

TOWN PLANNING BOARD

TPB Paper No. 10934
For Consideration by the
Town Planning Board on 3.11.2023

DRAFT FU TEI AU AND SHA LING OUTLINE ZONING PLAN NO. S/NE-FTA/17

CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/NE-FTA/17-R1 TO R3
AND COMMENT NO. TPB/R/S/NE-FTA/17-C1

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CONSIDERATION OF REPRESENTATIONS
NO. TPB/R/S/NE-FTA/17-R1 TO R3 AND
COMMENT NO. TPB/R/S/NE-FTA/17-C1

Subject of Representations (Amendment Items)	Representers	Commenter
<p><u>Item A1</u> Rezoning of a site in Wa Shan, Sheung Shui from “Agriculture” (“AGR”) to “Residential (Group A)” (“R(A)”) with stipulation of building height (BH) restriction.</p> <p><u>Item A2</u> Rezoning of three pieces of land in Wa Shan, Sheung Shui from “Green Belt” (“GB”) to “R(A)” with stipulation of BH restriction.</p> <p><u>Item B</u> Rezoning of a piece of land to the west of the public housing site in Wa Shan, Sheung Shui from “AGR” to “Government, Institution or Community” (“G/IC”).</p>	<p><u>Total: Three</u></p> <p><u>Opposing Items A1 and A2 (2)</u></p> <p>R1: 石湖新村（河北段）街坊會 R2: Individual</p> <p><u>Providing Adverse Views on Items A1 and A2 (1)</u></p> <p>R3: Individual</p>	<p><u>Total: One</u></p> <p><u>Providing Views (1)</u> C1 (also R3): Individual</p>

Note: The names of all representers and commenter are attached at **Annex III**. Soft copy of their submissions is sent to Town Planning Board (the Board) Members via electronic means; and is also available for public inspection at the Board’s website at https://www.tpb.gov.hk/en/plan_making/S_NE-FTA_17.html and the Planning Enquiry Counters of the Planning Department (PlanD) in North Point and Sha Tin. A set of hard copy is deposited at the Board’s Secretariat for Members’ inspection.

1. **Introduction**

- 1.1 On 28.4.2023, the draft Fu Tei Au and Sha Ling Outline Zoning Plan (OZP) No. S/NE-FTA/17 (the Plan) at **Annex I** was exhibited for public inspection under section 5 of the pre-amended Town Planning Ordinance (the pre-amended Ordinance)¹. The Schedule of Amendments setting out the amendments incorporated into the Plan is at **Annex II** and the locations of the amendment items are shown on **Plan H-1**.
- 1.2 During the two-month statutory exhibition period, a total of three valid representations were received (**Annex IVa**). On 7.7.2023, the representations were published for three weeks for public comments. Upon expiry of the publication period, one valid comment on the representations was received (**Annex IVb**).
- 1.3 On 15.9.2023, the Town Planning Board (the Board) agreed to consider all the representations and comment collectively in one group.
- 1.4 This Paper is to provide the Board with information for consideration of the representations and comment. The list of representers and commenter is at **Annex III**. The representers and commenter have been invited to attend the meeting in accordance with section 6B(3) of the pre-amended Ordinance².

2. **Background**

Items A1 and A2 (Rezoning of a site in Wa Shan for public housing development)

- 2.1 The 2013 Policy Address stated that the Government would adopt a multi-pronged approach to build up land reserve with a view to meeting housing and other development needs of Hong Kong. It was reaffirmed in the 2019 Policy Address that the Government would continue to review various land uses and rezone sites as appropriate for residential use, and optimization of the development potential of brownfield sites is one of the key strategies.
- 2.2 In November 2019, the Planning Department (PlanD) promulgated the findings of the “Study on Existing Profile and Operations of Brownfield Sites in the New Territories” (the “Brownfield Study”) which identified a total of 1,579ha of brownfield sites in the territory. Based on the study findings, PlanD has shortlisted 450ha of brownfield sites as having high or medium development potential in view of the proximity to existing new towns/new development areas and major highways/transport infrastructures, and larger size of land. In light of the 2019 Policy Address, PlanD has kick-started the first phase review of 160ha of those brownfield sites with a view to identifying clusters suitable for public housing developments. Taken into account a host of planning considerations, including the overall development strategy, land use compatibility, transport

¹ The “pre-amended Ordinance” refers to the Town Planning Ordinance as in force immediately before 1.9.2023.

² Pursuant to sections 29(1) and 29(3) of the Town Planning Ordinance currently in force (the Ordinance), sections 6 and 6A to 6H of the pre-amended Ordinance applies to the draft OZP.

accessibility, infrastructure provision and broad environmental implications, eight priority clusters with a total area of about 35.7ha in Yuen Long, Tuen Mun and Tai Po with higher development potential for public housing developments have been shortlisted. Adopting the same approach of the first phrase review, PlanD completed the second phrase review on the remaining 290ha of brownfield sites in 2021. Among these sites, a cluster of about 2ha in Wa Shan, Sheung Shui was identified. Through amalgamation with intermingling land parcels to rationalize the site boundary, a total area of about 3.8ha (**Item A Site**) is earmarked for feasibility study of development.

- 2.3 In view of the acute demand for public housing, the Government announced in December 2018 to allow further increase of domestic plot ratio (PR) for public housing sites to a maximum permissible PR of 6.5, where technically feasible. Such maximum permissible PR is also adopted for housing land in the Northern Metropolis.
- 2.4 In 2021, the Civil Engineering and Development Department (CEDD) commissioned an engineering feasibility study (EFS) for the proposed public housing development at Wa Shan. The EFS was completed in 2022, which confirmed the technical feasibility of the proposed development involving the provision of about 4,200 public housing units at **Item A Site**.

Item B (Rezoning of a site for re-provisioning of government facilities)

- 2.5 Item B Site is zoned “G/IC” for reprovisioning of the refuse collection point (RCP) and public toilet to be affected by the public housing development.

Amendment to the Notes of the Plan

- 2.6 In relation to the above amendments items, the Notes of the OZP were revised accordingly. Opportunity was also taken to incorporate other technical amendments into the Notes of the OZP for reflecting the latest version of the Master Schedule of Notes to Statutory Plans.

Proposed Amendments to the OZP

- 2.7 On 31.3.2023, the Rural and New Town Planning Committee (RNTPC) agreed that the proposed amendments to the approved Fu Tei Au and Sha Ling OZP No. S/NE-FTA/16 were suitable for exhibition under section 5 of the pre-amended Ordinance for public inspection. The relevant RNTPC Paper No. 1/23 is available at the Board’s website³ and extract of the minutes of the said RNTPC meeting is at **Annex V**. Accordingly, the draft Fu Tei Au and Sha Ling OZP No. S/NE-FTA/17 was gazetted on 28.4.2023.

³ The RNTPC Paper No. 1/23 is available at the Board’s website at:
https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/716_rnt_agenda.html

3. Local Consultation

Prior to Submission of the Proposed Amendments to the RNTPC

- 3.1 Prior to submission of the proposed OZP amendments for consideration by the RNTPC, PlanD, CEDD and Housing Department (HD) jointly consulted North District Council (NDC) and two relevant rural committees (i.e. Sheung Shui District Rural Committee (SSDRC) and Fanling District Rural Committee (FDRC)) on 13.12.2022 and 19.1.2023 respectively on the proposed OZP amendments. Both NDC and RC members were supportive of the proposed public housing development. Nonetheless, there were concerns on the potential traffic issues and displacement of the existing residents and businesses on the land. Their views and concerns had been incorporated into RNTPC Paper No. 1/23 mentioned in paragraph 2.7 above and as set out in the minutes of the NDC meeting at **Annex VI**.

Upon Gazettal of the Draft OZP

- 3.2 On 28.4.2023, the draft OZP was gazetted for public inspection under section 5 of the pre-amended Ordinance. NDC, SSDRC and FDRC were also notified on the same date that members of the public can submit representations on the amendments in writing to the Secretary of the Board during the exhibition period of the draft OZP. No representation from members of NDC, SSDRC and FDRC was received.

4. The Representation Sites

4.1 The Representation Sites and their Surroundings

- 4.1.1 Items A and B Sites, covering an area of about 3.8ha, are located to the north of Fanling/Sheung Shui New Town (FSS New Town) and Fanling North New Development Area (FLN NDA) (**Plan H-2a**). The areas under Items A and B are mainly intermixed with brownfield operations (such as storage yards and workshops) and temporary domestic structures with some active farmlands found in the southeastern corner of the Sites (**Plans H-2b to 4-c**). The Sites are accessible via a vehicular-cum-pedestrian bridge leading to the extension of Lung Sum Avenue from the south (**Plan H-5**). To the immediate north, northwest and east are areas zoned “GB”, which are mainly hillslopes and graves/urns within permitted burial ground (No. N/S/1) (**Plan H-2b**). To the southeast and west are areas zoned “AGR”, which comprise mainly low-rise temporary domestic structures of Shek Wu San Tsuen, temporary structures and vegetated areas (**Plan H-2b**). To the south and southeast across Ng Tung River are areas zoned “G/IC” reserved for various GIC uses; a planned FLN Central Park zoned “Open Space” and a planned cluster of medium to high-density residential developments zoned “R(A)” and “Residential (Group B)” on the FLN OZP. To the further southwest are some existing low to high-rise residential estates on FSS

OZP (including On Kwok Villa, Woodland Crest and Noble Hill) (**Plan H-2a**).

Items A1 and A2 Sites for Public Housing Development

- 4.1.2 Items A1 and A2 Sites involve an area which is zoned “R(A)” (about 3.7ha) with a maximum PR of 6.7 and a maximum BH of 170mPD for the proposed public housing development (**Drawing H-1** and **Plans H-1** and **2b**). The detailed development parameters of the proposed development are listed below:

Development Site Area	About 3.14ha ⁽¹⁾
Total PR	6.7
- Domestic PR	6.5
- Non-domestic PR	0.2
Maximum BH⁽²⁾	170mPD
No. of Blocks	5 blocks (including one Public Transport Terminus (PTT))
No. of Flats (about)	4,200
Population (about)	12,000
Supporting Facilities⁽³⁾	Kindergartens, social welfare facilities ⁽⁴⁾ and retail facilities

Notes:

- (1) Excluding a proposed internal road, footpaths and other roadside amenity areas. The development site area is subject to change at detailed design stage.
- (2) Maximum BH has catered for additional gross floor area (GFA) concession for adoption of Modular Integrated Construction under Joint Practice Note No. 8 promulgated in July 2022.
- (3) The actual provision of supporting facilities will be subject to confirmation by relevant government departments at detailed design stage.
- (4) GFA equivalent to about 5% of the domestic GFA of the public housing development will be reserved for the provision of social welfare facilities (including elderly and rehabilitation service facilities). The location, type and actual provision of social welfare facilities will be subject to the advice of the Social Welfare Department (SWD) and HD at detailed design stage.

Item B Site for Re-provisioning of Government Facilities

- 4.1.3 Item B Site involves an area which is zoned “G/IC” (about 0.1 ha) for the reprovisioning of the RCP and public toilet currently located in the western part of **Item A Site (Plans H-2b and 3)**.

4.2 Planning Intentions

The planning intentions of the zones in relation to the above representation sites are as follows:

- (a) the “R(A)” zone under Items A1 and A2 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.

- (b) the “G/IC” zone under Item B is intended primarily for the provision of GIC 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.

5. The Representations

5.1 Subject of Representations

5.1.1 The three representations received were submitted by 石湖新村（河北段）街坊會 and two individuals, including two (**R1** and **R2**) opposing to and one (**R3**) providing adverse views on Items A1 and A2.

5.1.2 The major grounds/comments and proposal of representations and PlanD’s responses in consultation with relevant departments are summarised in paragraph 5.2 below.

5.2 Adverse Representations

5.2.1 *Items A1 and A2*

Adverse Traffic, Drainage, Environmental and Geotechnical Impacts

Major Grounds/Comment(s)	Rep No.
(1) The proposed public housing development will generate additional traffic flow, causing adverse traffic and environmental impacts including air and noise nuisance/pollution on the surrounding areas.	R1
(2) The proposed public housing development will induce adverse drainage impact on the surrounding areas.	
(3) The proposed public housing development will induce adverse geotechnical impact.	
(4) The proposed residential towers will be subject to noise and air pollution by the nearby Fanling Bypass (FLBP) (Drawing A-2b). Environmental mitigation measures such as acoustic fins/windows and fixed glazing window are proposed for those residential blocks vulnerable to noise exceedance. This will result in residents being more dependent	R3

on air-conditioning, thus increasing the demand for energy consumption.	
Responses	
In response to (1):	
<p>(a) A Traffic and Transport Impact Assessment (TTIA) was conducted under the EFS, which confirmed that with the implementation of the proposed traffic improvement works, including improvements to three junctions viz. Tin Ping Road/Lung Sum Avenue Junction (J4), Jockey Club Road/Lung Sum Avenue Junction (J5) and Road L3/Road L4 Junction (J11) (Plan H-5), before the population intake of the public housing development, the traffic conditions at major road links near the proposed development will be generally acceptable. The results concluded that there will be no insurmountable problem to the traffic network in the area. Commissioner for Transport (C for T) has no objection to the proposed development.</p> <p>(b) A Preliminary Environmental Review (PER) was conducted under the EFS, which confirmed that with the implementation of suitable environmental mitigation measures, including sufficient buffer separation (i.e. not less than 10m) from FLBP to the sensitive receivers and provision of acoustic windows/fins, fixed glazing window and enhanced balcony, etc. to the residential blocks vulnerable to noise exceedance, significant adverse traffic noise impact on the proposed development is not anticipated. Director of Environmental Protection (DEP) considers that the proposed development is environmentally acceptable.</p>	
In response to (2):	
<p>(c) A Drainage Impact Assessment was conducted under the EFS, which confirmed that the proposed development would not cause any adverse drainage impact or worsen the existing drainage condition of the surrounding areas. Chief Engineer/Mainland North of Drainage Services Department (CE/MN of DSD) has no objection to the proposed development from public drainage perspective. The drainage proposal will be further enhanced at detailed design stage where necessary.</p>	
In response to (3):	
<p>(d) Under the Preliminary Geotechnical Assessment conducted under the EFS, ground condition of the proposed development and its surrounding areas were reviewed. The results confirmed that there is no foreseeable insurmountable geotechnical problem arising from the proposed development.</p>	

In response to (4):

- (e) As advised by DEP, innovative noise mitigation designs and measures, such as acoustic windows and balconies, which are capable of effectively reducing noise entering into the residential units and allowing sufficient natural ventilation at the same time, have been delved and put in use in newly developed housing developments. The proposed environmental mitigation measures will be further reviewed at detailed design stage.

Tree Compensation, Urban Design and Visual Aspects

Major Grounds/Comment(s)	Rep No.
(5) The proposed compensatory plantings are either to be packed into a corner or planted in a row along the periphery.	R3
(6) The massive PTT would induce adverse visual impact to the surrounding areas. Parking spaces should be accommodated at basement level. The PTT will also limit natural ventilation and sunlight penetration into the lower levels, affecting the community facilities located nearby the PTT. Building separations between residential towers should be widened to create a more healthy and attractive environment.	
(7) The area alongside Ng Tung River and the northern part of FLN NDA are planned for providing riverside promenade and designated as a ventilation corridor. To protect the visual amenity and ventilation of the area, BH of any development is strictly controlled with a stepped height profile which the BH profile should be stepping down from the Town Centre towards the riverside at the periphery. The proposed public housing development with a maximum BH of 170mPD is incompatible with the surrounding environment and not in line with the urban design concept of FLN NDA. It will also generate adverse visual and air ventilation impacts on the surrounding areas.	R2
Proposal	
(i) To reduce the BH of the residential towers to 50m in order to respect the ridgeline of Wa Shan.	R2

Responses

In response to (5):

- (f) According to the Preliminary Landscape and Visual Impact Assessment (LVIA) and Outline Landscape Plan (OLP) conducted under the EFS, 239 trees will be planted within the Site⁴ (**Drawing H-3**). The reports also confirm that suitable tree species and sufficient growing space would be selected and reserved respectively to create a desirable and quality condition for healthy tree growth. The required numbers and locations of trees shall be determined and agreed upon separately with the relevant government departments/authorities at detailed design stage in accordance with Development Bureau Technical Circular (Works) No. 4/2020 and 6/2015.

In response to (6) and (7):

- (g) According to the LVIA conducted under the EFS, the proposed development would inevitably alter the existing visual context and visual amenity of its locality, and not be fully in line with the planned visual context and character of FLN NDA as a riverside community, adding on to the planned housing developments in FLN NDA with further visual obstruction to open sky views, mountain backdrop and reduce visual openness in the vicinity (**Drawings H-2a to H-2e**). Nevertheless, the proposed development, when materialized, is expected to form as the extension of the urban context of FSS New Town in the wider context. With the implementation of visual mitigation measures where feasible, such as variation in BH profile (from 50mPD to 167mPD), sufficient spacing between high-rise buildings (minimum 15m), and careful design and façade treatment of buildings, the visual permeability and visual relief could be enhanced. The overall visual impact arising from the proposed development could be alleviated. Additional design measures, including permeable podium design and design in compliance with Sustainable Building Design Guidelines, could be considered at detailed design stage. More detailed consideration on the required design measures will be given by HD at detailed design stage. It should be noted that the proposed public housing development is in line with the housing policy to optimize the land use and the Government's initiative to increase housing supply for public housing development.
- (h) As regards the representer's concern on the visual and ventilation impacts from the PTT, all the building blocks including the PTT will be setback from the southern boundary of about 20m with peripheral planting to reduce the visual impacts towards the riverside view of Ng Tung River. Besides, the Air Ventilation Assessment – Expect Evaluation (AVA – EE) conducted under the EFS also confirmed that with

⁴ A total of 254 new trees will be planted within the Site and near the infrastructural works areas.

incorporation of various key design features, such as building separations of minimum 15m wide aligned with the prevailing wind directions and building setback from the site boundary (about 20m wide and about 30m wide from the south and west respectively) (**Drawing H-3**), overall no significant adverse air ventilation impact is anticipated from the proposed development. Besides, it should be noted that other design features such as enhancing building and podium permeability and a quantitative AVA to assess the effectiveness of the proposed mitigation measures to optimize the building arrangement could be considered and conducted respectively at detailed design stage.

In response to (i):

- (i) With regards to the representer's proposal to reduce the BH of the public housing development, HD advised that such adjustment could result in significant reduction in flat production and is consider not optimizing the development potential of the Site. The proposed public housing development is also in line with the 2019 Policy Address that the Government would optimize the development potential of brownfield sites.

Ecological Aspect

Major Grounds/Comment(s)	Rep No.
(8) The proposed high-rise residential blocks will pose potential disturbance to birds' flight line.	R1
Responses	
In response to (8):	
(j) An Ecological Impact Assessment (EcoIA) was conducted under the EFS to assess, among others the potential impact on the flight line of breeding ardeids due to the proposed development. The results confirmed that no flight line was identified within the Site, thus the potential fragmentation impact to breeding ardeids at Man Kam To Road Egrettry is expected to be minimal. Director of Agriculture, Fisheries and Conservation (DAFC) has no objection to the EcoIA.	

Provision of Social Welfare Facilities

Major Grounds/Comment(s)	Rep No.
(9) Not less than 5% of domestic GFA is reserved for the provision of social welfare facilities, which is insufficient to cater for the demand of an aging population.	R3

Responses
<p>In response to (9):</p> <p>(k) The Government has all along been adopting a multi-pronged approach with long, medium and short term strategies to identify suitable sites or premises in different types of development projects for the provision of more social welfare services, so as to meet the ongoing welfare service needs of the district. Due regard is given to various factors such as reference of Hong Kong Planning Standards and Guidelines (HKPSG), location, accessibility, available floor area, height restrictions of some social welfare facilities, barrier-free facilities, surrounding environment, supply and demand for services in the local community, etc. for the provision of welfare facilities in the vicinity. Having regard to the above, suitable social welfare facilities including elderly and rehabilitation service facilities are proposed in the public housing development to meet the service demand in the vicinity. Such provision was agreed by relevant departments including SWD.</p>

Indicative Layout of the Proposed Public Housing Development

Major Grounds/Comment(s)	Rep No.
(10) A considerable area has been reserved for roads and emergency vehicular access, which demonstrates an inefficient use of space.	R3
Responses	
<p>In response to (10):</p> <p>(l) The indicative layout of the proposed development is an optimized design which has duly considered site constraints, technical issues and compliance with relevant statutory requirements. Having said the above, the design of the proposed development will be further reviewed and refined at detailed design stage.</p>	

Public Consultation

Major Grounds/Comment(s)	Rep No.
(11) The villagers of Shek Wu San Tsuen were not consulted on the proposed public housing development.	R1
Responses	
<p>In response to (11):</p> <p>(m) The statutory and administrative procedures relating to public consultation on the proposed OZP amendments have been duly</p>	

followed. Prior to the submission of the proposed amendments to the OZP for consideration of the RNTPC, the NDC, FDRC and SSDRC were consulted as detailed in paragraphs 3.1 to 3.2 above. The views and comments received have been duly relayed to the RNTPC upon submission of the proposed amendments to the OZP. Also, the exhibition of OZP for public inspection and the provisions for submission of representations and comments form part of the statutory consultation process under the Ordinance.

Other Aspects

Major Grounds/Comment(s)	Rep No.
(12) The proposed public housing development will induce adverse “fung shui” impacts.	R1
(13) The existing residents will be displaced.	
(14) The proposed public housing development is close to San Wai/Tai Ling Firing Range. The operation of the firing range will be affected.	
(15) Elderly-friendly units should be mandatory for all public housing developments to cater for the needs of the aging population.	R3
Responses	
In response to (12):	
(n) With regards to the representer’s concern on ‘fung shui’ aspect, it be noted that it is not a relevant planning consideration of the Board.	
In response to (13):	
(o) The Government would follow up with the affected parties on the compensation and rehousing arrangements in accordance with the prevailing policies and established mechanism.	
In response to (14):	
(p) The proposed development is about 500m away from San Wai/Tai Ling Firing Range. The proposed development is not anticipated to have any negative impact on the operation of the firing range.	
In response to (15):	
(q) S for H advised that ‘Universal Design’ has been widely adopted in the public housing development with a view to	

accommodating the widest possible range of human needs (including homes for the elderly). Flat mix (including the numbers of elderly-friendly units) would align with the current design guidelines.

6. Comment on Representations

- 6.1 One comment (**C1**) submitted by an individual was received, and C1 is also a representer (**R3**). **C1** expressed that the need for additional public housing supply is not justified taken into account the severe issues in public housing abuse, trend of shrinking population, economy downturn and decline of housing market. Housing targets must reflect genuine need but not be overestimated.
- 6.2 In response to **C1**'s comments above, the Government will update the long-term housing demand projection annually based on the established mechanism and objective data and presents a rolling 10-year housing supply target to capture social, economic and market changes over time, and makes timely adjustments where necessary.

7. Departmental Consultation

- 7.1 The following Government bureau/departments have been consulted and their comments have been incorporated in the above paragraphs, where appropriate:
- (a) S for H;
 - (b) Director of Social Welfare;
 - (c) Director of Housing;
 - (d) DEP;
 - (e) DAFC;
 - (f) C for T;
 - (g) CE/MN of DSD; and
 - (h) CTP/UD&L, PlanD.
- 7.2 The following Government bureau/departments have been consulted and they have no comment on the representations and comment:
- (a) Secretary for Development;
 - (b) Secretary for Education
 - (c) Director of Health;
 - (d) Director of Fire Service;
 - (e) Director of Leisure and Cultural Services;
 - (f) Director of Food and Environmental Hygiene;
 - (g) Director of Electrical and Mechanical Services;
 - (h) District Lands Officer/North, LandsD;
 - (i) Project Manager (North), CEDD;
 - (j) Head of Geotechnical Engineering Office, CEDD;
 - (k) District Officer (North), Home Affairs Department;

- (l) District Lands Officer/North, Lands Department;
- (m) Chief Building Surveyor/New Territories West, Buildings Department;
- (n) Chief Highway Engineer/New Territories East, Highways Department;
- (o) Chief Engineer/Construction, Water Supplies Department;
- (p) Chief Architect/Central Management Division 2, Architectural Services Department; and
- (q) Commissioner for Police.

8. **Planning Department's Views**

8.1 Based on the assessments in paragraph 5.2 above, the Planning Department does not support R1 to R3 and considers that the OZP should not be amended to meet the representations for the following reasons:

- (a) the representation site (Items A1 and A2 as a whole) is one of the priority brownfield clusters identified by the Government with high development potential for public housing development. An EFS comprising technical assessments on different aspects such as traffic, environmental, ecological, geotechnical, drainage, landscape, visual and air ventilation, etc. has been conducted and confirmed that there is no insurmountable technical problems and no significant adverse impact induced by the development with the implementation of appropriate mitigation/improvement measures. Further enhancement of development layout and design of the proposed development will also be conducted at detailed design stage. It is considered suitable to zone the sites as "R(A)" for increasing housing supply (**R1 to R3**);
- (b) a multi-pronged approach has been adopted to identify suitable sites or premises in different types of development projects for the provision of more social welfare services so as to meet the ongoing welfare service needs of the district. Due regard is given to various factors for the provision of welfare facilities in the vicinity. The current provision of social welfare facilities in the proposed public housing development was agreed by and will be closely monitored by SWD (**R3**);
- (c) the proposed development is located about 500m away from San Wai/Tai Ling Firing Range, and hence it is not anticipated to have any negative impact on the operation of the firing range (**R1**); and
- (d) the statutory and administrative procedures in consulting the public on the proposed amendments have been duly followed. The exhibition of the OZP and provisions of submission of representations and comments form part of the statutory consultation process under the Town Planning Ordinance (**R1**).

9. **Decision Sought**

- 9.1 The Board is invited to give consideration to the representations and comment taking into consideration the points raised in the hearing session, and decide whether to propose/not to propose any amendment to the Plan to meet/partially meet the representations.
- 9.2 Should the Board decide that no amendment should be made to the Plan to meet the representation, Members are also invited to agree that the Plan, together with its Notes and updated Explanatory Statement, are suitable for submission under section 8(1)(a) and 29(8) of the Ordinance to the Chief Executive in Council for approval in whole.

10. **Attachments**

Annex I	Draft Fu Tei Au and Sha Ling OZP No. S/NE-FTA/17 (Reduced Size)
Annex II	Schedule of Amendments to the Approved Fu Tei Au and Sha Ling OZP No. S/YL-FTA/16
Annex III	List of Representers and Commenter
Annexes IVa & IVb	Submissions of Representers and Commenter
Annex V	Extract of Minutes of RNTPC Meeting held on 31.3.2023
Annex VI	Extract of Minutes of NDC Meeting held on 13.12.2022
Drawing H-1	Indicative Layout for Proposed Development
Drawings H-2a to 2e	Photomontages
Drawing H-3	Mitigation Plan
Drawings H-4a to 4e	Prevailing Wind Flow and Proposed Air Ventilation Mitigation Measures
Plan H-1	Location Plan
Plans H-2a to 2b	Site Plans
Plan H-3	Aerial Photo
Plans H-4a to 4c	Site Photos
Plan H-5	Proposed Traffic Improvement Works

**PLANNING DEPARTMENT
NOVEMBER 2023**