

**Minutes of 1175th Meeting of the
Town Planning Board held on 7.6.2018**

Present

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

Chairperson

Professor S.C. Wong

Vice-Chairperson

Mr H.W. Cheung

Dr F.C. Chan

Mr David Y.T. Lui

Mr Peter K.T. Yuen

Dr Lawrence W.C. Poon

Mr Wilson Y.W. Fung

Dr C.H. Hau

Mr Alex T.H. Lai

Miss Winnie W.M. Ng

Ms Sandy H.Y. Wong

Mr Franklin Yu

Mr Stanley T.S. Choi

Mr Daniel K.S. Lau

Ms Lilian S.K. Law

Mr K.W. Leung

Professor Jonathan W.C. Wong

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

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

Principal Environmental Protection Officer (Strategic Assessment)
Environmental Protection Department
Mr Raymond W.M. Wong

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

Deputy Director of Planning/District
Miss Fiona S.Y. Lung

Secretary

Absent with Apologies

Mr Lincoln L.H. Huang

Mr Ivan C.S. Fu

Mr Sunny L.K. Ho

Mr Stephen H.B. Yau

Dr Frankie W.C. Yeung

Mr Philip S.L. Kan

Mr K.K. Cheung

Mr Thomas O.S. Ho

Dr Lawrence K.C. Li

Mr Stephen L.H. Liu

Professor T.S. Liu

Mr L.T. Kwok

Professor John C.Y. Ng

Dr Jeanne C.Y. Ng

Mr Ricky W.Y. Yu

Director of Planning
Ms Jacinta K.C. Woo

In Attendance

Chief Town Planner/Town Planning Board

Mr Kepler S.Y. Yuen (a.m.)

Ms April K.Y. Kun (p.m.)

Senior Town Planners/Town Planning Board

Ms W.H. Ho (a.m.)

Mr Stephen K.S. Lee (p.m.)

Tuen Mun and Yuen Long West

Agenda Item 1

[Open Meeting (Presentation and Question Sessions only)]

Consideration of Representations and Comments on the Draft Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/11

(TPB Paper No. 10426)

[The item was conducted in Cantonese and English.]

1. The Secretary reported that the amendment items on the draft Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/11 (the draft OZP) included rezoning of two sites for public housing development to be undertaken by the Housing Department (HD), which was the executive arm of the Hong Kong Housing Authority (HKHA), and rezoning of another two sites to take forward two approved section 12A applications agreed by the Rural and New Town Planning Committee (RNTPC) of the Town Planning Board (the Board) on 17.4.2015 and 8.1.2016 respectively. The following Members had declared interests on the item for being associated/having business dealings with HKHA, or the consultants for the proposed public housing development including Ove Arup & Partners Hong Kong Ltd. (Arup) and Black & Veatch Hong Kong Ltd. (B&V), the MTR Corporation Limited (MTRCL) (R5), Ms Mary Mulvihill (R127/C254), the Conservancy Association (CA) (R128/C255), the Hong Kong and China Gas Company Limited (HKCG) (R203) (a subsidiary of Henderson Land Development Company Limited (HLD)) as well as New World Development Company Limited (NWD) (the applicant of section 12A application No. Y/YL-TYST/6 was its subsidiary):

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| Ms Jacinta K.C. Woo
<i>(as Director of Planning)</i> | - being a member of the Strategic Planning Committee (SPC) and Building Committee of HKHA |
| Mr Martin W.C. Kwan
<i>(as Chief Engineer (Works),
Home Affairs Department)</i> | - being a representative of the Director of Home Affairs who was a member of the SPC and the Subsidised Housing Committee of HKHA |

- Mr Thomas O.S. Ho - having current business dealings with HKHA and MTRCL, and his firm having past business dealings with B&V
- Mr Ivan C.S. Fu - having past business dealings with HKHA and current business dealings with Arup, MTRCL, HLD and NWD
- Dr C.H. Hau - the institute he served was having current business dealings with HKHA; being a life member of the CA and his spouse was the Honorary Secretary of the Board of Director of the CA; K11 Concept Limited of NWD had been sponsoring his student learning projects in Hong Kong University (HKU) since 2009, and being employee of HKU which had received a donation from a family member of the Chairman of HLD before
- Mr K.K. Cheung] their firm having current business dealings
Mr Alex T.H. Lai] with HKHA, Arup, B&V, HKGC and MTRCL, having past business dealings with a subsidiary of NWD and hiring Mary Mulvihill on a contract basis from time to time
- Mr Franklin Yu having past business dealings with HKHA, Arup, HLD and MTRCL
- Mr Stephen L.H. Liu - having past business dealings with HKHA, MTRCL, HLD and NWD

- Dr Lawrence W.C. Poon
- his spouse being an employee of HD but not involved in planning work
- Professor S.C. Wong
(Vice-chairperson)
- being a member of the Advisory Committee for Accredited Programme of MTR Academy and having current business dealings with Arup, and being employee of HKU which had received a donation from a family member of the Chairman of HLD before
- Mr Peter K.T. Yuen
- being a Member of the Board of Governors of the Arts Centre, which had collaborated with the MTRCL on a number of arts projects, and had received a donation from an Executive Director of HLD before
- Mr Wilson Y.W. Fung
- being the Chairman of the Hong Kong Dance Company, which had received donations from NWD before, and being a Director of the Hong Kong Business Accountants Association which had obtained sponsorship from HLD before
- Dr Lawrence K.C. Li
- being the Treasurer of the Hong Kong Polytechnic University which had obtained sponsorship from HLD before
- Mr Daniel K.S. Lau
- being the Director (Development & Marketing) of Hong Kong Housing Society (HKHS), which was currently in discussion with HD on various housing development issues

Mr Ricky W.Y. Yu

- his firm had received donation from Chow Tai Fook Charity Foundation, which was related to NWD

2. Members noted that Mr Ivan C.S. Fu, Mr Thomas O.S. Ho, Mr K.K. Cheung, Mr Stephen L.H. Liu, Dr Lawrence K.C. Li, Mr Ricky W.Y. Yu and Ms Jacinta K.C. Woo had tendered apologies for being unable to attend the meeting. Members agreed that as the interest of Mr Martin W.C. Kwan was direct, he should be invited to leave the meeting. As Professor S.C. Wong, Mr Alex T.H. Lai, Dr C.H. Hau, Mr Daniel K.S. Lau and Mr Peter K.T. Yuen had no direct involvement in matter related to the representation sites, Members agreed that they could stay in the meeting. Members considered that the interests of the other Members were indirect and agreed that they should be allowed to stay in the meeting. Members also noted that Mr Alex T.H. Lai, Mr Franklin Yu and Dr Lawrence W.C. Poon had not yet arrived to join the meeting.

[Mr Martin W.C. Kwan left the meeting at this point.]

Presentation and Question Sessions

3. The Chairperson said that notification had been given to the representers and commenters inviting them to attend the hearing, but other than those who were present or had indicated that they 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 commenters, Members agreed to proceed with the hearing of the representations and comments in their absence.

4. The following government representatives and its consultants, representers, commenters and their representatives were invited to the meeting:

Government Representatives

Planning Department (PlanD)

Mr David C.M. Lam

- District Planning Officer/Tuen Mun
& Yuen Long West
(DPO/TM&YLW)

Mr Alan Y L Au - Senior Town Planner/Yuen Long West 1

Ms Floria Y.T. Tsang - Town Planner/Yuen Long West 1

Housing Department (HD)

Ms Cindy S.Y. Lee - Senior Planning Officer 1 (SPO1)

Civil Engineering and Development Department (CEDD)

Mr Edward C.W. Chan - Chief Engineer/Housing Projects 2 (CE/HP2)

Mr Clarence K.L. Chan - Senior Engineer/2 (SE/2) , Housing Projects 2 Division

Mr Vincent S.H. Chow - SE/5 , Housing Projects 2 Division

Ms Janice S.H. Choy - Engineer/4 (E/4) , Housing Projects 2 Division

Representatives of Arup, CEDD's consultant

Ms Winnie Lee - Senior Engineer (Infrastructure)

Representatives of B&V, CEDD's consultant

Mr Edwin Lo - Technical Director

Mr Peter Wong - Senior Environmental Scientist (SES)

Representers, Commenters and their representatives

R1 – Johnson Cheung

Mr Johnson Cheung - Representer

R12 - Johnson Koon Wan Cheung

R15 - Mak King Fai

R16 - Lau Yin Yi

R39 - Lau Yung Lam

R50 - 張沛燊

R51 - 何美琮

R53 - Lau Yin Wan

Maria Lee Management Consultant Company

Ms Mina Leung]	Representers' representatives
Ms Cindy Wong]	
Ms Grace Siu]	
Mr Alan Chung]	
Mr Alain Lau]	
Mrs Maria Lee]	

R45 – Luk Po Chun

Mr Tang Wai Kin	-	Representer's representative
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R48 - 周宇婷

Ms Zhou Yu Ting	-	Representer
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R49 - 方美玲

Mr Tang Mo Pun Roger	-	Representer's representative
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R126 – Yuen Long District Council

Mr Tsang Shu Wo]	Representer's representatives
Mr Tang Kin Kwok]	
Mr Law Chun Chung]	
Mr Lam Yu Tung Tony]	

R127/C254 - Mary Mulvihill

Ms Mary Mulvihill	-	Representer and Commenter
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R128/C255 - The Conservancy Association

Mr Ng Hei Man]	Representer's and Commenter's
Ms Chan Wing Kwan]	Representatives

R129 - 丹桂村坑尾寮屋關注組

R197 - 陳偉琛

Mr Chan Wai Sum	-	Representer and Representer's representative
Mr Lin Wen Kui	-	Representers' representative

R133 - 林儀仔

C134 - 李惠嫦

Ms Li Wai Sheung	-	Commenter and Representer's representative
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R135 李日明

Ms Li Yat Ming	-	Representer
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R136 - 李敏賢

Ms Li Mun Yin	-	Representer
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R168 - 周勝

Mr Chow Sing	-	Representer
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R169 - 周興仔

Mr Chow Hing Chai	-	Representer
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R189 - Li Ah Wu

Mr Li Ah Wu	-	Representer
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R192 - 黃小燕

Ms Wong Siu Yin	-	Representer
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R193/C144 - 羅崇傑

Mr Lo Sung Kit	-	Representer and Commenter
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R194 - 方家聲

Mr Fong Ka Sing - Representer

R195 - 顏震坤

Ms Ngan Hin Kwan - Representer

R198 - 秦詩韻

Ms Chun Sze Wan - Representer

R199 - 黃小姐

Ms Wong Siu Wai - Representer

R203 - The Hong Kong and China Gas Company Limited

Mr Au Ming Tsun - Representer's representative

C29 - Chu Fung Ying

Ms Chu Fung Ying - Commenter

C34 - 彭淑婷

Ms Pang Shuk Ting - Commenter

C35 - 劉禮容

Ms Lau La Yung - Commenter

C44 - 李健清

Mr Lee Kin Ching - Commenter

C46 - 陳月珍

Ms Chan Yuet Chun - Commenter

C75 - Tong Yin Heng Hilary

Mr Fung Siu Yin - Commenter's representative

C116 – Chung Wai Yee

Ms Chung Wai Yee - Commenter

C137 - 張玲儀

Ms Cheung Ling Yee - Commenter

C162 – Mrs Lee

Mrs Lee - Commenter

C253 - 一群關心丹桂村和綠化地帶的香港人

綠化帶發展關注小組

Mr Leung Tak Ming - Commenter's representative

C275 - Man Siu Chun

Ms Man Siu Chun - Commenter

5. The Chairperson extended a welcome and briefly explained the procedures of the hearing. She said that PlanD's representative would be invited to brief Members on the representations and comments. The representers, commenters or their representatives would then be invited to make oral submissions in turn. To ensure the efficient operation of the meeting, each representer, commenter or his representative would be allotted 10 minutes for making oral submission. There was a timer device to alert the representers, commenters or their representatives two minutes before the allotted time was to expire, and when the allotted time limit was up. A question and answer (Q&A) session would be held after all attending representers, commenters or their representatives had completed their oral submissions. Members could direct their questions to government's representatives, representers, commenters and their representatives. After the Q&A session, government's representatives, the representers, commenters or their representatives would be invited to leave the meeting; and the Board would deliberate on the representations and comments in their absence and inform the representers and commenters of the Board's decision in due course.

6. The Chairperson then invited PlanD's representatives to brief Members on the representations and comments.

7. Mr David C.M. Lam, DPO/TM&YLW, said that there had been an editorial error in paragraph 6.3.7 of the English version of the TPB Paper No. 10426 (the Paper) and the revised version was shown on the visualizer. With the aid of a PowerPoint presentation, Mr Lam briefed Members on the representations and comments, including the background of the amendments, the grounds/views/proposals of the representers and commenters, planning assessments and PlanD's views on the representations and comments as detailed in the Paper.

[Miss Winnie W.M. Ng and Ms Sandy H.Y. Wong arrived to join the meeting at DPO/TM&YLW's presentation.]

8. The Chairperson then invited the representers, commenters and their representatives to elaborate on their representations and comments.

R1 – Johnson Cheung

9. Mr Johnson Cheung made the following main points:

- (a) he was an architect and a surveyor. While he supported the proposed amendments to the draft OZP to optimize land use by increasing housing land supply with the enhanced traffic and infrastructure facilities, the planning intention of using the sites exclusively for public housing developments as set out in the Explanatory Statement (ES) of the draft OZP was objected to;
- (b) public housing might not be the best mode of development to address the pressing housing needs. Different types of housing developments should be allowed in such large development sites to cater for the needs of different income and age groups and create a diversified society so as to prevent the problem of the concentration of a single stratum of the society in an area; and

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

- (c) developments in the area should better be taken forward by a public-private partnership (PPP) approach, which would enable the provision of home starters units and diversified supporting facilities such as residential care home for the elderly (RCHE), child care facilities, kindergarten and school more efficiently. The Lands Resumption Ordinance, which would infringe the property right of the landowners, should not be used indiscriminately or otherwise it would result in conflict between the landowners and the Government.

R12 - Johnson Koon Wan Cheung

R15 - Mak King Fai

R16 - Lau Yin Yi

R39 - Lau Yung Lam

R50 - 張沛燊

R51 - 何美琼

R53 - Lau Yin Wan

10. With the aid of a PowerPoint presentation, representatives from Maria Lee Management Consultant Company, Ms Mina Leung, Ms Cindy Wong, Ms Grace Siu, Mr Alan Chung, Mr Alain Lau and Mrs Maria Lee made the following main points:

- (a) they were representatives of a number of representers who owned about 15% of the area in the Amendment Item A1 (Item A1) site (also known as the ex-Long Bin Interim Housing site and the adjoining area on private land (LB site)). While the proposed residential use and the development intensity in the Item A1 site was supported, they opposed the single housing type (i.e. public housing) development at the site;

Social Aspect

- (b) the problems of the society on a strategic level were four-fold, including insufficient housing (both public and private), insufficient elderly and other supporting facilities for the ageing population, insufficient educational facilities and facilities for youths and increasing generational

gaps. The exclusionary provision of public housing could only partly address those problems;

- (c) the government's policy should not merely focus on the provision of public housing without a thorough assessment of the problems that would be encountered in the implementation process, or otherwise the problems in the planning of Tin Shui Wai would repeat. However, it was noted that the proposed housing mix in the Tong Yan San Tsuen area (TYST) would be more biased towards public housing as compared with that in Tin Shui Wai (TYST: 93% public and 7% private, and Tin Shui Wai: 84% public and 16% private);
- (d) given the elderly population aged 65 or above would increase substantially in 2036 (31.1% of the total population), a good community planning was important for the implementation of the government's policy to encourage "ageing in place";
- (e) "Private Institution Community" (PIC) facilities, which could be provided by PPP approach or by increasing the involvement of the private sector, could not only supplement the deficiency of the existing "Government Institution Community" (GIC) facilities provided by the Government, but also create a synergy effect in addressing the problems of insufficient educational and supporting facilities for the society. This concept had been adopted for the planning of cross-generation community in some countries including Singapore and should be explored in Hong Kong;

Planning Aspect

- (f) the proposed high-rise public housing development (11 blocks of 40 to 49-storey development) at the Item A1 site was incompatible with the existing low to medium-rise developments in the surrounding areas (i.e. 2 to 4-storey developments to its west and 10 to 13-storey developments to its east);

- (g) the lessons from the development of Tin Shui Wai New Town, including the unbalanced housing mix, monotonous societal make-up, lack of diversity in social mix and lack of supporting facilities should not be repeated in TYST;
- (h) the existing population density in TYST was relatively low. While there was no objection to optimize the development potential in the area, the exclusive use of the site for public housing would render TYST to be the district with the highest proportion of public housing in Hong Kong (93% public and 7% private), which would be problematic;
- (i) it was stated in the Policy Address 2017 that housing, healthcare, welfare services and other livelihood issues were closely related to the daily lives of the people and the provision of housing should also foster social harmony and stability. In housing production, innovative solutions and PPP should be encouraged. As such, housing development was not merely to provide a shelter, but to address the social issues through a comprehensive planning process with the adoption of a PPP approach;
- (j) a recently completed development in Singapore, namely Kampung Admiralty, had demonstrated a successful multi-generation living concept. By adopting a “sandwich” layered design, the development comprised public plaza and retail shops on ground floor, hawker and medical centres in the middle layers and parks at the rooftop. Apart from elderly housing and supporting facilities, child care facilities were also provided to promote inter-generational interaction;

Architectural and Design Aspect

- (k) a private-sector led multi-generation living model, which provided various facilities to meet the needs of different age groups, was proposed for the Item A1 site. The proposed development with a terraced podium design would allow a gradual transitional hedge between public housing and the adjoining existing low-rise housing to facilitate better urban design integration;

- (l) the community component, which included senior apartments, RCHE, kindergarten, primary school, youth centre/hostel, child care centre, medical/retail/food and beverage facilities, would account for about 40% of the total gross floor area (GFA) of the proposed development. The facilities could support adjoining developments, help to promote a tolerant and pluralistic society and avoid potential social problems. Most of the facilities would be provided in the terraced podium, which would not only maximize the greening areas, but also foster a diversified community and social integrating ambience;

[Mr Alex T.H. Lai arrived to join the meeting at this point.]

- (m) comparing with the government's public housing scheme, the alternative development scheme could provide more flats to meet the pressing housing needs, as well as providing more community facilities such as kindergarten, RCHE, child care centre and youth centre/hostel;

Lands Aspect

- (n) among the two phases of development proposed by the Government in the Item A1 site, while phase 1 comprised 100% government land, 71.6% of land in phase 2 was private land. The implementation of the phase 2 public housing development would rely on the land resumption/clearance mechanism which was an infringement of private ownership and might subject to legal challenge, thus resulting in a longer lead time and uncertainties in the development process;
- (o) the adoption of a PPP approach was in line with the Policy Address 2017 and would enable a faster development process with a possible completion timeframe at 2022-2023. The alternative development scheme was more compatible with the surrounding environment and could help to provide a more socially integrated community;

[Mr David Y.T. Lui left the meeting temporarily at this point.]

Conclusion

- (p) Item A1 site was an ideal location for the implementation of a pilot scheme. The stakeholders were willing to cooperate with the Government in housing production and their land had already been consolidated and formed and was ready for development. The partnership between the Government and the local residents/stakeholders could facilitate an early production of diversified residential units to meet the acute housing needs of different sectors; and
- (q) the alternative development scheme demonstrated a creative use of housing development to solve both housing and social issues by providing a greater diversity in housing and social mix so as to foster social harmony and stability. It enabled an early provision of quality, private-sector operated communal facilities for the local population without deploying government's resources. By the provision of various facilities, it could also help provide local employment opportunities and improve the micro-economy.

R45 – Luk Po Chun

11. Mr Tang Wai Kin made the following main points:
- (a) he was a villager of Ping Shan Fui Sha Wai and had been living in Yuen Long for more than 40 years. While he understood the pressing need of increasing housing land supply, he was of the view that the sites identified should not be used exclusively for public housing development and the need for other facilities should not be ignored; and
 - (b) the proposed development would increase the traffic burden in the area, in particular the Light Rail which did not have rooms to enlarge the platforms. The proposed development should aim at dispersing the existing population in Yuen Long.

R49 – 方美玲

12. Mr Tang Mo Pun Roger said that he was growing up and living near TYST. He had no objection to new developments and the development intensity in the area but was concerned about the exclusive use of the sites for public housing development without sufficient supporting facilities. He was of the view that more community facilities such as kindergarten, clinic and elderly facilities should be provided in the area.

R126 – Yuen Long District Council

13. Mr Tsang Shu Wo made the following main points:

- (a) he was representing Yuen Long District Council (YLDC) to make oral presentation regarding the planning for TYST. While YLDC generally did not object to new developments in the district, it had concern on using the sites solely for public housing development;
- (b) as the existing road network in the district was already saturated, the proposed addition of some 400,000 population in Yuen Long (YL) area without new strategic roads was unrealistic. PlanD and the Transport Department (TD) should conduct a detailed study to address the traffic problems before putting forward new development proposals; and
- (c) for the Item A1 site, vehicles had to pass through TYST Road and Castle Peak Road to the YL town centre. It was noted that the other new developments such as those in YL South would also need to rely on those roads. Due to the lack of new strategic road network, he doubted how the existing roads could cater for the needs of the new developments.

R127/C254 - Mary Mulvihill

14. With the aid of the visualizer, Ms Mary Mulvihill made the following main points:

- (a) she agreed with the views of the other representers that a mix of residents in

the area was important to avoid the problems caused by the concentration of a large population with similar economic background;

- (b) the proposed developments would result in an overcrowded living environment like Mongkok, but without the diversity, activities and employment opportunities as in Mongkok;
- (c) although it was promised that GIC facilities would be provided, there was no clear indication on the types of such facilities. The GIC facilities to be provided in the area should not be treated as the leftovers in the development. In particular, as there was no standard in the Hong Kong Planning Standards and Guidelines (HKPSG) on the provision of elderly care facilities, she doubted if such facilities could be adequately provided in the detailed design stage of the proposed public housing development;
- (d) as there was severe deficit in the provision of district open space, it was ridiculous to take away the site originally zoned “Open Space” and asked the local residents to take a bus to go to the parks in YL new town, which were very far away;
- (e) the traffic issues should be addressed by better land use planning such as placing the government offices or GIC facilities in the right places to create traffic flow in reverse direction to the daily commuting traffic. However, no suitable traffic mitigation measures nor employment opportunity had been proposed to address this problem;
- (f) there was a deficit of hospital beds in the area and the increase in elderly population would increase the demand for hospital beds. Although the provision of elderly care facilities could help to address the deficit in hospital beds, no standard for such facilities was included in HKPSG, and thus not included in the GIC table. Members of the Board should ask for relevant data in this aspect;
- (g) PlanD, in responding to her representation, stated that the proposed strategic directions and actions under “Hong Kong 2030+: Towards a

Planning Vision and Strategy Transcending 2030” (Hong Kong 2030+) were visionary in nature, which was unacceptable. The standards for the provision of open space and GIC facilities as recommended under Hong Kong 2030+ should be incorporated in the planning of this new development area (NDA) to improve the quality of life of the local residents;

- (h) PlanD’s response to the visual impact was unsatisfactory. The proposed mitigation measures could not address the adverse visual impact caused by the high-rise concrete jungle and the loss of green panorama; and
- (i) although the multi-generation living model proposed by the other representers sounded like a good concept, there was uncertainty on how it could be put into practice. There were pros and cons in the PPP approach. Should the Board approve the rezoning proposals, certain clauses should be incorporated in the draft OZP to ensure the provision of GIC and elderly care facilities to meet the needs of the local residents.

R128/C255 - The Conservancy Association

15. With the aid of a PowerPoint presentation, Mr Ng Hei Man made the following main points:

- (a) the Conservancy Association did not oppose public housing development to address pressing housing need, but Amendment Item B to the south of Tan Kwai Tsuen South Fresh Water Service Reservoir (TKT site) was objected to as it failed to avoid or minimize adverse impacts on the “Green Belt” (“GB”) zone and was not a good balance between conservation and development. Besides, whether other sites (both government and private land) had been fully examined as alternatives remained doubtful;

Traffic Aspect

- (b) as set out in paragraph 6.3.7 of the Paper, it was clearly demonstrated that the West Rail Line (WRL) had already exceeded its capacity. With the

two proposed public housing developments at the LB site (Item A1 site) and the TKT site (Item B site), the patronage of WRL would be about 59,000 passengers/hour per direction during morning peak hour in 2031, which had already exceeded WRL's carrying capacity of 53,000 passengers/hour based on the assumption of 4 persons (standing) per square metre (ppsm). The traffic impact was not negligible;

- (c) during the discussion of Yuen Long South (YLS) Development in the 1150th Town Planning Board (TPB) meeting, PlanD had once mentioned that the scope for further expansion of the WRL services was very limited. The 2017 Statistics for the Heavy Rail System provided in the replies to initial written questions raised by Finance Committee Members in examining the Estimates of Expenditure 2018-19 also demonstrated that the current loading of WRL had exceeded its carrying capacity (i.e. 101%) during morning peak hours for critical links based on the assumption of 4 ppsm, which should be adopted to reflect the real and worst case scenario;

Environmental Aspect

- (d) PlanD's responses of not using the three brownfield sites to the north of the TKT site was unsatisfactory. Those devegetated sites should be fully utilized first. In fact, two sites to the north of the TKT site were those among the 13 "GB" sites identified in 1st stage of "GB" review. Those alternative sites comprised flat land with no vegetation cover/covered by invasive species and were right next to the road. Although there were fewer development constraints in those alternative sites as compared with the TKT site, their planning process was lagging behind. The other "GB" site across the YL Highway (currently used as works area for government department) was also flat land right next to the road and left abandoned without proper planning. According to the plan of landscape resources, the "GB" area adjacent to the works area was marked as "Trees in wasteland" and was full of invasive species (*Leucaena leucocephala*). He doubted if any study had been conducted with a view to incorporating the wasteland and the works area into the new development area;

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

- (e) a 36-classroom primary school and one residential public housing block were proposed to be located at the existing village area of the TKT site. The proposed public housing block was also close to a burial ground. It was doubtful if any study had been conducted to minimize the impact on the existing village and to maintain a buffer between the proposed development and burial grounds;

- (f) it was noted in the Paper that the compensatory planting proposal would be submitted in accordance with Development Bureau Technical Circular (Works) No. 7/2015 on Tree Preservation (DEVB TC(W) No. 7/2015). According to this technical circular, a plant was considered as a “tree” if its trunk diameter measured 95mm or more at a height of 1.3 m above the ground level. As such, many young trees and understorey plants in the vegetated area could not be properly identified and the compensation planting would end up creating a small woodland with standard trees only. As not only standard trees were observed in the vegetated area, the compensation proposal should ensure the re-creation of a habitat rather than re-provisioning of individual trees;

Development Intensity

- (g) comparing with the adjacent areas, the proposed development intensity at the TKT site was too high. In YLS, the proposed plot ratio (PR) for sites at the fringe of Country Park or close to “GB”/slopes was kept in a lower level of PRs 2.4 to 4. In Hung Shui Kiu (HSK), the PRs of various “Residential (Group A)” sites were in the range from PRs 3.8 to 6. Only the sites next to Castle Peak Road with convenient transport services would have a PR up to 6. As the existing developments in TKT area had relatively low PRs of 1 to 1.26, the proposed high-rise and high-density residential development with a PR of 6.5 in the TKT site was out of context; and

- (h) the proposed development scale at the TKT site (i.e. 7 blocks, 41 storeys, PR 6.5 and 7,400 housing units) was not realistic and could not meet the guiding principles to avoid or minimize adverse social, environmental and traffic impacts. The planning of Wang Chau “GB” site for public housing development was a poor example which should not be repeated.

R129 – 丹桂村坑尾寮屋關注組

R197 – 陳偉琛

16. With the aid of the visualizer, Mr Chan Wai Sum made the following main points:

- (a) he was the coordinator of 丹桂村坑尾寮屋關注組 (the Concern Group) and had been living in the area for about 60 years. Apart from presenting his views, he was also representing the residents of TKT and Wo Ping San Tsuen to make the oral submission;

Views of the Local Villagers

- (b) they had no objection to public housing development but opposed taking forward the proposed public housing development at the TKT site before the three brownfield sites in the vicinity were developed. It was doubtful why the Government proposed to develop the TKT site in ten years’ time but did not consider the other three alternative sites which were formed and readily available for development. The Concern Group’s view was raised to and supported by the Ping Shan Rural Committee (PSRC). Members of YLDC also objected to the proposed public housing developments but their views had been ignored by PlanD;
- (c) the villagers were not asking for compensation but requested the Government to preserve the “GB” site which was invaluable asset to the local residents. However, the Government was used to drive away the non-indigenous villagers at the excuse of public housing development or road construction, but some of the sites resumed were finally used for the development of luxury private housing, which was unfair. In particular, it

was noted that only some of the housing blocks at the TKT site would be used for public rental housing (PRH) while the others would be used for Home Ownership Scheme (HOS), which was in contradictory to the original intention to resume the land for public interest;

- (d) apart from the flora and fauna species identified by the consultants, more species with conservation interest were recorded by the local villagers such as Plantain (車前草), Guangdong Abrus (雞骨草), Kau Tsai Tso (狗仔草), Chinese New Year Flower (吊鐘花), Pangolin (穿山甲), Wild Boar (野豬) and Chinese Giant Salamander (娃娃魚). The TKT “GB” site should be preserved given its ecological importance;
- (e) PlanD submitted the final report of the feasibility studies for the proposed developments in the area only after the villagers, PSRC and YLDC were consulted. Without the provision of sufficient information, the consultation exercise was not properly conducted;

Views of R197

- (f) there were only two major roads (i.e. YL Highway and Castle Peak Road) connecting TYST with the urban area. The existing traffic condition along the trunk roads leading to the urban area was already very poor. The proposed developments in YLS, Lam Tei Quarry and HSK would result in an additional population of about 320,000 and the traffic flow generated would exceed the carrying capacities of the existing road networks. The current loading of WRL and Light Rail had already exceeded their carrying capacities during peak hours and could not cater for an additional patronage. It was noted that the existing traffic problem in the interchange near Pok Oi Hospital was due to a thoughtless planning for supporting traffic infrastructure facilities. The Government should have learnt a lesson and adequately address the traffic issues before putting forward the development proposals;
- (g) as the alternative sites to the north of the TKT site were readily available for the construction of five housing blocks, he doubted why the

Government did not use those sites for development but to proceed with the more difficult development at the TKT site, which could only accommodate seven housing blocks. The proposed development at the TKT site would involve demolition of the existing North West New Territories Refuse Transfer Station (RTS) to its south-west, relocation of the existing water service reservoirs to its north-east, construction of a number of new roads and implementation of junction improvements. The huge costs for the re-provisioning of the RTS and water service reservoirs and the road improvement works to make way for the proposed development were unjustified;

- (h) while the existing population in TKT was about 2,000 to 3,000, the proposed development at the TKT site would add an additional population of about 20,000 in the area. The traffic flow generated would be substantial and might exceed the carrying capacity of the existing road network. While the walking time from TKT to HSK Light Rail station was about 20 to 25 minutes, the existing footpath at TKT Road was very narrow and could not cater for the pedestrian flow in the morning peak hours, not to mention the pedestrian flow generated by the proposed development. Besides, the existing Light Rail was already very crowded during the peak hours. As there were also development proposals in HSK to accommodate a population of about 200,000, he doubted how the transport demand generated by the new developments could be catered for without the construction of large scale transport infrastructure facilities;
- (i) the “GB” area, which was the habitat for a number of valuable flora and fauna species and could help adjust temperature in the area, should not be rezoned for residential use; and
- (j) the proposed development at the TKT site, which was opposed by PSRC and YLDC, should be postponed until the supporting transport infrastructure facilities were available.

R135 李日明

17. Ms Li Yat Ming made the following main points:
- (a) she objected to the proposed development at the TKT site; and
 - (b) she had been living in TKT with her husband for several decades. While the area was a barren land when they moved in, they built a comfortable home after years of effort and hoped to spend their remaining years in TKT.

R136 - 李敏賢

18. Ms Li Mun Yin made the following main points:
- (a) she had been living in TKT village for 33 years;
 - (b) she moved in TKT when the Tuen Mun New Town was under development. The local residents had suffered from the lack of transport infrastructure and supporting facilities for a long time. Although there were some improvements in the transport facilities such as WRL and Light Rail thereafter, the traffic problems had not been fully addressed and the railway facilities were overcrowded in peak hours. There were not many improvements in the provision of supporting facilities and the increase in population would further aggravate the existing problems. It was unfair for the local residents to suffer from the various problems created by the addition of population;
 - (c) the Government should take into account the needs of different social spectrum in particular the grass-roots and the elderly in the planning of new development areas so as to meet the basic needs of the local residents and minimize the disparity between the rich and the poor. The Government should take a proactive approach to avoid the problems encountered in the previous new town developments by an early provision of adequate supporting facilities such as transport, medical and educational facilities; and

- (d) the lack of adequate housing, transport and supporting facilities would lead to grievances in the society. The Government should have a thorough consideration in the planning of new development areas.

[The meeting was adjourned for a break of 10 minutes.]

[Mr Stanley T.S. Choi arrived to join the meeting and Miss Winnie W.M. Ng left the meeting at this point.]

R168 - 周勝

19. Mr Chow Sing made the following main points:

- (a) he was one of the local residents who would be affected by the land clearance in the TKT site. It was unfair for the Government to rely on the land resumed from the non-indigenous villagers for development;
- (b) the TKT site with an area of 10.6 ha could provide about 7,400 units to accommodate a population of about 20,000. He doubted why the estimated flat production figures in the development options of Fanling Golf Course were so low (i.e. developing the entire 172 ha to produce 13,200 units or developing only 32 ha of the site to produce 4,600 units);
- (c) land was still available in Hong Kong for development, including about 1,300 ha of brownfield sites, about 800 ha of land under short-term tenancy and about 20 ha of land occupied by two military sites in the urban area; and
- (d) while the Government said that there was insufficient land for public housing development, the three readily available brownfield sites to the north of the TKT site had been kept idle for years. The proposed development at the TKT site was inefficient as only very limited number of PRH units would be produced, and expensive site formation works were required.

R189 - Li Ah Wu

20. Mr Li Ah Wu made the following main points:

- (a) he had been living in TKT for more than 40 years. He had a good health condition which was enabled by the green and natural environment. As “GB” area was important to tackle the problem of global climate change and maintain good health of human beings, it should not be destroyed and replaced by a concrete jungle;
- (b) more weighting should be given to the views of the district council and the local residents, who were more familiar with the area in concern. However, PlanD had not taken into account the views of the local community in preparing the draft OZP. The Board should not approve the rezoning proposal based on the information provided by PlanD, or otherwise it had failed to perform its duty properly;
- (c) the proposed public housing development was not only expensive, but also prone to a number of problems including traffic, environmental and visual. Good planning should not merely focus on housing provision, but also the well-being of the society; and
- (d) if his house was affected by the proposed development, he would not ask for cash compensation but the reprovisioning of a stone hut with similar condition.

R192 - 黃小燕

21. Ms Wong Siu Yin strongly objected to the proposed developments in TYST. She alleged that the Government was going back on its words regarding the planning of new development area, which involved the demolition of TKT. The local villagers had not been adequately consulted. The Board should not approve the rezoning proposal and the whole area should be re-planned.

R193/C144 - 羅崇傑

22. Mr Lo Sung Kit made the following main points:

- (a) he had been living in TKT for more than 50 years;
- (b) while housing development to meet the needs of the young people and the new immigrants was supported, the planning in the area should not be conducted hastily. It was noted that there were a number of new developments areas in North West New Territories (NWNT) for the accommodation of a population of about 400,000. It was doubtful if the supporting infrastructure facilities were sufficient;
- (c) the local residents had been constantly deceived by the Government as some of the private lands resumed for public purpose were finally sold to the developers. The Government should respect private property right; and
- (d) the proposed development at the TKT site was objected to by PSRC and YLDC. The Government should develop the nearby vacant brownfield sites first and pursue the proposed development at the TKT site only after the supporting infrastructure facilities were available.

C34 - 彭淑婷

23. Ms Pang Shuk Ting made the following main points:

- (a) she was living in HSK and opposed the draft OZP;
- (b) the proposed development at the TKT site would involve huge expenses for site formation works and provision of road and basic infrastructure facilities. She doubted why the site with severe development constraints had been identified for the provision of only 7,000 public housing units; and
- (c) apart from the TKT site, it was noted that there were also development proposals in the vicinity, including new development at Lam Tei Quarry and

redevelopment of the RTS. The splitting up of the three originally linked development proposals in the Legislative Council paper for Capital Works Reserve Fund Block Allocations was misleading to the general public and would result in incompatible developments. She opposed the piecemeal planning and implementation of the proposed developments in the area.

C162 – Mrs Lee

24. Mrs Lee made the following main points:

- (a) she had been living in TKT (Hang Mei) for several decades;
- (b) there were lots of agricultural land in Hong Kong. She was told that the private land owners were willing to sell the agricultural land to the Government for development with reasonable price. She queried why the Government did not buy the agricultural land but resume their land for development; and

[Mr Alex T.H. Lai left the meeting at this point.]

- (c) she had been working hard to make a living and would not rely on the social welfare provided by the Government. As she had enjoyed a healthy life due to the green and natural living environment in TKT, she urged the Government not to resume their land for development.

C253 - 一群關心丹桂村和綠化地帶的香港人

25. With the aid of a PowerPoint presentation, Mr Leung Tak Ming made the following main points:

- (a) he noted that there was inconsistency in the TPB papers in considering what policy issues could be dealt with by the Board. He was of the view that the Board should maintain an open mind to meet the housing policy;

- (b) the Government was undertaking a Preliminary Land Use Study for Lam Tei Quarry and the Adjoining Areas (Lam Tei Study), which covered a large area surrounding the TKT site. He doubted why the TKT site, which was right in the middle of the study area of Lam Tei Study, was taken out for a fragmented development. The three vacant brownfield sites, which were adjoining the study area, were also excluded from the Lam Tei Study. As the scale of the future development in the area was comparable to a new town, the Board should not approve the rezoning proposal for a fragmented development at the TKT site. There should be a comprehensive planning and sufficient information to demonstrate the technical feasibility of the proposed developments as a whole;

- (c) as the brownfield sites should be developed before the “GB” sites, the Government should proceed with the development at the three vacant brownfield sites instead of the TKT site. It was noted that the three brownfield sites could accommodate four to five blocks. Should those sites be used for PRH development, the provision of PRH flats would be more than the current proposal;

- (d) while the Government had recently proposed enhancements to the general ex-gratia compensation and rehousing arrangements for eligible domestic occupants in squatters and business undertakings affected by Government's development clearance exercises, the new measure was mainly aimed to release more land for new developments and there was no much difference in the compensation for local stakeholders. The Government's policy had not taken into account the historical background and social network of the existing villages nor the option of village reprovisioning. Besides, there was also concern of differential treatments to indigenous and non-indigenous villagers. Members of the Board were invited to the discussion forum to learn more about local stakeholders' views on the enhanced ex-gratia compensation and rehousing arrangements; and

- (e) there was insufficient information for the general public to consider whether the proposed developments were feasible and the construction cost was reasonable. The Board should ask for relevant information for an informed decision. The

proposed development at the TKT site should be postponed until a comprehensive planning for the whole area was available.

26. As the presentation from government representative, representers, commenters and their representatives had been completed, the meeting proceeded to the Q&A session. The Chairperson explained that Members would raise questions and the Chairperson would invite the government representatives, representers, commenters or their representatives to answer. The Q&A session should not be taken as an occasion for the attendees to direct questions to the Board or for cross-examination between parties. The Chairperson then invited questions from Members.

Housing Mix

27. The Chairperson and some Members raised the following questions to the government representatives:

- (a) whether the ratio of public to private housing units in TYST area would be 93% to 7% as mentioned by some representers;
- (b) whether there was any planning standard in identifying the geographic area for housing mix analysis; and
- (c) whether the proposed public housing developments would subsequently be turned into private developments as accused by some representers.

28. In response, Mr David C.M. Lam, DPO/TM&YLV, made the following main points with the aid of the visualizer/PowerPoint slides:

- (a) with the public housing development at the LB and TKT sites, the ratio of public to private housing units in TYST OZP would be about 70% to 30%. If the proposed developments in YLS were taken into account, the ratio would become 65% to 35%;
- (b) there was no planning standard nor any hard and fast rule to identify a geographic area for housing mix analysis. In general, it was reasonable to

consider housing mix in a wider area to include communities with close interaction. While TYST had a higher concentration of public housing, there was a higher percentage of private housing in the adjacent YL New Town. The housing mix would be more balanced if the two areas were considered together. In NDAs, the ratio of public to private housing units was about 50% to 50% or 60% to 40%; and

- (c) the current proposed use on the sites was for public housing.

Development Intensity

29. The Chairperson and some Members raised the following questions to the government representatives:

- (a) whether the proposed public housing developments were compatible with the surrounding low-rise developments in TYST;
- (b) why there was a difference in PR between the proposed developments near the hillside in HSK/ YLS and the TKT site, which was also near the hillside; and
- (c) whether the current proposed developments in TYST would pre-empt the development potential of the other areas under the Lam Tei Study, compromising the overall development objectives of a larger area.

30. In response, Mr David C.M. Lam, DPO/TM&YLV, made the following main points with the aid of the visualizer/PowerPoint slides:

- (a) while the proposed development intensity in the LB and TKT sites was higher than the existing developments in the surrounding area, in general a higher development intensity was proposed for public housing developments so as to optimize land use. The technical feasibility study concluded that the public housing developments would not have significant impacts on the surrounding developments. The proposed developments would include measures, including building setback in the detailed design stage to address

the potential building design issues. Besides, TYST was close to YL New Town. With the implementation of the proposed developments in YLS, there would be changes in the built form in the wider area in future;

- (b) the development concept adopted for HSK and YLS was different from the TKT site taking into account the different planning considerations of the two areas. Although the maximum total PR of HSK was 6.5 and that of YLS was 5, developments would be highly concentrated around the civic hubs in HSK/town centre of YLS with a gradual decrease in intensity towards the foothill. As the development context at the TKT site was different, a comparison of the PR for individual sites might not be appropriate; and
- (c) the Lam Tei Study focused on planning the long-term land uses of the former Lam Tei Quarry. It would take into account the developments in TYST, which aimed to provide public housing in the short to medium term.

GIC Facilities

31. The Chairperson and some Members raised the following questions to the government representatives:

- (a) what measures had been proposed to respond to the increasing ageing population in Hong Kong. Since there was no standard for the provision of elderly facilities in HKPSG, what standard would be adopted for the provision of such facilities;
- (b) whether there was any plan to include a population based standard for the provision of elderly facilities in HKPSG;
- (c) whether supporting facilities including the elderly care and youth centre would be provided in the proposed public housing developments;
- (d) why a primary school, but not a secondary school, was proposed in the TKT site when there was an anticipated shortfall of secondary school; and

- (e) given that there was difference between public and private residential developments, particularly in the design of the commercial centres and provision of public facilities, whether a more innovative design of the public housing estates would be considered.

32. In response, Mr David C.M. Lam, DPO/TM&YLW, made the following main points with the aid of the visualizer:

- (a) the Hong Kong 2030+ had provided strategic direction and long-term proposals to respond to the ageing population in Hong Kong to facilitate further discussion in the society. While currently there was no population based standard for the provision of elderly facilities in HKPSG, such facilities would be provided in accordance with the advice of Social Welfare Department (SWD) taking into account the needs of the local community;
- (b) the Labour and Welfare Bureau and SWD were currently reviewing the standards for the provision of elderly facilities and HKPSG would be amended subject to the recommendations of the review;
- (c) according to HD's preliminary proposal, a number of GIC facilities would be provided in the LB and TKT sites. HD would further liaise with relevant government departments on the provisions of such facilities in the detailed design stage; and
- (d) the Education Bureau (EDB) had been consulted with respect to school provision. In general, primary school was to be provided in or close to large scale residential developments to facilitate students from the developments to go to school. Noting that provision of secondary school was considered at a district level and there were surplus secondary school spaces in YL New Town, no secondary school was proposed for the TKT site.

33. In response, Ms Cindy S.Y. Lee, SPO1, HD, made the following main points:

- (a) relevant government departments including SWD, EDB, Home Affairs

Department and TD had been consulted on the provision of supporting facilities. According to SWD's preliminary advice, social welfare facilities such as RCHE, care centres for child or elderly, youth services centre etc. were suggested to be provided in the LB and TKT sites. A community hall would tentatively be provided in the TKT site. The other supporting facilities such as kindergarten, car park and retail facilities would be provided in accordance with HKPSG. HD would further liaise with relevant government departments on the exact provisions and locations of the above facilities in the detailed design stage; and

- (b) a design that was functional, cost-effective and blending in with the surrounding environment would be explored for the proposed public housing development as appropriate in the detailed design stage.

Traffic Aspect

34. The Chairperson and some Members raised the following questions to the government representatives:

- (a) whether there would be a substantial increase in population in the NWNT and whether the traffic impact assessment had included all the proposed developments in the wider district;
- (b) whether the carrying capacities of the major transport facilities were able to cater for the transport demand generated by the proposed developments in YL district;
- (c) what the volume capacity ratio (V/C) for YL Highway was after the implementation of Route 11 and Tuen Mun Western Bypass and why the traffic condition was considered acceptable;
- (d) what mitigation measures would be provided to cater for the transport needs generated by the two proposed public housing developments; and

- (e) how the two proposed public housing developments would be connected to the surrounding areas and whether barrier free access would be provided.

35. In response, Mr Edward C.W. Chan, CE/HP2, CEDD, and Mr David C.M. Lam, DPO/TM&YLW, made the following main points with the aid of PowerPoint slides/visualizer:

- (a) the population in the NWNT would substantially increase in the next few decades. The Preliminary Traffic and Transport Impact Assessment (TTIA) had taken into account all the major planned developments in the NWNT including YLS, HSK, Kam Tin South and Tuen Mun, as well as the two proposed public housing sites at LB and TKT. As the Lam Tei Study was still in a preliminary stage without land use proposals, the TTIA had not included the future development at Lam Tei Quarry. Another TTIA would be conducted as part of the Lam Tei Study, which would take into account the proposed developments in the LB and TKT sites as committed developments;
- (b) the TTIA's concluded that there was no insurmountable traffic problem arising from the two proposed public housing developments. For WRL, it was estimated that the patronage of WRL would be about 59,000 passengers/hour per direction during morning peak hour in 2031. Based on an assumption of 4 or 6 ppsm, and hourly frequency of 28 at each direction, the carrying capacity of WRL would be about 53,000/hr or 75,000/hr respectively. 59,000/hr was equivalent to about 4.5 ppsm, which was considered to be acceptable. According to the observation during morning peak hours, with the help of the MTR staff to divert the passenger flow to the front and rear parts of the platform, majority of the passengers could be able to get aboard on the second train if not on the first train. Regarding the strategic road network, the Government was undertaking feasibility studies for Route 11 and Tuen Mun Western Bypass to cope with the increase in traffic demand brought by the future population growth in the NWNT. It was expected that the traffic condition of YL Highway and Tuen Mun Road could be improved after the implementation of the two strategic new roads, which would be scheduled for implementation to tie in with the population

intake in the two public housing sites;

- (c) the V/C ratio for YL Highway would be 1.11 after the implementation of Route 11 and Tuen Mun Western Bypass. Given the V/C ratio was making reference to international standard which was more lenient, the traffic condition at a major road with V/C ratio of 1.11 at peak hours was considered acceptable in Hong Kong situation;
- (d) the impact of the two proposed public housing sites on the existing road network was considered manageable as the residents would mainly use public transport for daily commuting. To cater for the transport needs, a public transport interchange was provided at each of the LB and TKT sites. Bus and feeder bus services would be provided for the future residents to commute to the main urban areas; and
- (e) two footbridges would also be provided in the LB site, one to facilitate pedestrians to cross the Castle Peak Road – Ping Shan for taking public transport to the urban area and another one to provide connection to YL New Town. Due to site constraints, it would be difficult to provide at-grade crossing but barrier free accesses to the footbridges for the elderly and wheelchair users would be considered in the detailed design stage. Regarding the TKT site, subways were provided under YL Highway to link up the TKT site and the areas on the opposite side of the highway, and also pedestrian access would be provided to connect the TKT site with the Tin Shui Wai West Interchange and Shun Tat Street such that villagers in the surrounding areas could make use of the public transport services and community facilities at the TKT site.

Land Ownership

36. The Chairperson and some Members raised the following questions:

- (a) noting that a large proportion of land in the LB site was privately owned, what the existing uses in the private land were;

- (b) the number of households that would be affected by the proposed development at the TKT site; and
- (c) whether the option of village reprovioning was available for the affected villagers.

37. In response, Mr David C.M. Lam, DPO/TM&YLV, made the following main points with the aid of PowerPoint slides/visualizer:

- (a) the southern part of the LB site was mainly private land with block government lease for agricultural use without building entitlement. The existing uses on the private land mainly included agricultural uses, open storages and warehouses;
- (b) the exact number of domestic households that would be affected by the land clearance of the TKT site could only be confirmed after a freezing survey was conducted. However, it was noted that there were about 30 existing structures/temporary structures and the villagers had stated in the PSRC and YLDC meetings that there were about 20 domestic households in the TKT site; and
- (c) while the option of village reprovioning was not available, the ex-gratia compensation and rehousing arrangements had been enhanced and the affected eligible squatter households could choose to move to the dedicated rehousing estates to be developed and managed by the Hong Kong Housing Society (HKHS).

38. In response to a Member's question on the number of affected domestic households and the villagers' view on village reprovioning, Mr Chan Wai Sum (R197) said that there were about 20 domestic structures in the TKT site and dozens of people would be affected by the development proposal. The Government had previously provided village reprovioning option to the villagers. For example, his father was offered to move to TKT to continue the farm operation by land exchange due to the development of Tung Tau Estate in Kowloon City in the 1960s. The Tin Lung Village in YL was also a reprovioning village to accommodate the villagers affected by the

Government's clearance exercise. As the ex-gratia compensation was not enough for the affected villagers to find a place with comparable environment, the Government was urged to allow the villagers to build a hut in the nearby area. In response to the Chairperson's question, Mr Chan Wai Sum clarified that while his father's farm was later resumed by the Government with compensation, they were allowed to live in the original hut in the farm, which was currently a surveyed squatter structure on government land. Although the area of his hut was more than a thousand square feet, he was willing to accept the reprovisioning of a standard surveyed squatter structure with an area of 400 square feet in the nearby area.

39. In response to a Member's question on the new ex-gratia compensation and rehousing arrangements, the Chairperson said that the enhancements to the general ex-gratia compensation and rehousing arrangements were proposed in response to the concerns of the domestic occupants in squatters and of the business undertakings affected by Government's clearance exercises. The eligibility criteria for the compensation had been suitably relaxed and the amount of cash ex-gratia allowances had been increased. For example, those domestic occupants of squatters who opted for the ex-gratia allowance would need to prove they had lived in the eligible squatters for a minimum of two years continuously before the freezing survey, instead of 10 years. The maximum ex-gratia allowance an eligible household would possibly receive (depending on size of the eligible squatter and years of residence) would be increased to HK\$1.2 million, while the lowest amount of such allowance payable would generally be comparable to the rent of a residence for two to three years with similar size and nature in the same region. Besides, non-means tested rehousing in dedicated rehousing estates to be developed and managed by HKHS would be offered to the affected eligible squatter households. The social network of the villagers in the same village could be maintained by a more considerate rehousing arrangement in the dedicated rehousing estates. The reprovisioning of surveyed squatter structures as proposed by the representer would not be considered as it was not optimizing the use of scarce land resources.

Ecological and Environmental Impact

40. Some Members raised the following questions on tree compensation to the government representatives:

- (a) whether the tree compensation measures at the TKT site were based on the affected area or the number of tree felled, and why a higher compensation ratio was not proposed;
- (b) how a compensatory planting proposal in a ratio not less than 1:1 in terms of quantity and quality, as stated in paragraph 6.3.33 of the Paper, could be carried out as far as practicable; and
- (c) apart from compensating the number of trees felled, whether the Government would consider compensating the natural ecology by upgrading the existing woodland or using more native trees in compensatory planting to enhance the natural ecology as much as practicable.

41. In response, Mr Peter Wong, SES, B&V, said that the trees felled in the TKT site would be compensated in accordance with the Development Bureau Technical Circular (Works) No. 7/2015 on Tree Preservation in a 1:1 ratio in terms of number of trees felled. While a tree compensation ratio higher than 1:1 was not achievable due to site constraint, all trees felled would be compensated by heavy standard trees (i.e. trunk diameter of 100mm or more) as far as practicable. The compensatory planting proposal would be able to address the potential landscape impact of the proposed development. Off-site tree compensation areas would be explored in the next stage of the project to address the concern on the impact on natural ecology.

42. Mr Edward C.W. Chan, CE/HP2, CEDD, added that according to the preliminary estimate, about 1,400 trees would be felled for the housing project at the TKT site. All *Aquilaria sinensis*, except one that was of poor condition, would be preserved. Tree compensation would be carried out in accordance with relevant guidelines. If there was insufficient space within the site for compensatory planting, off-site tree compensation areas would be explored in the investigation and detailed design stages of the project. Apart from meeting the 'one for one' tree compensation ratio, measures to improve the quality of the compensatory planting such as planting more native trees would be studied at the detailed design stage.

43. Mr David C.M. Lam, DPO/TM&YLW, supplemented that the current proposal had struck a balance between conservation and the need to provide some 20,000 housing units to meet the acute housing need. The technical feasibility conducted had confirmed that the potential impacts caused by the proposed development to the ecology was not unacceptable with mitigation measures and the Agriculture, Fisheries and Conservation Department had no adverse comments provided that the recommended mitigation measures were in place.

44. A Member asked whether the Government was aware of the rare flora and fauna species such as pangolin and *Andrias davidianus* found near the TKT site as mentioned by R197. In response, Mr Peter Wong, SES, B&V, said that regarding fauna species of conservation interest, *Somanniathelphusa zanklon* and *Crested Goshawk* were found at the TKT site but no traces of pangolin (*Manis pentadactyla*; 穿山甲) were noted in the four-month survey period nor records from literature review. No Chinese Giant Salamander (*Andrias davidianus*; 娃娃魚) was found in streams within 500m of the development site and *Andrias davidianus* was not a native species in Hong Kong. While the ecological surveys had records of Wild Boar (*Sus scrofa*; 野豬), it was a common species without particular conservation status in Hong Kong. Other flora and fauna species, including Guangdong Abrus (*Abrus cantoniensis*; 雞骨草) claimed to be observed by the representers, was probably not the actual species but species from the same family, probably *Abrus mollis* (毛相思子). No Guangdong Abrus was found within 500m of the development site and neither of those *Abrus* species were species of conservation interest. Plantain (*Plantago major*; 車前草) was found in the ecological survey but it was a common plant species and not a species of conservation interest. Kau Tsai Tso (狗仔草) was not a recognised name of plant nor animal from scientific literatures and therefore no comment could be made on it.

45. A Member enquired about the conservation and protection measures to be adopted for the streams in the development sites. In response, Mr Edward C.W. Chan, CE/HP2, CEDD, with the aid of PowerPoint slides, said that there were two small streams (i.e. tributaries), one of which was dried up in dry seasons, traversed through the TKT site. The removal of the above streams was considered to have a minor impact. There was a major stream on the southern side of the TKT site. To protect the stream adjacent to the TKT site, it had been excluded from the development and a buffer zone of 15m wide

would be kept from the development boundary. In response to the Member's follow-up question on whether the buffer zone for the stream could be used as tree compensation area, Mr Peter Wong, SES, B&V, said that as there was already vegetation in the buffer zone of the stream, planting of compensation trees there would involve clearance of the existing vegetation, which was not recommended.

46. In response to the Chairperson's request, Ms Cindy Lee, SPO/1, HD said that Members' views, including avoiding disturbing the natural streams, would be further considered in the detailed studies in taking forward the public housing development.

47. In response to a Member's question on rare flora and fauna species in the area, Ms Mary Mulvihill said that the villagers were holding a meeting in the coming Friday, which would provide a good occasion for the government officials to clarify the species with the villagers.

Alternative Sites

48. In response to a Member's question on why the three brownfield sites in the vicinity were not used for development, Mr David C.M. Lam, DPO/TM&YLW, with the aid of PowerPoint slides, said that while the two brownfield sites to the immediate north of the TKT site had previously been included in the possible new housing development sites in the consultation of YLDC in 2014, they had later been identified as possible portal area of the proposed cavern and had been included in the Lam Tei Study. The other site across the YL Highway was currently used by government department for works area and its size (about 3,309 m²) was not comparable to the TKT site. Besides, as access to the site would need to pass through TKT Road, the traffic impact would need to be studied with care.

Others

49. Some Members raised the following questions to the government representatives:

- (a) whether the future site formation works at the TKT site would affect the "GB" area outside the site boundary;

- (b) whether the proposal would involve relocation of the water service reservoirs and RTS; and
- (c) whether the RTS in the vicinity of the TKT site would cause nuisance to the future residents.

50. In response, Mr Edward C.W. Chan, CE/HP2, CEDD, and Mr David C.M. Lam, DPO/TM&YLW, made the following main points with the aid of the visualizer:

- (a) three platforms would be formed to follow the natural terrain of the sloping area so as to minimize the scale of the site formation works. While the construction of retaining walls would be subject to detailed design, the works would be confined within the site boundary;
- (b) the proposed public housing development did not involve relocation of the service reservoirs. Although the proposed access road to the TKT site would affect part of the RTS, relocation of the RTS was not required; and
- (c) the technical feasibility study showed that the future residents would not be subject to excessive nuisance from the RTS. There would be a minimum buffer distance of 200m between the existing RTS and the building blocks in the proposed TKT public housing development. While the buffer distance between the proposed community hall and RTS would be about 170m, the community hall would be wholly air-conditioned and further improvement works to the exhaust vent and odour reduction system of the RTS would mitigate the potential impacts.

[Mr David Y.T. Lui returned to join the meeting and Dr Lawrence W.C. Poon left the meeting during the Q&A session.]

51. As Members did not have any further questions, the Chairperson said that the Q&A session was completed. She thanked the government representatives as well as the representers/commenters and their representatives for attending the meeting. The Board would deliberate the representations/comments in closed meeting and would inform the

representers/commenters of the Board's decision in due course. The government representatives as well as the representers/commenters and their representatives left the meeting at this point.

52. The meeting was adjourned for lunch break at 2:00 p.m.

[Ms Sandy H.Y. Wong, Mr Franklin Yu and Mr Daniel K.S. Lau left the meeting at this point.]

53. The meeting was resumed at 3:00 p.m.

54. The following Members and the Secretary were present at the resumed meeting:

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

Chairperson

Professor S.C. Wong

Vice-chairperson

Mr H.W. Cheung

Dr F.C. Chan

Mr David Y.T. Lui

Mr Peter K.T. Yuen

Mr Wilson Y.W. Fung

Dr C.H. Hau

Mr Stanley T.S. Choi

Ms Lilian S.K. Law

Mr K.W. Leung

Professor Jonathan W.C. Wong

Assistant Director/Regional 3, Lands Department
Mr. Edwin W.K. Chan

Principal Environmental Protection Officer (Strategic Assessment),
Environmental Protection Department
Mr Raymond W.M. Wong

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

Deliberation Session

[Closed Meeting]

55. Members who had not attended a substantial part of the Presentation and Questions Sessions were reminded to refrain from the discussion during the Deliberation Session. The Chairperson highlighted the following main concerns raised by the representers, commenters or their representatives in the Presentation and Q&A sessions:

- (a) the ratio of public and private housing developments in the area;
- (b) the provision of GIC facilities to meet demand arising from additional population;
- (c) the provision of transportation infrastructure;
- (d) whether the brownfield sites in the vicinity of the representation sites should be developed first and the interface with the studies for the surrounding areas currently being undertaken; and
- (e) the adequacy of conservation and tree compensation proposals.

56. The Chairperson also relayed the views of a Member who could not attend the afternoon session of the meeting that the Member agreed to the Amendment Items on the draft OZP but considered that there should be better design of the proposed public housing developments with sufficient provision of elderly facilities and better tree compensation packages. The Chairperson then invited Members to express their views on the representations and comments.

Ratio of public and private housing developments

57. With respect to housing mix, the Chairperson said that the government representatives had clarified that the ratio of public and private housing development on the draft OZP was about 70:30. If a wider area including Yuen Long South (YLS) was taken into account, the ratio would be about 65:35 and there would be employment opportunities and private housing developments in Hung Shui Kiu (HSK) and YLS.

58. Members in general considered that the proposed housing mix was not unreasonable and that the housing mix of a larger area, instead of the representation sites

alone, should be looked at in considering whether the mix was appropriate. Factors such as employment and service patterns were important in deciding the housing mix of a particular community. In view of an acute housing shortage, the use of the sites for public housing and the proposed development intensity were supported. A Member also suggested that the development intensity in the rest of the areas on the draft OZP might be reviewed with a view to optimizing the land resource, subject to assessment on the technical feasibility.

59. As regards some of the representers' concern that the tragedy of Tin Shui Wai (TSW) might be repeated in the area, Members considered that the scale of development and conditions of the Items A1 and B sites and TSW were different. TSW was a new town for a population of some 200,000 people while the proposed public housing developments in the sites concerned were for some 50,000 people only. Existing and planned employment and commercial activities were also found in the proximity in Yuen Long New Town and in the future HSK and YLS developments. With local employment, the tragedy of TSW would be avoided.

60. In response to the possible legal challenge raised by a representer of resumption of land for public housing development, the Chairperson said that providing land for public housing had always been regarded as a public purpose for which statutory resumption could be triggered in accordance with the relevant law. Taking into account the pressing need of land for public housing, the use of the representation sites for public housing, but not private housing, was considered appropriate.

Design and provision of GIC facilities in the proposed public housing developments

61. Although the use of the Items A1 and B sites for public housing was supported, Members considered that there was scope for HKHA to design and plan the proposed developments more innovatively to make the developments more compatible with the surroundings and to meet the needs of the community, such as adopting a stepped building height development profile for a smooth transition from the surrounding low-rise developments and topography in the background; increasing the connectivity of different areas including the Ping Shan Heritage Trail; promoting cohesion and integration with the community, for example, by incorporation of public space or facilities that could be share-used by the community within the proposed public housing developments; introduction of cross-generation/family friendly public spaces for use by both the aged and the youth;

providing adequate elderly services/facilities, for example, on the lower floors of building blocks, to meet the need of the ageing population within the public housing developments and in the surrounding areas; and providing adequate transportation facilities and road network compatible with the types of public housing to be provided.

62. The Chairperson said that public housing development included public rental housing, green form subsidized home ownership pilot scheme and home ownership scheme. Noting that HKHA had not yet decided the type, mix and design of the public housing on the representation sites concerned, Members agreed that the Board should write to HKHA to convey Members' views on the planning and design of the proposed public housing developments for consideration by HKHA at the detailed design stage.

Transportation infrastructure

63. The Chairperson said that the government representatives had clarified that the existing and planned transportation network was generally adequate to support the known developments in the area. With appropriate traffic management measures in place, no significant traffic impact was anticipated. For the proposed developments which were still under study, their scale of development would be based on the findings of the traffic impact assessments of the projects, amongst others. The Chairperson said that in view of an acute housing shortage, the current proposals on the draft OZP had struck a balance between development and provision of infrastructure. While Members generally agreed that the traffic impact caused by the proposed developments was acceptable after balancing the development need, a Member pointed out that the Government should investigate ways to expedite the provision of infrastructure to match the development pace so as to avoid insufficient infrastructural support at the early development stage. In response, the Chairperson said that the Government was exploring the feasibility of adopting an infrastructure led approach to development. Under the said approach, the Government would construct infrastructure first to provide incentives for developments. The Chairperson said that Members' views on the provision of adequate public transportation support for the proposed public housing development could also be conveyed to HKHA.

Use of brownfield sites

64. The Chairperson said that regarding the three brownfield sites mentioned by some representers for use as alternative sites for housing development, representative of PlanD had

clarified that two of them were being studied for future use under the Lam Tei Quarry Study and the third one was currently used by government department for works area and its size was not comparable to the TKT site. Members noted that whether these brownfield sites could be used for housing production would be further explored as a separate exercise.

Conservation and tree compensation

65. A Member noted that the flora and fauna species in the TKT site as identified under the Preliminary Environmental Review of the TKT Study were not of particular conservation value. However, the Government might need to confirm if pangolin was found in the area. While on-site compensation for trees in the TKT site might not be possible due to site constraints, off-site rebuilding of a “like for like” natural habitat, instead of simply adopting a tree compensation ratio of 1:1 in terms of the number of trees felled, should be considered. There should also be policy requiring a comprehensive conservation plan to be in place before developments in the “Green Belt” (“GB”) zones to minimise the ecological impacts caused to the environment. Members generally agreed and some Members supplemented that while on-site tree compensation might sometimes be difficult, efforts should be made to strengthening the ecological value of woodlands/vegetation close to the development sites and the carbon trade concept, i.e. compensating the high carbon-emission housing projects by planting more trees in woodlands, to compensate the loss due to development. The Chairperson suggested and Members agreed that the Board should write to the Works Branch of the Development Bureau requesting a review on the tree compensation policy so that the lost habitat, instead of simply the number of trees felled, was compensated.

66. Members noted that the representers’ other views and proposals, including those on consultation, compensation and rehousing, provision of school, had been dealt with in section 6.3 of the Paper. After discussion, Members generally agreed that there was no justification to amend the draft OZP to meet the adverse representations, and the major grounds of the representations and comments had been addressed by the departmental responses as detailed in the Paper and the presentations and responses made by the government representatives at the meeting in the morning held on the same day.

67. After further deliberation, the Board noted the supportive views of R1 (part) to R4 (part) and R11 (part) to R28 (part), and decided not to uphold R5 to R10, R29 to R203 and

the remaining parts of R1 to R4 and R11 to R28 and considered that the draft OZP should not be amended to meet the representations for the following reasons:

- “(a) the sites of Items A1 and B are considered suitable for residential developments to meet the pressing housing needs in the short to medium term. The proposed developments are compatible with the surrounding environment. Relevant technical assessments reveal that with mitigation measures in place, the proposed developments would not cause unacceptable traffic, ecological, environmental, visual and air ventilation impacts on the surrounding areas or be subject to unacceptable environmental impacts (R1 to R203);
- (b) the sites of Items A1 and B are required for public housing development to meet the demand. Using whole or part of them for private housing development will affect the public housing production (R1 to R3 and R6 to R28);
- (c) the preliminary traffic and transport impact assessments have confirmed that road and rail network in the area will be able to cope with the future traffic demand. Local road improvement works and Public Transport Interchanges are recommended at the sites of Items A1 and B to cope with the traffic flow and the public transport demand generated by the proposed public housing development. Unacceptable traffic impact arising from the developments is not anticipated (R125 to R127, R129, R130, R132, R134, R135, R150, R169, R171, R174, R179, R181, R183, R186, R187, R189, R194, R195, R197 to R199 and R202);
- (d) the open space and Government, institute 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. The shortfalls in secondary school, sports/leisure centres and district open space can be met by the surplus provision in Yuen Long New Town. The provision of hospital beds

will be monitored by the relevant Government bureau/department (R125 to R127 and R129);

- (e) the site of Item B is considered suitable for housing development and the technical feasibility has been ascertained and it is considered appropriate to rezone the site for residential use to meet the pressing housing demand. The alternative sites proposed by representers are considered not a suitable replacement (R126, R128 to R130, R133 to R135, R138, R139, R141 to R149, R151 to R154, R157 to R169, R172, R173, R175, R179, R180, R185, R187 to R189, R191 to R197, R199 and R200);
- (f) the Preliminary Environmental Review (PER) has confirmed that the proposed public housing development in Item B would not create unacceptable ecological impact with appropriate mitigation measures. Preliminary tree survey has been conducted and there is no rare tree species recorded in the representation site (Item B) nor registered Old and Valuable Trees identified within or in the immediate vicinity of the representation site. Ecological field survey has also indicated that the representation site does not have high ecological value. The submission and implementation of tree preservation proposal would be required under the Planning Brief. There is no strong planning justification to exclude the vegetated area from the public housing site under Item B (R126, R128, R129, R156, R159, R197, R199, R200 and R202);
- (g) the PER has confirmed that the proposed public housing developments would not be subject to unacceptable environmental impacts. A further environmental review, including the assessment of traffic and rail noise, will be carried out at the subsequent Investigation, Design and Construction stage to determine suitable mitigation measures based on the latest development proposals for the Environmental Protection Department's agreement (R5, R126, R128, R129, R156, R159, R197, R199, R200 and R202);

- (h) the statutory and administrative procedures in consulting the public on the zoning amendments have been duly followed. The views received are duly considered and responded by the concerned Government bureau/departments in the process. The exhibition of the Outline Zoning Plan for public inspection and the provisions for submission of representations and comments form part of the statutory consultation process under the Town Planning Ordinance. Relevant information on the technical feasibility of the two sites has been made available in the public consultation (R126, R128, R129, R130, R179, R187, R188, R193 and R201);

- (i) the site under Item B is considered suitable for public housing development and there is no strong justification to exclude the area within the site occupied by existing structures. The Government will follow the established procedures in consulting those affected stakeholders and offer compensation, Ex-gratia Allowances and/or rehousing arrangements to the eligible affected parties of the structures and graves need to be cleared for development (R126, R131, R133, R135 to R137, R140, R146, R148, R149, R154 to R156, R159, R163, R167, R169, R173, R174, R176, R178, R180 to R182, R184, R190 and R201); and

- (j) preliminary quantitative risk assessments reveals that the proposed developments will not pose unacceptable individual and societal risk levels with reference to the criteria set in the Hong Kong Risk Guidelines (R203).”

68. There being no other business, the meeting was closed at 4:00 p.m.