416 to R1420, R1422 to R1425, R1427 to R1439, R1442, R1443, R1446 to R1455, R1457 to R1462, R1464 to R1473, R1477, R1478, R1481 to R1491, R1493, R1496, R1497, R1499 to R1501, R1503 to R1514, R1519, R1522 to R1540, R1543, R1544, R1548, R1549, R1551, R1552, R1555 to R1561, R1563 to R1566, R1570, R1571, R1573 to R1581, R1583 to R1586, R1588 to R1594, R1596, R1598, R1601 to R1606, R1610 to R1621, R1623, R1625 to R1631, R1633, R1634, R1636, R1639 to R1659, R1661 to R1672, R1674, R1676, R1677, R1680, R1682, R1685, R1687 to R1694, R1697, R1702, R1704 to R1713, R1716 to R1718, R1721, R1722, R1724 to R1786, R1788, R1790 to R1800, R1802 to R2013, R2237, R2514 to**

**R2516, R2518, R2519, R2522 to R2557, R2565, R2566, R2619, R2860, R2865, R2880, R2883, R2884, R2887, R2888, R3005, R4050, R4079, R4081, R4240, R4241, R4275, R4277, R4281 to R4330 and R4334);**

- (d) HD and CEDD will work out the detailed design of the proposed public housing developments including traffic improvement measures and other mitigation measures in consultation with relevant government departments and stakeholders, including SDC, at the detailed design stage. Detailed development parameters and requirements of the proposed public housing developments will also be set out in the Planning Brief to be prepared by HD (**R1258(part), R1260 to R1264, R1268, R1269, R1271, R1272, R1274, R1278, R1280 to R1315, R1317 to R1402, R1404 to R1674, R1676 to R1697, R1699, R1700, R1702 to R1718, R1721 to R1800, R1802 to R2036, R2041 to R2693, R2695 to R2984, R2986, R2988 to R4279, R4333 and R4334);**
- (e) sufficient local open space, GIC and public car parking facilities will be provided in the proposed public housing developments to serve the local residents and the community. There is also no shortfall in the provision of open space and major GIC facilities for both the planning area and the Southern District. No replacement of the affected “O” sites is required (**R1264, R1278, R1294, R1295, R1487, R1538, R1579, R1609, R1782, R1787, R1802, R1805, R1868, R1887, R1923, R1940, R1950, R1953, R2010, R2014 to R2036, R2041 to R2236, R2238 to R2513, R2520, R2521, R2547 to R2558, R2564, R4077, R4133, R4149, R4154 and R4181);**
- (f) the taking forward of the SIL(W) is subject to the actual programme for the development and redevelopment of public housing in the Wah Fu area as well as the build-up of transport demand. In accordance with the established procedures and prior to the finalisation of SIL(W) proposal, the Government will consult the public on the detailed alignment, locations of stations, mode of implementation, cost estimate, mode of financing and actual implementation timetable, etc. (**R1261, R1262, R1278, R1280, R1282 to R1293, R1296 to R1309, R1319 to R1322, R1324 to R1375, R1377, R1381 to R1384, R1391 to R1398, R1400 to R1409, R1416 to R1420, R1422, R1424, R1425, R1427 to R1440, R1442 to R1446, R1448 to R1455, R1457, R1458, R1460 to R1462, R1465 to R1469, R1473, R1475 to R1478, R1481 to R1483, R1486, R1488 to R1491, R1493, R1495 to R1501, R1504 to R1506, R1508, R1510 to R1512, R1515, R1517, R1518, R1521, R1522, R1526 to R1532, R1534 to R1535, R1537 to R1540, R1543 to R1545, R1548, R1549, R1551 to R1561, R1563, R1565, R1570, R1571, R1573 to R1581, R1583, R1584, R1586, R1587, R1589 to R1594, R1596, R1599, R1603 to R1606, R1611 to R1616, R1618, R1620, R1621, R1623, R1626, R1628 to R1631, R1633, R1634, R1636, R1639, R1641 to R1644, R1646 to R1653, R1655, R1657 to R1659, R1661 to R1665, R1668 to R1672, R1674, R1676, R1677, R1679 to R1682, R1684, R1685, R1687, R1688, R1690 to R1692, R1694, R1699, R1700, R1702, R1703, R1705, R1707 to R1713, R1715 to R1718, R1721, R1722, R1724 to R1726, R1731 to R1741, R1743 to R1759, R1761, R1765 to R1770, R1772 to R1776, R1778 to R1780, R1783, R1786,**

**R1803 to R2013, R2237, R2514, R2515, R2522 to R2557, R2562 to R2565, R2569, R2864, R2984, R2985 and R4170);**

- (g) the statutory and administrative procedures in consulting the public on the zoning amendments have been duly followed. The exhibition of the OZP for public inspection and the provisions for submission of representations and comments form part of the statutory consultation process under the Ordinance (**R1294, R1295, R1868, R1887, R1899, R1923, R1940, R1950, R1953, R2010, R2014 to R2036, R2041 to R2236, R2238 to R2513, R2520, R2521, R2547 to R2558, R2858, R2894, R2906, R4076, R4100, R4127, R4177, R4180 and R4181);**
- (h) there is no strong justification for supporting the proposals that would have adverse implications on the public housing land supply and redevelopment of WFE or of which their technical feasibilities have yet to be demonstrated (**R1280, R1283 to R1291, R1296 to R1306, R1308, R1309, R1313 to R1315, R1319 to R1365, R1368 to R1375, R1377 to R1379, R1381 to R1388, R1391 to R1397, R1400 to R1402, R1404 to R1408, R1410, R1412, R1413, R1414, R1416 to R1420, R1422, R1423 to R1425, R1427 to R1439, R1442, R1443, R1446 to R1455, R1457 to R1462, R1464 to R1471, R1473, R1477, R1478, R1481 to R1491, R1496, R1497, R1499 to R1501, R1503 to R1514, R1519, R1522 to R1540, R1543 to R1545, R1548, R1549, R1551 to R1553, R1555 to R1561, R1563, R1564, R1566, R1570, R1571, R1573 to R1581, R1583 to R1586, R1588, R1589, R1591 to R1596, R1599, R1601 to R1606, R1608 to R1621, R1623, R1625 to R1631, R1633, R1634, R1636, R1638 to R1644, R1646 to R1659, R1661 to R1672, R1674 to R1677, R1680, R1682, R1685, R1687 to R1689, R1691 to R1694, R1697, R1702, R1704, R1705, R1707 to R1713, R1716 to R1718, R1721 to R1759, R1761 to R1786, R2559, R2560 to R2563, R2565, R2566, R2569, R2988, R2990, R4050 to R4052, R4055, R4069, R4131, R4171, R4201, R4281 to R4330 and R4333);**
- (i) relevant revisions to paragraph 8.3 of the ES would be made when more details of the SIL(W) are available in due course (**R11, R19, R24, R28, R31, R53, R62, R68, R74, R75, R80, R88, R92, R111, R123, R128, R148, R150, R151, R160, R176, R206, R231, R247, R263, R268, R281, R292, R317, R319, R320, R329, R399 to R1245, R1248 to R1257 and R4337);** and
- (j) the site concerned under the representation is not the subject of any amendment items under the current draft OZP. There is no ground for the Board to consider the representer's proposal (**R4335 and R4336).**

## **9. Decision Sought**

The Board is invited to give consideration to the representations and comments and decide whether to propose/not to propose any amendment to the Plan to meet/partially meet the representations.

**Attachments**

<b>Annex I</b>	Draft Pok Fu Lam OZP No. S/H10/16 (reduced size)
<b>Annex II</b>	Schedule of Amendments to the Approved Pok Fu Lam No. S/H10/15
<b>Annex III</b>	Major Development Parameters of the Proposed Public Housing Developments
<b>Annex IV</b>	Extracts of Minutes of SDC DDHC Meeting on 31.7.2017
<b>Annex V</b>	Summary of Representations and Comments and Responses
<b>Annex V(a)</b>	Responses to representers' suggestions of alternative replacement sites for public housing developments
<b>Annex V(b)</b>	Responses to comments on TIA
<b>Annex VI</b>	Provision of Open Space and Major GIC Facilities in Pok Fu Lam Planning Area
<b>Annex VII</b>	CD-Rom of Representations and Comments (for TPB Members only)
<b>Drawing H-1</b>	Five Government Sites in Pok Fu Lam South and Wah Fu Estate as announced in the 2014 Policy Address
<b>Drawing H-2</b>	Proposed Development Concept Plan (Revised Development Boundaries and Reduced Site Area)
<b>Drawing H-3</b>	Preliminary Conceptual Scheme of the South Island Line (West) under the Railway Development Strategy 2014
<b>Drawing H-4</b>	Preliminary Site Layout (Revised Development Boundaries and Reduced Site Area)
<b>Drawing H-5</b>	Stepped Building Height Concept (Photomontage)
<b>Drawing H-6</b>	Proposed Road Improvement Works at Pok Fu Lam Road/Victoria Road Junction
<b>Drawing H-7</b>	Proposed Pedestrian and Public Transport Facilities
<b>Drawing H-8</b>	Records of Species of Conservation Importance
<b>Drawing H-9</b>	Locations of Proposed Woodland Compensation Areas
<b>Drawing H-9a &amp; 9b</b>	Site Photos of the Proposed Woodland Compensation Areas extracted from CEDD's Feasibility Study
<b>Drawing H-10</b>	Locations of Watercourses and Proposed Green Channel
<b>Drawing H-11</b>	Local Air Paths Identified within the Proposed Public Housing Developments
<b>Plan H-1</b>	Location Plan
<b>Plans H-2 to 4</b>	Site Plan, Aerial Photo and Site Photos of Amendment Items A and B
<b>Plan H-5</b>	Site Photos of Amendment Item A

<b>Plan H-6</b>	Site Photos of Amendment Item B
<b>Plans H-7 to 9</b>	Site Plan, Aerial Photo and Site Photos of Amendment Item C
<b>Plans H-10 to 12b</b>	Site Plan, Aerial Photo and Site Photos of Amendment Item D
<b>Plans H-13 to 16</b>	Site Plan, Aerial Photo and Site Photos of Amendment Item E
<b>Plan H-17</b>	Stepped Building Height Concept
<b>Plan H-18</b>	Concept Plan of Pedestrian Connectivity
<b>Plan H-19</b>	Historic Structures of the Old Dairy Farm
<b>Plan H-20</b>	Location of <b>R4335</b>
<b>Plan H-21</b>	Location of <b>R4336</b>
<b>Plans H-22a &amp; 22b</b>	Representers' Proposed Alternative Replacement Sites

**PLANNING DEPARTMENT**  
**MAY 2018**