

Urgent  Return Receipt Requested  Sign  Encrypt  Mark Subject Restricted  Expand personal&publi

**AMENDMENTS TO TAI TONG OZP NO. S/YL-TT/18**

06/03/2023 21:23

From:

To:

tpbpd &lt;tpbpd@pland.gov.hk&gt;

File Ref:

**AMENDMENTS TO TAI TONG OZP NO. S/YL-TT/18**

**Item A** – 3.27ha Rezoning of a site to the southwest of Chuk San Tsuen from “Agriculture” (“AGR”) to “Res (Group A)1” (“R(A)1”) with stipulation of BHR.

4 Blocks PH / 4,400 Units / PR 6.7 / BHR 185 / OS 12,516sq.m / Kindergarten / Retail / 1 Block GIC / Bus Terminus

**Item B** – 0.53ha Rezoning of a site to the northeast of Kong Tau San Tsuen from “AGR” to “GIC”. Primary School.

Dear TPB Members,

As the plan is for PH the OZP will sail through. However this is despite a number of issues that have been whitewashed and ‘eliminated’ with the now ubiquitous ‘mitigation measures’ and the vague ‘long term target’ responses.

**NOISE POLLUTION / VENTILATION**

*“To mitigate potential noise impact, suitable noise mitigation measures such as acoustic windows/balconies and fixed glazing windows with mechanical air ventilation will be adopted for those residential blocks and social welfare facilities vulnerable to noise exceedence.”*

*“According to the Air Ventilation Assessment – Expert Evaluation (AVA - EE) conducted under the EFS, the proposed development would be potentially blocking some winds to its immediate surrounding area.”*

BUT WAVE A MAGIC WAND AND THIS ISSUE DISAPPEARS. HOWEVER AS PARTS OF THE TOWERS WILL BE BUILT ALMOST ON THE BUFFER AND THE GAPS ARE LESS THAN THE VERY MEAGRE MINIMUM OF 15MTS IT IS IMPOSSIBLE THAT THE IMPACT CAN BE GENUINELY MITIGATED

THIS ESTATE IS TO BE BUILT ALONGSIDE A MAIN HIGHWAY. RESIDENTIAL TOWERS AND SCHOOL SHOULD NOT BE SUBJECT TO THE NOISE AND AIR POLLUTION. SO DESPITE THE LESSONS THAT SHOULD HAVE BEEN TAKEN ON BOARD FROM COVID, HOMES ARE STILL BEING BUILT WITH NO NATURAL VENTILATION. THIS IS ALSO IN CONTRADICTION TO THE

PLEDGES MADE RE MEASURES TO COMBAT CLIMATE CHANGE AS THE AFFECTED UNITS WILL BE DEPENDENT ON AIR CONDITION FOR VENTILATION

IN ADDITION THE DESIGN OF THESE NEW ESTATES MAKES IT ALMOST IMPOSSIBLE TO DRY WASHING AND THIS FORCES RESIDENTS TO SPEND A LOT OF MONEY ON CLOTHES DRYERS AND AIRCON AND INCREASES DEMAND FOR ENERGY

## TREES

*About 61 trees will be affected by the proposed public housing and school developments and another 248 trees will be affected by the associated infrastructural works while three other trees will be retained. All trees affected are in poor or average condition, with no Old and Valuable Tree nor rare/protected plant species identified.*

AMAZING THAT NOT A SINGLE TREE ON ALL THESE SITES TO BE REZONED IS EVER IDENTIFIED TO BE OF ANY VALUE. YET WHEN JOE PUBLIC VISITS THE SITE HE FINDS A NUMBER OF HEALTHY AND BEAUTIFUL SPECIES.

WHILE COMPENSATORY PLANTING IS MENTIONED; THIS IS MERELY IN THE FORM OF A ROW OF ORNAMENTAL TREES AROUND THE PERIPHERY. AS MANY OF THESE TREES ARE TO BE PLANTED AGAINST THE PODIUM THEY WILL HAVE DIFFICULTIES IN MATURING AND WILL CERTAINLY NOT SUSTAIN ANY FORM OF FUANA AND FLORA.

## VISUAL IMPACT

*"Mitigation measures including landscape planning, vertical greening, rooftop greening, **aesthetically pleasing building design** and provision of local open space and recreational facilities are also proposed to alleviate the adverse visual impacts ."*

AESTHETICALLY PLEASING BUILDING DESIGN!!!! PULL THE OTHER LEG. THIS WILL BE THE USUAL PH ESTATE. NOTHING CAN MITIGATE THE BULK AND THE SHEER MONOTONY OF THESE DEVELOPMENTS

## COMMUNITY FACILITIES

*"GFA equivalent to about 5% of the domestic GFA of the public housing development will be reserved for the provision of social welfare facilities."*

*"According to the latest standards for the provision of social welfare facilities under HKPSG, there will be shortfalls in the provision of **child care centre, day rehabilitation centre, community care services facilities and residential care homes in the Tai Tong area**. In this regard, it should be noted that the HKPSG standards for these facilities are **long-term goals** and the **provision would be addressed by SWD on a wider district basis**, having regard to a number of factors including the distribution of facilities, land supply and service demand as a*

*result of population growth and demographic changes. PlanD, SWD and other concerned departments will work closely together to ensure that additional GIC facilities as required will be included in the planned GIC and residential developments in the Tai Tong area and Yuen Long District. Opportunity has also been taken to reserve accommodation for appropriate social welfare facilities in the proposed public housing site."*

THE NEED FOR COMMUNITY FACILITIES IS NOW, NOT DECADES DOWN THE LINE.

5% OF GFA IS TOTALLY INADEQUATE, PARTICULARLY IN THESE NT DISTRICTS THAT TRADITIONALLY LACK MANY OF THE SERVICES AVAILABLE IN MATURE URBAN CENTRES.

THE WIDER DISTRICT BASIS IS NOT ACCEPTABLE AS YUEN LONG OVERALL HAS MORE THAN 50% DEFICIENCIES IN THE SERVICES MENTIONED. MOREOVER RECREATIONAL FACILITIES ARE SUCH AS SPORTS GROUNDS AND SWIMMING POOLS ARE TOTALLY INADEQUATE TO SERVE THE EVER INCREASING POPULATION. IT IS BECOMING VERY CLEAR THAT THE PROPOSED 'NEW TOWNS' IN NT WILL FACE THE SAME ISSUES AS THOSE OF TIN SHUI WAI, THE CITY OF SADNESS, LARGE INTAKE OF RESIDENTS WITH INSUFFICIENT SUPPORT SYSTEMS IN PLACE.

THE PLANNED TWO STOREY GIC BLOCK OVER THE BUS TERMINAL IS TOTALLY INADEQUATE TO MEET THE NEEDS OF THE GROWING COMMUNITY AND ADDRESS THE MANY DEFICITS IN SERVICES.

MEMBERS SHOULD BEAR IN MIND THAT THE ADMINISTRATION PLEDGED THAT REZONINGS WOULD BE FOR 'MEETING HOUSING..... AND OTHER DEVELOPMENT NEEDS. THE SINGULAR FOCUS ON RESOLVING THE HOUSING ISSUE AT THE EXPENSE OF OTHER SERVICES IS UNACCEPTABLE.

#### **Proposed Amendments to the Notes of the OZP**

Control of pond filling and land excavation in "Res (Group D)", "V", "Open Storage", "Open Space" and "Other Specified Uses" annotated "Rural Use" zones (c) to **safeguard against adverse environmental and drainage impacts from pond filling or land excavation activities**, a clause specifying that planning permission shall be obtained for these activities has been imposed under the Remarks of the Notes for the above zones which covers the land generally planned for development and with no major conservation concerns. This clause has been imposed for the above zones since the first publication of OZP No. S/YL-TT/1 for the Tai Tong area in 1994. With changes in circumstances such as **the progressive implementation of planned developments involving paving of land** and general improvements in drainage facilities in the rural areas, **it is considered that the pond filling/land excavation activities** would no longer pose a significant threat on the local environment and drainage capacity in the said zones. For the purpose of **streamlining planning control**, it is recommended that the clause could be deleted for these zones..

STRONGEST OBJECTIONS. THE ADMINISTRATION IS EFFECTIVELY ELIMINATING ANY CONDITIONS THAT GET IN THE WAY OF UNBRIDLED DEVELOPMENT. PAVING OF LAND CREATES ENVIRONMENTAL PROBLEMS BUT IS NOW BEING TOUTED AS A BENEFIT. THIS IS ANOTHER MEASURE THAT IS CONTRADICTORY TO ABUNDANT RESEARCH THAT UNDERLINES THE IMPORTANCE OF RETAINING NATURAL DRAINAGE CHANNELS AND THE FUNCTION OF PONDS. APPROVAL WOULD ALSO ALLOW THE WHOLESALE FELLING OF TREES AND REMOVAL OF VEGETATION THAT SERVE TO MITIGATE THE IMPACT OF UNBRIDLED DEVELOPMENT.

Mary Mulvihill

