

# **TOWN PLANNING BOARD**

**TPB Paper No. 10854**

**For Consideration by  
the Town Planning Board on 5.8.2022**

**DRAFT LUNG YEUK TAU AND KWAN TEI SOUTH  
OUTLINE ZONING PLAN NO. S/NE-LYT/18**

**CONSIDERATION OF  
REPRESENTATIONS NO. TPB/R/S/NE-LYT/18-R1 AND R2  
AND COMMENT NO. TPB/R/S/NE-LYT/18-C1**

**DRAFT LUNG YEUK TAU AND KWAN TEI SOUTH  
OUTLINE ZONING PLAN (OZP) NO. S/NE-LYT/18  
CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/NE-LYT/18-R1 AND R2  
AND COMMENT NO. TPB/R/S/NE-LYT/18-C1**

<b>Subject of Representations (Amendment Items)</b>	<b>Representers (No. TPB/R/S/NE-LYT/18-)</b>	<b>Commenter (No. TPB/R/S/NE-LYT/18-)</b>
<p><b><u>Item A1:</u></b> Rezoning of a site to the north of Shan Lai Court from “Residential (Group B)” (“R(B)”) to “Residential (Group A)1” (“R(A)1”) with stipulation of building height (BH) restriction</p> <p><b><u>Item A2:</u></b> Rezoning of a site to the north of Shan Lai Court from “Residential (Group A)” (“R(A)”) to “R(A)1” with stipulation of BH restriction</p> <p><b><u>Item B</u></b> Incorporation of a piece of land to the southeast of Shung Him Tong Village from the approved Hok Tau (HT) OZP No. S/NE-HT/5 into the planning scheme area of Lung Yeuk Tau (LYT) OZP, and rezoning that piece of land together with its adjoining land to the west from “Green Belt” (“GB”) and “Agriculture” (“AGR”) to “Other Specified Uses” annotated “Cemetery” (“OU(Cemetery)”)</p>	<p><b><u>Total: 2</u></b></p> <p><u>Oppose Items A1 and A2 (1)</u> <b>R1:</b> Individual</p> <p><u>Oppose and Providing Views on Item B (2)</u> <b>R1:</b> Individual <b>R2:</b> 基督教崇真會粉嶺崇謙堂 (Kei Tuk Kau Sung Chan Wui Fanling Sung Him Tong) (SHT)</p>	<p><b><u>Total: 1</u></b></p> <p><u>Providing Views on Item B</u> <b>C1:</b> Individual (also <b>R1</b>)</p>

## **1. INTRODUCTION**

- 1.1 On 17.12.2021, the draft LYT OZP No. S/NE-LYT/18 (**Annex Ia**) and the draft HT OZP No. S/NE-HT/6 (**Annex Ib**) were exhibited for public inspection under section

5 of the Town Planning Ordinance (TPO). The Schedule of Amendments setting out the amendments to the two OZPs are at **Annexes IIa** and **IIb** respectively and the locations of the amendment items are shown on **Plan H-1**.

- 1.2 During the two-month exhibition period, a total of two representations were received on LYT OZP (the OZP) while no representation was received on HT OZP. On 4.3.2022, the two representations were published for public comments for three weeks until 25.3.2022. One comment on the OZP was received during the public inspection period.
- 1.3 On 27.5.2022, the Town Planning Board (the Board) agreed to consider all the representations (**R1** and **R2**) and comment (**C1**) collectively.
- 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**<sup>1</sup>. The full submission of representations and comment of the OZP are at **Annex IV**. The representers and commenter have been invited to attend the meeting in accordance with section 6B(3) of the TPO.

## 2. **BACKGROUND**

### *Public Housing Development to the North of Shan Lai Court (Items A1 and A2)*

- 2.1 According to the 2013 Policy Address, 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 2014 Policy Address that the government would continue to review various land uses and rezone sites as appropriate for residential use. To meet and expedite housing land supply in the short and medium term, the government has been carrying out various land use reviews and rezoning suitable sites for housing development.
- 2.2 Against the above background, the ex-Burma Lines Military Site (known as the Queen's Hill (QH) Site) was rezoned in 2015 from "Government, Institution or Community(2)" ("G/IC(2)") to "R(A)" for public housing development (now Queens Hill Estate and Shan Lai Court), "R(B)" for medium-density private housing development, an international school at "G/IC" zone, and a district open space ("DO").
- 2.3 To further meet the pressing public housing needs, the government has decided to designate the "R(B)" site for public housing purpose. In order to optimize the development potential, the "R(B)" site (restricted to a maximum plot ratio (PR) of 3.6 and BH of 85mPD), together with a small portion of area<sup>2</sup> to its immediate south zoned ("R(A)") falling outside the public housing development of QH (the site), was examined by the Civil Engineering and Development Department (CEDD)

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<sup>1</sup> The names of all representers and commenter are attached at **Annex III**. Soft copy of their submissions is sent to the Board Members via electronic means; and is also available for public inspection at the Board's website at [https://www.info.gov.hk/tpb/en/plan\\_making/S\\_NE-LYT\\_18.html](https://www.info.gov.hk/tpb/en/plan_making/S_NE-LYT_18.html) and the Planning Enquiry Counters of the Planning Department in North Point and Sha Tin. A set of hard copy (**Annex IV**) is also deposited at the Secretariat for Members' inspection.

<sup>2</sup> The area (about 0.17 ha) to the south of the "R(B)" site does not form part of the development area of the QH public housing development.

under an Engineering Feasibility Study (EFS) to ascertain the feasibility for a higher-density public housing development (**Plans H-1, H-2a, H-3a to H-3c**). According to the findings of the EFS, it is concluded that the public housing development at the site, with a maximum PR of 7.0 (domestic and non-domestic PR of 6.5 and 0.5 respectively) would not result in any insurmountable technical problems. It is estimated that the housing development would provide a total of about 4,028 housing units to accommodate about 11,300 people. The housing development is commonly known as Queen's Hill Extension (QHE).

*Reflecting the Existing Cemetery Use (Item B)*

- 2.4 Opportunity is also taken to reflect the existing cemetery use of Sung Him Tong Sung Chan Wui Kei Tuk Kau Fan Cheung (SHT Cemetery) (崇謙堂崇真會基督教墳場) (**Plans H-1 and H-2b**), which only serves the members of SHT. It is partly zoned "AGR" and partly "GB" on the LYT and HT OZPs respectively. SHT Cemetery was gazetted as a cemetery in 1931 and is a private cemetery under Part 2 of the Fifth Schedule of the Public Health and Municipal Services Ordinance (Cap. 132). The graves of the cemetery were fully occupied in the early 2000s, and written consent was obtained from the Food and Environmental Hygiene Department (FEHD) to erect a columbarium for 574 niches in form of a memorial wall in 2004.
- 2.5 On 4.1.2019, the Rural and New Town Planning Committee (RNTPC) considered that the rezoning application for "OU(Cemetery)" use submitted by SHT was not required as the private cemetery use was in existence immediately before the first publication of the relevant statutory plans, and such use was considered as part and parcel of the private cemetery under the Private Cemeteries Regulation (Cap. 132 BF). Opportunity was hence taken to rezone the whole cemetery from "GB" and "AGR" to "OU(Cemetery)" subject to a restriction on the maximum number of 574 niches with a view to reflecting the existing cemetery use on the OZP.

*Amendments to the Notes of the OZPs*

- 2.6 Opportunity was also taken to revise the Notes of the OZPs to incorporate the amendments of the Revised Master Schedule of Notes to Statutory Plans (MSN) agreed by the Board in 2018, i.e. deleting 'Market' use and subsuming it under 'Shop and Services' use.

*Consideration of Proposed Amendments*

- 2.7 On 26.11.2021, the RNTPC agreed that the proposed amendments to the approved LYT OZP No. S/NE-LYT/17 and HT OZP No. S/NE-HT/5 were suitable for exhibition under section 5 of the TPO for public inspection. The relevant RNTPC Paper No. 10/21 is available at the Board's website<sup>3</sup> and the Secretariat for Members' inspection, while the extract of the minutes of the RNTPC meeting is at **Annex V**. The draft OZPs were subsequently gazetted on 17.12.2021.

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<sup>3</sup> The RNTPC Paper No. 10/21 is available at the Board's website at:  
<https://www.info.gov.hk/tpb/en/papers/papers.html>

### 3. **LOCAL CONSULTATIONS**

#### Prior to Submission of the Proposed Amendments to RNTPC

- 3.1 On 12.10.2021 and 22.10.2021, the North District Council (NDC) and Fanling District Rural Committee (FDRC) were consulted respectively regarding the findings of the EFS and the proposed amendments to the LYT and HT OZPs.
- 3.2 In general, NDC and FDRC members supported more public housing supply to meet the needs of the community. Nonetheless, NDC and FDRC members raised concerns about Items A1 and A2 including potential traffic impacts on local road network, provision of public transport services and other community facilities, and visual impact on the surrounding areas. FDRC members supported the technical amendment on SHT cemetery to reflect the existing use of cemetery. Detailed views and comments of NDC are set out in the minutes of the NDC meeting at **Annex VI**.
- 3.3 In response to the concerns of NDC on the arrangements of red mini-bus in QH area, allocation of public rental housing and request for a bus interchange near Lung Shan Tunnel, a written reply from CEDD / Planning Department (PlanD) / Housing Department (HD) / Transport Department (TD) was sent to the NDC members on 28.4.2022 in consultation with relevant departments. The written reply is at **Annex VII** for reference.

#### Upon Gazettal of the draft OZPs

- 3.4 On 17.12.2021, the OZPs were gazetted for public inspection under section 5 of the TPO. NDC and FDRC members 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 OZPs.

### 4. **THE SITES AND THEIR SURROUNDING AREAS**

#### **4.1 The Sites and their Surrounding Areas**

##### *Items A1 and A2 (Plans H-1, H-2a, H-3a to H-3c)*

- 4.1.1 The site (about 4.14 ha) is on government land located at the eastern fringe of Lung Yeuk Tau and to the immediate north of Shan Lai Court. The site comprises platforms of different levels ranging from about 24mPD to 50mPD, with vacant structures of the ex-Burma Lines Military Site, vegetation and tree groups (**Plans H-2a, H-3a to H-3c**). The ground level is generally descending from the centre to the north and northwest, with the southeastern portion sloping down to Shan Lai Court. The site is accessible via Lung Ma Road leading to Sha Tau Kok Road – Lung Yeuk Tau.

- 4.1.2 To the south and southwest are public housing developments including Shan Lai Court and Queens Hill Estate zoned “R(A)” (subject to a maximum PR of 6 and BH restriction of 145mPD). To the further north and west are village houses and rural settlements, and active/fallow agricultural land. Vegetation and tree groups could be found in the “GB” zone to the east. To the further southwest within the “Open Space” zone is mainly vacant land with some building structures of the ex-Burma Lines Military Site (**Plans H-2a and H-3a**).

Proposed Housing Development at QHE

- 4.1.3 The site under Items A1 and A2 is zoned “R(A)1” subject to a maximum PR of 7.0 and maximum BH of 175mPD. The conceptual layout is shown in **Drawing H-1** and photomontages are in **Drawings H-2a to H-2h**. The development parameters of the proposed housing development are as follows:

<b>Site Area<sup>4</sup></b>	about 4.14 ha
<b>Maximum PR<sup>5</sup></b>	7.0
<b>Maximum BH</b>	175mPD
<b>Number of Building Block</b>	Residential towers: 6 Welfare block: 1
<b>Estimated No. of Flats (Estimated Population)</b>	4,028 (11,300)
<b>Supporting Facilities</b>	<ul style="list-style-type: none"> <li>• Social Welfare Facilities<sup>6</sup> (including elderly and rehabilitation facilities)</li> <li>• Kindergarten</li> <li>• Retail Facilities</li> <li>• Ancillary Carpark</li> </ul>
<b>Tentative Completion Year</b>	2030/2031

Item B (Plans H-1 and H-2b)

- 4.1.4 The Item B site (about 0.35 ha) is zoned “OU(Cemetery)”, subject to a restriction on the maximum total number of 574 columbarium niches (**Plan H-1**). The site is located to the south of the Shung Him Tong Village under private ownership. It is paved, partly fenced off and (Photos 2 to 4 on **Plan H-2b**). The site is accessible via a local track connecting to Sha Tau Kok Road – Lung Yeuk Tau.

<sup>4</sup> PR calculation will be based on Net Site Area of about 3.4 ha which excludes slopes, and is subject to change at the detailed design stage.

<sup>5</sup> The maximum PR of 7.0 includes a domestic PR of 6.5 and a non-domestic PR of 0.5.

<sup>6</sup> Gross Floor Area (GFA) equivalent to about 5% of the domestic GFA of the public housing development will be reserved for the provision of Social Welfare Facilities (SWFs). The location, type and actual provision of SWFs will be subject to detailed design by HD in consultation with relevant government departments including Social Welfare Department.

Development Restriction for the “OU(Cemetery)” Zone

- 4.1.5 In view of the above decision of RNTPC as set out in paragraph 2.5 above, the whole cemetery is rezoned from “GB” and “AGR” to “OU(Cemetery)” subject to a restriction on the maximum number of 574 niches stipulated in the Notes. While ‘grave’ / ‘columbarium’ are the Column 1 uses, to ascertain its traffic impact, any minor relaxation of the restriction on the maximum number of niches should be considered by the Board under section 16 of the TPO.

**4.2 Planning Intentions**

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

- (a) The “R(A)1” 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 “OU(Cemetery)” zone under Item B is intended primarily for the provision of land for cemetery and related uses.

**5. THE REPRESENTATIONS**

**5.1 Subject of Representations**

- 5.1.1 Two representations were received on the OZP.
- 5.1.2 One of the representations (R1), lodged by an individual, opposes Items A1 and A2 and provides views on Item B. The other (R2), lodged by SHT, opposes Item B.

**5.2 Major Grounds and Views**

**Opposing Representation on Items A1 and A2 (1)**

**5.2.1 Open Space Provision**

<b>Major Grounds</b>	
(1)	Open space provision is deficient in the district, and such provision should be accessible and close to homes.
<b>Responses</b>	
(a)	Taking into account the planned population of the proposed development, open space provision may not generally meet the demand of the planned population in LYT and HT areas (i.e. a shortfall of about 2.69 ha of DO and 0.83 ha of local open space (LO)) ( <b>Annex VIIIa</b> ). Nevertheless, open space provision in the LYT and HT areas should be considered together with the provision in the wider North District area. It should be noted that the planned open space provision with a surplus of 43.03 ha of LO and a

	<p>deficit of 1.19 ha of DO would generally meet the demand of the total planned population in the North District area in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG).</p> <p>As advised by the Leisure and Cultural Services Department (LCSD), planned open space projects are being implemented progressively in the area. Also, more open space provision will be implemented as part of the New Development Area (NDA) in the North District including Fanling North and Kwu Tung North NDAs by phases to help address the shortfall of DO in the area. LCSD will review the district needs from time to time and identify potential sites for open space provision when and as appropriate catering the needs of the residents.</p> <p>As far as LO is concerned, the additional population at the proposed development would be met by the provision of about 11,300m<sup>2</sup> LO within the proposed development in accordance with the HKPSG requirement of 1m<sup>2</sup> per person (i.e. total population of about 11,300).</p>
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## 5.2.2 Landscape, Ecological and Visual Impacts

Major Grounds	
(1)	The proposed housing development will cause adverse landscape impact due to vegetation clearance and site excavation. The proposed tree compensation area in Tong Hang is inadequate and tree felling is anticipated when the area is developed for public housing.
(2)	Concerns on ecological impact on floral and faunal species of conservation importance due to the proposed housing development.
(3)	The proposed development will create adverse visual impact in view of the increase in BH and PR, and narrow building separations. The impact on the views to the ridgelines of QH will be significant.
Responses	
(a)	<p>In response to (1) above:</p> <p>The site was originally zoned “R(B)” for medium-density residential development. The OZP amendment was mainly to optimize the development potential of the site by increasing the development intensity from PR of 3.6 to 7.0. A Landscape and Visual Impact Assessment (LVIA) was conducted under the EFS to assess potential landscape impact and ensure the adoption of proper mitigation measures to minimize the landscape impact. As revealed in the LVIA, there are approximately 1,475 trees within and near the boundary of the site, but without registered Old and Valuable Trees (OVTs). The existing trees surveyed are general species commonly found in Hong Kong, with poor to fair health conditions and low to medium amenity values. Among the surveyed trees, 1,456 trees are found within the site. Of them, 1,433 would be felled (including 5 undesirable species) while 5 trees at the southwestern portion of the site would be retained in situ. 1,428 trees of native species and 18 <i>Aquilaria Sinensis</i> (土沉香) will be planted and transplanted respectively at a ratio of about 1:1 near Tong Hang Service Reservoir (<b>Plan H-4</b>).</p>



	<p>As part of the mitigation measures under the LVIA, about 240 new heavy standard trees and 685 whip trees will be planted within the site. Upon further review at detailed design stage, HD will explore the application of green roofs and vertical greening for the fulfilment of 30% minimum green coverage. Chief Town Planner/Urban Design and Landscape, PlanD (CTP/UD&amp;L, PlanD) has no adverse comment on the LVIA. Director of Agriculture, Fisheries and Conservation (DAFC) and District Lands Officer/North of Lands Department have no in-principle objection to the proposed off-site compensatory planting/transplanting.</p> <p>Regarding the tree compensation area in Tong Hang, as advised by HD and CEDD, transplanting and tree compensation within the site are not recommended considering optimal use of land resources for housing development. Off-site tree compensation would facilitate public housing development and allow appropriate design flexibility in terms of block deposition, arrangements of services/ utilities and landscape design at detailed design stage. The site is bounded by a cluster of village houses to the north, QH housing development to the southwest, and steep slopes with dense vegetation to the east. Development proposal is not anticipated in the tree compensation area, which is a gentle slope covered with shrubland habitat and has a potential value of vegetation diversity and ecological enhancement through planting of native species (<b>Plan H-4</b>). As advised by AFCD, the area is suitable for the transplantation of <i>Aquilaria sinensis</i>. The compensated trees could form an ecological linkage with the existing woodland in the vicinity near Tong Hang Village when the newly planted trees are established.</p>
(b)	<p>In response to (2) above:</p> <p>According to the findings of LVIA, two floral and 13 faunal species of conservation importance are recorded within the site, which are commonly found in Hong Kong. Among them, the two floral species, including 18 no. of <i>Aquilaria Sinensis</i> and <i>Cibotium barometz</i> (金毛狗) are scatterly distributed and would be transplanted off-site in Tong Hang to minimize the potential ecological impact arising from the proposed development.</p> <p>Fauna species of conservation importance recorded within the site are generally of high mobility (e.g. including 10 bat species), and significant impact on these species is not anticipated. As advised by AFCD, careful arrangements of construction works programme should be made to avoid the breeding season of the roosting bats, and demolition works during non-breeding season, and use of exclusion devices to prevent potential re-entry of bats during the course of the demolition process and pre-construction bat survey to be conducted to verify that no bat individuals are roosting within the crawl space. With the implementation of appropriate mitigation measures, no insurmountable ecological impact is anticipated. AFCD considered the above mitigation measures appropriate to avoid direct injury or mortality of roosting bats in the crawl space roost, and has no in-principle objection to the proposed development from ecological perspective.</p>

(c)	<p>In response to (3) above:</p> <p>According to the Visual Impact Assessment (VIA) under the EFS, the proposed development with the future ground floor level of about 32mPD and a BH up to 175mPD would result in changes in the visual character and loss of some visual permeability to some selected viewpoints. Regarding views to the ridgeline or mountain backdrop, as shown from the photomontage of the viewpoint representing hikers at Tsung Shan (<b>Drawing H-2b</b>), views towards the mountain backdrop including QH would be affected and partially blocked. The proposed development appears to be an extension of the adjoining public housing development at QH (<b>Plan H-3b</b>). Notwithstanding the partial obstruction to the natural hillside view, it will not have adverse change on the sky view and ridgeline in the background.</p> <p>As advised by HD, mitigation measures have also been proposed to minimize adverse visual impact, including visual corridors of approximately 20-25m, building separations of not less than 13m, insertion of opening at podium floors, setback area with greenery along the site boundary and amenity planting to blend in the housing design. It is concluded that the proposed development is not entirely incompatible with Shan Lai Court and Queens Hill Estate located to the south and southwest of the site at about 145mPD (<b>Plans H-2a and H-3b</b>). CTP/UD&amp;L, PlanD has no in-principle objection to the proposed housing development from urban design perspective.</p>
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### 5.2.3 Heritage Impact

<b>Major Grounds</b>	
(1)	<p>The barracks at the proposed housing site are the remaining post-war military facilities in the New Territories, and Antiquities and Monuments Office (AMO) recommended that the mitigation measures should be carried out. Removal of these barracks will have heritage and cultural impact.</p>
<b>Response</b>	
(a)	<p>In response to (1) the above:</p> <p>A Heritage Impact Study on QH Barracks was conducted under EFS to assess potential heritage impact on the military structures at the site arising from the proposed infrastructure works as well as site formation works.</p> <p>A total of 38 buildings with 1 to 2-storey(s) are found within the site built between 1950s and 1980s. These buildings are of utilitarian style with limited distinctive architectural merit and typical during the post-war period. AMO recommends that mitigation measures including 3D scanning, cartographic and photographic recording should be carried out. The Heritage Impact Study on QH Barracks has been finalized. AMO is in discussion with the consultant of CEDD for the implementation of the recommended mitigation measures and has no in-principle objection to the proposed housing development.</p>

**Representation Providing Views (1) and Opposing Representation (1) on Item B**

5.2.4 **R1** provides views on Item B and **R2** opposes Item B. The major views and grounds are summarized below:

5.2.5 Development Control

Major Views/Grounds		Rep. No.
(1)	Stringent conditions should be imposed on the zoning to avoid further expansion.	<b>R1</b>
(2)	The proposed amendment should not limit the number of niches (i.e. 574) considering the estimated annual growth rate of church members, improved traffic provision, the increase in death rate and potential shortage in columbarium provision in the future.	<b>R2</b>
Responses		
(a)	<p>In response to (1) and (2) above:</p> <p>The planning intention of the “OU(Cemetery)” zone is primarily for the provision of land for cemetery and related uses. The amendment was to reflect the existing cemetery use including the grave and columbarium with 574 niches on the OZP.</p> <p>According to the Notes for the subject zone, ‘grave’ and ‘columbarium’ are the Column 1 uses, which are always permitted. Minor relaxation of number of niches (i.e. exceeding 574 niches) may be considered by the Board on application.</p> <p>As advised by FEHD, additional niches should be subject to approval in accordance with the established procedures taking account of compliance with all the statutory requirements and structural safety; no local objection to the proposed works, and no adverse traffic impact. Commissioner for Transport (C for T) further advised that additional niches may cause potential traffic impacts, particularly during festival days. As such, traffic impact assessment is required to demonstrate no adverse traffic impact on the surrounding areas including the nearby public roads, the adequacy for car parking spaces, and management plan for vehicular traffic and pedestrians. Director of Food and Environmental Health (DFEH) and C for T have no objection to the amendment to reflect the existing cemetery use with restriction of 574 niches as stipulated in the Notes for the subject zone.</p>	

**6. COMMENT ON REPRESENTATIONS**

6.1 One comment (**C1**) was received from the same individual as the one providing views on Item B (**R1**).

- 6.2 The comments provided by C1 on Item B concern about the number of niches of SHT Cemetery in view of the dwindling church congregation and a growing trend of green funeral that will reduce the demand for columbarium niches. As advised by FEHD, with a growing and ageing population, the demand for cremations has been rising. With the efforts of FEHD on the promotion of green burials, the demand for columbarium could be slightly lessened. Notwithstanding, it will take certain time to foster more people opt for green burials.

## **7. DEPARTMENTAL CONSULTATION**

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

- (a) AMO, Development Bureau;
- (b) C for T;
- (c) DAFC;
- (d) Project Team Leader/Project, CEDD;
- (e) DFEH;
- (f) Director of Leisure and Cultural Services;
- (g) Director of Housing; and
- (h) CTP/UD&L, PlanD.

- 7.2 The following bureaux/departments have no objection to/no comment on the proposed amendments:

- (a) Secretary for Development;
- (b) Secretary for Education;
- (c) Secretary for Food and Health;
- (d) District Land Officer/North, Lands Department;
- (e) Chief Building Surveyor/New Territories West, Buildings Department;
- (f) Chief Highway Engineer/New Territories East, Highways Department;
- (g) Chief Engineer/Mainland North, Drainage Services Department;
- (h) Chief Engineer/Construction, Water Supplies Department;
- (i) Director of Fire Services;
- (j) Project Manager/North, North Development Office, CEDD;
- (k) Head of Geotechnical Engineering Office, CEDD;
- (l) Director of Environmental Protection;
- (m) Director of Electrical and Mechanical Services;
- (n) Director of Social Welfare;
- (o) District Officer (North), Home Affairs Department;
- (p) Director of Health; and
- (q) Commissioner of Police.

## **8. PLANNING DEPARTMENT'S VIEWS**

- 8.1 Based on the assessments in paragraph 5.2 above, PlanD does not support R1 and R2 of the OZP, and considered that the OZP should not be amended to meet the representations for the following reasons:

Items A1 and A2

- (a) the planned open space provision would generally meet the demand of the total planned population in the North District area in accordance with the HKPSG. Adequate local open space would be provided in the proposed public housing development to serve local residents (**R1**);
- (b) the site was originally zoned “R(B)” for medium-density residential development. The amendment was mainly to optimize the development intensity of the site. An EFS with technical assessments on the potential impacts on various aspects, including visual, landscape, ecology and heritage, was conducted and confirmed that there would be no insurmountable technical problems for a higher density housing development at the site. Relevant mitigation measures such as landscape and tree compensation arrangements, and inclusion of visual corridors and building separations, etc. have been proposed to address possible concerns (**R1**); and

Item B

- (c) the amendment was to take forward the decision of the RNTPC to reflect the existing cemetery use including the grave and the columbarium with 574 niches on the OZP. Planning flexibility is provided to increase the number of niches through the planning application mechanism supported by relevant technical assessments (**R1** and **R2**).

## **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 amendments to the OZP to meet/partially meet the representations.
- 9.2 Should the Board decide that no amendments should be made to the OZP to meet the representations, Members are also invited to agree that LYT and HT OZPs, together with their respective Notes and updated Explanatory Statements, are suitable for submission under section 8 of the Ordinance to the CE in C for approval.

## **10. Attachments**

<b>Annex Ia</b>	Draft Lung Yeuk Tau and Kwan Tei South (LYT) OZP No. S/NE-LYT/18 (reduced size)
<b>Annex Ib</b>	Draft Hok Tau (HT) OZP No. S/NE-HT/6 (reduced size)
<b>Annex IIa</b>	Schedule of Amendments to the approved LYT OZP No. S/NE-LYT/17
<b>Annex IIb</b>	Schedule of Amendments to the approved HT OZP No. S/NE-HT/5

<b>Annex III</b>	List of Representers and Commenter in respect of LYT OZP
<b>Annex IV</b>	Submission of representations and comment in respect of LYT OZP
<b>Annex V</b>	Extracts of the Minutes of RNTPC Meeting held on 26.11.2021
<b>Annex VI</b>	Extracts of the Minutes of NDC Meeting held on 12.10.2021 (Chinese Version Only)
<b>Annex VII</b>	Letter Reply to NDC Members in Respect of Follow-up Actions after NDC Meeting
<b>Annex VIIIa</b>	Provision of Major GIC Facilities and Open Space in LYT and HT areas
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<b>Drawing H-1</b>	Conceptual Layout of Proposed Housing Development
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