

**Minutes of 1130th Meeting of the  
Town Planning Board held on 16.12.2016**

**Present**

Permanent Secretary for Development  
(Planning and Lands)  
Mr Michael W.L. Wong

Chairman

Professor S.C. Wong

Vice-Chairman

Mr Lincoln L.H. Huang

Dr Wilton W.T. Fok

Mr Ivan C.S. Fu

Ms Janice W.M. Lai

Ms Christina M. Lee

Mr H.F. Leung

Mr Stephen H.B. Yau

Dr F.C. Chan

Mr David Y.T. Lui

Dr Frankie W.C. Yeung

Mr Peter K.T. Yuen

Mr Philip S.L. Kan

Dr Lawrence W.C. Poon

Mr Wilson Y.W. Fung

Mr Thomas O.S. Ho

Mr Alex T.H. Lai

Dr Lawrence K.C. Li

Mr Stephen L.H. Liu

Professor T.S. Liu

Miss Winnie W.M. Ng

Ms Sandy H.Y. Wong

Mr Franklin Yu

Assistant Director (Environmental Assessment)  
Environmental Protection Department  
Mr K.F. Tang

Deputy Director of Lands/General  
Ms Karen P.Y. Chan

Chief Engineer (Works), Home Affairs Department  
Mr Martin W.C. Kwan

Director of Planning  
Mr Raymond K.W. Lee

Deputy Director of Planning/District  
Ms Jacinta K.C. Woo

Secretary

**Absent with Apologies**

Mr H.W. Cheung

Professor K.C. Chau

Mr Sunny L.K. Ho

Mr Dominic K.K. Lam

Mr Patrick H.T. Lau

Mr K.K. Cheung

Dr C.H. Hau

Principal Assistant Secretary (Transport) 3  
Transport and Housing Bureau  
Mr Andy S.H. Lam

**In Attendance**

Assistant Director of Planning/Board  
Miss Fiona S.Y. Lung

Chief Town Planner/Town Planning Board  
Mr Kepler S.Y. Yuen

Senior Town Planner/Town Planning Board  
Ms Doris S.Y. Ting

**Agenda Item 1**

[Open Meeting]

**Confirmation of Minutes of the 1129th Meeting held on 2.12.2016**

[The item was conducted in Cantonese.]

1. The minutes of the 1129th meeting held on 2.12.2016 were confirmed without amendments.

**Agenda Item 2**

[Open Meeting]

**Confirmation of Minutes of the 1126th Meeting held on 8.12.2016**

[The item was conducted in Cantonese.]

2. The minutes of the 1126th meeting held on 8.12.2016 were confirmed without amendments.

**Agenda Item 3**

[Open Meeting]

**Matters Arising**

[The item was conducted in Cantonese.]

- (i) Amendment to Confirmed Minutes of 1123<sup>rd</sup> Meeting of the Town Planning Board held on 18.11.2016
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3. The Secretary reported that a typographical error was spotted in paragraph 88 of the confirmed minutes of the Town Planning Board (the Board) meeting held on 18.11.2016 in relation to the Board's decision on the representations to the draft Tung Chung Valley Outline Zoning Plan No. S/I-TCV/1. Representation No. 29 (R29) should be added to the group of representations which were not upheld by the Board. Paragraph 88 of the

confirmed minutes would be amended to include R29 accordingly. A copy of the amendment to the confirmed minutes was tabled at the meeting for Members' reference.

4. The Board agreed to the amendment to the confirmed minutes. The Secretary said that R29 would be notified of the Board's decision on his representation and the amended minutes would be uploaded to the Board's website accordingly.

(ii) New Town Planning Appeals Received

(a) Town Planning Appeal No. 10 of 2016

Proposed House (New Territories Exempted House (NTEH) – Small House) in “Agriculture” (“AGR”) and “Village Type Development” (“V”) Zones, Lot 422 S.F in D.D. 75, Nam Chung Cheng Uk, Sha Tau Kok, New Territories

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(b) Town Planning Appeal No. 11 of 2016

Proposed House (NTEH – Small House) in “AGR” and “V” Zones, Lot 422 S.G in D.D. 75, Nam Chung Cheng Uk, Sha Tau Kok, New Territories

(c) Town Planning Appeal No. 12 of 2016

Proposed House (NTEH – Small House) in “AGR” and “V” Zones, Lot 422 S.H in D.D. 75, Nam Chung Cheng Uk, Sha Tau Kok, New Territories

5. The Secretary reported that three Notices of Appeal were received by the Appeal Board Panel (Town Planning) on 25.11.2016 against the decision of the Town Planning Board (the Board) on 23.9.2016 to reject on review three applications No. A/NE-LK/103, A/NE-LK/104 and A/NE-LK/105 for proposed houses (New Territories Exempted Houses (NTEHs) – Small Houses) at Lots 422 S.F, S.G and S.H in D.D. 75, Nam Chung Cheng Uk, Sha Tau Kok respectively. The three sites were partly zoned “Agriculture” (“AGR”) and partly zoned “Village Type Development” (“V”) on the approved Luk Keng and Wo Hang Outline Zoning Plan No. S/NE-LK/11 currently in force.

6. The three applications were rejected by the Board for the same reasons which

were as follows:

- (a) the proposed development was not in line with the planning intention of the “AGR” zone which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justification in the current submission for a departure from the planning intention;
- (b) the proposed development did not comply with the Interim Criteria for Consideration for Application for New Territories Exempted House/Small House in New Territories in that there was no general shortage of land in meeting the demand for Small House development in the “V” zones of Nam Chung Village; and
- (c) land was still available within the “V” zones of Nam Chung Village which was primarily intended for Small House development. It was considered more appropriate to concentrate the proposed Small House development within the “V” zone for more orderly development pattern, efficient use of land and provision of infrastructures and services.

7. Members noted that the hearing date of the appeals was yet to be fixed and agreed that the Secretary would act on behalf of the Board in dealing with the appeals in the usual manner.

(iii) Appeal Statistics

8. The Secretary reported that as at 16.12.2016, 15 cases were yet to be heard by the Appeal Board Panel (Town Planning). Details of the appeal statistics were as follows:

Allowed	:	35
Dismissed	:	147
Abandoned/Withdrawn/Invalid	:	195
Yet to be Heard	:	15
Decision Outstanding	:	1
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Total	:	393

(iv) Approval of Draft Outline Zoning Plans

9. The Secretary reported that on 6.12.2016, the Chief Executive in Council approved the following draft Outline Zoning Plans (OZPs) under section 9(1)(a) of the Town Planning Ordinance:

- (a) draft Cheung Sha Wan OZP (renumbered as S/K5/37); and
- (b) draft Tsz Wan Shan, Diamond Hill & San Po Kong OZP (renumbered as S/K11/29)

10. Members noted that the approval of the OZPs was notified in the Gazette on 16.12.2016.

[Dr Wilton W.T. Fok arrived to join the meeting at this point.]

(v) Reference Back of Approved Outline Zoning Plans

11. The Secretary reported that on 6.12.2016, the Chief Executive in Council referred the following approved Outline Zoning Plans (OZPs) to the Town Planning Board for amendments under section 12(1)(b)(ii) of the Town Planning Ordinance:

- (a) approved Lau Fau Shan & Tsim Bei Tsui OZP No. S/YL-LFS/7;
- (b) approved Ha Tsuen OZP No. S/YL-HT/10; and

(c) approved Ping Shan OZP No. S/YL-PS/16.

12. Members noted that the reference back of the above OZPs was notified in the Gazette on 16.12.2016.

13. MA items (vi) and (vii) were recorded under confidential cover.

[Miss Winnie W.M. Ng, Mr Alex T.H. Lai, Ms Janice W.M. Lai, Mr Philip S.L. Kan, Dr F.C. Chan and Mr H.F. Leung arrived to join the meeting during the discussion of MA items (vi) and (vii).]

### **Tsuen Wan and West Kowloon District**

#### **Agenda Item 4**

[Open Meeting (Presentation and Question Sessions only)]

Consideration of Representations and Comment in respect of the Draft Tsuen Wan Outline Zoning Plan No. S/TW/32

(TPB Paper No. 10221)

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[The item was conducted in Cantonese.]

14. The Secretary reported that the following Members had declared interests in this item for owning properties in the area:

Ms Christina M. Lee - being a director of a company which owned some properties and car parking spaces in Texaco Road, Tsuen Wan

Dr C.H. Hau - co-owning a property in Belvedere Garden, Castle Peak Road

15. Members noted that Dr C. H. Hau had tendered apologies for not being able to

attend the meeting and Ms Christina M. Lee had not yet arrived to join the meeting.

16. The Chairman said that reasonable notice had been given to the representers and commenter inviting them to the hearing, but other than one representer and commenter (R16/C1), who had indicated that she would attend the hearing, the rest had either indicated not to attend or made no reply. As reasonable notice had been given to the representers and commenter, the Town Planning Board (the Board) should proceed with the hearing of the representations and comment in their absence. Members noted that Ms Rachael Chen, R16/C1, had not yet shown up.

[Dr Lawrence W.C. Poon arrived to join the meeting at this point.]

#### Presentation and Question Sessions

17. The following government representatives were invited to the meeting at this point:

Mr Lawrence Y.C. Chau	-	District Planning Officer/Tsuen Wan and West Kowloon, Planning Department (DPO/TWK, PlanD)
Mr Walter W.N. Kwong	-	Senior Town Planner/Tsuen Wan (STP/TW), PlanD
Mr Louis H.W. Cheung	-	Town Planner/Tsuen Wan, PlanD

18. The Chairman extended a welcome and briefly explained the procedure of the hearing. He then invited PlanD's representative to brief Members on the background to the representations and comment.

19. With the aid of a PowerPoint presentation, Mr Walter W.N. Kwong, STP/TW, PlanD, briefed Members on the representations and comment, including the views and

proposals of the representations and comment, planning assessments and PlanD's views on the representations and comment, as detailed in TPB Paper No. 10221.

20. After STP/TW's presentation, Members noted that Ms Rachael Chen did not show up and agreed to proceed to the question and answer sessions. The Chairman then invited questions from Members.

21. As Members had no question to raise, the Chairman said that the hearing procedures had been completed. The Chairman thanked the government representatives for attending the meeting. They left the meeting at this point.

#### Deliberation

22. The Chairman invited Members' views on the representations and comment on the proposed amendments to the OZP.

[Dr Frankie W.C. Yeung arrived to join the meeting at this point.]

23. Some Members had the following views:

- (a) the rezoning of the area in Chai Wan Kok Industrial/Business Area (the Area) from "Industrial" to "Other Specified Uses" annotated "Business" ("OU(B)") was considered appropriate having regard to the situation that the adjacent area had already been rezoned "OU(B)";
- (b) the main concern of the representers and commenter on the adverse traffic impact arising from the rezoning proposal could be appropriately addressed through the setback of lot boundary along the existing roads for road widening and the provision of sufficient internal transport facilities upon redevelopment of the existing industrial buildings;
- (c) the Commissioner for Transport had no objection to the rezoning and considered that with the proposed road widening works, the internal road network within the Area should have sufficient capacity to meet the traffic

demand arising from the transformation of the Area from industrial to business area; and

- (d) some of the existing buildings in the adjacent area had already undergone transformation from industrial to business developments. The current rezoning would facilitate a more comprehensive redevelopment of the entire area thus further improving the traffic condition of the Area.

24. Members generally considered that the major grounds of the representations and comment had been addressed by the departmental responses as detailed in the Paper and the presentations made by the government representatives at the meeting.

25. After deliberation, the Board decided not to uphold representations R1 to R17, and agreed that the draft Tsuen Wan OZP should not be amended to meet the representations for the following reasons:

- “(a) the zoning amendment of the Chai Wan Kok Industrial/Business Area to “Other Specified Uses” annotated “Business” (“OU(B)”) zone is considered appropriate to facilitate the transformation of the area in the longer term. The “OU(B)” zoning which allows maximum flexibility for permitting both industrial and commercial uses can maintain the area as a major employment node for a more balanced distribution of homes and jobs in Tsuen Wan;
- (b) the Government would continue to closely monitor the utilisation of the existing land stock and adopt a multi-pronged strategy in the short, medium and long terms to identify suitable sites for industrial development as necessary; and
- (c) the zoning amendment would not generate unacceptable adverse impacts in terms of traffic and infrastructure provision.

26. Since the meeting was ahead of schedule, the representer and commenter attending the representation hearing under Agenda Item 5 and the representatives of the

Agriculture, Fisheries and Conservation Department attending Agenda Item 7 had not yet arrived, Members agreed to consider the other Agenda Items first.

### **Sai Kung and Islands District**

#### **Agenda Item 6**

[Open Meeting]

Review of Application No. A/I-DB/6

Proposed House (New Territories Exempted House) in "Residential (Group D)" zone,

Lot 373 S.A in D.D. 352, Lantau Island

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[The item was conducted in Cantonese]

27. Members noted that the application was withdrawn by the applicant on the day before the meeting.

### **Hong Kong District**

#### **Agenda Item 8**

[Open Meeting]

Request for Deferment of Review of Application No. A/H5/217-3

Proposed Class B Amendments to the Approved Master Layout Plan for a Proposed Hotel and Commercial Development, Inland Lot No. 8715 on Kennedy Road and Ship Street, Wanchai, Hong Kong

(TPB Paper No. 10228)

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[The item was conducted in Cantonese]

28. The Secretary reported that the following Members had declared interests in the item for owning property in the area or having business dealings with the applicant, Hopewell Holdings Limited (Hopewell) and/or its consultant, Townland Consultants Ltd. (Townland):

Mr K.K. Cheung	]	their firm having current business dealings
Mr Alex T.H. Lai	]	with Hopewell
Mr Patrick H.T. Lau	-	having current business dealings with Townland
Mr Thomas O.S. Ho	-	had past business dealings with Townland
Mr Stephen H.B. Yau	-	his office was locating at Southorn Centre
Mr David Y.T. Lui	-	co-owning with spouse a flat on Star Street
Mr Wilson Y.W. Fung	-	being a Director of the Hong Kong Business Accountants Association which had obtained sponsorship from Hopewell before

29. Mr Stephen L.H. Liu declared interest in this item for having current business dealings with Hopewell and Professor S.C. Wong also declared interest for having discussed with the applicant on the project.

30. Members noted that Mr K.K. Cheung and Mr Patrick H.T. Lau had tendered apologies for not being able to attend the meeting and Mr Stephen H.B. Yau had not yet arrived to join the meeting. As the item was a request for deferment, Members agreed that the other Members who had declared interests in the item should be allowed to stay in the meeting.

31. The Secretary briefed Members that on 24.11.2016, the applicant's representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the review application for two months in order to allow more time to address the Transport Department's technical concerns. This was the second request for deferment of the review application.

32. Members noted that the justifications for deferment met the criteria for deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33) in that the applicant needed more time to prepare further information in response to departmental comments, the deferment period was not indefinite and the deferment would not affect the interests of other relevant parties.

33. After deliberation, the Board agreed to defer a decision on the review application, as requested by the applicant, pending the submission of further information (FI) by the applicant. The Board also agreed that the review application would be submitted to the Board for consideration within three months upon receipt of FI from the applicant. If the FI submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Board's consideration. The Board also agreed to advise the applicant that the Board had allowed a further period of two months, resulting in a total of four months for preparation of submission of FI, and no further deferment would be granted unless under very special circumstances.

### **Procedural Matters**

#### **Agenda Item 9**

[Open Meeting]

Information Note and Hearing Arrangement for Consideration of Further Representations on Proposed Amendments to the Draft Pak Sha O Outline Zoning Plan No. S/NE-PSO/1 Arising from Consideration of Representations and Comments on the Draft Pak Sha O Outline Zoning Plan No. S/NE-PSO/1  
(TPB Paper No. 10208)

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[The item was conducted in Cantonese]

34. The Secretary reported that the following Members had declared interests in the item:

- Dr C.H. Hau - being the Vice-chairman of The Conservancy Association which had submitted a representation (R519) and a comment (C1)
- Mr Stephen H.B. Yau - being the Chairman of the Advisory Committee of the Department of Social Work in Hong Kong Baptist University (HKBU), and Kaitak, Centre for Research and Development, Academy of Visual Arts of HKBU had submitted a representation (R526)
- Ms Christina M. Lee - being a part-time student of HKBU

35. Members noted that Dr C.H. Hau had tendered apologies for not being able to attend the meeting, and Mr Stephen H.B. Yau and Ms Christina M. Lee had not yet arrived to join the meeting.

36. The Secretary briefly introduced the Paper, with the following main points:

*Background*

- (a) on 22.7.2016, after consideration of the 1,806 valid representations and 36 comments in respect of the draft Pak Sha O Outline Zoning Plan No. S/NE-PSO/1 (the draft OZP) under section 6B(1) of the Town Planning Ordinance (the Ordinance), the Town Planning Board (the Board) decided to partially uphold Representations No. R516 (part) and R517 to R1807 by amending the Notes of the draft OZP to the effect that any new New Territories Exempted House (NTEH) in the “Village Type Development” (“V”) zone would require planning permission from the Board;
- (b) on 19.8.2016, the Board considered and agreed the proposed amendments to the draft OZP as detailed in paragraph 1.4 of the Paper. On 9.9.2016,

the proposed amendments were exhibited for public inspection under section 6C(2) of the Ordinance. A total of six further representations (FRs) were received;

- (c) among the six FRs, FR1 and FR2 were submitted by individuals, whilst FR3 to FR6 were submitted by Kadoorie Farm and Botanic Garden Corporation, two individuals and Designing Hong Kong who were the original representers/commenters. As FR3 to FR6 were submitted by the original representers/commenters relating to the proposed amendments, those four FRs were considered as invalid and should be treated as not having been made pursuant to section 6D(3) of the Ordinance;

*Proposed hearing arrangement*

- (d) as the representations and comments were considered by the full Board, it was considered more appropriate for the full Board to hear the FRs. The hearing could be accommodated in the Board's regular meeting and a separate hearing session would not be necessary;
- (e) as the subject of FRs was related to the proposed amendments regarding the "V" zone, it was suggested to consider the FRs collectively in one group. In view of the large number of original representations and comments, and to ensure efficiency of the hearing, it was recommended to allot a maximum of 10 minutes presentation time to the further representers and each original representer and commenter in the hearing session; and
- (f) consideration of the FRs by the full Board was tentatively scheduled for February 2017.

37. After deliberation, the Board agreed that:

- (a) the four FRs (FR3 to FR6) were considered invalid and should be treated as not having been made under section 6D(3) of the Ordinance;

- (b) the FRs should be considered by the Board itself; and
- (c) a 10-minute presentation time would be allotted to each further representer, representer/commenter, subject to confirmation of the number of further representers, representers and commenters attending the hearing and the aggregate presentation time required.

### **Agenda Item 10**

[Open Meeting]

Submission of the Draft Tsing Yi Outline Zoning Plan No. S/TY/27A under Section 8 of the Town Planning Ordinance to the Chief Executive in Council for Approval  
(TPB Paper No. 10226)

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[The item was conducted in Cantonese]

38. The Secretary reported that the proposed amendment to the draft Tsing Yi Outline Zoning Plan (OZP) No. S/TY/27 was related to a proposed public rental housing (PRH) development to be undertaken by the Housing Department (HD), which was the executive arm of the Hong Kong Housing Authority (HKHA). AECOM Asia Company Limited (AECOM) and Mott MacDonald Hong Kong Limited (MMHK) were consultants of HD. The following Members had declared interests in the item:

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|--|---|
| Mr Raymond K.W. Lee<br><i>(as Director of Planning)</i>            | - being a member of the Strategic Planning Committee (SPC) and Building Committee of HKHA |
| Ms Karen P.Y. Chan<br><i>(as Deputy Director of Lands/General)</i> | - being an alternate member for the Director of Lands who was a member of HKHA            |
| Mr Martin W.C. Kwan<br><i>(as Chief Engineer (Works),</i>          | - being a representative of the Director of Home Affairs who was a member of SPC          |

*Home Affairs Department)*

and the Subsidised Housing Committee of  
HKHA

Mr H.F. Leung

- being a member of the Tender Committee  
of HKHA

Ms Janice W.M. Lai

] having current business dealings with

Mr Patrick H.T. Lau

] HKHA and AECOM

Dr C.H. Hau

]

Mr Thomas O.S. Ho

- having current business dealings with  
HKHA and past business dealings with  
AECOM

Mr Stephen L.H. Liu

- having current business dealings with  
HKHA

Mr Ivan C.S. Fu

- had past business dealings with HKHA and  
having current business dealings with  
AECOM

Mr Dominic K.K. Lam

] had past business dealings with HKHA,

Mr Franklin Yu

] AECOM and MMHK

Dr Lawrence W.C. Poon

- his spouse being an employee of HD but not  
involved in planning work

- Professor S.C. Wong  
(Vice-chairman)
- being the Chair Professor and Head of the Department of Civil Engineering of the University of Hong Kong where AECOM had business dealings with some colleagues and had sponsored some activities of the Department before

39. Members noted that Mr Dominic K.K. Lam, Mr Patrick H.T. Lau and Dr C.H. Hau had tendered apologies for not being able to attend the meeting and Mr Franklin Yu had not yet arrived to join the meeting. As the item was procedural in nature, Members agreed that the other Members who had declared interests in the item should be allowed to stay in the meeting.

40. The Secretary briefly introduced the Paper. After giving consideration to the 961 representations and 350 comments under section 6B(1) of the Town Planning Ordinance (the Ordinance), the Town Planning Board (the Board) decided on 17.6.2016 to partially uphold 960 representations by rezoning the northern portion of the “Residential (Group A)4” (“R(A)4”) back to “Open Space” (“O”) (hereafter “the proposed amendment”). On 22.7.2016, the proposed amendment to the draft OZP was exhibited for public inspection under section 6C(2) of the Ordinance and a total of 2,238 valid further representations (FRs) were received.

41. After giving consideration to the FRs and the related representations and comments under section 6F(1) of the Ordinance, the Board on 8.12.2016 noted the supporting FRs, decided not to uphold the remaining FRs and agreed to amend the draft OZP by the proposed amendment.

42. Since the representation consideration process had been completed, the draft OZP was ready for submission to the Chief Executive in Council (CE in C) for approval.

43. After deliberation, the Board:

- (a) agreed that the draft Tsing Yi OZP No. S/TY/27A and its Notes at Annexes I and II of the Paper respectively were suitable for submission under section

8 of the Ordinance to the CE in C for approval;

- (b) endorsed the updated Explanatory Statement (ES) for the draft Tsing Yi OZP No. S/TY/27A at Annex III of the Paper as an expression of the planning intention and objectives of the Board for the various land-use zonings on the draft OZP and issued under the name of the Board; and
- (c) agreed that the updated ES was suitable for submission to the CE in C together with the draft OZP.

**Agenda Items 11 and 12**

[Confidential Item] [Closed Meeting]

44. The items were recorded under confidential cover.

[Ms Christina M. Lee arrived to join the meeting during the discussion of Agenda Item 12.]

[The meeting was adjourned for a short break.]

**Sai Kung and Islands District**

**Agenda Item 5**

[Open Meeting (Presentation and Question Sessions only)]

Consideration of Representation and Comment in respect of Draft Tseung Kwan O Outline Zoning Plan No. S/TKO/23

(TPB Paper No. 10222)

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[The item was conducted in Cantonese.]

45. The Secretary reported that the following Member had declared interests in this item:

Professor T.S. Liu - self-owning a flat, co-owning a flat and a parking space with spouse, and spouse owning two parking spaces at Ocean Shores, Tseung Kwan O

46. Since the properties owned by Professor T.S. Liu and his spouse were not in close proximity to the representation site, his interest was considered indirect. Members agreed that Professor T.S. Liu should be allowed to stay at the meeting.

Presentation and Question Sessions

47. The following government representatives were invited to the meeting at this point:

Ms Donna Y.P. Tam - District Planning Officer/Sai Kung and Islands, Planning Department (DPO/SKIs, PlanD)

Mr Kenneth P.C. WONG - Town Planner/Tseung Kwan O, PlanD

Mr Thomas T.Y. Chan - Chief Engineer/  
Consultants Management, Water Supplies Department (CE/CM, WSD)

Mr S.T. Lam - Senior Engineer/  
Consultants Management 4, WSD

48. Noting that the only representer and commenter, Mr Joseph Li (R1/C1), who had indicated that he would attend the meeting had not yet shown up, Members agreed that the hearing should commence.

49. The Chairman extended a welcome and briefly explained the procedure of the hearing. He then invited PlanD's representative to brief Members on the background to the representation and comment.

50. With the aid of a PowerPoint presentation, Ms Donna Y.P. Tam, DPO/SKIs, PlanD, briefed Members on the representation and comment, including the views and proposals of the representation and comment, planning assessments and PlanD's views on the representation and comment, as detailed in TPB Paper No. 10222.

[Mr Stephen H.B. Yau arrived to join the meeting during DPO/SKIs's presentation]

51. After DPO/SKIs' presentation, Members noted that Mr Joseph Li did not show up and agreed to proceed to the question and answer sessions. The Chairman then invited questions from Members.

52. The Chairman and some Members raised the following questions and views:

*Design and operation of the proposed desalination plant*

- (a) more elaboration on the design and operation of the proposed desalination plant was requested;
- (b) whether there was any constraint in the water supply network that would compromise the full utilization of the water produced from the desalination plant;
- (c) whether all the water produced from the desalination plant would be transferred to the existing Tseung Kwan O Fresh Water Primary Service Reservoir (TKO Service Reservoir) and whether the design of the proposed water main had taken into account the ultimate water production of the plant;
- (d) whether renewable energy such as solar and wind power would be used to generate electricity to meet the energy demand of the proposed desalination plant;

*Impacts of the proposed desalination plant*

- (e) whether the proposed seawater intake system would affect the existing marine creatures and how the residual brine would be treated;
- (f) whether there would be any review on the environmental impact of proposed desalination plant in terms of carbon footprint and marine biodiversity after the commissioning of the facility;
- (g) whether the proposed desalination plant would have any impact on the existing sources of water supply and whether the cost arising from water produced by the desalination plant would affect the existing water charges;

*Water quality*

- (h) as the site was located in the vicinity of the existing landfill, whether there would be any measures to safeguard the quality of water intake of the proposed desalination plant;
- (i) how the quality of fresh water produced from the desalination plant could be guaranteed;

*Others*

- (j) whether the Government had any plan to develop more desalination plants in Hong Kong; and
- (k) the pilot plant study on development of desalination plant in Hong Kong conducted by WSD some years ago had already demonstrated the technical feasibility of using reverse osmosis (RO) technology in desalination in the Hong Kong context. The adoption of RO technology in desalination had been widely applied in Singapore. Although the water production cost of the desalination plant would be higher than the cost of water supply from Dongjiang, the desalination plant would play an important part in the overall strategy of water supply in Hong Kong, in particular to cater for

climate change.

53. In response to Members' questions, Mr Thomas T.Y. Chan, CE/CM, WSD, made the following main points:

*Design and operation of proposed desalination plant*

- (a) a PowerPoint slide was shown to illustrate the design and operation of the proposed desalination plant. The proposed submerged seawater intake pipes extended to about 250m from the shore would collect seawater in the eastern side of Hong Kong water. The seawater would then undergo pre-treatment process to filter large and suspended particles. After that, RO technology would be used to further remove salts and impurities through RO membrane such that the filtered seawater would become clean and potable water. The potable water would then be transferred from the desalination plant to TKO Service Reservoir for storage and distribution after the post-treatment process including remineralisation and disinfection;
- (b) TKO Area 137 was considered a suitable location for siting the proposed desalination plant given its close proximity to the existing TKO Service Reservoir and strategic water supply network which served a large distribution area comprising Tseung Kwan O, Kowloon East and Hong Kong Island East. The water distribution could be further extended to other areas via existing supply network if required;
- (c) the design capacity of the proposed water intake and outfall pipelines as well as the water main for transferring fresh water to the service reservoir had already taken into account the ultimate water production capacity of 270,000m<sup>3</sup> per day of the desalination plant. All the water produced from the desalination plant would be transferred to the TKO Service Reservoir which had sufficient storage capacity for distribution via a strategic water supply network;
- (d) while the concerned department was actively considering the installation of

solar panels within the desalination plant which would be further reviewed at the detailed design stage, the feasibility of using wind power for the plant would need to be further explored;

*Impacts of the proposed desalination plant*

- (e) the construction of the seawater intake pipe using trenchless method would not have any adverse impact on the marine habitat. The speed of the seawater intake, which would base on international design, would be rather low and have negligible impact on the natural current of the sea and marine ecology;
- (f) the brine resulting from the desalination process would be discharged via the outfall pipeline with specially designed diffusers and quickly diluted in the seawater at close proximity of the outfall. The natural fluctuation of seawater salinity at about 5% to 8% in the eastern side of Hong Kong waters would remain unchanged by such discharge;
- (g) the Government would closely monitor the impact of the proposed desalination plant on the marine ecology during its operation stage with a view to minimizing any potential impact. As compared to the previous desalination plant at Lok On Pai in Tuen Mun which adopted thermal distillation technology requiring a high level of energy consumption, the RO technology of the proposed desalination plant at TKO would have a much lower energy consumption level at a target rate of about 4 kilowatt-hour of electricity for the production of 1m<sup>3</sup> of water. Besides, the proposed desalination plant would have an energy recovery system for reusing the high pressure of the RO process. It was anticipated that the carbon footprint of the proposed desalination plant would not be significant. With a view to further reducing the carbon footprint, WSD was liaising with the Hong Kong and China Gas Company Limited on the possibility of using the landfill gas of the adjacent landfill as a source of renewable energy supply;

- (h) since the water production capacity of the first stage of the proposed desalination plant would only account for about 5% of the overall fresh water demand of the territory, it was considered that the proposed desalination plant should not have any impact on water charges;
- (i) the major source of water supply in Hong Kong remained to be from Dongjiang and rainwater collected by local catchment, which currently provided about 80% and 20% of the fresh water supply for Hong Kong respectively. The water production capacities of the first stage and ultimate stage of the proposed desalination plant, which accounted for about 5% and 10% respectively of the total fresh water demand, could help to provide a secure fresh water supply in case there was severe drought in the region due to climate change. There was a need to develop seawater desalination which was not susceptible to climate change to serve as an alternative fresh water resources of Hong Kong in future;

*Water quality*

- (j) the existing landfill had been carefully designed and closely monitored to avoid seepage of leachate. Monitoring system would be provided in the seawater intake system of the proposed desalination plant to monitor the quality of the seawater intake. In the event of unacceptable quality of seawater intake, an alert system would be activated and the operation of the proposed desalination plant would be temporarily suspended. Any temporary disruption in the operation of the desalination plant would not affect the steady supply and quality of fresh water;
- (k) the quality and salinity of seawater in the eastern side of the territory was more suitable for siting the proposed desalination plant using the RO technology than the seawater in the western side which was subject to the influence of the Pearl River tidal flow. In some extreme cases like red tide when the seawater quality would deteriorate, the proposed desalination plant would adjust the pre-treatment process or reduce the water production in order to cope with such cases;

- (l) the potable water produced from the desalination plant would have to comply with the World Health Organisation guidelines for drinking water quality;

*Others*

- (m) the Government had no plan to develop more desalination plant at the moment subject to review of the future supply and demand situation; and
- (n) the proposed desalination plant using RO technology was the first establishment in Hong Kong even though such technology had already been widely used in other countries. Detailed arrangement of the water production output was still subject to further review and it was important to ensure that operation of the desalination plant would be highly efficient and optimized.

[Miss Winnie W.M. Ng, Mr Philip S.L. Kan and Dr Wilton W.T. Fok left the meeting during the question and answer sessions.]

54. As Members had no question to raise, the Chairman said that the hearing procedures had been completed. The Chairman thanked the government representatives for attending the meeting. They left the meeting at this point.

Deliberation

55. The Chairman invited Members' views on the representation and comment on the proposed amendment to the OZP.

56. Some Members made the following points:

- (a) the proposed desalination plant which would help to safeguard the secure supply of fresh water for Hong Kong should be implemented as early as possible;

- (b) the siting of the proposed desalination plant at TKO Area 137 was considered suitable given the water quality of the eastern side of Hong Kong was better; and
- (c) the major grounds of the representation and comment were sufficiently addressed by the departmental responses as detailed in the Paper and the presentations made by the government representatives at the meeting.

57. After deliberation, the Board decided not to uphold representation R1, and agreed that the draft Tseung Kwan O OZP should not be amended to meet the representation for the following reasons:

- “(a) the south-eastern part of Tseung Kwan O (TKO) Area 137 has been reserved for the development of a medium-sized desalination plant to safeguard a reliable fresh water supply against inclement climate. The zoning amendment is to facilitate commissioning of the proposed desalination plant by 2020-2021 at the earliest;
- (b) the Planning and Investigation study, the Environmental Impact Assessment and relevant technical assessments conducted by the Water Supplies Department have confirmed that the Site is feasible for the proposed desalination plant without generating unacceptable adverse environmental, traffic and other impacts on the surrounding areas; and
- (c) in the forthcoming planning and engineering study for the re-planning of TKO Area 137, the proposed desalination plant would be taken into account in the series of planning, engineering and environmental assessments in formulating the development plan for the proposed developments in TKO Area 137.”

**Sha Tin, Tai Po and North District**

**Agenda Item 7**

[Open Meeting]

Draft Ping Chau Outline Zoning Plan No. S/NE-PC/C – Preliminary Consideration of a New Plan

(TPB Paper No. 10225)

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[The item was conducted in Cantonese.]

58. The following government representatives were invited to the meeting :

- |                     |   |   |
|---------------------|---|---|
| Ms Jessica H.F. Chu | - | District Planning Officer/Shan Tin, Tai Po and North, Planning Department (DPO/STN, PlanD)              |
| Ms Channy Y. Yang   | - | Senior Town Planner/ Country Park Enclaves, PlanD   |
| Mr Dennis K.K. Mok  | - | Senior Nature Conservation Officer (Central), Agriculture, Fisheries and Conservation Department (AFCD) |
| Ms Ngar Yuen Ngor   | - | Senior Country Parks Officer (North West) ((SCPO(NW))), AFCD  |

59. The Chairman extended a welcome and invited PlanD's representative to brief Members on the Paper.

60. With the aid of a PowerPoint presentation, Ms Jessica H.F. Chu, DPO/STN, PlanD, briefed Members on the need for the Outline Zoning Plan (OZP), existing land uses, development proposals received during the course of OZP preparation, land use planning considerations, general planning intention and land use zonings of the OZP as detailed in the TPB Paper No. 10225.

61. After DPO/STN's presentation, the Chairman invited questions and comments from Members.

62. The Chairman and Members raised the following questions:

- (a) given that Ping Chau was sparsely populated, what kinds of government, institution and community (GIC) facilities were provided in the area;
- (b) whether the land use proposals of the draft OZP had taken into account the need to preserve the history and heritage of the area;
- (c) the history, zoning and land status of the abandoned church on the island, and whether the church was a graded historic building;
- (d) noting that no existing house was found in the western part of the island, whether that part of the island was unsuitable for habitation;
- (e) how the existing natural features including corals in the western part of the island could be protected, and the planning intention for that area;
- (f) noting that there was a drastic increase in the overall Small House demand for Ping Chau between 2014 and 2016, there was doubt on the credibility of the information;
- (g) how the potential sewerage impact of the proposed Small House development within the "Village Type Development" ("V") zone could be mitigated;
- (h) the rationale for not including the strip of land from Cham Keng Chau to Lung Lok Shui, currently zoned "Site of Special Scientific Interest" ("SSSI") on the draft OZP, into the Country Park when the major part of the island was first designated as Country Park; and

- (i) in view of the lack of training camp site for the children and youth, whether there was any proposal to develop such training facilities in Ping Chau or other parts of Hong Kong.

63. In response to Members' questions, Ms Jessica H.F. Chu of PlanD and Ms Ngar Yuen Ngor of AFCD, made the following points:

- (a) with the aid of a PowerPoint slide showing their locations, the major existing GIC facilities in the area included the Marine Department Vessel Traffic Services System (East Ping Chau Radar Station), East Ping Chau Police Post, Ping Chau (East) Ex-military Training Camp, AFCD Plover Cove (Extension) Country Park Ping Chau Management Centre, Ping Chau Water Tank and a public pier. According to the contingency plan of the nearby Daya Bay Nuclear Plant, the ex-military training camp, the police post and AFCD's country park management centre would be used as temporary shelters for local residents and visitors of Ping Chau before evacuation. In the absence of potable water supply system, the existing Ping Chau Water Tank was the major source of fresh water supply for the residents. The existing public pier was the major public transport facility for the area;
- (b) on the preservation of local heritage, there were three existing Grade 3 historic buildings in the area, namely Tam Tai Sin Temple and Tin Hau Temple in Sha Tau and the Old house in Chau Mei which were worthy of preservation. Prior consultation with the Antiquities and Monuments Office should be made if any development or redevelopment might affect those historic buildings;
- (c) from information provided by the local residents, the abandoned Catholic church was built a few decades ago on government land. It was currently zoned "V" on the draft OZP and was not included in the list of 1,444 historic building;
- (d) the western part of the island was considered not suitable for the

development of residential dwellings. The village clusters were mainly concentrated in the eastern part of the island in the vicinity of the public pier for convenient access;

- (e) given the western part of the island was located to the immediate west of the Country Park and Geo-Area, the strip of land was designated as “SSSI” zone under the draft OZP. The planning intention to designate the area as “SSSI” was to conserve and protect the existing natural features. Under the SSSI zoning, there was a general presumption against development in this zone. Nearly all developments including diversion of streams, filling of land/pond and excavation of land would require planning permission from the Town Planning Board (the Board) with a view to minimising adverse impacts on the natural environment;
- (f) the overall Small House demand as shown on the Paper comprised outstanding demand and 10-year forecast. The information on outstanding demand was the actual number of Small House applications received and being processed by the District Lands Officer/Island. The information on 10-year forecast was provided by the indigenous inhabitant villagers (IIR) of the respective villages on a form prepared by Lands Department (LandsD) which required a breakdown on the number of local and overseas male indigenous villagers who had attained the age of 18 or above at present and would attain the age of 18 in the coming 10 years. The 10-year Small House demand forecast purely reflect the information provided by the IIR which had not been verified;
- (g) the construction of Small House within the “V” zone which required the application of Small House Grant to LandsD, would ensure that the proposed Small House would not cause significant adverse impact on the environment. As advised by the Environmental Protection Department (EPD), for protection of the water quality, the design and construction of the septic tank and soakaway systems for Small House development had to comply with relevant standards and regulations, such as EPD’s Practice Note for Professional Persons (ProPECC PN) 5/93 – “Drainage Plans

subject to Comment by the Environmental Protection Department”;

- (h) when the area was first designated as Country Park in 1979, the strip of land along the western edge of the island was not shown on the base map, hence the approved map of the Plover Cove (Extension) Country Park. AFCD considered that the designation of that strip of land as “SSSI” zoning on the draft OZP was appropriate; and
- (i) should any organisation consider that the sites in Ping Chau were suitable for any training facilities for the children and youth, they could liaise with the concerned government departments on their development proposals.

[Mr Franklin Yu arrived to join the meeting during the question and answer sessions.]

64. Mr Raymond K.W. Lee, Director of Planning, added that the objective of preparing statutory plan for the Ping Chau area was to extend statutory planning control to areas not falling within the Country Park boundary and appropriate land use zonings would be designated, including the strip of land at the western part of the island.

65. After deliberation, the Board agreed that :

- (a) the draft Ping Chau OZP No. S/NE-PC/C (Appendix I of the Paper) together with its Notes (Appendix II of the Paper) were suitable for consultation with the Tai Po District Council (TPDC) and Sai Kung North Rural Committee (SKNRC);
- (b) the Explanatory Statement (ES) (Appendix III of the Paper) was suitable to serve as an expression of the planning intentions and objectives of the Board for various land use zonings of the draft Ping Chau OZP No. S/NE-PC/C and the ES should be issued under the name of the Board; and
- (c) the ES was suitable for consultation with the TPDC and SKNRC together with the draft OZP.

**Agenda Item 13**

[Open Meeting]

Any Other Business

[The item was conducted in Cantonese.]

66.           There being no other business, the meeting was closed at 11:20 a.m.