

**Minutes of 1171st Meeting of the
Town Planning Board held on 21.6.2018**

Present

Permanent Secretary for Development
(Planning and Lands)
Ms Bernadette H.H. Linn

Chairperson

Professor S.C. Wong

Vice-Chairperson

Vice-Chairperson

Mr Sunny L.K. Ho

Mr Stephen H.B. Yau

Mr David Y.T. Lui

Mr Peter K.T. Yuen

Mr Wilson Y.W. Fung

Dr C.H. Hau

Mr Alex T.H. Lai

Ms Sandy H.Y. Wong

Mr Franklin Yu

Mr L.T. Kwok

Mr Daniel K.S. Lau

Mr K.W. Leung

Professor Jonathan W.C. Wong

Assistant Director (Environmental Assessment)
Environmental Protection Department
Mr C.F. Wong

Assistant Director (Regional 3)
Lands Department
Mr Edwin W.K. Chan

Chief Traffic Engineer (New Territories West)
Transport Department
Mr Patrick K. H. Ho

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

Secretary

Absent with Apologies

Mr Lincoln L.H. Huang

Mr H.W. Cheung

Mr Ivan C.S. Fu

Dr F.C. Chan

Dr Frankie W.C. Yeung

Mr Philip S.L. Kan

Dr Lawrence W.C. Poon

Mr K.K. Cheung

Mr Thomas O.S. Ho

Dr Lawrence K.C. Li

Mr Stephen L.H. Liu

Professor T.S. Liu

Miss Winnie W.M. Ng

Mr Stanley T.S. Choi

Ms Lilian S.K. Law

Professor John C.Y. Ng

Dr Jeanne C.Y. Ng

Mr Ricky W.Y. Yu

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

Director of Planning
Mr Raymond K.W. Lee

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 Christine C.M. Cheung

Agenda Item 1

[Open Meeting]

Confirmation of Minutes of the 1171st Meeting held on 10.5.2018

[The meeting was conducted in Cantonese]

1. The minutes of the 1171st meeting held on 10.5.2018 was confirmed without amendments.

Agenda Item 2

[Closed Meeting]

Consideration of Representations and Comments in respect of the Draft Tseung Kwan O Outline Zoning Plan No. S/TKO/25

(TPB Paper No. 10420)

Deliberation Session

2. The Chairperson said that the Town Planning Board (the Board) had considered the representations and comments in respect of the draft Tseung Kwan O Outline Zoning Plan No. S/TKO/25 (the draft OZP) on 10.5.2018. This meeting was the deliberation session.

3. The Secretary said that Members' declarations of interests were made in the meeting on 10.5.2018. No further declaration of interests had been received from Members since then. Members noted that Messrs Raymond K.W. Lee, Director of Planning, Martin W.C. Kwan, Chief Engineer (Works), Home Affairs Department, Thomas O.S. Ho, Ivan C.S. Fu, K.K. Cheung and Stephen L.H. Liu, Dr Lawrence W.C. Poon, Professor T.S. Liu and Dr Lawrence K.C. Li were not present at the meeting. As Professor S.C. Wong and Mr Alex T.H. Lai had no direct involvement in the projects on the representation sites, Members agreed that they could stay in the meeting. Members also noted that Mr Patrick K.H. Ho's property had no direct view to the representation sites, and the interests of Messrs Franklin Yu, Peter K.T. Yuen, Wilson Y.W. Fung and Dr C.H. Hau were indirect, they should be allowed to stay in the meeting.

4. The meeting noted that the video recordings and the minutes of meeting of the hearing session held on 10.5.2018 were sent to Members on 4.6.2018 and 17.6.2018 respectively.

5. The Chairperson suggested Members to refer to the TPB Paper No. 10420 and the draft minutes of the meeting on 10.5.2018, which had been distributed to Members earlier before this meeting, for the subject deliberation session. With the aid of a PowerPoint presentation, the Secretary recapitulated the key points set out therein, covering the major views raised by the representers and commenters on the amendment items of the draft OZP, the key issues discussed during the representation hearing, and the responses of relevant government departments.

Supportive Representations

6. The meeting noted the supporting views (R1 to R42 and R43 (part) to R61 (part)) that the amendments to the draft OZP could meet the pressing housing need and Tseung Kwan O (TKO) was well connected with the urban area. The meeting also noted the views that sufficient ancillary facilities, such as market, library and community facilities, should be provided in the district.

Adverse Representations and Comments

7. The meeting noted that some representers/commenters (R43(part) to R61(part), R62 to R302 and R304 to R992, C1, C2, C4 to C8) objected to some or all Amendment Items and their views were grouped under various aspects to facilitate discussion.

Major Grounds and Responses

Land Use Planning and Housing Supply

8. The meeting noted that some representers/commenters had made the following major points:

- (a) the proposed amendments would contravene the planning intention of “Green Belt” (“GB”) zone and cause irreversible ecological and landscape impacts;
- (b) there was no public consultation on the change of the “GB” review policy and the criteria for selecting “GB” sites for development were not clear;
- (c) development on slope would incur higher development and maintenance cost;
- (d) with the additional population of the five representation sites and TKO Area 137, the population of TKO would reach 610,000, which would be too congested;
- (e) priority should be given to developing TKO Area 137 for large scale residential and commercial uses; and
- (f) alternative land resources should be considered for development such as brownfield sites in New Territories, Fanling Golf Course, etc.

9. The meeting also noted that the relevant government departments had made the following responses:

- (a) the five representation sites were identified in the second stage of “GB” review which covered “GB” sites in the fringe of built-up areas close to the existing urban areas and new towns. These sites mainly fell on the fringe of “GB” or were close to the developed areas or public roads. Buffer area would be maintained between those sites and country parks. Technical assessments covering traffic, transport, environmental, ecological, visual, and air ventilation aspects confirmed that there were no insurmountable

technical problems in developing the five representation sites for housing developments;

- (b) the Housing Department (HD) advised that optimal and cost-effective layout would be designed, as far as practicable;
- (c) TKO Area 137 was a medium to long-term land supply measure and the five representation sites were needed to meet the short to medium-term housing needs; and
- (d) the Task Force on Land Supply would examine the pros and cons of different land supply options in a thorough and macro manner, with a view to achieving the broadest consensus in the community.

Traffic and Transport

10. The meeting noted that some representers/commenters had made the following major points:

- (a) the TKO Tunnel was already overloaded and the completion of TKO-Lam Tin Tunnel (TKO-LT Tunnel) might not be able to support the additional traffic;
- (b) the TKO Line had already reached the full capacity. The 10% increase of the overall carrying capacity of TKO Line after signalling system upgrading in 2021 might not be able to support the increase in population;
- (c) Items A, B, D and E sites would require the provision of feeder transport service to the nearby stations, therefore further overloading the local road network;
- (d) insufficient parking provision would lead to illegal parking; and
- (e) there were inadequate pedestrian facilities; and more facilities for the

proposed housing developments at Item C1, D and E sites should be provided.

11. The meeting also noted that the relevant government departments had made the following responses:

- (a) the Preliminary Traffic and Transport Impact Assessment had taken into account the existing and planned road and railway networks. With appropriate traffic measures, the development of the five representation sites for residential use would not pose adverse traffic impact on the nearby road network;
- (b) the population intake of the five proposed public housing developments would be in 2024. The TKO-LT Tunnel and the Cross Bay Link were expected to be completed in 2021 and 2022 respectively. The completion of the upgrading of signaling system of TKO Line in 2021 would also be conducive to relieving the burden of the existing TKO Line. It was anticipated that the performance forecast of TKO Line (Yau Tong to Quarry Bay section) with the proposed housing developments would be 84% in 2031, as compared to 81% without the proposed housing developments;
- (c) HD advised that parking facilities based on the Hong Kong Planning Standards and Guidelines (HKPSG) would be provided in the proposed public housing developments; and
- (d) at-grade crossing might be provided at the junction of Chiu Shun Road and Ngan O Road (Item C1 site), subject to further investigation. Future residents of Item D site would access Po Lam Station via footpath and at-grade pedestrian crossing facilities. Future residents of Item E site could use feeder-bus services or use the existing footpath and subway along Wan Po Road to access LOHAS Park Station.

12. The meeting noted that some representers/commenters had made the following major points:

- (a) the loss of 11.2 ha of “GB” and 15,088 mature trees arising from the proposed housing developments would cause irreversible impact on the greening environment;
- (b) majority of the representation sites were heavily wooded with varieties of trees, fauna and wildlife;
- (c) some native protected species and some species with ecological value (e.g. *Aquilaria sinensis*, *Pyrenaria spectabilis*, *Ormosia pachycarpa* and *Pavetta hongkongensis*) were downplayed in the environmental study; and
- (d) the proposed tree compensatory and transplantation plan could not compensate the loss of the habitat and its ecological functions and value.

13. The meeting also noted that the relevant government departments had made the following responses:

- (a) from the ecological perspective, rezoning a “GB” site for development was not ideal. The Agriculture, Fisheries and Conservation Department (AFCD) would provide professional advice on the acceptability of the ecological assessments associated with the proposed developments;
- (b) according to the broad-brush tree survey, most of the trees identified within the study area were common species; and
- (c) AFCD noted the Preliminary Environmental Study (PES) had appropriately assessed the ecological impact. Detailed ecological surveys would be conducted at the detailed design stage of the project to formulate suitable mitigation measures so as to reduce the ecological impact as far as possible. If the affected species of conservation importance could not be preserved in-situ, the Government would consider transplanting or compensation

planting.

Visual and Air Ventilation Impacts

14. The meeting noted that some representers/commenters had made the following major points:

- (a) the proposed tall building height (BH) was not compatible with the existing landscape and would affect the natural ridgeline and views of the nearby residents; and
- (b) the proposed developments would block the major wind corridors and result in wall effect.

15. The meeting also noted that the relevant government departments had made the following responses:

- (a) An Visual Impact Assessment had been conducted. The proposed BH would generally not affect the natural ridgelines when viewed from some long ranged viewpoints; and
- (b) an Air Ventilation Assessment by Expert Evaluation (AVA by EE) had been conducted to assess the wind performance of the proposed public housing developments, which would not impose significant adverse impact on the surrounding environment in terms of air ventilation. Further quantitative AVA would be carried out at the detailed design stage.

Community Facilities, Supporting Services and Social Issues

16. The meeting noted that some representers/commenters had made the following major points:

- (a) there was insufficient community facilities and supporting services in TKO; and

- (b) it might lead to long-term and negative impacts on TKO development including extended waiting time for medical services, hospital beds and elderly services; and shortage of school places.

17. The meeting also noted that the relevant government departments had made the following responses:

- (a) the provision of open space and a range of Government, Institution and Community (GIC) facilities were generally adequate to meet the need of the planned population in TKO, in accordance with HKPSG; and
- (b) HD advised that social welfare facilities, such as residential care home for elderly, day care centre and child care centre, as well as kindergarten had been planned at the public housing developments.

Local Consultation

18. The meeting noted that some representers/commenters raised concerns on no adjustment to the amendment items had been made after consultation, disregarding the views of Sai Kung District Council (SKDC) and stakeholders were not consulted.

19. The meeting also noted the government departments had made responses that SKDC was consulted before the gazette of the draft OZP. Views of SKDC had been reported to the Board for consideration of the proposed amendments. The statutory plan-making process was itself a public consultation process under the Town Planning Ordinance.

Specific Grounds for Individual Items

Amendment Item A

20. The meeting noted that some representers/commenters raised concerns on the proposed diversion of part of the Little Hawaii Trail which would affect the ecology and the historical value of a ruin of water dam and an existing natural stream.

21. The meeting also noted the government departments had made responses that a

short section of Little Hawaii Trail would be diverted to the west, which would not affect the continuity of the Trail. The water dam and the existing natural stream, which were not within the site and far away from the site, would not be affected by the proposed development.

Amendment Item B

22. The meeting noted that some representers/commenters raised concerns on the capacity of Ying Yip Road.

23. The meeting also noted the government departments had made responses that some improvement measures had been proposed including the widening of the existing Ying Yip Road by providing an additional climbing lane at north bound direction, providing a traffic light at the junction of Po Ning Road/Sheung Ning Road/Ying Yip Road and some pedestrian improvement measures.

Amendment Item C

24. The meeting noted that some representers/commenters raised concerns on the impact of the proposed housing development on the major wind corridors of Chiu Shun Road and the noise impact generated from Pak Shing Kok Ventilation Building.

25. The meeting also noted the government departments had made responses that the ventilation performance of Chiu Shun Road as a wind corridor would not be affected. Also, the potential noise impact from the ventilation building would be addressed in the detailed environmental studies to be conducted at the detailed design stage and if necessary, appropriate mitigation measures would be identified to ensure compliance with relevant standards and guidelines.

Amendment Item D

26. The meeting noted that some representers/commenters raised concerns on the impact on an existing hiking trail to Razor Hill and graves within the site.

27. The meeting also noted the government departments had made responses that the design of the development would be reviewed and the diversion of hiking trails, if necessary, would be considered at the detailed design stage. The affected graves would be handled according to the established procedures.

Amendment Item E

28. The meeting noted that some representers/commenters raised concerns on the noise and light pollution from Hong Kong Movie City, the traffic problem of Wan Po Road and the odour from TKO Preliminary Treatment Works.

29. The meeting also noted the government departments had made responses that the technical assessments covering various aspects had been conducted and it was confirmed that there were no insurmountable technical problems.

Major Proposals

30. The meeting noted that some representers had made the following major proposals:

- (a) to retain individual or all representation sites as “GB” zone;
- (b) to retain “G/IC” and “GB” zones of Item C1; and
- (c) to reduce BH or to restrict the maximum BH to 50m above ground or 150mPD, and to allow low-rise residential development only for Item E.

31. The meeting also noted that the relevant government departments had responded that it was suitable to rezone these sites for residential developments to meet the pressing housing needs in the short to medium-terms and the development potential could not be maximised if the BH was reduced.

[Mr Peter K.T. Yuen arrived to join the meeting at this point.]

Expression of Views

32. The Chairperson remarked that the “GB” sites under the current rezoning were identified in the second stage of the “GB” review, which covered “GB” sites at the urban fringe close to the existing road network and infrastructure facilities and had a relatively lower buffer or conservation value. In the context of “GB” rezoning, the Board would often consider the extent to which the rezoning would serve the public interest in the form of supplying more land for housing development, and how the contribution would weigh against the circumstances of the particular GB site in question. In response to a Member’s enquiry, she indicated that the rezoning of the five representation sites could be considered individually. She then invited Members to express their views on the amendment items.

General Issues

33. A Member enquired whether the existence of a secondary woodland would be one of the considerations in deciding whether to rezone the “GB” sites and what had been taken into account when the Board decided not to rezone the “GB” site near Fung Yuen in Tai Po in 2015 as mentioned by some of the representers. In response, the Secretary explained that the existence or otherwise of a secondary woodland was not in itself a specific criterion guiding the consideration in “GB” rezoning. In the current rezoning, the ecological impacts of the proposed housing developments on the five representation sites had been assessed in the PES conducted by the Civil Engineering and Development Department (CEDD). Regarding the Fung Yuen case, the Secretary said that the site was one of the first batch of “GB” sites identified in the second stage of “GB” review and no ecological assessment had been conducted. The Board decided not to rezone the “GB” site mainly on the consideration that the site performed an important buffer function in the Fung Yuen area.

34. A Member noted that only a small portion of “GB” sites in the draft OZP was proposed for rezoning, the impacts of the proposed housing developments on TKO would not be significant. The Member considered that the proposed rezoning proposals could be accepted.

35. A Member opined that the importance of a secondary woodland would be subject to the varieties of tree species identified in it. It was considered that the secondary

woodland of Items A, B and E sites would be of relatively higher conservation value as compared with Items C and D sites. There was doubt on how to ensure the implementation of the woodland compensation proposals without any detailed plans.

36. The Chairperson indicated that the Board could request the Hong Kong Housing Authority (HKHA) and CEDD to ensure the proper implementation of the woodland compensation proposals. The Vice-chairperson also pointed out that preliminary locations of the potential woodland compensation areas had already been identified by the Government, and the selection of these compensation areas could accelerate the natural succession process from the existing grassland or shrubland into a more diverse woodland through seedling planting. HKHA could be requested to consult experts and/or the green groups when formulating the woodland compensation proposals. The Secretary supplemented that the potential woodland compensation areas identified by CEDD were in the vicinity of the five representation sites. The woodland compensation proposals would be formulated at the detailed design stage of the proposed public housing developments.

[Mr Franklin Yu arrived to join the meeting at this point.]

Amendment Item A

37. Some Members supported Item A. They considered that the impacts of Item A were not insurmountable and could be mitigated. The government representatives had responded to all questions raised by Members and representers/commenters where appropriate. Some Members were of the view that whether the site could be rezoned for the proposed public housing development would be subject to the implementation of the woodland compensation proposals. The Government should also carry out improvement measures to enhance the well-being of the local residents.

38. Some Members raised concern on Amendment Item A. They considered that the proposed high-rise housing development in the site would not be compatible with the surrounding low-rise developments including the GIC facilities and the village settlements.

They considered that rezoning a site in the midst of a larger “GB” zone for the proposed housing development was not desirable. Also, the site was not close to any existing road. As a new access road was required, it would cause more disturbance to the surrounding environment. It was expected that extensive site formation works would be required for the proposed housing development as the site was situated on a natural slope.

39. Two Members raised objection to rezoning the “GB” site in Item A for the proposed public housing development in view of the natural environment of Little Hawaii Trail, which had attracted hordes of hikers and visitors. The two Members also had concerns on the substantial tree felling in the site and had reservation on the effectiveness and feasibility of the woodland compensation proposals. They considered that Item A site was not suitable for the proposed housing development.

40. After discussion, a majority of Members considered that the Item A site should not be rezoned to “Residential (Group A)7” (“R(A)7”) for the proposed housing development mainly on the grounds that the site was relatively distant from TKO Town Centre and not abutting any existing road (compared with the other four sites which were relatively closer to the town centre and connected with existing access roads), the construction of a new access road would lead to extensive site formation works and affect the natural slope; and the proposed high-rise housing development was not compatible with the surrounding low-rise developments. The meeting agreed that the “GB” zoning of the Amendment Item A site should be reinstated.

Amendment Item B

41. A Member noted that the Government would widen the existing Ying Yip Road by providing an additional climbing lane at north bound and was concerned that the proposed improvement scheme of providing a traffic light at the junction of Po Ning Road/Sheung Ning Road/Ying Yip Road might not be able to address the congestion and safety problems in the south bound traffic of Ying Yip Road, in particular, during peak hours. The Member also suggested the Government to strengthen the traffic control and surveillance facilities such as speed enforcement cameras along Clear Water Bay Road. The road safety concern should be addressed at the detailed design stage.

42. Members generally agreed that there was no justification to amend the draft OZP to meet the representations on Item B, and the major grounds of the representations and comments had been addressed by the departmental responses as detailed in the TPB Paper No. 10420 and the presentations and responses made by the government representatives at the meeting held on 10.5.2018. Members also agreed that the views on strengthening the traffic control and surveillance facilities along Clear Water Bay Road should be conveyed to the concerned bureau and department for consideration.

Amendment Items C1 and C2

43. Members generally supported Items C1 and C2 to facilitate the proposed public housing development at Chiu Shun Road to meet the acute housing demand, noting the air ventilation in the surrounding area would not be affected.

44. Members generally agreed that there was no justification to amend the draft OZP to meet the representations on Items C1 and C2, and the major grounds of the representations and comments had been addressed by the departmental responses as detailed in the TPB Paper No. 10420 and the presentations and responses made by the government representatives at the meeting held on 10.5.2018.

Amendment Item D

45. Members generally supported Item D to facilitate the proposed housing development at a site to the west of Yau Yue Wan Village to meet the acute housing demand, noting that the diversion of affected hiking trail, if required, would be reviewed at the detailed design stage.

46. Members generally agreed that there was no justification to amend the draft OZP to meet the representations on Item D, and the major grounds of the representations and comments had been addressed by the departmental responses as detailed in the TPB Paper No. 10420 and the presentations and responses made by the government representatives at the meeting held on 10.5.2018.

Amendment Item E

47. Members generally supported the Item E to facilitate the proposed housing development at a site to the east of Hong Kong Movie City to meet the acute housing demand, noting that the environmental impacts arising from nearby land uses would be addressed at the detailed design stage.

48. Members generally agreed that there was no justification to amend the draft OZP to meet the representations on Item E, and the major grounds of the representations and comments had been addressed by the departmental responses as detailed in the TPB Paper No. 10420 and the presentations and responses made by the government representatives at the meeting held on 10.5.2018.

Other Suggestions

49. A Member suggested that the Government should provide facilities such as labour rooms in hospitals, wet markets and elderly services in TKO to meet the needs of the increasing population. Another Member further supplemented that the Government might take the opportunity to review the distribution and integrate the design of GIC facilities with a view to releasing more land for housing developments.

50. A Member suggested that section plans showing the interface of the proposed developments with the surrounding land uses and natural terrain should be provided to the Board for reference in future.

51. The meeting noted Members' views expressed above and agreed to convey those views to the concerned bureaux and departments for consideration.

Conclusion

52. After deliberation, the Board noted the views of Representations No. R1 to R42, R43 (part) to R61 (part), and R993 to R1021.

53. The Board also decided to uphold/partially uphold Representations No. R54 (part), R55(part), R62 to R763, R765 to R781, and R788 to R821, and the remaining part of R48 (part) to R50 (part) and considered that the draft OZP should be amended to

meet/partially meet the representations by reverting the zoning of the site under Amendment Item A from “Residential (Group A)7” to “Green Belt” (“GB”), for the reasons set out in paragraph 40 above. The amended OZP would be published for further representation under section 6C(2) of the Town Planning Ordinance (the Ordinance) for three weeks and the Board would consider the further representations, if any, in accordance with the provisions of the Ordinance.

54. Taking into account the above discussion, the Board decided not to uphold Representations No. R764, R782 to R787, and R822 to R992, and the remaining part of Representations No. R43 (part) to R47 (part), R51 (part) to R61(part), R62 to R763 and R765 to R781. The reasons are recapitulated and summarised below:

- “(a) the Government has adopted a multi-pronged strategy to increase land supply, which includes the rezoning of “GB” sites. Save for the site under Amendment Item A, the representation sites are considered suitable for residential developments to meet the pressing housing needs in the short to medium term. The proposed developments on the four sites are compatible with the surrounding environment. Relevant technical assessments covering traffic, transport, environmental, ecological, landscape, visual and air ventilation aspects have been conducted and it is confirmed no insurmountable technical problems in developing the representation site(s) for housing developments;
- (b) with appropriate traffic measures, the development of the four representation sites for residential use will not pose unacceptable traffic impact on the nearby road network and/or Tseung Kwan O Line. Further Traffic and Transport Impact Assessment will be conducted to comprehensively review the existing traffic and transport conditions in the vicinity of the four proposed housing sites at the detailed design stage;
- (c) regarding the public transport facilities/services, the Transport Department will closely monitor the construction progress and completion dates of the four proposed housing developments and consider increasing appropriate

public transport services. The Housing Department (HD) will provide parking facilities in the public housing developments;

- (d) the Preliminary Environmental Study recommends detailed ecological surveys to be conducted at the detailed design stage to formulate suitable mitigation measures to reduce the ecological impact as far as possible;
- (e) during the construction phase, adverse impacts on the nearby residents and school, especially noise impact, could be mitigated by implementation of appropriate pollution control measures and good site practices. Relevant measures would be considered and evaluated at the detailed design stage of the project;
- (f) according to the Visual Impact Assessment and the Air Ventilation Assessment, the public housing developments with mitigation measures would not impose significant adverse visual and air ventilation impacts. Further mitigation measures will be considered at the detailed design stage to minimize the impacts;
- (g) the district and local open space and a range of Government, Institution and Community facilities are generally sufficient to meet the demand of the planned population in accordance with the requirements of the Hong Kong Planning Standards and Guidelines. Social welfare facilities such as residential care home for the elderly, day care centre and child care centre, as well as kindergarten have been planned at the proposed housing sites. HD will further liaise with the Social Welfare Department and the Education Bureau on exact provisions and locations of such facilities;
- (h) the statutory and administrative procedures in consulting the public on the zoning amendments have been duly followed. The exhibition of the Outline Zoning Plan for public inspection and the provisions for submission of representations and comments also form part of the statutory consultation process under the Town Planning Ordinance;

Amendment Item B

- (i) if the hiking trail is affected by the proposed housing development, the Government will review the design of the development and the need for diversion of the hiking trail at the detailed design stage;

Amendment Item C1

- (j) an optimal and cost-effective layout would be designed, as far as practicable, to meet the acute public housing demand;
- (k) the ventilation performance of Chiu Shun Road as a wind corridor would not be affected and Ngan O Road is not identified as a major district wind corridor;
- (l) potential noise impact from the Pak Shing Kok Ventilation Shaft would be addressed in the detailed environmental studies at the detailed design stage and if necessary, appropriate mitigation measures would be identified to ensure compliance with relevant standards and guidelines;

Amendment Item C2

- (m) the amendment to “Village Type Development” zone boundary is to reflect the existing as-built village development within the site;

Amendment Item D

- (n) if the hiking trail is affected by the proposed housing development, the Government will review the design of the development and the need for diversion of the hiking trail at the detailed design stage;
- (o) if graves are required to be removed for implementation of development at the site, the affected graves would be handled according to the established procedures of the Government and Ex-gratia allowance would be released

to the eligible deceased's descendants for removal of the affected grave;

Amendment Item E

- (p) the fung shui matter is not a material planning consideration of the Board;
- (q) the potential noise impact from film making of the adjacent Hong Kong Movie City would be addressed in the detailed environmental studies at the detailed design stage and if necessary, appropriate mitigation measures should be identified to ensure compliance with relevant standards and guidelines;
- (r) subject to the development programme of the planned international school, appropriate precautionary measures would be taken into account at the construction stage to minimize the potential impact on the students of the school;
- (s) the odour emission impact arising from the Tseung Kwan O Preliminary Treatment Works is anticipated to be minor. HD will conduct a detailed environmental study at the detailed design stage to address the potential air quality impact and if necessary, mitigation measures would be identified to ensure compliance with relevant standards and guidelines;
- (t) HD would liaise with the Hong Kong and China Gas Company Limited in respect of the exact location of existing and planned gas pipes/gas installations in the vicinity of the site and any setback requirement during the design and construction stage; and
- (u) fire risks have been mitigated as all dangerous goods (DG) in the Fire and Ambulance Academy are properly stored in DG Stores.”

55. There being no other business, the meeting was closed at 11:00 a.m..