

TOWN PLANNING BOARD

TPB Paper No. 10803

For Consideration by
the Town Planning Board on 21.1.2022

DRAFT TAI PO OUTLINE ZONING PLAN NO. S/TP/29

INFORMATION NOTE AND HEARING ARRANGEMENT
FOR CONSIDERATION OF REPRESENTATIONS AND COMMENTS

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FOR CONSIDERATION OF REPRESENTATIONS AND COMMENTS

1. Introduction

- 1.1 On 17.9.2021, the draft Tai Po Outline Zoning Plan No. S/TP/29 (the draft OZP) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The amendments mainly involve :
- (a) rezoning of a site at To Yuen Tung, Ma Wo Road from “Green Belt” (“GB”) to “Residential (Group A)10” (“R(A)10”) (**Item A**); and
 - (b) rezoning of the northern portion and the southern portion of a site at Yau King Lane from “Residential (Group C)10” to “Residential (Group B)11” and “Residential (Group B)12” respectively (**Items B1 and B2**).
- 1.2 The Schedule of Amendments setting out the amendments incorporated into the draft OZP is at **Annex I** and the locations of the amendment items are shown on **Plans P-1a and 1b**.
- 1.3 During the two-month exhibition period, a total of 177 representations were received. 171 representations were made in accordance with the Ordinance and the requirements set out in the Town Planning Board Guidelines No. 29B (TPB PG-No. 29B)¹, while the remaining six representations were made with identity information missing, and should be treated as not having been made pursuant to sections 6(2)(b) and 6(3)(b) of the Ordinance.
- 1.4 On 10.12.2021, the representations were published for public comments for three weeks until 31.12.2021. During the three-week public inspection period, one comment was received.
- 1.5 The lists of representers and commenter are shown in **Annexes II and III** respectively for Members’ reference. The locations of the representation sites are shown on **Plans P-2a and 2b**.

¹ According to TPB PG-No. 29B on Submission and Publication of Representations, Comments on Representations and Further Representations under the Town Planning Ordinance, which has taken effect since 1.1.2019, representers/ commenters/further representers and their authorised agents are required to provide their full name as shown on the HKID card/passport and their HKID card/passport number (only the first four alphanumeric characters are required) in the submission. For submission with no full name, incomplete and/or illegible names or no HKID card/passport number, the representation/comment/further representation concerned may be treated as not having been made.

2. **The Representations and Comment**

- 2.1 Amongst the 171 valid representations, 88 are made in respect of Item A only, 75 on Items B1 and/or B2 only and eight on all items.

Representations in respect of Item A only (88)

- 2.2 A total of 88 representations are made in respect of **Item A only** which are summarised below:

Supporting representation (1)

- (a) **R1** submitted by an individual supports Item A on the grounds that the site is adjacent to residential areas. The proposed public housing development could help relieve the housing shortage problem and would have little impact on the ecology.

Opposing representations (86)

- (b) Amongst the 86 opposing representations, two were submitted by green groups (**R3 and R4**), one by the Chairman of Tai Po District Council (**R5**) and the remaining 83 (**R6 to R88**) by individuals. The major grounds of objection are as follows:
- (i) brownfield sites and idle government sites should be utilised instead of using the “GB” site for development which involves extensive tree felling;
 - (ii) the development intensity is too high and not compatible with the surrounding developments;
 - (iii) adverse traffic, environmental, ecological, landscape, visual, air ventilation, sewerage, drainage and utilities impacts arising from the proposed development;
 - (iv) inadequate provision of government, institution and community (GIC) facilities to serve local residents; and
 - (v) query on the need for the proposed primary school and ancillary car parking block within the “R(A)10” site.

Representation providing views (1)

- (c) **R170** submitted by the Hong Kong and China Gas Company Limited advises that, as there is an existing high pressure gas pipeline in the vicinity of Item A site, a quantitative risk assessment should be conducted to evaluate potential risk and determine necessary mitigation measures.

Representations in respect of Items B1 and/or B2 only (75)

- 2.3 A total of 75 representations are made in respect of **Items B1 and/or B2 only** which are summarised below:

Supporting representation (1)

- (a) **R2** submitted by Ford World Development Limited (i.e. the applicant of section 12A application No. Y/TP/28 relating to Items B1 and B2) supports the items as the proposed residential development would be fully compatible with surrounding developments in terms of land use and development intensity; social welfare facilities and public vehicle parks would be incorporated into the proposed developments as planning gains; and technical assessments submitted have demonstrated no insurmountable impacts. Given the 2021 Policy Address has announced a new railway station in close proximity to the amendment sites, **R2** urges the Government to consider higher plot ratio and building height for the sites.

Opposing representations (73)

- (b) The 73 opposing representations (**R89 to R161**) submitted by individuals have indicated that the maximum gross floor areas (equivalent to a plot ratio (PR) of 3.6) stipulated for Items B1 and/or B2 are too low. As a new Pak Shek Kok railway station is proposed nearby, majority of the representers consider that the sites under Items B1 and/or B2 should be allowed to be developed to a higher PR so that the sites could be fully utilized for maximization of flat production.

Representation providing views (1)

- (c) **R171** submitted by MTR Corporation Limited requests future development proponents to conduct a detailed railway noise impact assessment and implement necessary noise mitigation measures at their own costs.

Representations in respect of all amendment items (8)

- 2.4 For the remaining eight representations submitted by individuals in respect of **all amendment items**, seven of them (**R162 to R168**) oppose all the items while one representation (**R169**) opposes Item A and provides views on Items B1 and B2.
- 2.5 The representers' major grounds of objection/views are adverse impacts on traffic, environment and landscape as well as inadequate provision of community and supporting facilities in the surrounding areas. **R169** also states that the development intensity of the Items B1 and B2 sites have been increased several times in past years and it is likely that prospective developers of the sites would seek further increase in development intensity in future.

Comment on Representations

- 2.6 There is one comment submitted by an individual (**C1**) supporting the objections against Item A and providing views on Items B1 and B2. C1 is also a representer (i.e. **R169**).

- 2.7 On Item A, C1 supports those representations submitted by green groups and local residents with regard to the impact on the ecological system and the loss of green panorama as well as those who question the need for the proposed primary school. On Items B1 and B2, C1 comments that the opposing representations are in fact a push for further increase in PR, and the representers' relationship with the developer is doubtful.

3. Arrangement for Consideration of Representations and Comment

- 3.1 Under section 2A of the Ordinance, the Board is empowered to appoint a Representation Hearing Committee (RHC) from among its members to consider representations and comments, propose amendments to the Plan to meet representations, consider further representations in respect of the proposed amendments, and consider whether to vary the proposed amendments upon consideration of any adverse further representations. Since only 171 representations and one comment were received, it is considered more efficient for the full Board to hear the representations and comment without resorting to the appointment of a RHC. The hearing could be accommodated in the Board's regular meeting and a separate hearing session would not be necessary. The arrangement would not delay the completion of the representation consideration process.
- 3.2 Under section 6(B) of the Ordinance, the Board may determine whether the representations and the related comments shall be considered at the same meeting and whether they shall be considered individually or collectively. As the concerns of the representers and commenter are generally on the proposed housing developments and the issues involved are of similar nature, the hearing of all representations and comment is suggested to be considered collectively in one group.
- 3.3 To ensure the efficiency of the hearing, it is recommended to allot a maximum of 10 minutes presentation time to each representer/commenter in the hearing session, subject to confirmation of the number of representers and commenter attending the hearing and the aggregated presentation time required.
- 3.4 Consideration of the representations and comment by the full Board under section 6B of the Ordinance is tentatively scheduled for March 2022.

4. Decision Sought

- 4.1 The Board is invited to note that pursuant to sections 6(2)(b) and 6(3)(b) of the Ordinance, six representations with the required identity information missing as mentioned in paragraph 1.3 above should be treated as not having been made.
- 4.2 The Board is invited to consider whether to appoint a RHC for consideration of the representations and comment; and whether the representations and comment should be considered in the manner as proposed in paragraph 3 above.

5. Attachments

Annex I	Schedule of Amendments to the Approved Tai Po OZP No. S/TP/28
Annex II	List of Representers
Annex III	List of Commenter
Plans P-1a and 1b	Amendments Incorporated into the Draft Tai Po OZP No. S/TP/29
Plans P-2a and 2b	Location Plan of Representation and Comment Sites

**PLANNING DEPARTMENT
JANUARY 2022**