

**CONSIDERATION OF REPRESENTATIONS AND COMMENTS
IN RESPECT OF THE
DRAFT LAU FAU SHAN & TSIM BEI TSUI OUTLINE ZONING PLAN (OZP) NO. S/YL-LFS/8,
DRAFT PING SHAN OZP NO. S/YL-PS/17,
DRAFT TIN SHUI WAI OZP NO. S/TSW/13,
DRAFT LAM TEI AND YICK YUEN OZP NO. S/TM-LTTY/9 AND
DRAFT HA TSUEN FRINGE OZP NO. S/YL-HTF/11**

OZP	Subject of Representations	Representers	Commenters
Draft Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/8 (LFS OZP)	<u>Oppose</u> all amendments	Total : 2 <u>Individual (1)</u> R1	Total : 1¹ <u>Support R2</u> C3 : 土地正義聯盟
	<u>Provide views</u> on the need to retain the agricultural land; preservation of flight corridor of San Sang San Tsuen egret and concern on the estimation of the employment figures and capacity of the West Rail	<u>Green / Concern Group (1)</u> R2: The Conservancy Association	
Draft Ping Shan OZP No. S/YL-PS/17 (PS OZP)	<u>Oppose</u> all amendments	Total : 2 <u>Individual (1)</u> R1	Total : 3 <u>Support R2 (1)</u> C1 : 土地正義聯盟 <u>Comments do not specify the related representation (2)</u> C2 and C3 : Village Representatives (VRs) of Ping Shan Heung and Fung Ka Wai
	Refer to R2 of LFS OZP	<u>Green/Concern Group (1)</u> R2: The Conservancy Association	
Draft Tin Shui Wai OZP No. S/TSW/13 (TSW OZP)	<u>Oppose</u> all amendments	Total : 2 <u>Individual (1)</u> R1	Total : 1 <u>Support R2</u> C1 : 土地正義聯盟
	Refer to R2 of LFS OZP	<u>Green/Concern Group (1)</u> R2: The Conservancy Association	

¹ Three comments (**C1, C2 and C4** (Ping Shan Rural Committee) of **LFS OZP**) were considered invalid under section 6A(3)(b) of the Town Planning Ordinance by the Town Planning Board on 1.12.2017.

OZP	Subject of Representations	Representers	Commenters
Draft Lam Tei and Yick Yuen OZP No. S/TM-LTYYY/9 (LTYYY OZP)	<u>Oppose</u> all amendments	Total : 5 <u>Individual</u> (1) R1	Total : 4 <u>Support R5</u> (2) C1: 土地正義聯盟 C2: Mr. To Sheck Yuen (Tuen Mun District Council Member) <u>Comments do not specify the related representation</u> (2) C3: Tuen Mun Rural Committee C4: VR of Shun Fung Wai
	Refer to R2 of LFS OZP	<u>Green / Concern Group</u> (1) R2: The Conservancy Association	
	<u>Oppose</u> the OZP and request to properly reprovise Yick Yuen Tsuen and preserve permanent and temporary houses, earth god and shrine in Shun Fung Wai and express views on construction of overhead high voltage power lines and light rail transit (LRT) tracks	<u>Rural Committee / District Council member</u> (2) R3: Tuen Mun Rural Committee (TMRC) R4: Mr. To Skeck Yuen (Tuen Mun District Council (TMDC) member)	
	<u>Provide</u> views on reprovise of Yick Yuen Tsuen, preservation of Shun Fung Wai and construction of overhead high voltage power lines and LRT tracks	<u>Heung Yee Kuk</u> (1) R5: Heung Yee Kuk (HYK)	
Draft Ha Tsuen Fringe OZP No. S/YL-HTF/11 (HTF OZP)	<u>Oppose</u> all amendments	Total : 3 <u>Individual</u> (1) R1	Total : 1 <u>Support R2</u> C1: 土地正義聯盟
	Refer to R2 of LFS OZP	<u>Green/Concern Group</u> (2) R2: The Conservancy Association	
	<u>Oppose</u> the lack of social, economic and environmental impact analyses in the preparation of the Hung Shui Kiu and Ha Tsuen OZP	R3: Designing Hong Kong Limited	

1. Introduction

- 1.1 On 26.5.2017, amendments to the approved Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/7, approved Ping Shan OZP No. S/YL-PS/16, approved Tin Shui Wai OZP No. S/TSW/12, approved Lam Tei and Yick Yuen OZP No. S/TM-LTYYY/8 and approved Ha Tsuen OZP No. S/YL-HT/10 were exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). Broadly, the amendments are mainly to excise a major portion of the approved Ha Tsuen OZP (about 423 ha), small pieces of land of the approved Lau Fau Shan & Tsim Bei Tsui OZP (about 1 ha), the western part of the approved Ping Shan OZP (about 202 ha), the western edge of the approved Tin Shui Wai OZP (about 24 ha), and the northern part of the approved

Lam Tei and Yick Yuen OZP (about 57 ha) for incorporation into the draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1 (HSK OZP); and the renaming of the Ha Tsuen OZP to Ha Tsuen Fringe OZP (**Plan H-1**).

- 1.2 From 26.5.2017 to 26.7.2017, the five draft OZPs were published for representations for 2 months. On 25.8.2017, the representations were published for public comments for 3 weeks. The number of valid representations and comments are tabulated below.

Draft OZP	No. of Representations received (14)	No. of Comments received (10)
Draft Lau Fau Shan & Tsim Bei Tsui OZP No. S/YL-LFS/8	2 (R1-R2 of LFS OZP)	1 ² (C3 of LFS OZP)
Draft Ping Shan OZP No. S/YL-PS/17	2 (R1-R2 of PS OZP)	3 (C1-C3 of PS OZP)
Draft Tin Shui Wai OZP No. S/TSW/13	2 (R1-R2 of TSW OZP)	1 (C1 of TSW OZP)
Draft Lam Tei and Yick Yuen OZP No. S/TM-LTY/9	5 (R1-R5 of LTY OZP)	4 (C1-C4 of LTY OZP)
Draft Ha Tsuen Fringe OZP No. S/YL-HTF/11	3 (R1-R3 of HTF OZP)	1 (C1 of HTF OZP)

- 1.3 On 1.12.2017, the Town Planning Board (the Board) agreed to consider the representations and comment of the five OZPs collectively in one group. The representations to the five OZPs (**R1-R2 of LFS OZP, R1-R2 of PS OZP, R1-R2 of TSW OZP, R1-R5 of LTY OZP, R1-R3 of HTF OZP**) and the comments (**C3 of LFS OZP, C1-C3 of PS OZP, C1 of TSW OZP, C1-C4 of LTY OZP and C1 of HTF OZP**) are mainly related to opposition to all amendments, protection of San Sang San Tsuen egeetry, preservation of the permanent and temporary houses, earth god and shrine, opposition of overhead high voltage power lines, construction of elevated LRT tracks, and expansion of “Village Type Development” (“V”) in Ping Shan Heung.
- 1.4 Since the subject of representations and comments of these five draft OZPs are of similar nature, this paper is to provide the Board with information for the consideration of the 14 representations and 10 comments of the five draft OZPs collectively. A summary of the representations and comments is at **Annex III**.
- 1.5 The representers and commenters have been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

2. The Representations

Subject of Representations (Plans H-2 and H-3)

- 2.1 There are a total of 14 representations received for these five draft OZPs and all of the representations received either oppose or provide comments on the OZPs. They are submitted by TMRC, TMDC member, HYK, the Conservancy Association, Designing Hong Kong Limited and an individual.

² Three comments (**C1, C2 and C4** (Ping Shan Rural Committee) of **LFS OZP**) were considered invalid under section 6A(3)(b) of the Town Planning Ordinance by the Town Planning Board on 1.12.2017.

- 2.2 The submissions from the representers of the corresponding OZPs are attached at **Annex Va**. The major grounds of representations and representers' proposals are summarised in paragraphs 2.3 to 2.6 below.

Major Grounds and Proposals of Representations

2.3 **A private individual (R1 of LFS, PS, TSW, LTYT and HTF OZPs)**

The individual representer mentions that the consultant of Hung Shui Kiu New Development Area Planning and Engineering Study received the Hong Kong Institute of Planners award, which enables it to gain more government consultancy contracts. The representer states that it has reported the case to the Independent Commission Against Corruption (ICAC) and proposes that prior to the outcome of such investigation, the Board should stop processing the OZPs immediately.

2.4 **The Conservancy Association (R2 of LFS, PS, TSW, LTYT and HTF OZPs)**

The representer provides views on the need to retain agricultural land between San Sang Tsuen and Tin Sam Tsuen for residential developments, emphasises the need to preserve an unobstructed flight corridor for the ardeids of the San Sang San Tsuen egret and proposes to impose planning controls, such as further reduction in building height and designation of non-building area, on land in the vicinity of the San Sang Sun Tsuen egret (Plan H-4). Also, the representer has concern on relocation of brownfield sites as they would damage other rural area, and proposes to meet the demand for open storage sites before implementing the residential developments. Furthermore, the representer has query on insufficient/inaccurate data of the consultancy report, in particular on employment and cross-district commuters of the New Development Area, and requests that information related to the types and mix of jobs from the new employment opportunities and the ratio of local employment be disclosed.

2.5 **TMRC, Mr. To Shek Yuen (TMDC Member) and HYK (R3 - R5 of LTYT OZP)**

The representers propose to extend the "Village Type Development (1)" ("V(1)") zone to cover the adjacent "Government, Institution or Community" ("G/IC") area for reprovisioning of the permanent and temporary housing of Yick Yuen Tsuen; indicate the specific use of the "G/IC" sites in the Hung Shui Kiu New Development Area (HSK NDA); construct underground waste disposal tunnel from HSK NDA to the Northwest New Territories (NWNT) Refuse Transfer Station; convert the at-grade LRT to an elevated rail system and the overhead high voltage power lines and transmission tower to an underground transmission system; preserve/reprovision Yick Yuen Tsuen village office, 'pai lau' and pavilion; preserve earth god and shrine in Shun Fung Wai and set up local rehousing area; and implement the OZP at the same time instead of separating into phases (Plan H-5).

2.6 **Designing Hong Kong Limited (R3 of HTF OZP)**

The representer opposes the lack of social, economic and environmental impact analyses in the preparation of HSK OZP. The representer also proposes to include Ngau Hom Shek, Sha Kong Tsuen, Hang Hau Tsuen and Deep Bay Grove in the development plans for HSK, and review the land uses of the area as this area comprises coastal protection area, agricultural land and green belt along the Deep Bay Road; and to impose stricter zoning, and reduction of permitted uses to safeguard the agricultural land and

conservation of the area, noting that the brownfield sites might continue to expand in this area (**Plan H-6**).

3. **Comments on Representations**

- 3.1 All 10 comments received (**Annex Vb**) are submitted by 土地正義聯盟, VRs of Ping Shan Heung and Fung Ka Wai, VR of Shun Fung Wai, TMDC member and TMRC. All of them oppose/provide comments on the amendments of OZPs in general. The major grounds and proposals of the comments are either the same or similar to those of the representations and are summarised below:
- (a) **C3 of LFS OZP** (土地正義聯盟) supports **R2 of LFS OZP**. It mainly objects to the rezoning of agricultural land around San Sun Tsuen and Tin Sum Tsuen for residential development and opt to develop brownfield. The commenter also submitted similar comments to the other four OZPs (**C1 of PS OZP, C1 of TSW OZP, C1 of LTY Y OZP and C1 of HTF OZP**).
 - (b) **C2 and C3 of PS OZP** (VRs of Ping Shan Heung and Fung Ka Wai) do not indicate the related representations. However, they express the need to expand “V” zone of Hung Uk Tsuen and Shek Po Tsuen, and concern on the road alignment and land use proposals in Hung Uk Tsuen.
 - (c) **C2 of LTY Y OZP** (TMDC member) supports **R5 of LTY Y OZP**; **C3** (TMRC) and **C4** (VR of Shun Fung Wai) of **LTY Y OZP** do not indicate the related representations. They mainly comment on the need to preserve the permanent and temporary houses, earth god and shrine in Yick Yuen Tsuen and Shun Fung Wai.

4. **Background**

Excision of the Planning Scheme Areas from Respective OZPs (**Plan H-1**)

- 4.1 The planning scheme boundaries of the HSK OZP would cover parts of the land falling within the five previous OZPs, namely LFS, PS, TSW, LTY Y and Ha Tsuen (renamed as HTF) OZPs. The relevant areas have been excised from the respective OZPs for incorporation into the new HSK OZP to reflect the land uses of the NDA. The planning scheme boundaries of these five OZPs are revised accordingly.

Other amendments to the five OZPs (**Annexes IIa to IIe**)

- 4.2 Other amendments to the five OZPs include :
- (a) ‘Ha Tsuen OZP’ is renamed as ‘Ha Tsuen Fringe OZP’ to reflect the geographical location of the planning scheme area as a result of the excision of the major portion of area from the original Ha Tsuen OZP for incorporation into HSK OZP (**Plan H-1**).
 - (b) rezoning of a piece of land (about 0.64 ha) to the north-west of Fung Kong Tsuen, mainly occupied by shrubs and access tracks leading to the adjacent warehouses, open storages and temporary structures, from “Comprehensive Development Area” (“CDA”) to “Residential (Group D)” (“R(D)”) on the Ha Tsuen Fringe OZP to

rationalise the zoning boundary after excising part of the planning scheme area (**Annex Ie**).

- (c) inclusion of an area zoned “Conservation Area” (about 42 ha) in Ha Tsuen Fringe OZP. The area is excised from the western-most part of previous Ping Shan OZP, which is mainly the existing hilly areas of Yuen Tau Shan (**Annex Ie**).
- (d) other consequential and technical amendments to the Notes of the five OZPs arising from the excision of parts of the planning scheme areas (**Annexes Ia to Ie and IIa to IIe**).

5. **Public Consultation**

- 5.1 Ping Shan Rural Committee (PSRC), Ha Tsuen Rural Committee (HTRC), Yuen Long District Council (YLDC), Tuen Mun Rural Committee (TMRC), and Tuen Mun District Council (TMDC) were consulted on the draft OZP on 24.5.2017, 1.6.2017, 14.6.2017, 24.6.2017 and 4.7.2017 respectively.

Working Group on HSK NDA under YLDC

- 5.2 The Working Group on HSK NDA under YLDC considered that it was procedurally improper for PlanD to gazette the OZP without consulting the Working Group beforehand, and passed a motion objecting to the draft HSK OZP and the proposed amendments to the relevant OZPs, and requesting further consultation with YLDC before re-gazetting the OZPs. PlanD responded that public engagement had been carried out under HSK NDA Study. Before submitting the draft plan to the Board for consideration and gazetting, the district council had been consulted in the three stages of HSK NDA Study. The draft OZP was exhibited for public inspection for a period of two months in accordance with the provisions of the Ordinance. The exhibition of the OZP is a statutory consultation process under the Ordinance. The meeting minutes of the Working Group is in **Annex IVa**.

PSRC

- 5.3 Their major concerns/comments are summarised below :

- (a) They expressed the need for a 6-metre buffer zone as “non-building area” to minimise disturbances to the village environment in Kiu Tau Wai and Hung Uk Tsuen. The high-density residential developments near Kiu Tau Wai would have an impact to the village and there is a need to modify its density. The proposed hospital is too close to the residential development nearby.
- (b) The Government had not taken into account the indigenous villagers’ request to enlarge the “V” zones. The development rights of indigenous villagers should be respected, and disruption to village environment should be avoided.

HTRC

- 5.4 Their major concerns/comments are summarised below :

- (a) More compensation should be provided to the affected landowners for the

expansion of San Wai Sewage Treatment Plant (SWSTP). The local brownfield operators should be consulted on the Multi-storey Building (MSB). Given that 80% of the land covered by the OZP falls within the area of Ha Tsuen Heung, it is proposed to rename the “HSK and Ha Tsuen OZP” as “Ha Tsuen OZP”. Meanwhile, they request to relax the development potential of Sheung Pak Lai, Ha Pak Lai and Deep Bay for brownfield operation.

- (b) There is opposition to the deletion of Tin Ying Road as it would bring adverse traffic impact to the already congested road network. There is concern on the adverse air ventilation impact on Ha Tsuen area caused by the NDA development.

TMRC

5.5 Their major concerns/comments are summarised below:

- (a) There is request to properly relocate the Yick Yuen Tsuen and retain their village office, archway and pavilion of Yick Yuen Tsuen and to extend the “V(1)” zone to accommodate the village houses and temporary structures to be resumed in Yick Yuen Tsuen. There is a need to preserve the permanent and temporary houses, ‘fung shui’, the Earth god and shrine of Shun Fung Wai. The planning process for the NDA should be implemented at the same time.
- (b) It is proposed to elevate part of the LRT from Lam Tei LRT station to HSK LRT station; to build a refuse collection tunnel from HSK NDA to the NWNT Refuse Transfer Station; and to convert the 400kV overhead cables into underground cables.

TMDC

5.6 Their major concerns/comments are summarised below:

- (a) Various members expressed general support to the HSK NDA, but stated that the Government should provide adequate compensation to the affected residents/villagers. A member expressed particular concern on the clearance of Yick Yuen Tsuen and requested enlarging the village resite for its relocation.
- (b) The medical and health facilities, transport infrastructure, schools, and community facilities should be provided in tandem with the population intake. More information on the estimation of the proposed employment figures of the HSK NDA should be provided. The shopping street concept should be extended to other area so as to enhance vibrancy.
- (c) Traffic congestion was serious in the NWNT at present. It was doubted that the existing and proposed traffic infrastructures would be sufficient to cater for the population of the HSK NDA and Tuen Mun area. The current LRT in Tuen Mun new town should be extended to the HSK NDA and the proposed Environmentally Friendly Transport Services (EFTS) should be well integrated with the existing LRT. Some sections of LRT along Castle Peak Road should be elevated. The meeting minutes of the TMDC is at **Annex IVb**.

5.7 The general responses to PSRC, TMRC, HTRC, TMDC provided by Development Bureau, PlanD and Civil Engineering and Development Department are summarised below:

- (a) The Enhanced Conventional New Town Approach (ECNTA) would be adopted as the implementation mode for the HSK NDA. Under the ECNTA, the Government would resume and clear the private land planned for development. However, modification of lease, including in-situ land exchange applications meeting specified criteria and conditions will also be allowed.
- (b) Whilst the OZP provided a broad land use proposal, detailed urban design studies would be undertaken for the future Town Centre near the proposed HSK Station, the District Commercial Node near the existing TSW Station, and the riverside promenade near the existing TSW Main Channel, and detailed pedestrian linkage, connections and vibrancy, among others, would be taken into account in future in detailed design stages. Since the development of HSK NDA would take years for implementation, the provision of relevant infrastructures, GIC facilities and employment opportunities would be closely monitored and implemented, taking into account various changing circumstances;
- (c) One primary road, eight district distributors, four Public Transport Interchanges (PTIs) (including three proposed PTIs and an existing PTI) and an 8km-long EFTS together with pedestrian link and cycle tracks would be provided in the HSK NDA. Besides, a study on future development of EFTS together with its mode of operation was being undertaken and its interfaces with the existing LRT would be properly addressed in the study.

5.8 Subsequently, a TMDC member submitted a representation and a comment (**R4 and C2 of LTYO OZP**) during the exhibition periods. The representation and comment are incorporated in paragraphs 2 and 3 above.

6. Planning Considerations and Assessments

6.1 The amendments of the five OZPs are mainly adjustments of boundaries of the planning scheme areas arising from the formulation of draft HSK OZP No. S/HSK/1, except the rezoning of a residual area from “CDA” to “R(D)”³ as a result of the adjustment of planning scheme boundary; and the renaming of the ‘Ha Tsuen OZP’ to ‘Ha Tsuen Fringe OZP’.

Planning Scheme Areas of the five concerned OZPs (Annexes Ia to Ie)

- 6.2 The Planning Scheme Area of the draft LFS OZP No. S/YL-LFS/8 covers about 678 ha. It extends eastward from Lau Fau Shan along the Deep Bay coast to Shan Pui River. The southern boundary is demarcated by Sha Kong Wai, HSK NDA, TSW New Town, Ng Uk Tsuen and Yuen Long Industrial Estate while the north is bounded by Deep Bay.
- 6.3 The Planning Scheme Area of the draft PS OZP No. S/YL-PS/17 covers about 356 ha. It is bounded by the TSW New Town and HSK NDA in the west, Castle Peak Road in the south, Yuen Long New Town in the east and the fish ponds in Lau Fau Shan and Tsim

³ The rezoning of a residual area from “CDA” to “R(D)” is not subject to any representation/ comment.

Bei Tsui in the north.

- 6.4 The Planning Scheme Area of the draft TSW OZP No. S/TSW/13 covers about 407 ha. It is bounded by the Inner Deep Bay Site of Special Scientific Interest and Tin Tsz Road to the north-east and east, Mong Tseng Tsuen and Mong Tseng Wai to the north, Lau Fau Shan to the north-west, HSK NDA to the west and Sheung Cheung Wai to the south.
- 6.5 The Planning Scheme Area of the draft LTYO OZP No. S/TM-LTYO/9 covers 475 ha. It is bounded by HSK NDA and Yuen Tau Shan in the north, Tan Kwai Tsuen in the north-east, Tai Lam Country Park in the east and south-east, the Tsing Shan Firing Range in the west, Fu Tai Estate, Tsz Tin Tsuen and Po Tong Ha in the south.
- 6.6 The Planning Scheme Area of the draft HTF OZP No. S/YL-HTF/11 covers about 341.15 ha. It is bounded by HSK NDA and Kong Sham Western Highway in the east, Lau Fau Shan and the coast of Deep Bay in the north, Tsing Shan Firing Range in the west and Yuen Tau Shan in the south and south-west.

Responses to Grounds of Representations and Representers' Proposals

A private individual (R1 of LFS, PS, TSW, LTYO and HTF OZPs)

- 6.7 The representer opposes the five draft OZPs due to the investigation of the ICAC and proposes to stop processing the OZPs. This objection ground and proposal are related to HSK OZP. In fact, the representer also submitted the same representation to the draft HSK OZP No. S/HSK/1 (**R18 of HSK OZP**) during the plan exhibition period, which will be considered by the Board together with other representations under HSK OZP separately⁴.

The Conservancy Association (R2 of LFS, PS, TSW, LTYO and HTF OZPs)

- 6.8 The representer provides views on the five draft OZPs on the ground of protection of the flight corridor for the San Sang Sun Tsuen egret, concern on relocating the brownfield operations, estimation of employment figures and insufficient external transport of HSK NDA. The representer also proposes to impose planning controls to protect the egret and rural areas, and to disclose information on employment. The grounds and proposals are related to the land use proposals of HSK NDA which would be considered in the context of the HSK OZP. In fact, the representer also submitted the same representation to the draft HSK OZP No. S/HSK/1 (**R117 of HSK OZP**) during the plan exhibition period, which will be considered by the Board together with other representations under HSK OZP separately⁵.

TMRC, Mr. To Shek Yuen (TMDC Member) and HYK (R3 - R5 of LTYO OZP)

- 6.9 Regarding the representers' proposals to expand "V(1)" zone, indicate the specific use of "G/IC" sites, construct underground waste disposal tunnel, elevated rail system and underground electricity transmission system, concern on implementation programme, and preserve houses and features of Yick Yuen Tsuen and Shun Fung Wai, they are related to the land use proposals of HSK NDA which would be considered in the context

⁴ Responses to Representation **R18 of HSK OZP** and his proposals was incorporated in the separate TPB Paper No. 10378 for HSK OZP. The hearings of the representations on HSK OZP were on 30.1.2018, 1.2.2018 and 7.2.2018.

⁵ Responses to Representation **R117 of HSK OZP** and his proposals are incorporated in the separate TPB Paper No. 10378 for HSK OZP. The hearings of the representations on HSK OZP were on 30.1.2018, 1.2.2018 and 7.2.2018.

of the HSK OZP. The same representations/ proposals are also received for the draft HSK OZP No. S/HSK/1 (**R13, R32 and R33 of HSK OZP**) during the plan exhibition period, which will be considered by the Board together with other representations under HSK OZP separately⁶.

Designing Hong Kong Limited (R3 of HTF OZP)

- 6.10 The representer opposes the draft OZP on the ground of lack of social, economic and environmental impact analyses in the preparation of HSK OZP. The representer also proposes to include Ngau Hom Shek, Sha Kong Tsuen, Hang Hau Tsuen and Deep Bay Grove in HSK OZP, and impose stricter zoning, and reduction of permitted uses to safeguard the agricultural land and conservation of the area. The objection grounds and proposals are related to the land use proposals of HSK NDA and the coverage of HSK OZP which would be considered in the context of the HSK OZP. In fact, the representer also submitted the same representation to the draft HSK OZP No. S/HSK/1 (**R17 of HSK OZP**) during the plan exhibition period, which has been considered by the Board together with other representations under HSK OZP separately⁷.

Responses to Comments

- 6.11 Among 10 comments received, the major grounds and proposals of eight of the comments (**C3 of LFS OZP, C1 of PS OZP, C1 of TSW OZP, C1-C4 of LTYO OZP and C1 of HTF OZP**) are either the same or similar to those of the Representations. Responses in paragraphs 6.7 to 6.10 above are relevant.
- 6.12 The other two comments (**C2 and C3 of PS OZP**) propose to expand “V” zone of Hung Uk Tsuen and Shek Po Tsuen, and concern on the road alignment and land use proposals in Hung Uk Tsuen. They are related to the land use proposals which would be considered in the context of the HSK OZP. The same proposals are also received for the draft HSK OZP No. S/HSK/1 (**R13, R32 and R33 of HSK OZP**) during the plan exhibition period, which will be considered by the Board together with other representations under HSK OZP separately⁸.
- 6.13 A summary of the Representations, Comments and the corresponding PlanD’s Responses are at **Annex III**.

7. Consultation

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

- (a) Director of Agriculture, Fisheries and Conservation
- (b) Project Manager (New Territories West), Civil Engineering and Development Department

⁶ Responses to Representation **R13, R32 and R33 of HSK OZP** and his proposals are incorporated in the separate TPB Paper No. 10378 for HSK OZP. The hearings of the representations on HSK OZP were on 30.1.2018, 1.2.2018 and 7.2.2018.

⁷ Responses to Representation **R17 of HSK OZP** and his proposals are incorporated in the separate TPB Paper No. 10378 for HSK OZP. The hearings of the representations on HSK OZP were on 30.1.2018, 1.2.2018 and 7.2.2018.

⁸ Responses to Representation **R13, R32 and R33 of HSK OZP** and his proposals are incorporated in the separate TPB Paper No. 10378 for HSK OZP. The hearings of the representations on HSK OZP were on 30.1.2018, 1.2.2018 and 7.2.2018.

- (c) Chief Town Planner/Studies and Research, Planning Department
- (d) Chief Town Planner/Urban Design and Landscape, Planning Department
- (e) District Lands Officer/Tuen Mun, Lands Department
- (f) Commissioner of Police

7.2 The following Government departments have no comment on the representations and comments:

- (a) Secretary for Development
- (b) Secretary for Education
- (c) Secretary for Food and Health
- (d) Secretary for Home Affairs
- (e) Secretary for Innovation and Technology
- (f) Secretary for Transport and Housing
- (g) Commissioner for Transport
- (h) Commissioner for Tourism
- (i) Director of Architectural Services
- (j) Director of Electrical and Mechanical Services
- (k) Director of Environmental Protection
- (l) Director of Fire Services
- (m) Director of Food and Environmental Hygiene
- (n) Director of Health
- (o) Director of Housing
- (p) Director of Leisure and Cultural Services
- (q) Director of Social Welfare
- (r) Director-General of Trade and Industry
- (s) District Lands Officer/Tuen Mun, Lands Department
- (t) District Officer/Yuen Long
- (u) District Officer/Tuen Mun
- (v) District Lands Officer/Yuen Long, Lands Department
- (w) Chief Estate Surveyor/Acquisition, Lands Department
- (x) Head of the Geotechnical Engineering Office, Civil Engineering and Development Department
- (y) Chief Building Surveyor/New Territories West, Buildings Department
- (z) Chief Engineer/Mainland North, Drainage Services Department
- (aa) Chief Engineer/Drainage Projects, Drainage Services Department
- (bb) Chief Highway Engineer/New Territories West, Highways Department
- (cc) Chief Engineer/Railway Development, Highways Department
- (dd) Chief Engineer/Construction, Water Supplies Department
- (ee) Chief Town Planner/Central Enforcement and Prosecution, Planning Department
- (ff) Chief Judiciary Executive (Accommodation), Judiciary
- (gg) Government Property Administrator

8. **Planning Department's Views**

8.1 Based on the assessment in paragraph 6 above, PlanD does not support all Representations (**R1 - R2 of LFS OZP, R1 - R2 of PS OZP, R1 - R2 of TSW OZP, R1 - R5 of LTTY OZP and R1 - R3 of HTF OZP**), and considers that the draft OZPs should not be amended to meet the representations for the following reason:

All Representations are related to the Hung Shui Kiu New Development Area and

should be considered by the Board when considering the corresponding representations of the draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/1.

9. Decision Sought

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

10. Attachments

Annexes Ia to Ie	Draft Lau Fau Shan & Tsim Bei Tsui OZP No. S/YL-LFS/8, draft Ping Shan OZP No. S/YL-PS/17, draft Tin Shui Wai OZP No. S/TSW/13, draft Lam Tei and Yick Yuen OZP No. S/TM-LTY Y/9 and draft Ha Tsuen Fringe OZP S/YL-HTF/11(reduced size)
Annexes IIa to IIe	Schedules of Amendments of approved Lau Fau Shan & Tsim Bei Tsui OZP No. S/YL-LFS/7, approved Ping Shan OZP No. S/YL-PS/16, approved Tin Shui Wai OZP No. S/TSW/12, approved Lam Tei and Yick Yuen OZP No. S/TM-LTY Y/8 and approved Ha Tsuen OZP No. S/YL-HT/10
Annex III	Summary of Representations and Comments to LFS OZP, PS OZP, TSW OZP, LTY Y OZP and HTF OZP and PlanD's responses
Annex IVa	Extract of Minutes of Working Group on HSK NDA under Yuen Long District Council meeting on 14.6.2017 and the motion passed by the Working Group
Annex IVb	Extract of Minutes of Tuen Mun District Council meeting on 4.7.2017
Annexes Va and Vb	Submissions of all Representations and Comments of LFS OZP, PS OZP, TSW OZP, LTY Y OZP and HTF OZP
Plan H-1	Excision of the planning scheme areas of the respective OZPs
Plans H-2 to H-6	Location plans and aerial photos of representation sites of the respective OZPs

PLANNING DEPARTMENT
March 2018