

**DRAFT PING SHAN OUTLINE ZONING PLAN NO. S/YL-PS/19**  
**INFORMATION NOTE AND HEARING ARRANGEMENT**  
**FOR CONSIDERATION OF REPRESENTATIONS AND COMMENTS**

**1. Introduction**

- 1.1 On 7.5.2021, the draft Ping Shan Outline Zoning Plan No. S/YL-PS/19 (the Plan) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The amendments mainly involve rezoning a site at Wang Chau for proposed public housing development (Item A) and two sites at Ping Shan North near Tin Tsz Road for proposed public housing development and supporting infrastructural facilities (Items B and C). Amendments were also made to the Notes of the Plan to reflect the above, to incorporate the latest Master Schedule of Notes to the Statutory Plan (MSN) and to revise the exemption clause for filling of land/pond and excavation of land in relation to “Conservation Area” (“CA”) zone on the Plan (the ‘Exemption Clause’). The Schedule of Amendments setting out the amendments incorporated into the Plan is at **Annex I**. The locations of the amendment items on the Plan are shown on **Plan P-1**.
- 1.2 During the two-month exhibition period, a total of 87 representations were received of them, 62 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)<sup>1</sup>. 25 representations were made with identity information missing, which should be treated as not having been made pursuant to sections 6(2)(b) and 6(3)(b) of the Ordinance.
- 1.3 On 23.7.2021, the valid representations were published for three weeks for public comments. Upon expiry of the public inspection period on 13.8.2021, four comments were received.
- 1.4 The list of representers and commenters are shown in **Annexes II** and **III** respectively for Members’ reference. The locations of the representation sites are shown on **Plan P-2**.

**2. The Representations and Comments**

- 2.1 All the valid representations (**R1** to **R62**) object to/provide views/suggestions on the amendment items of the Plan. The representations were submitted by New Territories Heung Yee Kuk, Ping Shan Rural Committee, Village Representatives of Tai Tseng Wai, Ng Uk Tsuen, Six Villages at Wang Chau, Yeung Uk Tsuen, Ha Mei San Tsuen and Fung

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<sup>1</sup> According to TPB PG-No. 29B on Submission and Publication of Representations, Comments on Representations and Further Representations under the Ordinance, which have 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.

Ka Wai, 'Tso/Tong' manager, brownfield operators and individuals. Below are the representers' main grounds of objection/views:

(a) Regarding Items A, B and C, they include:

- (i) concerns on resumption of 'Tso/Tong' land;
- (ii) concerns on the impact on existing brownfield operations and squatter clearance, compensation and rehousing arrangements;
- (iii) concerns on local employment;
- (iv) adverse impacts on traffic, noise, landscape, air ventilation and fung shui arising from the proposed public housing developments;
- (v) concerns on the landscape/open space design of the proposed public housing developments;
- (vi) concerns on provision of community facilities;
- (vii) lack of local consultation;
- (viii) suggestions to develop the abandoned fish ponds at Fung Lok Wai and Country Parks/fringe of Country Parks for public housing / another new town, and/or village-type housing at 'Tso/Tong' land;
- (ix) suggestion to construct new roads connecting Tin Tsz Road to San Tin Highway; and
- (x) suggestion to use the amendments sites for logistics / commercial/ industrial uses.

(b) Concerning the 'Exemption Clause', one representation's (**R61**) objection grounds include (i) undermining the statutory control over development in "CA" zone and the rights of the public; and (ii) unclear intention.

2.2 There are 4 comments, which were submitted by the Green Sense (**C1**), Hong Kong Bird Watching Society (**C2**), a Yuen Long District Council member (**C3**) and an individual (**C4**). Commenter of **C4** is the representer of **R60** of the Plan. **C1** objects to representers' suggestions to develop Fung Lok Wai and Country Parks/fringe of Country Parks for public housing. **C2** objects to the 'Exemption Clause'. **C3** objects to Items A and B mainly on grounds of (i) lack of community facilities and local employment; (ii) concerns on resumption of 'Tso/Tong' land; and (iii) adverse traffic impact in the district. **C3** also suggests to develop Fung Lok Wai and to construct a new road. **C4** provides comments on provision of open space and car parking spaces in the proposed public housing sites.

### **3. Arrangement for Consideration of Representation and Comments**

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 the numbers of representations and comments are not many and they have similar concerns, it will be more efficient for the full Board to consider the representations and comments 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 6B(6) 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. In view of the similar nature of representations and comments, they are suggested to be heard in one group. To ensure efficiency of the hearing, it is recommended to allot a maximum of 10 minutes presentation time to each representer/commenter in the hearing session.
- 3.3 Consideration of the representations and comments by the full Board under section 6B of the Ordinance is tentatively scheduled for January 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, 25 representations with the required identity information missing as mentioned in paragraph 1.2 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 comments; and whether the representations and comments should be considered in the manner as proposed in paragraph 3 above.

#### **5. Attachments**

<b>Annex I</b>	Schedule of Amendments to the Approved Ping Shan OZP No. S/YL-PS/18
<b>Annex II</b>	List of Representers
<b>Annex III</b>	List of Commenters
<b>Plan P-1</b>	Amendments Incorporated into the Draft Ping Shan OZP No. S/YL-PS/19
<b>Plan P-2</b>	Location Plan of Representation and Comment Sites

**PLANNING DEPARTMENT  
NOVEMBER 2021**

**TPB Paper No. 10788**

**For Consideration by  
the Town Planning Board on 19.11.2021**

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