

**Minutes of 1034th Meeting of the
Town Planning Board held on 31.5.2013**

Present

Permanent Secretary for Development
(Planning and Lands)
Mr. Thomas Chan

Chairman

Professor S.C. Wong

Mr. F.C. Chan

Professor K.C. Chau

Mr. H.W. Cheung

Dr. Wilton W.T. Fok

Mr. Ivan C.S. Fu

Mr. Lincoln L.H. Huang

Professor Eddie C.M. Hui

Ms. Janice W.M. Lai

Mr. Dominic K.K. Lam

Dr. C.P. Lau

Ms. Julia M.K. Lau

Ms. Christina M. Lee

Mr. H.F. Leung

Mr. Clarence W.C. Leung

Mr. Laurence L.J. Li

Mr. Roger K.H. Luk

Ms. Anita W.T. Ma

Mr. Stephen H.B. Yau

Dr. W.K. Yau

Deputy Director of Environmental Protection
Mr. C.W. Tse

Director of Lands
Ms. Bernadette H.H. Linn

Principal Assistant Secretary (Transport)
Transport and Housing Bureau
Miss Winnie M.W. Wong

Assistant Director (2), Home Affairs Department
Mr. Eric K.S. Hui

Director of Planning
Mr. K.K. Ling

Deputy Director of Planning/District
Miss Ophelia Y.S. Wong

Secretary

Absent with Apologies

Mr. Stanley Y.F. Wong

Vice-chairman

Mr. Timothy K.W. Ma

Professor Edwin H.W. Chan

Ms. Bonnie J.Y. Chan

Mr. Rock C.N. Chen

Mr. Sunny L.K. Ho

Professor P.P. Ho

Mr. Patrick H.T. Lau

Mr. Maurice W.M. Lee

In Attendance

Assistant Director of Planning/Board
Ms. Christine K.C. Tse

Chief Town Planner/Town Planning Board
Mr. Edward W.M. Lo

Senior Town Planner/Town Planning Board
Mr. Raymond H.F. Au

Agenda Item 1

[Open Meeting]

Confirmation of Minutes of the 1033rd Meeting held on 10.5.2013

[The meeting was conducted in Cantonese.]

1. The minutes of the 1033rd meeting held on 10.5.2013 were confirmed without amendments.

Agenda Item 2

Matters Arising

[The meeting was conducted in Cantonese.]

- (i) Judicial Review lodged by Town Planning Board
Against the Town Planning Appeal Board's Decision
on the fulfillment of Approval Conditions in relation to the
Application for Proposed Golf Course and Residential Development
at Nam Sang Wai, Yuen Long (HCAL 26/2013)

[Open Meeting]

2. The following Members had declared interests in this item as Nam Sang Wai Development Co. Ltd. and Kleener Investment Ltd. (the Appellants), a subsidiary of Henderson Land Development Co. Ltd. (HLD), were interested parties of the judicial review (JR):

Mr. Dominic K.K. Lam]	Had current business dealings with HLD
Mr. Patrick H.T. Lau]	
Ms. Janice W.M. Lai]	
Mr. Ivan C. S. Fu]	
Mr. Clarence W.C. Leung	-	Being a Director of an NGO that recently received a private donation from a family member of the Chairman of HLD

- Mr. Roger K.H. Luk - Being a member of the Council of the Chinese University of Hong Kong (CUHK) which received donation from a family member of the Chairman of HLD
- Professor P.P. Ho - Being an employee of CUHK which received donation from a family member of the Chairman of HLD
- Dr. Wilton W.T. Fok - Being an employee of the University of Hong Kong (HKU) which received donation from a family member of the Chairman of HLD

3. As the item was to report the leave application for the JR, Members agreed that the above Members could stay in the meeting for this item, while Mr. Dominic K.K. Lam, Mr. Patrick H. T. Lau, Ms. W.M. Janice Lai and Mr. Ivan C.S. Fu should not participate in any discussion. Members noted that Professor P.P. Ho and Mr. Patrick H.T. Lau had tendered an apology for being unable to attend the meeting. Members also noted that Ms. Janice Lai and Mr. Clarence Leung had not arrived at the meeting.

4. The Secretary reported that the JR was lodged by the Town Planning Board (the Board) against the decision of the Town Planning Appeal Board (TPAB) on the fulfillment of approval conditions relating to an application for a proposed golf course and residential development in Nam Sang Wai, Yuen Long (Application No. A/DPA/YL-NSW/12) (the Application). The background of the subject appeal No. 8/2011 (the Appeal) was recapitulated as follows:

- (a) the Application was rejected by the Rural and New Town Planning Committee (RNTPC) on 9.10.1992 and by the Board upon review on 11.6.1993. The Appellants lodged an appeal against the decision of the Board. On 26.8.1994, the appeal was allowed by the TPAB subject to 27 conditions, including submission and implementation of a detailed Master Layout Plan (MLP), a Landscape Master Plan (LMP), and environmental assessment (EA), a conservation plan, on-site and off-site environmental mitigation schemes, etc., to the satisfaction of the

concerned government departments or of the Board;

- (b) the Board applied for leave for a JR of the TPAB's decision. The JR was dismissed by the High Court on 28.4.1995 but was allowed, on the Board's appeal, by the Court of Appeal on 24.1.1996. The Appellants subsequently lodged an appeal with the Privy Council. On 16.12.1996, TPAB's decision was upheld by the Privy Council;
- (c) between 2000 and 2007, the Appellants had made various submissions, including submissions of a MLP, LMP, EA etc., for fulfillment of approval conditions. However, those submissions were considered not acceptable to relevant government departments;
- (d) on 20.9.2010, the Appellants submitted a modified MLP, LMP and technical reports for fulfilling the relevant approval conditions of the Application. On 1.12.2010, the Director of Planning (D of Plan) informed the Appellants that the submitted modified MLP deviated substantially from the approved scheme and therefore could not be considered in the context of fulfillment of conditions. The LMP and the technical reports, which were all based on the modified MLP, also could not be considered in the context of fulfillment of the conditions;
- (e) the Appellants disagreed with D of Plan and sought to refer the dispute to the Board for consideration. On 7.12.2010, the Board decided that the relevant approval conditions in relation to the Application were not satisfactorily complied with by the Appellants. The Appellants requested for a review of the decision under section 17 of the Ordinance;
- (f) on 8.4.2011, the Board considered the Appellants' request for a review of the Board's decision and came to a view that there was no provision under section 17 of the Ordinance to apply for a review of the Board's decision on the fulfillment of planning conditions. The Board decided that it had no power to do so because the decision did not involve the exercise of the Board's power under section 16 of the Ordinance. The

Appellants lodged an appeal with the TPAB against the Board's decision;
and

- (g) the Appeal was allowed by the TPAB on 30.10.2012. The TPAB held that the Board had the power to review its own decision about the fulfillment of the approval conditions.

5. The Secretary continued to say that on 4.1.2013, Members were briefed on the TPAB's decision on the Appeal and the advice of the Department of Justice and the Counsel. The Board agreed that a JR should be lodged to seek a definitive ruling from the Court on the final authority regarding the decision on fulfillment of approval conditions under the Ordinance. On 29.1.2013, the Board applied for leave of application for JR. After the hearing on 20.5.2013, the Court of First Instance granted leave for the JR application on 27.5.2013. The hearing date of the JR had yet been fixed.

6. Members noted the progress of the JR and agreed that the Secretary would represent the Board in all matters relating to the JR in the usual manner.

(ii) Abandonment of Town Planning Appeal

Town Planning Appeal No. 13 of 2012

Temporary Open Storage of Machinery for a Period of 3 Years

in "Agriculture" zone, Lot 299 RP (Part) in D.D. 113 and

Adjoining Government Land, Kam Tin South, Yuen Long

(Application No. A/YL-KTS/559)

[Open Meeting]

7. The Secretary reported that on 29.10.2012, the appellant lodged an appeal to the Appeal Board Panel (Town Planning) (Appeal Board Panel) against the decision of the Town Planning Board on 27.8.2012 to reject on review the planning application No. A/YL-KTS/559 for temporary open storage of machinery for a period of three years. The appeal site was zoned "Agriculture" on the Kam Tin South OZP. On 24.4.2013, the appeal was abandoned by the appellant on his own accord. On 14.5.2013, the Appeal Board Panel formally confirmed that the appeal was abandoned in accordance with Regulation 7(1) of the Town Planning (Appeals) Regulations.

Appeal Statistics

8. The Secretary reported that as at 31.5.2013, 18 appeal cases were yet to be heard by the Appeal Board Panel (Town Planning). Details of the appeal statistics were as follows:

Allowed	: 29
Dismissed	: 129
Abandoned/Withdrawn/Invalid	: 170
Yet to be Heard	: 18
<u>Decision Outstanding</u>	<u>: 1</u>
Total	: 347

[Ms. Janice W.M. Lai arrived to join the meeting at this point.]

General

Agenda Item 3

[Open Meeting]

Urban Renewal Plan for Kowloon City – Stage 2 Public Engagement
(TPB Paper No. 9350)

[The meeting was conducted in English and Cantonese.]

9. The Secretary informed Members that as the Urban Renewal Authority (URA) might be one of the potential implementation agencies of the redevelopment projects, the following Members had declared interests in this item:

Mr. K.K. Ling	-	being a non-executive director of URA
as Director of Planning		Board
Ms. Bernadette Linn	-	being a non-executive director of URA
as Director of Lands		Board

- Mr. Laurence L.J. Li - being a non-executive director of URA Board
- Mr. Eric Hui - being a representative of the Director of Home Affairs who was a non-executive director of URA Board
- as Assistant Director (2) of the Home Affairs Department
- Mr. H.W. Cheung - being a co-opted member of the Planning, Development and Conservation Committee of URA
- Mr. Eddie C.M. Hui - being a co-opted member of the Finance Committee of URA
- Mr. Maurice W.M. Lee - being a former non-executive director of URA Board
- Mr. Stephen H.B. Yau - being a member of the Wan Chai District Advisory Committee of URA
- Mr. Timothy K.W. Ma - being a member of the District Urban Renewal Forum (DURF)
- Professor P.P. Ho - had business dealings with URA and had involved in the District Aspiration Study on Urban Renewal for Kowloon City
- Mr. Patrick H.T. Lau - had business dealings with URA

10. As the item was a briefing to Members on the Urban Renewal Plan for Kowloon City, Members agreed that all the above Members could stay in the meeting and participate in the discussion. Members noted that Mr. K.K. Ling, Mr. Maurice W.M. Lee, Mr. Timothy K.W. Ma, Professor P.P. Ho and Mr. Patrick H.T. Lau had tendered apology for being unable to attend the meeting. Members also noted that Ms. Bernadette Linn and Mr. Eric Hui had not arrived to join the meeting.

11. The following representatives of the Planning Department (PlanD) and the Consultants were invited to the meeting at this point:

- Ms. Lily Yam - Chief Town Planner/DURF (CTP,/DURF),

PlanD

- | | | |
|-------------------|---|--|
| Mr. Geoffrey Chan | - | AECOM Asia Co. Ltd. |
| Dr. Ho Wing Chung | - | Social Capital & Impact Assessment
Research Unit, City University of Hong
Kong |

Presentation Session

12. The Chairman extended a welcome and invited the study team to brief Members on the urban renewal proposals for Kowloon City.

13. With the aid of a Powerpoint presentation, Ms. Lily Yam, CTP/DURF, briefly introduced the background of the Urban Renewal Plan for Kowloon City and made the following main points as detailed in the Paper:

Background

- (a) according to the Urban Renewal Strategy promulgated in February 2011, the “People First, District-Based and Public Participatory” approach should be adopted for carrying out urban renewal;
- (b) as one of the initiatives of the Urban Renewal Strategy, the establishment of DURF was intended to strengthen urban renewal planning at the district level. The first DURF was set up in Kowloon City in June 2011 to advise the Government on an Urban Renewal Plan for the Kowloon City District, including advice on redevelopment and rehabilitation areas, as well as preservation and revitalisation initiatives;

Stage 1 Public Engagement

- (c) in May 2012, the Kowloon City DURF commissioned consultants to undertake the Planning Study and Social Impact Assessment (SIA) for the formulation of an Urban Renewal Plan for Kowloon City;

- (d) between August and September 2012, the Stage 1 Public Engagement (PE) was conducted to solicit public views on the Preliminary Urban Renewal Proposals for Kowloon City (PURPs). During the period, focus group meetings, guided tours cum workshops, briefing sessions, public forums and roving exhibitions were conducted. A briefing session with Members of the Board was also conducted on 31.8.2012;
- (e) in addition, 1,222 questionnaires were collected from an on-street survey and a total of 301 written comments were received during the Stage 1 PE. The survey result and the public comments were analysed and consolidated in the Stage 1 PE Report;

Stage 2 Public Engagement

- (f) taking into account the public comments received and the findings of the SIA during the Stage 1 PE, the PURPs were revised and consolidated into the Draft Urban Renewal Plan (DURP) for public consultation during the Stage 2 PE;
- (g) the Stage 2 PE for the DURP was undertaken from end of April to June 2013. The engagement activities to solicit views/comments from the community and various stakeholders included:
 - briefing sessions with various statutory and advisory bodies (including the Board, Kowloon City District Council (KCDC), Lands and Development Advisory Committee and Harbourfront Commission), professional institutions and non-government organisations;
 - community workshops and topical discussions with local residents, business operators and local concern groups; and
 - public forum and roving exhibitions; and

Way Forward

- (h) after completion of the Stage 2 PE, the public views collected would be collated and analysed. The DURP would be revised to take account of the public views received as well as the result of the Stage 2 SIA for preparation of the Recommended Urban Renewal Plan (RURP). The RURP, once endorsed by the Kowloon City DURF, would be submitted to the Government for consideration.

[Ms. Julia M.K. Lau arrived to join the meeting at this point.]

14. With the aid of a Powerpoint presentation, Mr. Geoffrey Chan made the following main points on the DURP for Kowloon City as detailed in the Paper:

- (a) appropriate areas in the district for promoting various urban renewal approaches, namely redevelopment, rehabilitation, revitalisation and heritage preservation had been established in the DURP. Furthermore, urban renewal proposals were recommended in response to different local issues. The proposals aimed to match with the future positioning of individual areas with distinct characters and functions within the Kowloon City District;
- (b) in addition to planning and design measures to shape the image for individual areas, other proposals to further facilitate the urban renewal process within the district included the designation of a themed walking trail; enhancement of waterfront environment/district connectivity; and optimisation of land resources;
- (c) the proposals were broadly categorised into short-term, medium-term and long-term measures for implementation;

Positioning Individual Areas – Shaping District Character

- (d) on basis of the recommended urban renewal approaches, the concerned

areas were consolidated with packages of urban renewal proposals with a view to creating distinctive identity for these areas and contributing to realise the vision of the Urban Renewal Plan for Kowloon City, i.e. ‘Conserve History and Culture; Synergise with Surrounding Developments, Optimise Land Resources and Create Quality Living Environment’;

Nga Tsin Wai Road (Lung Tong)

- (i) the area was identified as Rehabilitation and Revitalisation Priority Area. By preserving the vibrant street life and the cultural characteristics of the area; improving the pedestrian environment; improving linkages with the surroundings; and enhancing community facilities provision, it was intended to revitalise the area and preserve the local character, whilst strengthening its function as a gateway to Kai Tak Development Area (KTDA);

“5 Streets” and “13 Streets” (To Kwa Wan)

- (ii) the area was identified as Redevelopment Priority Area. By facilitating redevelopment in the area and improving the linkage with KTDA, it was intended to improve the local living environment and strengthen the area as a gateway to KTDA. With the implementation of the proposed revitalisation initiatives for the Ex-Ma Tau Kok Animal Quarantine Depot (Cattle Depot), the area together with the other recreational facilities in the vicinity could be transformed into a cultural and art living district. There was also a relocation proposal for vehicle repairing workshops in the area to be affected by future redevelopment;

[Mr. Clarence W.C. Leung and Mr. Eric Hui arrived to join the meeting at this point.]

To Kwa Wan Central

- (iii) the area included the Redevelopment Priority Areas of Eight “Wan” Streets and areas around Kowloon City Road/Lok Shan Road; and Mixed Redevelopment and Rehabilitation Areas of Sheung Heung Road/Kwei Chow Street/Yuk Yat Street and Bailey Street/Chun Tin Street/San Wai Street/Ma Tau Wai Road. Through proposing a flexible land use zoning for land along the East Kowloon Corridor to facilitate future redevelopment of old buildings subject to traffic noise and emission nuisances and improving street environment, the area was intended to be developed into a multi-use local centre; and

Wuhu Street/Winslow Street/Gillies Avenue South (Hung Hom)

- (iv) the area was identified as Mixed Redevelopment and Rehabilitation Area. With the opportunities brought about by the new railway service in the vicinity, it was proposed to improve the living environment and image of the area by enhancing the pedestrian environment and connectivity of the area and addressing the joss paper burning and hearse parking issues in connection with the funeral and related businesses in the residential neighbourhood;

Revitalising Heritage and Designation of a Themed Walking Trail

- (e) Kowloon City District was rich in historical/cultural resources. Some historic buildings had potential to be developed as cultural landmarks. However, such resources were scattered in different locations of the district. It was proposed to revitalise and make the best use of heritage in the district and to designate a themed walking trail to integrate the existing resources in the district. These included erecting signage and information panels and maps etc. to display the historical and background information of the points of attraction; erecting directional signs at the street corners; and improving street

paving so as to link up the existing and planned attractions with historical, cultural and architectural significance with a view to strengthening the local character and shaping a distinctive image;

- (f) the walking trail was sub-divided into four sections, namely Waterfront Leisure Walk, Artistic Community Walk, Local Cultural Walk and Walled City Historic Walk to reflect the elements/characters of each section of the trail. In particular, as the Cattle Depot would be one of the major attractions along the trail, a combination of renewal proposals are recommended to enhance its interaction with the community. These included setting out clearly its planning intention, and enhancement of its functional layout and connections with surrounding areas;

[Miss Winnie Wong arrived to join the meeting at this point.]

Enhancing Waterfront and District Connectivity

- (g) as a major scenic asset of Kowloon City, it was proposed to enhance and link up the fragmented waterfront by a promenade in the district for public enjoyment. Several activity nodes along the promenade were identified. The Hoi Sham Park was proposed to be developed into a leisure and recreational node whereas the areas around the Kowloon City Ferry Pier and Green Island Cement Pier could be developed into leisure and commercial nodes with food and beverage services. The public transport interchange near the Kowloon City Ferry Pier and its adjacent industrial buildings had potential for comprehensive development with provision of additional parking spaces for private cars and coaches to serve the district. In terms of east-west connections, in particular between key distributors and the waterfront area, greening and erection of directional signage were proposed to be strengthened for better orientation and connectivity within the district;

Optimising Land Resources

- (h) in facilitating urban renewal and preserving local social network, it was proposed to make good use of land resources in the district to offer more in-situ rehousing opportunities for residents affected by redevelopment projects. In particular, the URA could continue the 'Flat-for-Flat' arrangement while at the same time increased the supply of housing units for such arrangement in the district. Furthermore, the old public housing estates which were of lower development intensity could be considered for redevelopment to optimise development potential and to increase the provision of community facilities to meet the district needs; and

Land Use Related Proposals

- (i) the proposals involving changes in land use zoning and those for further land use review were summarized as follows:

Sub-division of "Comprehensive Development Area" ("CDA") Site at "13 Streets"

- (i) the large "CDA" site covering "13 Streets". The fragmented ownership in the area were the main reasons for the slow redevelopment pace there. Thus, it was proposed to sub-divide the "CDA" site into three smaller "CDA" sites to reduce the difficulties in assembling sufficient titles for redevelopment, while retaining the overall development potential as permitted under the current zoning on the approved Ma Tau Kok OZP No. S/K10/20 (equivalent to a maximum plot ratio (PR) of 7.5 for domestic use and PR of 1.5 for non-domestic use). It was also proposed to prepare a planning brief for the three sub-divided sites to guide future development of the sites in a coordinated and integrated manner. In addition, a public passageway was proposed within one of the sub-divided sites at "13 Streets" and

the “CDA” site to its north adjoining Sung Wong Toi Road upon redevelopment to provide a direct connection between KTDA and the Cattle Depot;

Sub-division of “CDA” Site at “5 Streets”

- (ii) the “CDA” site at “5 Streets” comprised industrial buildings (northern portion) and a residential cluster (southern portion). It was proposed to sub-divide the site into two “CDA” sites to facilitate the redevelopment of the residential cluster which had more pressing redevelopment need. To provide further incentives, higher permissible PR for the residential portion (southern “CDA” site) was proposed (from PR 5 to PR 6.5), whilst the PR of the industrial portion (northern “CDA” site) (PR 5) would remain unchanged;

Rezoning of the Cattle Depot to “Other Specified Uses” (“OU”)

- (iii) it was proposed to rezone the Cattle Depot site from “Open Space” and “Government, Institution or Community” uses to “OU” to clearly set out the planning intention to preserve the Cattle Depot for art and related uses with provision of public leisure and recreational facilities. This would allow appropriate control on the future uses and development intensity of the site while preserving its historical heritage, thus strengthening the character of the local area;

Rezoning of land along East Kowloon Corridor to “OU(Mixed Use)”

- (iv) with the objective to mitigate the environmental impact caused by the East Kowloon Corridor to nearby residents, it was proposed to rezone the land along the flyover from “Residential (Group A)” to “OU(Mixed Use)” to allow greater flexibility for residential and/or non-residential development in the area. Higher PR for

the non-residential portion was proposed to allow flexibility for the redevelopment agents to determine an appropriate mix of uses having regard to the market demand and environmental factor, and capitalising on the development of the Ma Tau Wai Station in the vicinity;

Rezoning of the Green Island Cement Pier and Harbour Centre Tower 2 to “CDA” Site

- (v) it was proposed to rezone the existing Green Island Cement Pier and Harbour Centre Tower 2 from “Undetermined” and “OU(Business)” zones to one “CDA” site with the provision of a waterfront promenade for public use upon redevelopment. The planning intention and permitted gross floor area for the amalgamated site with the pier portion for leisure and commercial uses such as shops and restaurants would be set out clearly in order to facilitate redevelopment;

Proposed comprehensive development at Kai Tak Road

- (vi) it was proposed to review the zoning of the area to the east of Kai Tak Road for potential comprehensive development with the provision of community facilities and public car park for the district. The proposal was intended to facilitate the development of an eastern gateway to the KTDA via the proposed subway connecting the area to the proposed underground shopping street in KTDA; and

Potential of the Kowloon City Ferry Pier Public Transport Interchange (PTI) and the adjoining industrial buildings for comprehensive development

- (vii) the Kowloon City Ferry Pier PTI and the adjoining industrial buildings, which were no longer required for tunnel vent shaft use

by the Central Kowloon Route project, had the potential for comprehensive development, taking into account the enhancement proposals for the PTI and adjoining waterfront area as part of the Central Kowloon Route project. The opportunity for the provision of additional car and coach parking spaces to serve the district could also be explored.

15. With the aid of a Powerpoint presentation, Dr. Ho Wing Chung made the following main points on the SIA conducted at the Stage 1 PE:

- (a) in preparing the DURP, a SIA had been undertaken after the Stage 1 PE to analyse the community profile of the areas affected by the urban renewal proposals. Views of the relevant stakeholders, including the residents (particularly new arrivals, ethnic minority groups and the elderly), business operators (including funeral service, vehicle repair, jewellery wholesale and catering industries), local organisations, professionals and government departments, on the PURPs had been solicited through individual interviews, focus groups, on-site visits, surveys and/or briefings;
- (b) the potential impact of the urban renewal proposals on the community was assessed. As guiding principles, the approaches of the proposed mitigation measures mainly included setting up a 'One-stop Support and Information Services Centre', promoting policies concerning urban renewal and further developing the existing supporting schemes and services, and establishing liaison among groups and organizations in the community; and
- (c) further information on social impacts and public views on the mitigation measures would be gathered at the Stage 2 PE activities in order to update the Stage 1 SIA and refine the proposed mitigation measures.

16. The Chairman thanked the study team for giving the presentation and invited Members to give their views on the DURP. Members had the following questions and comments:

Study Approach

- (a) while the general direction of the urban renewal proposals was supported, the following considerations should also be taken into account in the study process:
 - (i) at the local level, the need for improvement/enhancement in terms of traffic conditions and connectivity, environmental quality and air ventilation, employment opportunities, urban landscape character and population density;
 - (ii) the Study should not just focus on the physical connection of the study area with the neighbouring areas including KTDA, Wong Tai Sin and Kwun Tong, but the functional integration with those areas, particularly in reshaping the study area to complement the future tourism facilities and developments in KTDA; and
 - (iii) the urban renewal of Kowloon City should not only focus on the local level but to help promote the future development of Hong Kong as an 'Asia's World City' in the long run. For example, a target could be set to increase the supply of office space in Kowloon City through urban renewal to enhance the competitiveness of Hong Kong. Noting the intention of preservation in DURP, a proper balance between the preservation of local character and the overall benefits of Hong Kong should be struck;

Social Impact

- (b) there was concern on the social impact of the urban renewal proposals on

the community. Tai Kok Tsui was quoted as an example where the entire district character and identity were lost after the implementation of urban renewal projects by URA. The targets of PE, particularly the small and unique businesses, should be clearly identified at early planning stage so that their needs could be properly considered in the Study. A new approach could be adopted in the PE and SIA processes so as to avoid the displacement of skills and people as well as the loss of district identity after implementation of the urban renewal proposals;

- (c) there was concern that the proposed relocation of the existing vehicle repair workshops in “5 Streets” and “13 Streets” into a purpose-built vehicle repair building in other districts would result in a loss of long-time established knowledge and skills of the business in the community. There was a need for mindset change to find ways in maintaining the local character and established trade skills;

Public Consultation

- (d) during public consultation, more visionary materials should be devised to help stakeholders to envision the urban renewal proposals at the district. Given the “People First, District-Based and Public Participatory” approach in urban renewal, the public should be provided with choices on urban renewal proposals instead of soliciting views on the approaches and directions of urban renewal only;
- (e) the local community should not only be involved in the planning stage of the urban renewal process but be encouraged to participate in the implementation of the urban renewal proposals so as to help maintain the community network after the renewal. Otherwise, the urban renewal proposals, for example the sub-division of the “CDA” site at “13 Streets”, would only result in redevelopment into monotonous development by developers;

Findings of SIA

- (f) what was the survey and sampling method used in the Stage 1 PE and whether the responses of survey could meet the standard of practice adopted in the academic field;
- (g) what were the major views expressed by local residents and stakeholders during the Stage 1 PE particularly on the need for urban renewal, and the corresponding findings and recommendations of the SIA;
- (h) what were the scope of services to be provided in the proposed 'One-stop Support and Information Services Centre' especially for the minority groups and the less educated people; as well as the operational and funding arrangements of the centre;

Interface with Statutory Plans

- (i) whether the interface of the DURP proposals with the existing statutory planning control and land use proposals on the relevant outline zoning plans (OZPs) covering the study area had been examined;

Planned Population

- (j) it was envisaged that the population of the study area would increase substantially upon implementation of the urban renewal proposals and the major development and infrastructure projects in the study area and the KTDA. The traffic implications of such population increase should be properly addressed in the Study. In the long run, the need and feasibility of providing a landing for the fourth harbour crossing should also be examined;

Lung Tong (龍塘)

- (k) whether there were any redevelopment projects currently undertaken by URA or under private initiative near Nga Tsin Wai Road in the western

part of Lung Tong;

Green Island Cement Pier and Harbour Centre Tower 2

- (l) noting that the existing building height restrictions of the Green Island Cement Pier and Harbour Centre Tower 2 as stipulated on the OZP were one storey and 100mPD respectively, there was concern on whether the existing restrictions on the OZP would be maintained upon the proposed rezoning of the sites to “CDA”, and whether the landownership of these two sites had been taken into account in the rezoning proposal;

To Kwa Wan Central

- (m) the residential buildings on both sides of Kowloon City Road were adversely affected by noise and emissions generated by traffic on the nearby East Kowloon Corridor flyover, resulting in a poor living environment. A comprehensive redevelopment of the area alongside the East Kowloon Corridor would be required to remedy the environmental problem and to improve the living condition;

“5 Streets” and “13 Streets”

- (n) what were the uses and vacancy rate of the upper floors of buildings above the vehicle repair workshops in “5 Streets” and “13 Streets”;

Cattle Depot

- (o) noting that the Cattle Depot was proposed to be revitalised as a focal point for cultural and recreational uses, the planning intention of the proposed “OU” zone and the public aspiration on the future planning of the site should be clearly stated;
- (p) at present, the opening hours of Cattle Depot were restrictive. The management agent should be requested to extend its opening hours to

encourage further interaction with the surrounding activities upon implementation of the urban renewal proposals; and

- (q) an integrated pedestrian network to link up the future Shatin to Central Link (SCL) Ma Tau Wai Station with the various focal points in the study area including Cattle Depot, “5 Streets”/“13 Streets”, the piers and the proposed ‘One-stop Support and Information Services Centre’, should be considered. Open spaces and piazzas could also be provided as part of the improved pedestrian network.

17. In response, Ms. Lily Yam, Mr. Geoffrey Chan and Dr. Ho Wing Chung made the following main points:

Study Approach

- (a) the main objective of the Urban Renewal Plan for the Kowloon City District was to identify priority areas for redevelopment and rehabilitation, as well as to advise on preservation and revitalisation initiatives. The scope of the Study was therefore focused on urban renewal and regeneration issues. One of the main principles of the Urban Renewal Plan was to solicit views of local residents and other relevant stakeholders in the district and to formulate proposals in response to their needs and aspiration for urban renewal;
- (b) under the preamble to meet the imminent needs of the local community on urban renewal, the scope to improve/enhance local traffic conditions, environmental quality, employment opportunities and urban landscape within the study area, the optimal development density and proper integration with the neighbouring KTDA, had been considered during the study process and properly addressed in formulating the urban renewal proposals;
- (c) consideration had been given in the DURP to address the local traffic issues, including the traffic congestion and parking problem in the Nga

Tsin Wai Road area and the need for coach bus parking facilities, taking account of the existing and planned district and local transportation networks;

- (d) the area along the East Kowloon Corridor was proposed to be developed into a multi-use local centre to facilitate the reshaping of the To Kwa Wan Central area and to provide more employment opportunities;
- (e) to improve the landscape quality of public space and pedestrian facilities, a series of greening measures had been proposed in the DURP. These included the provision of greening and leisure facilities under the Man Yue Street flyovers and greenery works along the key distributors of the district. Landscape proposals including a landscape master plan would also be required for those sites proposed for “CDA” zoning under the DURP;
- (f) a themed walking trail and a continuous promenade along the waterfront were proposed to enhance the connectivity of the study area with the neighbouring KTDA for promoting tourism industry and bringing new vibrancy to the district;

Social Impact

- (g) the views of local residents and stakeholders had been thoroughly solicited during the Stage 1 PE. Stakeholders, including residents’ organisations, business and welfare agencies had been proactively consulted through different channels. Residents, business operators and relevant stakeholders, particularly new arrivals, ethnic minority groups and the elderly had been encouraged to participate in the consultation exercises through their networks;
- (h) based on the experience collated at the Stage 1 PE, the methodology for the Stage 2 PE had been fine-tuned in order to improve social engagement and public consultation. Moreover, the HongKong Post

Circular Service had been employed to notify the affected households in the study area;

- (i) given that the urban renewal proposals would have impact on the vehicle repair business in the “5 Streets” and “13 Streets” area, thorough discussion with the business operators had been held and their views on the relocation and operational requirements had been sought. The proposal of relocating the affected businesses into a purpose-built vehicle repair building in other districts was considered acceptable by the operators;

Public Consultation

- (j) based on the views and comments gathered from the public, a SIA had been undertaken to assess the impacts of the PURPs on the local community and to provide input for further improving the urban renewal proposals. More focused and concrete proposals had been formulated under the DURP for public consultation at the Stage 2 PE with a view to reaching community consensus on the way forward;
- (k) the vision for the Urban Renewal Plan for Kowloon City, i.e. ‘Preserve History and Culture, Synergise with Surrounding Development, Optimise Land Resources and Create Quality Living Environment’, had been clearly stated and publicised in the Stage 2 PE Digest booklet. The local community would contribute to realising the vision of the Urban Renewal Plan through expressing views on the urban renewal proposals;

Findings of SIA

- (l) the survey and data collection carried out during the Stage 1 PE were systematic and thorough. Comments and responses from local residents and stakeholders had been collated for analysis purpose. The difficulties encountered by the owners, tenants, elderly, new arrivals,

ethnic minorities and rooftop occupants in the redevelopment and rehabilitation process had been identified. There was consensus reached on some issues, but not all issues;

- (m) in general, the coverage of urban renewal areas had been widely accepted by the public. There were strong requests for redevelopment from local residents of the Redevelopment Priority Area, especially those from “5 Streets” and “13 Streets”, with a view to improving their living environment. Over 80% of the respondents accepted URA as the implementation agent, and their major concerns focused on compensation and rehousing issues. As for the new arrivals, they were also concerned with the availability of school facilities upon renewal. There were vigorous appeals for rehousing arrangement from the rooftop occupants;
- (n) in view of the complexity and the professional nature of matters relating to urban renewal, it was proposed to set up a ‘One-stop Support and Information Services Centre’ in Kowloon City to provide public education, consultation and support services, particularly for the ethnic minority groups, new arrivals and the elderly. The centre could also serve as a communication platform for the local residents. As revealed in the Stage 1 PE, the concept of such one-stop service centre was welcome by local residents. The location, scope of services and operational mode of the proposed centre in Kowloon City would be further investigated under the Study, by modelling on the URA’s Urban Renewal Resource Centre in Tai Kok Tsui;

Interface with Statutory Plans

- (o) the study area had interface with three OZPs, i.e. the Hung Hom, To Kwa Wan and Kai Tak OZP. Due consideration had been given to the statutory planning contexts and planning intentions of the OZPs in formulating the urban renewal proposals. Apart from the proposed reshaping of To Kwa Wan Central from a predominantly residential area

to multi-use local centre and the reinforcement of the focal point identity of Cattle Depot, there were no major proposed changes to the existing statutory planning framework for the study area;

Planned Population

- (p) the urban renewal proposals had primarily focused on land use control and rezoning initiatives and no major relaxation in the PR restrictions had been proposed. Hence, no substantial increase in the planned population of the respective OZPs was envisaged;

Lung Tong

- (q) there were no known URA projects in the Nga Tsin Wai Road area in the western part of Lung Tong. Some private-led redevelopment projects had been taking place in the area but detailed information on those projects was not available;

Green Island Cement Pier and Harbour Centre Tower 2

- (r) discussion with the owners of Green Island Cement Pier and Harbour Centre Tower 2 revealed that the major obstacles of redeveloping the two sites mainly stemmed from land use and land administrative controls. Under the DURP, it was proposed to rezone the two sites to “CDA” to state clearly the planning intention for comprehensive redevelopment. The proposed “CDA” zoning would also require the provision of a waterfront promenade for public use upon redevelopment. No change to the building height restrictions of the sites was proposed;

To Kwa Wan Central

- (s) the area was located in the centre of To Kwa Wan close to the key distributors with good transport facilities. This together with proposed SCL Ma Tau Wai Station would facilitate the area to be developed as a

local centre. To mitigate the environmental impact caused by the East Kowloon Corridor, it was proposed to rezone the land along Kowloon City Road to “OU(Mixed Use)”. The “OU(Mixed Use)” zoning would allow flexibility for determining an appropriate mix of residential and non-residential uses upon redevelopment having regard to the environmental factor, market demand and the imminent need for redevelopment;

“13 Streets” and “5 Streets”

- (t) there were over 200 vehicle repair workshops in the “13 Streets” and “5 Streets” area forming a cluster of the vehicle repair industry in Kowloon City. The upper floors of the existing buildings in the area were still occupied for domestic use, and the noise and air nuisances generated by the workshops at street level had caused significant adverse impacts to the residents in the upper floors. Strong request had been expressed by the local residents for redevelopment of the area;

Cattle Depot

- (u) in line with the initiatives of the Development Bureau, it was proposed to revitalise Cattle Depot into a district focal point enriched with arts, cultural and historical features. Through rezoning the site to “OU” on the OZP, the planning intention for preservation of Cattle Depot for art and related uses with provision of public leisure facilities would be clearly spelt out;
- (v) it was proposed to further open up Cattle Depot by improving the access to the site and modifying its management approach with a view to facilitating the physical and functional integration of Cattle Depot with the community. The suggestion to extend the opening times of Cattle Depot would be relayed to the Development Bureau for consideration;
- (w) the revitalisation of Cattle Depot was a major topic currently under study

by KCDC. Views of KCDC, local residents and stakeholders would be solicited on the future use and operation of Cattle Depot during the Stage 2 PE exercise; and

- (x) to improve the connectivity of Cattle Depot with the neighbouring areas, improvements and enhancements to the existing pedestrian network and public spaces had been proposed in the DURP. The streetscape beneath the East Kowloon Corridor Flyover would be enhanced to create an “Art Market” theme corridor connecting Cattle Depot and the future SCL Ma Tau Wai Station.

[Ms. Bernadette Linn arrived to join the meeting at this point.]

18. A Member reiterated that while the DURP had focused on the needs of the local community, consideration should also be given in the Study to the overall needs and interest of the people in Hong Kong as a whole. In response, Ms. Lily Yam said that the primary objective of the Study was to formulate an urban renewal plan to meet the needs of residents and stakeholders in Kowloon City, and the needs on a wider perspective might be considered when opportunity arose.

19. The Chairman said that Members had expressed views on the DURP covering different aspects including the study approach, methodology of public engagement, and the planning and redevelopment of specific areas. The study team was requested to take into account the views expressed by Members at the next stage of the Study. The Chairman thanked the representatives of PlanD and the consultants for attending the meeting. They all left the meeting at this point.

20. The Chairman suggested that Agenda Item 5 be discussed first as the representatives of the applicant for the review hearing had already arrived. Members agreed.

[The meeting was adjourned for a short break of 5 minutes.]

[Dr. C.P. Lau left the meeting temporarily at this point.]

Sai Kung and Islands District

Agenda Item 5

[Open Meeting (Presentation and Question Session only)]

Review of Application No. A/SK-TMT/38

Proposed House (New Territories Exempted House – Small House)

in “Village Type Development” and “Green Belt” zones

Lot No. 11RP in D.D. 216, Nam A Village, Sai Kung

(TPB Paper No. 9355)

[The meeting was conducted in Cantonese.]

Presentation and Question Session

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

Mr. Ivan Chung	-	District Planning Officer/Sai Kung & Islands (DPO/SKIs), PlanD
Mr. Hui I Yuen]	Applicant’s Representative
Mr. Hui I Yeung]	

22. The Chairman extended a welcome and explained the procedures of the review hearing. He then invited DPO/SKIs to brief Members on the review application.

23. With the aid of a Powerpoint presentation, Mr. Ivan Chung, DPO/SKIs, presented the review application and covered the following main points as detailed in the Paper:

- (a) the applicant sought planning permission for development of a proposed house (New Territories Exempted House (NTEH) - Small House) at the site within an area partly zoned “Village Type Development” (“V”) and partly zoned “Green Belt” (“GB”) on the approved Tai Mong Tsai and

Tsam Chuk Wan Outline Zoning Plan (OZP) No. S/SK-TMT/4 at the time of section 16 application and currently in force;

- (b) on 11.1.2013, the Rural and New Town Planning Committee (RNTPC) decided to reject the application and the reasons were:
 - (i) the proposed Small House development was not in line with the planning intention of the “GB” zone which was primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There was a general presumption against development within this zone. There were no exceptional circumstances or strong planning grounds in the submission for a departure from the planning intention;
 - (ii) the proposed development was not in line with the Interim Criteria for Assessing Planning Application for New Territories Exempted House/Small House development in the New Territories (the Interim Criteria) and the Town Planning Board Guidelines No. TPB PG-No. 10 for ‘Application for Development within “GB” Zone’ in that the Site fell within upper indirect water gathering grounds (WGGs), and there was no Drainage Services Department (DSD) sewerage connection available in the vicinity. There was no information in the submission to demonstrate that the proposed development would not have adverse impact on the water quality within the water gathering ground; and
 - (iii) approval of the application would set an undesirable precedent for other similar applications within the “GB” zone. The cumulative effect of approving such applications would result in a general degradation of the environment and bring about cumulative adverse landscape impact on the area;
- (c) the Site, with an area of about 99m², was located at the northern

periphery of Nam A Village and covered with common herbs and grasses. It fell within an area partly zoned “V” (60.3%) and partly zoned “GB” (39.7%) on the OZP. The Site was entirely within the village ‘environ’ (VE) of Nam A Village and the upper indirect WGGs. To the south of the Site were the dwellings and tsz tong of Nam A Village. An existing village access track connected the village to Tai Mong Tsai Road to the south;

- (d) there was no previous application at the Site. There were 12 similar applications for Small House development within the “GB” zone in the area. All of those applications were rejected by the RNTPC mainly on the grounds that the proposed development was not in line with the planning intention of the “GB” zone/TPB-PG No. 10/the Interim Criteria; sufficient land had been reserved within the “V” to meet the Small House demand, the application sites were not connected by public sewerage and/or located within WGGs, and undesirable precedent of approving the application;
- (e) apart from submitting a site plan revising the location of septic tank within “V” zone (Annex E of the Paper), the applicant had not submitted further justification to support the review application;
- (f) departmental comments – the departmental comments were summarised in paragraph 5 of the Paper. The Chief Engineer/Development(2), Water Supplies Department (CE/Dev(2), WSD) objected to the application as the Site was within upper indirect WGGs and there was no DSD sewerage connection available in the vicinity. The Director of Environmental Protection (DEP) objected to the application as the Site was located within WGG where no public sewer was available, and the proposed septic tank still fell within the WGG and could not address the potable water quality concern. The Chief Town Planner/Urban Design and Landscape (CTP/UD&L), PlanD maintained his reservation on the application from the landscape planning point of view as approval of the application would attract similar village development into the “GB” zone

and might cause a cumulative impact on the surrounding landscape. Other government departments consulted had no adverse comment on or no objection to the review application. The District Lands Officer/Sai Kung, Lands Department (DLO/SK, LandsD) advised that the latest number of outstanding Small House applications and the number of 10-year Small House demand for Nam A Village were 11 and 30 respectively, with the latter provided by the relevant Indigenous Inhabitant Representative without any supporting evidence and was not verified;

- (g) public comments – three public comments were received during the review stage, two of which were submitted by Kadoorie Farm & Botanic Garden Corporation (KFBGC) and the other by Designing Hong Kong Limited (DHKL). KFBGC objected to the application mainly because of the adverse landscape and ecological impacts; the cumulative impact of approving the application; and the conservation and buffering function of the “GB” zone. KFBGC also suspected that there were ‘destroy first, build later’ actions in the area (site clearance and building works), and urged the Planning Authority or LandsD to conduct a thorough investigation. DHKL maintained its objection to the application at the section 16 application stage, and supported the RNTPC’s decision to reject the application; and
- (h) PlanD’s views – PlanD did not support the review application based on the planning considerations and assessments as set out in paragraph 7 of the Paper and summarised below:
 - (i) the proposed development was not in line with the planning intention of the “GB” zone. There was a general presumption against development within this zone; and new developments would only be considered in exceptional circumstances and should be justified with very strong planning grounds. There were neither exceptional circumstances nor strong planning grounds in the submission to merit a departure from the planning intention;

- (ii) although the land available within the “V” zone of Nam A Village (about 0.23 ha which was equivalent to about 9 Small House sites) could not fully meet the future Small House demand in Nam A Village (i.e. 41 Small House sites), the application did not comply with the Interim Criteria and TPB-PG No. 10 in that the Site fell within the upper indirect WGGs and there was no public sewerage connection in the vicinity of the Site. Although the applicant proposed to relocate the septic tank for the proposed development to within the “V” zone, DEP advised that the proposed septic tank still fell within the WGG and could not address the potable water quality concern. Both DEP and CE/Dev(2), WSD maintained their objection to the application. There was no information in the submission to demonstrate that the water quality within the WGGs would not be affected by the proposed development;
- (iii) there were 12 similar applications for Small House developments within the “GB” zones of the OZP, all of which were rejected by the RNTPC. Approval of the application would set an undesirable precedent for other similar applications in the “GB” zones of the OZP in the future. The cumulative effect of approving such similar applications would result in a general degradation of the environment and brought about adverse landscape impact on the area. CTP/UD&L, PlanD had reservation on the application from the landscape planning perspective; and
- (iv) there were three public comments against the application mainly in view of its landscape, ecological, ground water quality, health and social impacts; the cumulative impact of approving the application; and the conservation and buffering functions of the “GB” zone.

24. The Chairman then invited the applicant’s representatives to elaborate on the review application.

25. Mr. Hui I Yuen, the applicant's representative, made the following main points:

- (a) the application could be regarded as having exceptional circumstances as about 60% of the Site fell within the "V" zone and only 40% within the "GB" zone. The application could be distinguished from the 12 previously rejected applications which were entirely within the "GB" zone. Approval of the application would not set an undesirable precedent;
- (b) the land available within the "V" zone for Small House development was limited. The chance for villagers to acquire land within the "V" zone for Small House development was slim;
- (c) the applicant was near 70 years old, residing overseas with health issue. Should the application be rejected, the right of the applicant to build a Small House might never be executed; and
- (d) the existing village houses and septic tanks within the "V" zone in the vicinity of the Site would also have impact on the water quality of the WGGs. To reject the application on the ground of the Site not falling entirely within the "V" zone was unfair to the applicant.

26. As the presentation from the representatives of PlanD and the applicant had been completed, the Chairman invited questions from Members.

27. A Member asked whether there had been vegetation clearance on the Site. In response, Mr. Hui I Yuen referred to Plan R-4 of the Paper and said that the Site was only covered with grass without any other vegetation. The neighbouring villagers who helped manage the Site for the applicant would occasionally remove the grass on the Site. Mr. Hui I Yeung supplemented that according to the applicant, the Site was previously cultivated land without any trees. A Member noted that according to the aerial photo in Plan R-3b of the Paper, the Site was covered with dense vegetation. In response, Mr.

Ivan Chung said that no unauthorised development had been detected on the Site.

28. The Chairman enquired about the views of the concerned Government departments on the applicant's proposal to relocate the septic tank to an area within the "V" zone. Mr. Ivan Chung said that both DEP and CE/Dev(2), WSD were further consulted on the applicant's proposal and they both maintained their objection to the application since the Site and the revised septic tank was still located within WGGs.

29. As Members had no further question, the Chairman thanked the representative of PlanD and the applicant's representatives for attending the meeting. They all left the meeting at this point.

[Dr. C.P. Lau returned to join the meeting at this point.]

Deliberation Session

30. In response to the question of a Member, the Chairman said that the personal circumstances of the applicant were not relevant considerations in the subject planning application. Ms. Bernadette Linn supplemented that under the current Small House Policy, an indigenous villager could authorise a person to apply for Small House grant on his behalf. An indigenous villager could sell off his Small House to a non-indigenous villager within the first five years after completion of the Small House but that would be subject to payment of land premium.

31. By making reference to Plan R-4b of the Paper, Ms. Bernadette Linn said that the existing house located next to the Site was likely to be one developed without authorisation of LandsD. Although the house was located within "V" zone and did not require planning permission from the Board, approval from LandsD would still be required for the house development. LandsD would take follow-up action on that house.

32. In response to an enquiry of a Member, the Chairman said that the Small House Policy was under review by the Administration. Prior to completion of the review, planning applications for Small House development would continue to be considered in accordance with the established practice of the Board with reference to the Interim Criteria

and the relevant TPB guidelines. For the present case, the proposed development was not in line with the planning intention of the “GB” zone and did not comply with the Interim Criteria.

33. The Chairman concluded that the proposed Small House was not in line with the planning intention of the “GB” zone and did not comply with the Interim Criteria. The Site fell within upper indirect WGGs and there was no public sewerage connection available in the vicinity; and approval of the application would set an undesirable precedent for similar applications within the “GB” zone. Although the applicant proposed to relocate the septic tank to within the “V” zone, both EPD and WSD still maintained their objection to the application. There were no exceptional circumstances or strong planning grounds to merit a departure from the previous decision of the RNTPC.

34. After deliberation, the Board decided to reject the application on review. Members then went through the reasons for rejection as stated in paragraph 8.1 of the Paper and considered that they were appropriate. The reasons were:

- (a) the proposed Small House development was not in line with the planning intention of the “GB” zone which was primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There was a general presumption against development within this zone. There were no exceptional circumstances or strong planning grounds in the submission for a departure from the planning intention;
- (b) the proposed development was not in line with the Interim Criteria for Assessing Planning Application for New Territories Exempted House/Small House development in the New Territories and the Town Planning Board Guidelines No. TPB PG-No. 10 for ‘Application for Development within “GB” Zone’ in that the Site fell within upper indirect water gathering grounds, and there was no public sewerage connection available in the vicinity. There was no information in the submission to demonstrate that the proposed development would not have adverse impact on the water quality within the water gathering

ground; and

- (c) approval of the application would set an undesirable precedent for other similar applications within the “GB” zone. The cumulative effect of approving such applications would result in a general degradation of the environment and brought about cumulative adverse landscape impact on the area.

[Dr. Wilton W.T. Fok, Ms. Janice W.M. Lai and Ms. Bernadette Linn left the meeting at this point.]

Agenda Item 4

[Open Meeting]

Tung Chung New Town Extension Study – Stage 2 Public Engagement
(TPB Paper No. 9360)

[The meeting was conducted in Cantonese.]

35. The following Members had declared interests in this item:

Mr. Dominic K.K. Lam]	had business dealings with Ove Arup and
Mr. Ivan C.S. Fu]	Partners Hong Kong Limited (ARUP)
		which was the consultant of the study
Ms. Christina M. Lee	-	her company owned land/properties in Ma
		Wan Chung Village

36. As the item was mainly to solicit views from the Town Planning Board (the Board) on the initial land use options formulated for the Tung Chung New Town extension, Members agreed that the above Members should be allowed to stay in the meeting and participate in the discussion.

37. The following representatives from the government and the consultants were invited to the meeting at this point:

Mr. Ivan Chung	-	District Planning Officer/Sai Kung & Islands, Planning Department (DPO/SKIs, PlanD)
Mr. Bosco Chan	-	Deputy Project Manager (Hong Kong Island & Islands), Civil Engineering and Development Department (DPM, HKI&Is, CEDD)
Mr. David Lo	-	Chief Engineer/Islands (CE/Is), CEDD
Mr. C.K. Lam	-	Senior Engineer, CEDD
Ms. Theresa Yeung]	
Mr. Daman Lee]	ARUP
Miss Bess Cheng]	
Mr. Vincent Lai]	

Presentation Session

38. The Chairman extended a welcome and invited the study team to brief Members on the Tung Chung New Town Extension Study (the Study).

39. With the aid of a Powerpoint presentation, Mr. Ivan Chung, made the following main points on the background of the Study and the findings of the Stage 1 Public Engagement (PE) as detailed in the Paper:

Background

- (a) the overall objective of the Study was to identify the development potential and opportunities to extend Tung Chung into a distinct community which could meet housing, social, economic, environmental and local needs. Initially, Tung Chung East (TCE) and Tung Chung West (TCW) had been identified as the potential extension areas;
- (b) the Stage 1 PE of the Study was held from June to August 2012;

Summary of Key Public Views in Stage 1 PE

- (c) more than 2,300 written submissions were received and a questionnaire survey was conducted in Tung Chung. The public generally agreed that Tung Chung had a potential to be further developed, with broad consensus for a balanced development in terms of development intensity, environmental protection and social needs. Whilst there was no major objection to reclamation in TCE, there was a general preference for developing fallow agricultural land rather than reclamation in TCW. There was also a general view that in further developing TCW, the impacts on the ecology and environment of Tung Chung Bay and Tung Chung River should be minimised;
- (d) a number of key themes were reflected in the public views received: the further development of Tung Chung should strike a balance between private and public housing; more community, transportation and recreational facilities should be provided; the external connectivity of Tung Chung with other parts of Hong Kong should be improved; there should be better internal connectivity within Tung Chung with the provision of more and balanced distribution of community and recreational facilities; and increased job and business opportunities should be created for local residents;
- (e) there were suggestions for promoting commercial and tourism uses with the development of hotel/resort centres and marina. On heritage and nature conservation aspects, suggestions were received that monuments and historic buildings of preservation values should be protected, where appropriate, for educational and tourism purposes. Some suggested that rural villages should be respected and Ma Wan Chung should be revitalised. Suggestions were also received that opportunities should be explored for promoting eco-tourism and environmental education in TCW;
- (f) taking into account the relevant comments and suggestions from the public, as well as the planning and engineering considerations including the aviation issue, noise impact, preservation of cultural heritage and natural environment and constraints on reclamation extent etc, initial land use

options for TCE and TCW had been formulated for further discussion in the Stage 2 PE; and

Planning Principles

(g) the planning principles to guide the formulation of initial land use options were as follows:

(i) Meeting Housing Needs

- to help address territorial housing demand; and
- to provide a balanced housing mix;

(ii) Improving Connectivity

- to provide adequate transport infrastructure;
- to provide convenient access to existing town centre; and
- to promote environmentally friendly transport modes;

(iii) Providing Balanced Allocation of Facilities and Open Space

- to provide sufficient and easily accessible community facilities;
and
- to provide quality open space;

(iv) Promoting Economic Development

- to promote regional and local commercial activities; and
- to boost tourism appeal of Tung Chung;

(v) Adopting Sustainable Urban Design

- to integrate with natural topography and existing built form;
- to maximise waterfront potential; and
- to encourage a green and sustainable living environment;

(vi) Preserving Heritage and Ecology

- to preserve cultural heritage and high ecological value of TCW;
- to capitalise on the natural landscape; and

- to respect local villages.

40. With the aid of a Powerpoint presentation, Ms. Theresa Yeung, made the following main points on the proposed initial land use options as detailed in the Paper:

Proposed Initial Land Use Options

Reclamation Extent

- (a) the development potential of Tung Chung New Town could be further realised by extending it to its east and west. The direction of the extension was to provide land through reclamation in TCE, and to use fallow agricultural land and limited reclamation in TCW. Without reclamation, the further development potential at Tung Chung would be severely limited and there would be little scope to achieve the goals in accordance with the planning principles. The future extended Tung Chung New Town would be linked by railway and different road networks connecting to the surroundings areas and urban areas. Having regard to the engineering, environmental, traffic and ecological constraints of the Study Area, the extent of proposed reclamation in TCE and TCW would be about 120 ha in TCE and about 14 ha in TCW;

Key Planning and Urban Design Components

- (b) for all the initial land use options for TCE and TCW, there were some common planning and urban design components as enumerated below:
 - (i) two new MTR stations in TCE and TCW respectively to cater for the future population of the new town extension area and also to enhance the connectivity of the new town to other parts of the territory;
 - (ii) a transport oriented development (TOD) concept to allow maximum development intensity within 500m walking distance of the new

MTR stations, thus giving future residents a convenient access to the stations. Most of the areas with domestic plot ratios (PRs) 5 or 6 would fall within the 500m walking distance;

- (iii) waterfront promenade (about 20m to 40m wide) in TCE and TCW to form a distinctive component of Tung Chung coastal identity and also to operate as pedestrian walkway to enhance connectivity of the Study Area;
- (iv) north-south linear park (about 20m to 30m wide) with landscaped facilities in TCE to allow visual relief/corridors and to enhance air ventilation and pedestrian mobility amongst residential neighbourhoods, waterfront promenade and mass-transit facilities in a comfortable manner;
- (v) a town park (about 18 ha) to the east of Yat Tung Estate to integrate heritage and local culture into landscaped open space, to enhance existing pathways onto the elevated slopes and to provide additional pedestrian links from the park to the coast and Ma Wan Chung Village;
- (vi) stepped building height profile descending towards the waterfront to allow a better urban design configuration and to maximise view towards the sea from selected vantage points (including cultural/heritage sites);
- (vii) a balanced mix of public and private housing for the whole Tung Chung similar to the existing public to private housing ratio to create a harmonious community;
- (viii) areas of ecological importance along Tung Chung Bay and Tung Chung River to be preserved for conservation purpose; and
- (ix) government, institution and community (GIC) facilities and open

space to cater for the needs of the planned population in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG). The distribution and location of the GIC facilities would be determined having regard to their services to be provided and accessibility to the neighbourhood. Low-rise GIC developments at suitable locations could also serve as visual and spatial relief to the built up areas;

Major Features of the Initial Land Use Options

Tung Chung East

- (c) approximately 120 ha of reclamation were proposed in TCE having taken into consideration the noise impact of future Tuen Mun – Chek Lap Kok Link, the high ecological value of Tai Ho Wan and the Tung Chung Navigation Channel. Two initial land use options for TCE were devised to meet different objectives and development needs:
 - (i) Theme 1: “Livable Town” – it was premised on the objective of helping to address the territorial housing demand. Based on the transport oriented development concept, residential areas within 500m walking distance from the proposed TCE Station would adopt domestic PR 5 and 6. Commercial uses were also planned around the station to cater for the needs of local residents and provide job and business opportunities for the future Tung Chung New Town. The mixed residential and commercial uses would form a Metro Core Area immediately next to the TCE Station. The domestic PR band was proposed to descend to PR 4 to the north and PR 3 near the waterfront. This option would produce about 38 000 flats (planned population of about 111 000) for TCE. Adequate land would be reserved for supporting GIC facilities including a sports ground in the eastern side of the proposed reclamation; and
 - (ii) Theme 2: “Economic Vibrancy” – together with the existing and

potential economic/tourism developments in northern Lantau, and taking account of its strategic location, TCE could readily become a commercial hub in the region. Under the “Economic Vibrancy” theme, more land would be reserved for commercial development and higher non-domestic PRs of 2.5 to 3 would be adopted at the Metro Core Area to help create more job and business opportunities for Hong Kong residents, particularly those living in Tung Chung. To create a regional commercial hub, about 450 000m² of floor area would be planned for office/regional retail/hotel uses in TCE. A marina with related land for commercial uses was also proposed at the south-eastern edge of TCE and another parcel of land for waterfront dining and retail would be at the northern side of the proposed reclamation, thus adding interests and vibrancy to the waterfront. This option would produce about 33,000 flats (planned population of about 95 000) for TCE. Adequate land would be reserved for supporting GIC facilities including a sports ground;

Tung Chung West

- (d) for TCW, the theme of “Development and Conservation - A Balance” was proposed with limited reclamation (about 14 ha) to provide additional housing land in TCW in addition to developing some of the existing rural areas. The overall development intensity of TCW would be lower than that of TCE to strike a balance between development and conservation. Building height of the new developments would match with the smooth transition from mountain backdrop in the south to the estuary area of Tung Chung River in the north. To capitalise on the improved accessibility due to the proposed TCW Station and having regard to the committed public housing development at Area 39, higher density developments up to domestic PR 5 and 6 were proposed in the southern part of TCW along Tung Chung Road. Domestic PR 3 would be applicable to the areas adjoining Yat Tung Estate to provide a stepped height profile towards Tung Chung Bay. Developments near the village clusters would be subject to a domestic PR of 1.5 whereas the intensity would be limited to

domestic PR 0.75 in areas near the Tung Chung River estuary;

- (e) the proposed reclamation of 14 ha of land near Ma Wan Chung to the east of Tung Chung Bay would produce more land for residential use and for local improvement works to enhance the maritime character of the Ma Wan Chung Village by preserving the inlet as a permanent harbour. Residential development with domestic PR 3 and 5, local commercial area, waterfront promenade and GIC facilities were proposed within the reclamation area. The reclamation area should avoid mudflat and mangroves. Mitigation measures to minimise the impact on nearby ecologically sensitive areas would be carefully considered. This option would produce about 15 000 flats (planned population of about 43 000);

- (f) conservation related zonings would be provided at the coastline, flank of Tung Chung River, and woodlands extended from the Lantau North Country Park etc. Existing rural village clusters in TCW would be respected so as to maintain their village character. A waterfront promenade in TCW would link up various points of interest including Ma Wan Chung Village, town park and the conservation areas;

Preliminary Technical Assessments

- (g) according to the broad technical assessments, all the initial land use options were technically feasible with appropriate provision of infrastructure and implementation of necessary environmental mitigation measures. Further engineering assessments would be conducted to confirm the technical feasibility during the preparation of Outline Development Plan (ODP) and to work out the detailed population and development requirements with the support of the necessary infrastructures;

[Ms. Christina M. Lee left the meeting at this point.]

Stage 2 PE

- (h) the main objective of the Stage 2 PE was to present to the public the initial land use options formulated on the basis of the views received in Stage 1 PE, to facilitate stakeholders' understanding of and to compare the pros and cons of these options, and to seek broad consensus on the planning direction, scale and area of development for subsequent formulation of the ODP at the later stage of the Study. The Stage 2 PE would be held from 21.5.2013 to 21.7.2013, including briefings to the relevant statutory and advisory bodies, focus group meetings, community workshop, public forum and roving exhibitions; and

Advice Sought

- (i) Members were invited to provide their views on the proposals, including the planning principles and proposed initial land use options for extending Tung Chung New Town.

Question and Discussion Session

41. The Chairman thanked the study team for giving the presentation and invited Members to give their views on the Study. Members had the following questions and comments:

General

- (a) there were major improvements in the study findings and recommendations as compared with the last presentation of the initial findings of the Study to the Board. The direction and approach of the Study was supported;
- (b) the Study should examine the current problems encountered in the existing Tung Chung New Town and take the opportunity of the Tung Chung New Town Extension to properly address those problems. The synergy effect in integrating Tung Chung New Town Extension and the existing Tung Chung New Town to become a livable city should be explored;

- (c) reference should be made to the planning concept and planned population capacity of Tung Chung New Town as recommended in the previous studies;

Proposed Reclamation at TCW

- (d) the proposed reclamation of 14 ha at TCW would involve areas of high ecological value given that it was located at the estuary of Tung Chung River. Would environmental impact assessment (EIA) on the proposed reclamation be undertaken at a later stage;
- (e) the natural coastline at TCW should be preserved. The proposed reclamation at TCW to accommodate a population of about 14,000 at the expense of the natural environment and the integrity of the natural coastlines warranted further consideration. The continuous natural coastline along TCW was an attractive landscape feature for tourists travelling on the 360° cable cars and hence the proposed reclamation could be detrimental to the tourism development in Tung Chung;
- (f) consideration should be given to proceed with one reclamation area in TCE, instead of two proposed reclamation areas in both TCE and TCW. The Study should explore if more development could be accommodated in TCE so that the proposed reclamation at TCW could be removed;
- (g) whether the concept of eco-shoreline would be adopted in re-establishing the natural marine habitats along the coast of the reclaimed land in the reclamation proposals;

Further Development at TCE

- (h) the natural character of Tung Chung River Valley should be better preserved, and thus the scale and intensity of the planned developments in the valley should be reduced. The scale and intensity of the proposed

development at TCE could be increased to compensate for the reduction in planned capacity in the Tung Chung River Valley areas;

- (i) there was no proposed development at the southern side of the proposed TCE MTR station. Consideration should be given to optimize the development potential on the southern side of the proposed TCE MTR station, taking advantage of its accessible and convenient location;

Tuen Mun – Chek Lap Kok Link

- (j) what was the planned use of the reclaimed island to the north-east of the TCE reclamation connected by the Tuen Mun-Chek Lap Kok Link;

Sports Ground in TCE

- (k) why was the size and configuration of the GIC zone designated for the proposed sports ground different under the two initial land use options for TCE;
- (l) noting that the proposed sports ground was located close to the waterfront in the eastern side of the TCE reclamation under both initial land use options, consideration should be given to locate the proposed sports ground further inland in the middle part of the planned high density developments so as to act as visual break and spatial relief for the high density developments;
- (m) consideration should be given to identify other feasible means to mitigate the noise impact of Tuen Mun - Chek Lap Kok Link in the northeast of TCE reclamation. Should the sports ground be no longer required as noise buffer for the residential developments, it could be relocated to other parts of TCE reclamation to provide visual and spatial relief for the high density developments;

Marina in TCE

- (n) what were the justifications on the provision and the scale of the proposed marina in Tung Chung under the “Economic Vibrancy” option. The target users and operation of the proposed marina should be explained;
- (o) there was a concern on the environmental impact of the proposed marina on the water quality of Tai Ho Inlet which was the primary water inlet for Tai Ho Wan with high ecological value;

Town Park in TCW

- (p) noting that the proposed town park in TCW would be built on a small hill, what was the design concept proposed; and

Tung Chung Battery

- (q) the orientation and gun path of Tung Chung Battery should not be blocked noting that high density developments were planned on the TCW reclamation to its north.

[Dr. C.P. Lau, Mr. Clarence W.T. Leung and Mr. H.F. Leung left the meeting at this point.]

42. In response, Mr. Ivan Chung, Ms. Theresa Yeung and Mr. Vincent Lai made the following main points:

General

- (a) according to the Revised Concept Plan for Lantau published in 2007, Tung Chung was a comprehensively planned new town for a total population of about 220,000 with the provision of community and regional facilities. Other than Tung Chung New Town, no substantial growth of a similar scale was planned for the other major settlements in North Lantau in view of the need for nature conservation, air traffic noise impact and the limited

transport and infrastructure capacities;

- (b) Tung Chung was being developed in phases. While the existing and planned population of Tung Chung were about 80,000 and 108,000 respectively, it was the main objective of the Study to comprehensively review the planning and development for the remaining parts of Tung Chung and to identify the development potential and opportunities to extend Tung Chung New Town;

- (c) the major planning issues of Tung Chung New Town, as expressed by local residents and stakeholders during the Stage 1 PE, were the mix and balance of private and public housing, the external connectivity of Tung Chung with other parts of Hong Kong; the internal connectivity within Tung Chung, the provision of more and balanced distribution of community and recreational facilities including a sports ground, and a lack of job and business opportunities for local residents. It was the goal of the Study to integrate the proposed extension areas and the existing Tung Chung New Town with a view to addressing the above planning issues. The major proposals in the initial land use options included two new MTR stations at TCE and TCW; provision of a continuous waterfront promenade connecting TCE and TCW; a more balanced provision and distribution of public and private housing developments and GIC facilities, and the provision of a sports ground in TCE, etc.;

Proposed Reclamation at TCW

- (d) having considered the ecological value of the natural environment nearby, the proposed TCW reclamation was limited to the northeastern part of Tung Chung Bay, which was mainly occupied by man-made seawalls and rocky shores with lower ecological value. The proposed reclamation was located farther away from areas of high ecological value including the mangroves and mudflats in the southern and western sides of the bay. Preliminary assessment indicated that the proposed TCW reclamation would not significantly change the seawater flows within Tung Chung Bay

and would have no adverse ecological impact on the surrounding area. The environmental and ecological impacts of the proposed reclamation would be assessed in details under an EIA conducted for the purpose of the EIA Ordinance at a later stage;

- (e) compared with the proposals of the previous studies, the extent of TCW reclamation had been reduced to 14 ha for a planned population of 14,000 to balance development needs and public aspiration for nature conservation. Without the proposed TCW reclamation, the further development potential at Tung Chung would be severely limited;
- (f) the use of eco-shoreline as a measure to mitigate the environmental impacts of reclamation and to enhance the shore and marine environments could be further examined at the EIA stage;

Further Development at TCE

- (g) the suggestion to adjust the scale and development intensity of the planned developments within Tung Chung River Valley in TCW and TCE would have to be further examined. As a preliminary observation, further increase in the building height and development intensity in the areas might give rise to air ventilation and visual impacts;
- (h) the scope of developing the southern side of the proposed TCE MTR station was limited given that the subject area comprised mainly steep slopes in close proximity to the Country Park. Furthermore, the subject area would likely be exposed to noise impact from the North Lantau Highway and the future Tuen Mun – Chek Lap Kok link and a substantial set back would be required for mitigating the noise problem;

[Mr. F.C. Chan and Mr. C.W. Tse left the meeting at this point.]

Tuen Mun – Chek Lap Kok Link

- (i) the reclaimed island located to the north-west of TCE reclamation was the border crossing facilities for the Hong Kong-Zhuhai-Macao Bridge. The future Tuen Mun – Chek Lap Kok Link would connect the island with Tuen Mun in the north and the North Lantau Highway in the south;
- (j) the Tuen Mun – Chek Lap Kok Link was an authorised road scheme which had been taken as a relevant planning consideration under the Study;

Sports Ground in TCE

- (k) under the two initial land use options for TCE, a 3-hectare site had been reserved for development of a sports ground in accordance with the HKPSG and the requirements of the Leisure and Cultural Services Department (LCSD). The size and configuration of the “G/IC” site designated for the sports ground were different under the two options as there were other types of GIC facilities planned within the same “G/IC” zone and the types of GIC use differed under the two options;
- (l) the location of the proposed sports ground had taken into account the following considerations:
 - (i) the sports ground could serve as a noise buffer between the Tuen Mun-Chek Lap Kok Link and the noise sensitive uses, including the residential developments, in the eastern side of TCE reclamation;
 - (ii) low-rise GIC developments were proposed along the waterfront to maintain a stepped-height profile with building heights decreasing towards the waterfront to maximize views towards the sea;
 - (iii) the location as suggested by Members was closer to the proposed TCE MTR station and had been reserved for high density residential developments, taking advantage of its convenient access to the MTR station; and

- (iv) the provision of promenade and public facilities along the waterfront could enhance the accessibility of waterfront for public enjoyment;
- (m) notwithstanding the above, there was scope for further amendment to the initial land use proposals in formulating the ODP. The feasibility of utilising the sports ground and other low-rise GIC developments as visual and spatial relief for the high density built-up areas in TCE would be further examined in the later stage of the Study;

Marina in TCE

- (n) the proposed marina under the “Economic Vibrancy” option was in response to the suggestion by local residents and stakeholders during the Stage 1 PE, which was intended to promote commercial and tourism development in Tung Chung. According to the initial option, the marina would provide some 350 berths with associated commercial uses. Further investigation of its feasibility and operation would be carried out in the later stage of the Study;
- (o) a detailed EIA would be conducted to assess the environmental impact of the proposed marina, including the impact on the water quality of Tai Ho Inlet, should the marina be recommended for implementation;

[Ms. Anita W.T. Ma and Mr. Stephen H.B. Yau left the meeting at this point.]

Town Park in TCW

- (p) it was proposed to make use of an existing knoll to create a town park with special character to provide more open space for public enjoyment. An example of park facilities on undulating grounds was Hong Kong Park. LCSD had no objection to the town park proposal and its detailed design would be subject to further study; and

Tung Chung Battery

- (q) the provision of air paths and view corridors would be considered in detailed planning of the residential developments to the north of the Tung Chung Battery taking account of its orientation and gun path.

43. A Member reiterated that the necessity for the proposed TCW reclamation should be seriously considered given its likely impact on the natural coastline and landscape quality of the area. In response, Mr. Ivan Chung said that the need for the TCW reclamation would be further examined in the next stage of the Study, taking into account the views of the public solicited under the Stage 2 PE.

44. The Chairman said that Members had expressed views on the initial land use options for the Tung Chung New Town Extension. The study team was requested to take into account the views expressed by Members at the next stage of the Study. The Chairman thanked the representatives of PlanD and the Consultants for attending the meeting. They all left the meeting at this point.

Procedural

Agenda Item 6

[Open Meeting]

Draft Pak Shek Kok (East) Outline Zoning Plan No. S/PSK/10

Information Note and Hearing Arrangement for Consideration of Representations and Comments

(TPB Paper No. 9359)

[The meeting was conducted in Cantonese.]

45. The Secretary briefly introduced the Paper. On 18.1.2013, the draft Pak Shek Kok (East) Outline Zoning Plan (OZP) No. S/PSK/10 was exhibited for public inspection under section 5 of the Town Planning Ordinance. The amendments were mainly related to the rezoning of an area from various zones to “Residential (Group B) 5” (“R(B)5”), “Other Specified Uses” annotated “Science Park” (“OU(Science Park)”) and “Government,

Institution or Community” (“G/IC”), and incorporation of a non-building area into the “R(B)5” and “R(B)4” zones. During the two-month exhibition period, a total of 349 representations were received. On 12.4.2013, the representations were published for three weeks for public comments and 89 comments were received. As all the representations were mainly related to the proposed rezoning of a site adjacent to the Pak Shek Kok Promenade and the proposed amendments had attracted wide local interests, it was recommended that the representations and related comments should be heard by the full Board collectively in one group in its regular meeting.

46. After deliberation, the Board agreed to the proposed hearing arrangement for the consideration of representations and comments as detailed in paragraph 2.3 of the Paper.

Agenda Item 7

[Open Meeting]

Any Other Business

[The meeting was conducted in Cantonese.]

47. There being no other business, the meeting closed at 12:35 p.m.