

**Sai Kung and Islands District**

**Agenda Item 3**

Section 12A Application

[Open Meeting (Presentation and Question Sessions Only)]

Y/I-TCV/1                      Application for Amendment to the Approved Tung Chung Valley Outline Zoning Plan No. S/I-TCV/2, To rezone the application site from “Residential (Group C) 2” to “Residential (Group B)” and to amend the Notes of the zone applicable to the site, Various Lots in D.D. 1 Tung Chung and Adjoining Government Land, Tung Chung, Lantau Island  
  
(RNTPC Paper No. Y/I-TCV/1A)

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10.            The Secretary reported that the application site (the Site) was located in Tung Chung and the application was submitted by Coral Ching Limited, which was in affiliation with Sun Hung Kai Real Estate Agency Limited. AECOM Asia Company Limited (AECOM) was one of the consultants of the applicant. The following Members had declared interests on the item:

- |                    |   |
|--------------------|---|
| Mr Ryan M.K. Ip    | - owning properties in Tung Chung; and  |
| Mr Vincent K.Y. Ho | - his firm having current business dealings with Sun Hung Kai Properties Limited and AECOM. |

11.            As the properties owned by Mr Ryan M.K. Ip had no direct view of the Site, the Committee agreed that he could stay in the meeting. As the interest of Mr Vincent K.Y. Ho was direct, the Committee agreed that he should be invited to leave the meeting temporarily for the item.

[Mr Vincent K.Y Ho left the meeting temporarily at this point.]

Presentation and Question Sessions

12.            The following representatives from the Planning Department (PlanD) and the applicant’s representatives were invited to the meeting at this point:

**PlanD**

- Mr Walter W.N. Kwong - District Planning Officer/Sai Kung and Islands (DPO/SKIs)
- Ms Kirstie Y.L. Law - Senior Town Planner/Sai Kung and Islands (STP/SKIs)
- Mr Steve S.H. Cheung - Town Planner/Sai Kung and Islands

**Applicant's Representatives**

*Sun Hung Kai Properties Limited – In affiliation with the Applicant*

Mr Andy Mok

Mr K.K. Sun

*Llewelyn-Davies Hong Kong Limited*

Mr Dickson Hui

Ms Winnie Wu

Ms Samantha Chuang

*Ove Arup & Partners Hong Kong Limited*

Mr Franki Chiu

*AECOM*

Mr Willie Wan

Ms S.Y. Chu

*ESCM Company Limited*

Dr Michael Lau

*Ramboll Hong Kong Limited*

Mr Henry Ng

13. The Chairperson extended a welcome and explained the procedures of the meeting. He then invited PlanD's representatives to brief Members on the background of the application.

14. With the aid of a PowerPoint presentation, Ms Kirstie Y.L. Law, STP/SKIs, briefed Members on the background of the application, the proposed rezoning of the Site from “Residential (Group C) 2” (“R(C)2”) to “Residential (Group B)” (“R(B)”) to facilitate a residential development with commercial and government, institution and community (GIC) uses, departmental and public comments, and planning considerations and assessments as detailed in the Paper. PlanD had no in-principle objection to the application.

15. The Chairperson then invited the applicant’s representatives to elaborate on the application. With the aid of a PowerPoint presentation, Ms Winnie Wu, the applicant’s representative, made the following main points:

- (a) the Site was located in Tung Chung West, which was the extension of the Tung Chung New Town with one of the objectives to provide land for housing and other development needs. The planned extension of the existing Tung Chung Line with a new MTR Tung Chung West Station (TCW Station) was targeted for completion in 2029. Together with two public housing developments in Tung Chung Areas 33 and 42 and various infrastructural works such as road widening works and drainage works under implementation in the area, it was considered opportune to up-zone the Site with a view to optimising its development potential;
- (b) the Site was zoned “R(C)2” on the Tung Chung Valley Outline Zoning Plan (OZP) for residential development with a maximum plot ratio (PR) of 1 and a maximum building height (BH) of 20mPD. Given the close proximity of the Site to the planned MTR TCW Station (about 300m), the proposed development could capitalise on the enhanced accessibility and align with the Transit-Oriented Development concept by proposing a higher development intensity at the Site;
- (c) within the catchment area of the planned MTR TCW Station, there were existing public housing developments (PHDs) such as Yat Tung Estate and Mun Tung Estate with development intensities up to PR 6. There were also planned residential/commercial developments with development

intensities up to PR 3.5 or 3 respectively. In view of the high-density residential developments in the vicinity and taking into account the technical assessments conducted, the proposed development with domestic PR of 2.1 and non-domestic PR of 0.22 under the current scheme was considered appropriate and compatible with the surrounding developments;

- (d) the current rezoning proposal with a domestic PR of 2.1 and a BH of not more than 100mPD could boost housing supply through optimisation of scarce land resources. A total of 1,783 residential units would be provided;
- (e) the proposed stepped BH profile with height and density of buildings descending from south to north and from east to west (i.e. from the mountain side towards the waterfront and from the existing high-density PHDs towards Tung Chung Stream (TC Stream)) could achieve integration with the natural topography and existing built form of the area;
- (f) a 20m-wide building gap aligning with Yu Tung Road and a 15m-wide north-south building gap would be provided at the Site to improve air ventilation;
- (g) to minimise the potential impact on TC Stream to the west of the Site, a building setback of not less than 5m from the western site boundary would be provided. The disposition of the towers at the northwestern portion of the Site was also suitably orientated to avoid directly facing TC Stream;
- (h) supporting facilities with a total gross floor area of about 7,295m<sup>2</sup> would be provided at the Site facing Chung Mun Road, including retail facilities, a kindergarten and a privately-owned, managed and maintained public transport interchange (PTI) to provide public transport services for the residents of the proposed development and the community. To enhance the pedestrian environment, roadside planting area and a building setback of at least 5m were proposed along the retail frontage on Chung Mun Road;

- (i) the retail frontage proposed along Chung Mun Road facing Mun Tung Estate would help promote street vibrancy;
- (j) relevant government bureaux/departments (B/Ds) had no objection to or adverse comment on the rezoning application; and
- (k) based on the above considerations, the applicant proposed to rezone the Site from “R(C)2” to “R(B)” with a maximum total PR of 2.32 and a three-tier BH restriction of 50mPD, 80mPD and 100mPD in three sub-areas from north to south. The proposed maximum PR and three-tier BH were considered compatible with the surrounding developments.

16. As the presentations of PlanD’s representative and the applicant’s representative had been completed, the Chairperson invited questions from Members.

*Change in Planning Circumstances*

17. Noting that the applicant submitted a representation during the exhibition period of the draft OZP No. S/I-TCV/I (the draft OZP) proposing to rezone the Site to “R(C)1” with an increase in PR from 1 to 1.5, which was not upheld by the Town Planning Board (the Board) in 2016, a Member enquired whether there was a change in planning circumstances such that PlanD had no in-principle objection to the current rezoning application.

18. In response, Mr Walter W.N. Kwong, DPO/SKIs, with the aid of a PowerPoint slide, made the following main points:

- (a) the proposed land uses recommended under the Planning and Engineering Study of Tung Chung New Town Extension (P&E Study) had been reflected on the OZPs, including the planned MTR TCW Station and the residential developments in Tung Chung Valley (TCV) area where there were no substantial changes in planning circumstances, except intensification of development density of the proposed PHD in Tung Chung Area 42 approved by the Committee in 2023. The major changes in circumstances were that the land uses and infrastructures planned in the last decade had been

progressively implemented and completed in recent years; and

- (b) the Board did not uphold the applicant's representation in 2016 to rezone the Site from "R(C)2" to "R(C)1" with a PR of 1.5 mainly on the grounds that the proposed rezoning was not supported with concrete proposals and relevant technical assessments. As such, the representation could not demonstrate that the proposed rezoning would have no adverse impacts on planning, environmental, urban design and other technical aspects. On the contrary, the current rezoning application included a proposed scheme supported by various technical assessments. Relevant B/Ds consulted had no adverse comment on the current proposal. It was considered appropriate to tender no in-principle objection to the current rezoning application.

#### *Implementation of the Stepped BH Profile*

19. In response to a Member's enquiry on how to ensure that the stepped BH could be materialised, Mr Walter W.N. Kwong, DPO/SKIs, with the aid of a PowerPoint slide, said that should the Committee decide to agree/partially agree to the rezoning application, PlanD would take into account Members' comments and work out the appropriate amendments to the OZP, including suitable BH and other development controls on the OZP (e.g. the stepped BH restrictions of 50mPD, 80mPD and 100mPD as proposed in the current rezoning application), for the Committee's consideration prior to gazetting under section 5 of the Town Planning Ordinance (the Ordinance).

#### *Interface with TC Stream, Tung Chung River Park (TC River Park) and Area Zoned "Coastal Protection Area" ("CPA")*

20. Some Members raised the following questions:

- (a) apart from providing buffer tree planting along the western site boundary, whether there were any mitigation measures to minimise the potential interface issues with the nearby "CPA" zone and TC Stream, whether there was any active management plan for the nearby "CPA" zone, and whether such area was designed to encourage public enjoyment;

- (b) whether the Architectural Services Department (ArchSD)'s suggestion to review the BH of Towers 5 or 6 to minimise the potential visual impact had been considered;
- (c) any details of the pedestrian access from Yu Tung Road and Tung Mun Road through the Site to TC Stream; and
- (d) noting that "water-friendly" culture had been promoted for TC River Park in the vicinity of the Site, whether any mitigation measures would be in place to minimise the potential interface issue.

21. In response, Ms Winnie Wu, the applicant's representative, with the aid of some PowerPoint slides, made the following points:

- (a) the strip of land of about 30m wide along TC Stream to the west of the Site was zoned "CPA" and served as a buffer between TC Stream and the Site. The western site boundary would be fenced off to avoid disturbance to the "CPA" zone and TC Stream. Through adopting suitable design and air ventilation measures, such as a building setback of not less than 5m from the western boundary of the Site, careful orientation of the three towers located close to TC Stream Estuary to avoid directly facing TC Stream and incorporation of void areas at the lower levels of the three towers within the Site, the potential impact on the "CPA" zone and TC Stream should be minimal;
- (b) comments from ArchSD and other relevant B/Ds would be suitably considered at the detailed design and building plan submission stages;
- (c) the existing pedestrian access to TC Stream Estuary would remain unchanged, i.e. making use of the passage along Yu Tung Road and passing through Hau Wong Temple to the northeast of the Site reaching TC Stream Estuary. The connectivity of TC Stream with the inland would be improved upon completion of the planned Road L22 with pedestrian walkway and supporting

facilities; and

- (d) the proposed development would not have direct interface issue with the planned TC River Park which was located to the south of the Site rather than directly facing it.

22. Mr Walter W.N. Kwong, DPO/SKIs, with the aid of a PowerPoint slide, supplemented that some sections of TC Stream were identified by the Agriculture, Fisheries and Conservation Department as ecologically important streams with important ecological value. While TC River Park to the south of the Site aimed at promoting “water-friendly” culture and activities, conservation remained the top priority and objective. As the riparian area of TC Stream was zoned “CPA” with the intention to avoid encroachment and adverse impact on TC Stream, it was not the Government’s intention to encourage public enjoyment in the “CPA” zone. Instead, the main approach focused on minimising disturbance to the area and undertaking enforcement action against unauthorised developments/activities as appropriate. In response to the Chairperson’s enquiry, Mr Walter W.N. Kwong, DPO/SKIs, confirmed that no riverside promenade park had been designed in the “CPA” zone.

#### *Traffic Aspect*

23. The Vice-chairperson and two Members raised the following questions:
- (a) whether any design features or supporting facilities would be provided to ensure easy access to the proposed PTI by nearby residents, in particular residents living in the PHDs to the east of the Site; and whether the Transport Department (TD) or bus companies had been consulted regarding the proposed PTI;
  - (b) the operational and maintenance details of the privately-owned PTI, and whether there were any similar cases in other areas; and
  - (c) if the Site was in close proximity to the relocation site of the Ebenezer School and Home for the Visually Impaired (Ebenezer School), whether the design of the PTI had taken into account the special needs of visually impaired

individuals.

24. In response, Ms Winnie Wu, the applicant's representative, with the aid of a PowerPoint slide, made the following points:

- (a) similar to retail facilities, the proposed PTI would be open to the public for public transport services, and would be provided along Chung Mun Road facing Mun Tung Estate to the east of the Site to allow easier access for nearby residents and students. As advised by TD, a pedestrian crossing facility would also be provided;
- (b) the proposed PTI would be managed and maintained by the applicant. There was an existing privately-owned PTI at Park Yoho, which was also owned and operated by the landowners; and
- (c) the design of the proposed PTI would take into account the special needs of visually impaired individuals at the detailed design stage.

25. Mr Walter W.N. Kwong, DPO/SKIs, with the aid of a PowerPoint slide, said that the proposed relocation site of Ebenezer School was located to the northeast of the Site and was currently at land administration and building plan submission stages. The Chairperson added that the proposed PTI would also benefit the visually impaired and enhance accessibility within the area.

#### *Ecological Aspect*

26. A Member raised the following questions:

- (a) details on the ecological value of TCV, in particular the potential impact of the proposed development on Romer's Tree Frogs;
- (b) details of the mitigation measures as recommended under the approved Environmental Impact Assessment (EIA); and

- (c) means to ensure successful translocation of Romer's Tree Frogs.

27. In response, Mr Walter W.N. Kwong, DPO/SKIs, with the aid of a PowerPoint slide, made the following main points:

- (a) the Site was situated at the urban fringe of Tung Chung Town Centre while TCV was characterised by a rural ambience surrounded by mountains on three sides. Some sections of TC Stream were zoned "Conservation Area" ("CA") as some freshwater fish species of conservation interest had been identified. Floral species of conservation interest, including *Aquilaria sinensis* (土沉香), were also found in TCV area. The general planning intention of TCV area was to conserve the ecologically sensitive areas. That said, there were also six recognised villages and fallow agricultural land in TCV area. According to the P&E Study previously conducted by the Government, seven sites within TCV, including the Site, had been identified as suitable for residential development; and
- (b) according to the approved EIA Report, some Romer's Tree Frogs were found at the Site. With mitigation measures such as translocation of the Romer's Tree Frogs to be implemented, the Site was considered suitable for development. Relevant requirements would be incorporated into the land lease during the land administration stage to ensure that the mitigation measures would be adopted prior to the commencement of construction works.

28. Dr Michael Lau, the applicant's representative, with the aid of some PowerPoint slides, made the following main points:

- (a) woodland was regarded as the natural habitat of Romer's Tree Frogs as the species usually lived on the ground or inside fallen leaves. Small water bodies provided suitable breeding environment for them. The Romer's Tree Frogs found in TCV area were predominantly living in secondary woodland, fung shui woodland and orchards. Given that the Site was covered by fruit trees, it provided a suitable natural environment where these frogs were

commonly found;

- (b) recognising the potential environmental impact of ongoing construction projects in TCV area, the applicant voluntarily conducted a survey on Romer's Tree Frog at the Site over seven consecutive nights during the rainy season in 2023. As the rainy season was the breeding season for Romer's Tree Frogs, they could be easily observed congregating around small water bodies. During the survey, two Romer's Tree Frogs were found at the Site and translocated to another appropriate natural habitat on Lantau Island afterward. A follow-up investigation at the translocation site was conducted last year, during which mating and breeding activities of male frogs were observed, indicating successful adaptation of the frogs to new habitat;
- (c) since the natural habitat on Lantau Island was recognised as a known and suitable habitat for Romer's Tree Frog, the translocation of the frogs was considered appropriate; and
- (d) the applicant would implement the mitigation measures such as capturing survey and translocation prior to the commencement of construction works in accordance with the approved EIA. If Romer's Tree Frogs were found at the Site, translocation to other suitable natural habitats on Lantau Island would be carried out accordingly.

### *Landscape and Greenery*

29. Noting the sizable site area yet only a tree compensation ratio of 1:0.5 was proposed, the Chairperson and a Member enquired about the prevailing requirements for tree compensation in development projects and the rationale for such a tree compensation ratio. In response, Mr Walter W.N. Kwong, DPO/SKIs, said that tree compensation ratio of 1:1 in terms of number should be considered as far as practicable in government projects. Nevertheless, compensatory plantings should be realistic, practicable and sustainable with a holistic consideration to balance the quantity and quality of tree planting. The Landscape Design Proposal submitted by the applicant had provided justifications for the tree preservation and removal proposal including the tree compensation ratio, and the Urban

Design and Landscape Section of PlanD had no adverse comment on the current rezoning application from landscape planning perspective.

30. Ms Winnie Wu, the applicant's representative, with the aid of some PowerPoint slides, supplemented the following main points:

- (a) according to the tree survey conducted under the current rezoning application, seedlings of *Aquilaria sinensis* (土沉香) were identified at the Site and were proposed to be transplanted within the Site as shown on the indicative Landscape Master Plan. Buffer tree planting along the western site boundary adjacent to the "CPA" zone and TC Stream, and roadside greenery with tree planting along Chung Mun Road were proposed; and
- (b) the Site was previously an orchard. Based on the tree survey conducted under the current rezoning application, the majority of the 670 existing trees found on the Site were fruit trees, primarily lychee trees. The spacing between existing trees were less than 2m, which was considered undesirable from tree health and safety perspectives. Despite the large number of trees at the Site, the greenery coverage was only about 24% of the total site area. Under the current scheme, the new trees to be planted on the Site would adopt a spacing of not less than 4m. Taking into account the suitable spacing and planting locations for the newly planted trees, building layout and provision of private open space requirement, a total of 338 new trees would be planted within the Site under the current proposal. As a result, the greenery coverage would increase to about 30% of the total site area.

#### *Sea Level Surge and Drainage Impact*

31. Referring to paragraph 1.8 and Plan Z-2 of the Paper, a Member raised the following questions:

- (a) background of the sea level surge at the Site during extreme weather, and the site formation level for the proposed development; and

- (b) noting the presence of a number of stormwater attenuation and treatment ponds near the Site and a drainage reserve within the northern portion of the Site, whether there were any measures recommended under the proposed development to address the potential drainage impact.

32. In response, Ms Winnie Wu, the applicant's representative, with the aid of some PowerPoint slides, made the following main points:

- (a) as demonstrated in the Drainage Impact Assessment, no insurmountable flooding or drainage issues were anticipated with mitigation measures such as raising the site formation level to 8.6mPD. The Drainage Services Department had no objection to the proposed development; and
- (b) a comprehensive drainage system for Tung Chung West area was proposed by the Government. A sustainable drainage design system with seven stormwater attenuation and treatment ponds were proposed along TC Stream to alleviate potential flooding risks. The stormwater attenuation and treatment pond to the northeast of the Site was currently under construction. In addition, a drainage system within the Site was proposed to ensure that the proposed development would not result in any insurmountable drainage impact on the surrounding area. The proposed building layout had been designed with consideration for the drainage reserve area at the northern portion of the Site. Relevant B/Ds had also been consulted.

33. Mr Walter W.N. Kwong, DPO/SKIs, with the aid of a PowerPoint slide, supplemented that the drainage reserve was designated for public underground facilities for discharging rainwater that had been treated by the adjoining stormwater attenuation and treatment pond located at the northeast of the Site to the sea.

*Other Technical Aspects*

34. Noting a large portion of the Site encroaching onto Sha Tsui Tau Site of Archaeological Interest, a Member enquired whether there were any specific requirements or restrictions on the proposed development. In response, Mr Walter W.N. Kwong, DPO/SKIs,

said that according to the approved EIA for the P&E Study, the project proponent was required to provide archaeological mitigation measures, in consultation with the Antiquities and Monuments Office, prior to the commencement of construction works. Relevant requirements would be incorporated into the land lease during the land administration stage.

35. In response to a Member's enquiry on the potential aircraft noise impact of the proposed development, Mr Walter W.N. Kwong, DPO/SKIs, said that according to the Hong Kong Planning Standards and Guidelines, no noise sensitive developments, such as residential developments, should be allowed within the Noise Exposure Forecast (NEF) 25 for the Hong Kong International Airport. Since the Site was located outside NEF 25, no unacceptable adverse aircraft noise impact on the proposed development was anticipated.

#### *Provision of GIC Facilities in Tung Chung Area*

36. In response to a Member's enquiry on provision of GIC facilities in Tung Chung area, Mr Walter W.N. Kwong, DPO/SKIs, with the aid of some PowerPoint slides, said that the provision of GIC facilities, including social welfare facilities, in Tung Chung New Town were generally sufficient. Sufficient GIC facilities had been provided/planned in the residential developments near the Site, including Yat Tung Estate in Tung Chung Areas 30 and 31, Mun Tung Estate in Tung Chung Area 39 and the planned PHD in Tung Chung Area 42. There would also be GIC facilities to be provided at the joint-user complex in Tung Chung Area 107 to the east of the Site.

#### *Land Acquisition*

37. The Vice-chairperson and a Member raised the following questions:

- (a) details of the future land acquisition plan for the remaining land within the Site; and
- (b) noting that the proposed development was targeted for completion by 2030, the expected completion date for land acquisition.

38. In response, Ms Winnie Wu, the applicant's representative, made the following

points:

- (a) as of the date of submission of the current rezoning application, the applicant would have more than 60% of the private land holding within the Site, taking into account the government land portion that would be acquired through land exchange at a later stage. The land acquisition process for the remaining land was ongoing; and
- (b) the proposed development was assumed to be completed by 2030, which served as an indicative target and primarily for the purpose of conducting technical assessments. The exact development programme would depend on various factors such as land acquisition and land administrative process, detailed design and liaison with relevant B/Ds.

[Mr Ryan M.K. Ip left the meeting during the question and answer session.]

39. As the applicant's representatives had no further points to raise and there were no further questions from Members, the Chairperson informed the applicant's representatives that the hearing procedure of the application had been completed and the Committee would deliberate on the application in their absence and inform the applicant of the Committee's decision in due course. The Chairperson thanked PlanD's and the applicant's representatives for attending the meeting. They left the meeting at this point.

#### Deliberation Session

40. The Chairperson recapitulated that the planning intention for residential development at the Site had already been established during the previous amendments to the draft OZP. Relevant technical assessments including environmental assessment had also been conducted at that time to justify the development restrictions for the "R(C)2" zone. Compared with the previous representation on the OZP submitted by the applicant, the current rezoning application involved an up-zoning of the Site from "R(C)2" to "R(B)" for a higher PR and BH and was supported by an indicative scheme and relevant technical assessments. Given the close proximity to the TCW MTR Station under construction and the improved infrastructure provisions, the proposed rezoning application allowing for a

higher flat production could optimise the development potential of the Site.

41. Majority of the Members supported the rezoning application having considered that the Site was situated near the MTR TCW Station and was already surrounded by existing and planned high-rise and high-density residential developments. The proposed increase in development intensities for the Site was generally justified and well-conceived. Members acknowledged the descending BH from south to north. Nevertheless, a few Members considered the stepped BH profile descending from the east towards TC Stream to the west was weak. Given the relatively large site area and spacious configuration in the proposal with only nine residential blocks proposed, there was scope to lower the BH of the proposed residential towers along TC Stream, particularly Towers 5 and 6, and to incorporate further enhancement e.g. further building setback along the “CPA” zone to improve the overall visual openness from some nearby viewing points. In view of the close proximity with the adjoining “CPA” zone in the riparian area along TC Stream and the estuary of Tung Chung Bay, the Committee agreed to request PlanD, in liaison with the applicant, to review the overall BH profile within the Site, in particular the BH of Towers 5 and 6, such that a more discernible stepped BH profile from east to west could be achieved to further alleviate potential visual impact. Further enhancement for better visual integration with TC Stream and the estuary of Tung Chung Bay (e.g. building setback) should also be incorporated considering the relatively sensitive location of the Site.

42. A Member also considered that the pedestrian connectivity of the Site to the nearby developments and areas, including TC Stream, MTR TCW Station and Tung O Ancient Trail, should be further enhanced at the detailed design stage.

43. The Committee generally had no in-principle objection to the proposed rezoning, except the BH for Towers 5 and 6. In response to a Member’s enquiry about the way forward, the Chairperson said that this was a rezoning application submitted under section 12A of the Ordinance. Should the Committee agree or partially agree to the application, PlanD would submit the proposed amendments to the OZP for the Committee’s consideration. The proposed amendments should incorporate suitable adjustment(s) to address Members’ concerns on the stepped BH profile for better integration with the surrounding areas.

44. After deliberation, the Committee decided to partially agree to the application,

subject to incorporation of appropriate planning controls including building height restrictions for the application site to address Members' concerns. The relevant proposed amendments to the Tung Chung Valley Outline Zoning Plan, together with the revised Notes and Explanatory Statement, would be worked out in consultation with relevant government departments and submitted to the Committee for consideration prior to gazetting under the Town Planning Ordinance.

[The meeting was adjourned for a 5-minute break.]

[Mr Vincent K.Y. Ho rejoined the meeting at this point.]

[Ms Tammy S.N. Kong, Senior Town Planner/Sai Kung and Islands (STP/SKIs), was invited to the meeting at this point.]

#### Agenda Item 6

##### Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SK-HC/368          Proposed House (New Territories Exempted House - Small House) in  
"Agriculture" Zone, Lot 677 S.A in D.D. 244, Ho Chung, Sai Kung  
(RNTPC Paper No. A/SK-HC/368)

##### Presentation and Question Sessions

45.            With the aid of some plans, Ms Tammy S.N. Kong, STP/SKIs, briefed Members on the background of the application, the proposed development, departmental comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

46.            A Member, referring to the site photos of the Paper, enquired whether there was an existing building on the application site (the Site). With the aid of some plans, Ms Tammy S.N. Kong, STP/SKIs, explained that a portion of the site boundary was obscured by a building at the front. For illustration purpose, the obscured portion was indicated by a red dotted line while the visible portion was indicated by a solid red line on the site photos.