



圖例 NOTATION		土地用途及面積一覽表 SCHEDULE OF USES AND AREAS		夾附的《註釋》屬這份圖則的一部分， 現經修訂並按照城市規劃條例第5條展示。 THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN AND HAVE BEEN AMENDED FOR EXHIBITION UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE																																										
<p>ZONES</p> <p>COMMERCIAL C</p> <p>RESIDENTIAL (GROUP A) R(A)</p> <p>RESIDENTIAL (GROUP B) R(B)</p> <p>RESIDENTIAL (GROUP C) R(C)</p> <p>VILLAGE TYPE DEVELOPMENT V</p> <p>GOVERNMENT, INSTITUTION OR COMMUNITY GIC</p> <p>OPEN SPACE O</p> <p>OTHER SPECIFIED USES OU</p> <p>GREEN BELT OB</p> <p>COUNTRY PARK CP</p>	<p>地帶</p> <p>商業</p> <p>住宅(甲類)</p> <p>住宅(乙類)</p> <p>住宅(丙類)</p> <p>鄉村式發展</p> <p>政府、機構或社區</p> <p>休憩用地</p> <p>其他指定用途</p> <p>綠化地帶</p> <p>郊野公園</p>	<p>COMMUNICATIONS</p> <p>MAJOR ROAD AND JUNCTION</p> <p>ELEVATED ROAD</p> <p>MISCELLANEOUS</p> <p>BOUNDARY OF PLANNING SCHEME</p> <p>BOUNDARY OF COUNTRY PARK</p> <p>PETROL FILLING STATION P.F.S.</p>	<p>交通</p> <p>主要道路及路口</p> <p>高架道路</p> <p>其他</p> <p>規劃範圍界線</p> <p>郊野公園界線</p> <p>加油站</p>		<table border="1"> <thead> <tr> <th>USES</th> <th>大約面積及百分比 APPROXIMATE AREA %</th> <th>用途</th> </tr> <tr> <th>公頃 HECTARES</th> <th>百分比 %</th> <th></th> </tr> </thead> <tbody> <tr> <td>COMMERCIAL</td> <td>0.24</td> <td>商業</td> </tr> <tr> <td>RESIDENTIAL (GROUP A)</td> <td>32.27</td> <td>住宅(甲類)</td> </tr> <tr> <td>RESIDENTIAL (GROUP B)</td> <td>13.40</td> <td>住宅(乙類)</td> </tr> <tr> <td>RESIDENTIAL (GROUP C)</td> <td>45.17</td> <td>住宅(丙類)</td> </tr> <tr> <td>VILLAGE TYPE DEVELOPMENT</td> <td>2.62</td> <td>鄉村式發展</td> </tr> <tr> <td>GOVERNMENT, INSTITUTION OR COMMUNITY</td> <td>80.07</td> <td>政府、機構或社區</td> </tr> <tr> <td>OPEN SPACE</td> <td>18.82</td> <td>休憩用地</td> </tr> <tr> <td>OTHER SPECIFIED USES</td> <td>35.61</td> <td>其他指定用途</td> </tr> <tr> <td>GREEN BELT</td> <td>123.93</td> <td>綠化地帶</td> </tr> <tr> <td>COUNTRY PARK</td> <td>62.46</td> <td>郊野公園</td> </tr> <tr> <td>MAJOR ROAD ETC.</td> <td>38.92</td> <td>主要道路等</td> </tr> <tr> <td>TOTAL PLANNING SCHEME AREA</td> <td>422.53</td> <td>100.00</td> </tr> </tbody> </table>	USES	大約面積及百分比 APPROXIMATE AREA %	用途	公頃 HECTARES	百分比 %		COMMERCIAL	0.24	商業	RESIDENTIAL (GROUP A)	32.27	住宅(甲類)	RESIDENTIAL (GROUP B)	13.40	住宅(乙類)	RESIDENTIAL (GROUP C)	45.17	住宅(丙類)	VILLAGE TYPE DEVELOPMENT	2.62	鄉村式發展	GOVERNMENT, INSTITUTION OR COMMUNITY	80.07	政府、機構或社區	OPEN SPACE	18.82	休憩用地	OTHER SPECIFIED USES	35.61	其他指定用途	GREEN BELT	123.93	綠化地帶	COUNTRY PARK	62.46	郊野公園	MAJOR ROAD ETC.	38.92	主要道路等	TOTAL PLANNING SCHEME AREA	422.53
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**SCHEDULE OF AMENDMENTS TO
THE APPROVED POK FU LAM OUTLINE ZONING PLAN NO. S/H10/15
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (CHAPTER 131)**

I. Amendments to Matters shown on the Plan

- Item A – Rezoning of a site between Pok Fu Lam Road and Victoria Road from “Open Space” (“O”), “Government, Institution or Community” (“G/IC”) and “Green Belt” (“GB”) to “Residential (Group A)” (“R(A)”).
- Item B – Rezoning of a site at Wah King Street from “O” and an area shown as ‘Road’ to “R(A)”.
- Item C – Rezoning of a site at Wah Lok Path from “G/IC” to “R(A)”.
- Item D – Incorporation of a piece of land to the east of Shek Pai Wan Road excised from the approved Aberdeen & Ap Lei Chau OZP No. S/H15/31 into the planning scheme area and rezoning it together with an adjoining site to its north from “GB” to “R(A)”.
- Item E – Rezoning of a site to the east of Pok Fu Lam Road from “GB” and “G/IC” to “Residential (Group A) 1” (“R(A)1”).

II. Amendment to the Notes of the Plan

Revision to the Schedule of Uses of the Notes for the “R(A)” zone to incorporate ‘Public Vehicle Park (excluding container vehicle) (on land designated “R(A)1” only’ as a Column 1 use, and to correspondingly replace ‘Public Vehicle Park (excluding container vehicle)’ under Column 2 by ‘Public Vehicle Park (excluding container vehicle) (not elsewhere specified)’.

Town Planning Board

15 September 2017

擬議發展參數
Proposed Development Parameters

	華樂徑 Wah Lok Path	華景街 Wah King Street	華富邨以北 Wah Fu North	雞籠灣(北) Kai Lung Wan (North)	雞籠灣(南) Kai Lung Wan (South)	總數 Total
擬議用途 Proposed Use	公營房屋 Public Housing					-
現時主要 用途地帶 Current Major Zoning	政府、機構 或社區 Government, Institution or Community	休憩用地 Open Space		綠化地帶 Green Belt		-
擬議用途 的總地盤面積 (公頃)(大約) Gross Site Area of the Proposed Use (hectare) (about)	0.3	0.6	1.9	3.2	1.2	7.2
住宅單位(大約) Flats (about)	360	1 360	1 890	3 990	1 320	8 900*
居住人口(大約) Population (about)	1 130	4 150	6 340	11 560	3 700	26 900*
總樓面面積** (平方米)(大約) Gross Floor Area (sq.m.) (about)	500 000					500 000
最高樓宇高度 (米)(大約) (主水平基準上) Maximum Building Height (metre) (about) (Above Principal Datum)	170	200	200	230	200	-

* 單位數目及居住人口計至最近的百位整數。由於進位原因，數字相加結果可能不等於所列總數。
Flat numbers and population are rounded to the nearest hundred and may not add up to the total due to rounding.

** 包括公共停車位。
Including public parking spaces.

上述擬議發展參數為初步建議，須經詳細研究及設計後才能落實。
The above proposed development parameters are preliminary and subject to detailed study and design.

[由房屋署提供]
[Provided by the Housing Department]

Minutes of the 10th Meeting of the
District Development and Housing Committee (DDHC)
Southern District Council (2016-2019) (SDC)

Date : 31 July 2017
Time : 2:30 p.m.
Venue : SDC Conference Room

Present:

Mr CHU Ching-hong, JP (Chairman of SDC)
Mr CHAN Fu-ming, MH (Vice-Chairman of SDC)
Mr LAM Kai-fai, MH (Chairman of DDHC)
Dr MAK TSE How-ling, Ada, MH (Vice-Chairlady of DDHC)
Mr AU Lap-sing, MH
Mr AU Nok-hin
Mr CHAI Man-hon
Ms CHAN Judy Kapui
Mrs CHAN LEE Pui-ying
Ms CHEUNG Sik-yung, MH
Mr CHU Lap-wai
Mr FUNG Se-goun, Fergus
Ms LAM Yuk-chun, MH
Mr LO Kin-hei
Mr TSUI Yuen-wa
Ms YAM Pauline
Mr Paul ZIMMERMAN
Mr LAW Kam-hung
Mr NG Hoi-shing
Ms TAM May-bo, Jeanette
Dr WONG Yat-lung, Philip

Secretary:

Miss CHAN Wai-ting, Queenie Executive Officer (District Council) 2,
Southern District Office, Home Affairs Department

In Attendance:

Mr CHOW Chor-tim, JP	District Officer (Southern), Home Affairs Department
Miss YIP Ho-ka, Karen	Assistant District Officer (Southern), Home Affairs Department
Ms YIP Wai-see, Priscilla	Senior Executive Officer (District Council), Southern District Office, Home Affairs Department
Mr CHAN Ip-to, Tony	Senior Executive Officer (District Management), Southern District Office, Home Affairs Department
Mr LING Chi-wai	Senior Engineer 10 (Hong Kong Island Division 2), Civil Engineering and Development Department
Mr CHAN Tsz-kim, Joe	Housing Manager / Hong Kong Island & Islands 7, Housing Department
Ms LAU Sin-ying, Sin	Deputy District Leisure Manager (Southern) 1, Leisure and Cultural Services Department
Ms KO Wing-yee, Amii	Senior Estate Surveyor / South (District Lands Office, Hong Kong West and South), Lands Department
Miss LEE Kit-tak, Jessica	Senior Town Planner / HK 1, Planning Department

Attending by Invitation (Agenda Item 2):

Mr KAU Kin-hong, Louis	District Planning Officer (Hong Kong), Planning Department
Mr TSE Pui-keung, Derek	Senior Town Planner / Hong Kong 5, Planning Department
Ms YIU Kuk-hung, Portia	Chief Planning Officer 2, Housing Department
Mr CHAN King-kong, Theron	Senior Planning Officer 7, Housing Department
Mr LEUNG Bing-man, Joe	Senior Civil Engineer 2 Housing Department
Mr CHUNG Kam-choi, Antony	Acting Senior Architect 5 Housing Department
Mr LO Shun-cheong	Senior Landscape Architect 2 Housing Department
Mr CHAN Veng-sang	Engineer / 3 (Special Duties (Works)) Civil Engineering and Development Department
Mr TONG Cheung	Engineer / 4 (Special Duties (Works)),

Ms LAU Wai-yee, Carrie	Civil Engineering and Development Department Acting Senior Engineer / Southern & Peak, Transport Department
Mr CHAN Siu-yuen	Senior Project Manager, Ove Arup & Partners Hong Kong Limited
Dr Kin LO	Associate Director, Ove Arup & Partners Hong Kong Limited
Mr Brad FONG	Senior Engineer, Ove Arup & Partners Hong Kong Limited
Ms Kristin LAI	Engineer, Ove Arup & Partners Hong Kong Limited
Mr Goeff CAREY	Director, AEC Limited

Agenda Item 2: Proposed Public Housing Developments in Pokfulam South

(Item raised by the Housing Department)

(Include agenda item on “Proposed Amendments to the Approved Pok Fu Lam Outline Zoning Plan No. S/H10/15” raised by the Planning Department and the motion debate moved by Mr CHU Ching-hong, JP)

(DDHC Paper No. 12/2017)

(Dr MAK TSE How-ling, MH, Mr CHU Lap-wai, Mrs CHAN LEE Pui-ying, Mr LO Kin-hei and Ms YAM Pauline joined the meeting at 2:32 p.m., 2:33 p.m., 2:39 p.m., 2:55 p.m. and 3:00 p.m. respectively.)

(Ms YAM Pauline and Mr NG Hoi-shing left the meeting at 5 :36 p.m. and 5 :43 p.m. respectively.)

5. The Chairman welcomed the following representatives to the meeting:

Housing Department (HD)

- (a) Ms Portia YIU, Chief Planning Officer 2;
- (b) Mr Theron CHAN, Senior Planning Officer 7;
- (c) Mr Joe LEUNG, Senior Civil Engineer 2;
- (d) Mr Antony CHUNG, Acting Senior Architect 5;
- (e) Mr LO Shun Cheong, Senior Landscape Architect 2;

Planning Department (PlanD)

- (f) Mr Louis KAU, District Planning Officer / Hong Kong;
- (g) Mr Derek TSE, Senior Town Planner / Hong Kong 5;

Civil Engineering and Development Department (CEDD)

- (h) Mr CHAN Veng-sang, Engineer / 3 (Special Duties (Works));
- (i) Mr TONG Cheung, Engineer / 4 (Special Duties (Works));

Transport Department (TD)

- (j) Ms Carrie LAU, Acting Senior Engineer / Southern & Peak;

Ove Arup & Partners Hong Kong Limited

- (k) Mr CHAN Siu-yuen, Senior Project Manager;
- (l) Mr Kin LO, Associate Director;

- (m) Mr Brad FONG, Senior Engineer;

(n) Ms Kristin LAI, Engineer; and

ACE Limited

(o) Mr Goeff CAREY, Director.

Enquiries on Rules of Order

6. Mr CHU Ching-hong, JP said that the Proposed Public Housing Developments in Pokfulam South (the proposed developments) was an important agenda. He was not satisfied that Ms FUNG Yin-suen, Ada, Deputy Director (Development & Construction) of the HD had been absent from the previous local consultation meetings and this meeting, and considered the department not showing respect to the SDC.

7. Mr CHAI Man-hon said that according to the Southern District Council Standing Orders, the SDC Chairman could arrange to have the related agenda put up at the Council meeting for discussion.

8. Mr CHU Ching-hong, JP responded that HD did not ask to give a briefing of the proposed developments at the Council meeting.

9. Mr Paul ZIMMERMAN believed that the departmental representatives present at the meeting were very familiar with the proposed developments. He trusted that they were capable of giving professional advice and response to the questions.

10. Ms Portia YIU responded that Ms Ada FUNG attached great importance to the proposed developments. Of the four rounds of local consultation held by HD in 2016 and 2017, Ms Ada FUNG was present at all meetings to exchange and listen to the views of the Legislative Council (LegCo) Members concerned, SDC Members and the local communities. Furthermore, the representatives from the Government at this meeting had a good understanding of the proposed developments, thus they could also brief Members on the proposal, exchange and listen to the views on behalf of the respective departments.

11. The Chairman said that this was a big issue. While he appreciated that HD and PlanD had assigned a lot of representatives to attend the meeting, Ms Ada FUNG who had been tasked to oversee the project still needed to attend this

meeting and listen to the SDC's views in order to show respect for the SDC. In his opinion, therefore, it was reasonable for Mr CHU Ching-hong, JP to consider that Ms FUNG should attend this meeting. He also regretted that Ms FUNG was absent from this meeting. He hoped that she would show respect for the SDC in future and listen to Members' views seriously. The Chairman asked the representatives of HD to convey the above opinions accordingly. Furthermore, the proposed developments were a housing issue, which fell within DDHC's terms of reference. Hence, it was a reasonable arrangement to discuss the agenda at DDHC meeting. The discussion would include the agenda raised by HD and PlanD, the motion moved by Mr CHU Ching-hong, JP as well as the amendment to motion proposed by Mr AU Lap-sing, MH. Since the above agenda, original motion and amendment to motion were under the same subject, the Chairman suggested that all these items be combined for discussion.

12. Members agreed with the suggested arrangement.

13. The Chairman first read out the motions:

(a) "Original Motion":

(Proposed by Mr CHU Ching-hong, JP and seconded by Ms TAM May-bo.)

"This Committee objects to the persistence of the Housing Department in ignoring the views of the affected residents, and further objects to a redevelopment plan of Wah Fu that is not supported by the commissioning of MTR service, including the route of the service, the location of the station and the commissioning timetable."

(b) "Amendment to Motion":

(Proposed by Mr AU Lap-sing, MH and seconded by Mr CHAN Fu-ming, MH.)

"This Committee supports the Government's proposal for the redevelopment of Wah Fu Estate, but the Government should also properly address all different views of the affected residents and commence the detailed planning work for South Island Line (West) immediately."

14. The Chairman invited the departmental representatives to introduce the agenda item.

15. Ms Portia YIU, with the aid of PowerPoint presentation (Reference

Information 1), introduced the refined development proposal, the proposed development principles, development parameters, preliminary programme of the proposal, as well as the considerations relevant to Wah Fu Estate Redevelopment. Details were provided at Annex I to DDHC Paper No. 12/2017.

16. Mr CHAN Siu-yuen, with the aid of PowerPoint presentation (Reference Information 2), introduced the findings of the technical assessments and the impact assessments of the proposed developments. Details were provided at Appendix 1 to the DDHC Paper No. 12/2017.

17. Mr Louis KAU said that PlanD had proposed amendments to the Approved Pok Fu Lam Outline Zoning Plan No. S/H10/15 (the OZP) with respect to the above proposed developments accordingly. Mr Derek TSE continued, with the aid of PowerPoint presentation (Reference Information 3), to introduce the proposed amendments to the OZP. Details of the proposed amendments were at Annex II to the DDHC Paper No. 12/2017.

18. Mr CHU Ching-hong, JP briefed Members on the original motion. Details were summarised as follows:

- (a) HD introduced the latest development proposal to the public via Information Leaflet Issue No. 4 on 19 May 2017. Without delay, he joined Hon Mrs Regina IP LAU Suk-yee of the LegCo and Pokfulam Chi Fu Fa Yuen Alliance together to raise their opinions and suggestions with HD on 24 May 2017; and a letter was also issued to the then CE-elect Mrs Carrie LAM CHENG Yuet-ngor on 29 May 2017 to put forward the views;
- (b) He did not object to the redevelopment of Wah Fu Estate and HD's consultation with the SDC was also welcomed. However, he was not satisfied that HD had presented the same development proposal to the SDC for consultation purpose without responding to public opinions and suggestions. This showed that HD had disregarded the public views;
- (c) He maintained that the department should respond to the public opinions and suggestions first and collect the views from this meeting for refining the proposal, which should then be put up for consultation with the Committee at its 11th meeting on 25 September 2017. As such, the

Committee needed not to rush to make a resolution on the proposed developments at this meeting; and

- (d) He gave examples of certain drawbacks of the proposed developments, including (1) from the town planning viewpoint, rezoning of Kai Lung Wan into South and North development was not desirable because Kai Lung Wan South was far away from the development centre. It would be difficult for the future residents to buy even their daily necessities; (2) it was of no material use to carry out road improvement works at the junction of Victoria Road and Pok Fu Lam Road. Even if the junction was widened, it was not possible to make Pok Fu Lam Road wider, thus ended up causing traffic jam backwards to the bottleneck of Pok Fu Lam Road; and (3) MTR Corporation Limited told the meeting of the SDC on 17 November 2016 that the three railway projects to be taken forward did not include South Island Line (West) (SIL(W)), indicating that the construction of SIL(W) would turn out to be an empty promise. There had not been any specific measures to alleviate the traffic flow arising from the proposed developments.

19. Mr AU Lap-sing, MH briefed Members on the original motion. Details were summarised as follows:

- (a) The redevelopment project of Wah Fu Estate had been postponed many times. He was worried that if implementation of the proposal was delayed again, the construction of the first phase residential units would not be able to complete as scheduled by 2025. For the benefits of Wah Fu residents and to cater for the great demand for public rental housing from the grassroots, he urged HD to commence the redevelopment project immediately;
- (b) Although the consultation work and proposed developments were not yet adequate, he commented that HD should proceed to town planning procedure and continue to listen to the affected residents, in particular, those residents of Wah Fu and Chi Fu so as to optimise the project details;
- (c) He requested the Government to take forward the detailed planning work for the SIL(W) in order to address the demands of the SDC and residents as well as the concerns of the affected residents over the traffic issues; and

- (d) He hoped that fellow Members could lend their support to his amendment to motion.

20. Mr CHAN Fu-ming, MH, the seconder, gave additional remarks as summarised below:

- (a) Further delays in the redevelopment of Wah Fu Estate would not only affect Wah Fu tenants and its nearby residents, but also those waiting for public housing units over the territory;
- (b) According to his knowledge, HD had already made some fine-tuning to the project in the light of public opinions. He hoped that the department could continue to collect views from the affected residents at the later stage;
- (c) As to whether or not widening of the junction of Victoria Road and Pok Fu Lam Road could effectively improve traffic flow, HD and SDC would need to maintain close communication with a view to carrying out a further study; and
- (d) Detailed planning for the SIL(W) should be taken forward in conjunction with the redevelopment project of Wah Fu Estate at the same time. In devising the project details, the Government should put more effort in collecting views from the residents.

21. Mr Paul ZIMMERMAN, Mr CHAI Man-hon, Dr MAK TSE How-ling, MH, Ms LAM Yuk-chun, MH, Ms CHAN Judy Kapui, Mr AU Nok-hin, Mr AU Lap-sing, MH, Ms CHEUNG Sik-yung, MH, Mr TSUI Yuen-wa, Mr CHU Lap-wai, Mr LAW Kam-hung, Mr CHAN Fu-ming, MH, Mr LO Kin-hei, Mrs CHAN LEE Pui-ying, Ms TAM May-bo, and Mr CHU Ching-hong, JP raised the following comments and enquiries:

Support Wah Fu Estate Redevelopment

- (a) A number of Members supported the amendment to motion. They said that despite the inadequacy of the proposed developments, it was necessary to support the project owing to the fact that Wah Fu Estate was

dilapidated and lacked ancillary facilities. In addition, the proposed developments had put forth an increase of over 10 000 public housing units which could benefit the residents of the Southern District and even the whole society; yet, they reiterated that the Government needed to continue optimising the project at the subsequent stages. A Member concerned that given the inadequacy of the proposed developments, there was no urgency for the Committee to express its stance at this meeting;

- (b) A number of Members reflected that there was huge demand for public rental housing from the residents in the district. Coupled with the tight supply of public housing units in the district, the queue for public housing in Southern District or application for local transfer was always longer than those of the other districts. Some Members supported the above views and said that quite a lot of Southern District residents had to endure poor living conditions. The residents had been longing for an accommodation in the new types of public housing for better living environment;
- (c) A Member said that Chi Fu residents supported the redevelopment of Wah Fu Estate but did not support the proposed developments mainly on the grounds of the corresponding traffic facilities;
- (d) A Member commented that Pokfulam South was not the only suitable site, and queried why the Government did not consider using the ex-Wong Chuk Hang Estate site (i.e. the superstructure of Wong Chung Hang Station) instead for construction of public housing. A Member suggested that in order to expedite implementation, HD should proceed to the development of the five sites in Pokfulam South for the intended use first. Other proposed site could be covered by study for the second phase of the housing development;

Opinions and suggestions of the residents

- (e) A Member said that when the Government announced the redevelopment of Wah Fu Estate in 2014, the estate had just undergone a complete overhaul. Therefore, most of the residents had no strong desire for redevelopment at that time. However, after a lapse of few years, the building structure had worn down again. Some of the units were found

to have spalling concrete inside out. As such, residents now hoped that they could be relocated to somewhere else on the basis of redevelopment so as to improve their living environment. A Member shared the same view and opined that the existing condition of Wah Fu Estate was very poor and barrier-free access facilities were not available. It was no longer an ideal place to live in;

- (f) A Member urged the Government to expedite the pace of redevelopment. He said that he conducted a questionnaire survey on the residents of Wah Fu Estate in July 2017. Of the 932 questionnaires received (on a household basis), 86% respondents supported the redevelopment of Wah Fu Estate with 78% considered that the redevelopment project was making slow progress;
- (g) A Member enquired about HD's response to a proposal from Chi Fu residents for moving the developments further south (i.e. shifting the proposed buildings in Kai Lung Wan North towards Kai Lung Wan South). A Member described this as a detestable proposal and commented that it would go against the spirit of community inclusion. Another Member cited the comment of a resident in Pokfulam Terrace that moving the public housing away from Chi Fu was tantamount to moving it closer to Pokfulam Terrace, and hence an unfair move; he considered that the Government and SDC Members should consider all factors from different perspective and strike a balance between residents in different areas;
- (h) Some Members regretted that HD had not responded to the opinions of Pokfulam residents before submitting the proposed developments to the SDC for consultation. Some Members, however, remarked that HD had carried out many public consultations. Moreover, the latest development proposal had already incorporated the demands of Chi Fu residents, such as withdrawing the development proposal at a site near Chi Fu Road;
- (i) Some Members pointed out that any district development in the vicinity would inevitably bring changes to the neighbourhood and so they hoped that the relevant stakeholders could understand. Meanwhile, the government departments were also expected to listen to the stakeholders as far as possible and enhance the transparency of the redevelopment

project in order to secure local support from the community;

Request the Government to realise the construction of SIL(W)

- (j) A number of Members requested the Government to take forward the planning work for SIL(W) immediately in order to cater for the redevelopment of Wah Fu Estate. A Member added that the South Island Line (East) (SIL(E)) had altogether taken up nine years' time from beginning of its construction to commissioning of the railway. Comparing with the East section, the works for SIL(W) would be more complicated. It was believed that a longer lead time would be required for the project and hence early implementation was advisable;
- (k) A Member cited the then Secretary for Transport and Housing, Professor Anthony Cheung Bing-leung, as saying that the Government would conduct a study work on SIL(W) upon commencement of the redevelopment project of Wah Fu Estate;
- (l) A Member said that since the traffic in Pok Fu Lam had reached its saturation, the Government had frozen the development of Pok Fu Lam as early as the 70s. Without the provision of new traffic infrastructure, no development was allowed in Pok Fu Lam. Accordingly, the proposed developments should be built on the premise that it would be approved by the railway transport system of SIL(W). Another Member asked HD if the SIL(W) was the only transport mode capable of satisfying the needs of the additional population. He believed that if there were any alternate means of transport as an interim measure, it might help address the concern of some people;
- (m) A Member pointed that there must be sufficient population to justify the requested construction of SIL(W), thus the redevelopment of Wah Fu Estate was closely related to the development of railway system. A number of Members share the above views and commented that the Wah Fu Estate Redevelopment served to provide the only chance for proceeding with the construction of SIL(W). Hence, both projects should be developed concurrently;

Other opinions and suggestions on traffic

- (n) A Member requested for a detailed report on the Traffic Impact Assessment from the department concerned;
- (o) A Member requested the relevant departments to respond to the proposal of providing an elevated viaduct over the junction of Victoria Road and Pok Fu Lam Road;
- (p) A Member observed that the residential blocks in the proposed developments were too far apart which would hinder networking with neighbours and not favourable for a friendly community planning. A Member shared this view and asked about the distance between the two sites to the north of Kai Lung Wan and Wah Fu Estate, and whether any feeder service would be provided to facilitate the travel of residents between these two sites;

Opinions and suggestions on community facilities

- (q) A Member said that quite a lot of Wah Fu residents were tour bus and truck drivers. As such, he suggested the provision of parking spaces for this type of vehicles in the new housing estates for the convenience of residents. But the design should prevent the vehicles from entering the estate area;
- (r) A Member requested HD to provide a route map showing how the housing estate was connected to the hiking trail within the Green Belt, and asked HD about its plan for beautification of the surrounding environment;
- (s) A Member requested HD to provide a simulation clip on the proposed building blocks after completion for reference. Another Member asked about the height of the blocks after completion;
- (t) Given that the number of public housing units would remain constant, a Member was concerned about the impact of the intended reduction in the total number of residential blocks from the original 13 blocks to 11 blocks in terms of the living area for the households;

- (u) A Member asked HD whether recreation and sports facilities for jogging track, cycling track and roller skating rink, etc., would be provided for the households;
- (v) A Member had reservation about the proposal of constructing a primary school in Wah Fu Estate as mentioned in the proposed developments. She believed that the proposed construction of a new school would lead to vicious competition with the existing two primary schools in the vicinity. She suggested relocating one of the existing primary schools for the new site and carrying out repair works to the one retained at the original site;

Other opinions and suggestions

- (w) A Member said that HD might make a comprehensive evaluation of the project first before seeking funding approval from the LegCo in order to avoid stagnation of the developments at a later stage due to insufficient resources. A Member also supported the above suggestion;
- (x) A Member proposed either setting up a panel or following up the related matters of Wah Fu Estate Redevelopment at each DDHC meeting. A Member supported the setting up of a panel and suggested that representatives of HD be invited to attend the meetings so as to collect Members' views and respond to their enquiries;
- (y) A Member pointed out that the Council used to convene a special meeting to discuss the redevelopment of Wah Fu Estate in February 2014, and according to Order 15 of the Southern District Council Standing Orders, the Chairman of SDC had the right to invite any person to attend a meeting of the Council; and
- (z) A Member hoped that Southern District Office could consider designatng more space in the Conference Room to accommodate the media and observers to the meeting.

22. Ms Portia YIU responded that it was learned from the remarks of Members that the Committee supported the redevelopment of Wah Fu Estate and looked forward to implementation of the project as soon as possible. She further said that there were currently over 100 000 general applicants on the Waiting List for

public rental housing; therefore, it was necessary for the Government to proactively identify suitable sites for public housing development in the territory with a view to addressing the housing demand of the public. The Government and Hong Kong Housing Authority (HA) had adhered to the development principle of “caring for people” and hoped that the proposed developments could maintain a balance in every aspect. Since 2016 the Government and HA had published four issues of Information Leaflets and conducted local consultation as well as meetings with the LegCo Members concerned, SDC Members and the residents in order to strengthen communication and collect opinions. The refined developments had taken into consideration the views of local residents. The Government had noted the residents’ concerns on the traffic and environmental issues and would continue to maintain communication with the SDC and refine the development in future, including minimising the impacts arising from construction activities.

23. Regarding a proposal of Chi Fu residents that all the proposed buildings in Kai Lung Wan (North) be moved to Kai Lung Wan South, Mr CHAN Siu-yuen responded that it was not a good option. He pointed out that the southeast of the area in Kai Lung Wan South was a very steep slope, partly under the pylon or too close to the pylon, and was close to Town Gas Aberdeen Depot which stored dangerous goods on Tin Wan Praya Road. If the proposed developments in Kai Lung Wan North was shifted to the southeast of the site in Kai Lung Wan (South), the adaptability of the site development would be restricted and might reach the area within 300 m of a Site of Special Scientific Interest (SSSI). This would require more detailed studies, and provision of road access to the proposed site might be very difficult. It would generate traffic towards Aberdeen, thus affecting the traffic condition in Aberdeen. It would make the proposed development more complex and difficult in the construction and technical aspects.

24. Ms Portia YIU added that HD also considered the suggested arrangement of shifting all building blocks from Kai Lung Wan North to Kai Lung Wan South not a good option. Kai Lung Wan North and Wah Fu North would serve as the two major activity hubs under the current development concept. If the development was to be shifted southward, the distance from Wah Fu Estate would increase while the linkage to the planned Wah Fu Station would also be weakened. In addition, she said that the five sites in Pokfulam South would mainly serve as reception resources for Wah Fu Estate Redevelopment and hence substantial increase in population was anticipated only after the redevelopment of Wah Fu Estate.

25. Mr Brad FONG gave a consolidated response as follows:
- (a) To alleviate the traffic impact brought by the development projects, the Government proposed that road improvement works be carried out at the junction of Victoria Road and Pok Fu Lam Road, consisting of (1) widening of the carriageway at the junction on Pok Fu Lam Road southbound with two additional lanes to the existing two lanes at the upstream of the junction, adding up to four lanes, while the existing two lanes at the downstream of the junction would also be increased up to three lanes; and (2) provision of additional lane to the existing two lanes at Victoria Road leading to the junction, adding up to three lanes. Based on the Traffic Impact Assessment, the above improvement proposals could effectively deal with the traffic flow arising from the proposed developments upon completion; and
 - (b) In response to a Member's proposal of providing an elevated viaduct to connect Kai Lung Wan North, Pok Fu Lam Road and Shek Pai Wan Road, he estimated that the length of the viaduct would be about 200 to 300 metres. Not only would the viaduct take up a relatively large area, it was also not effective to deal with the traffic flow at the junction upon completion of the development projects. Comparatively, the proposed road improvement works would be more effective than construction of an elevated viaduct.
26. Ms Carrie LAU responded that TD agreed with the assessment report submitted by the consultant and opined that the road improvement works could satisfy the traffic needs arising from the proposed developments.
27. Ms Portia YIU added that since the commissioning of SIL(E), the traffic flow at the Aberdeen Tunnel had decreased by 7% in terms of the average daily number of vehicles, and the times of intermittent closure had also dropped significantly. Based on the statistical data, Aberdeen Tunnel administered over 200 intermittent closures in total in November 2016 (i.e. before commissioning of the SIL(E)), each closure lasting for about 4 minutes; whereas after commissioning, a total of 57 intermittent closures was recorded as at the month of April 2017, each closure lasting for about 4 minutes.
28. Mr Joe LEUNG responded that upon confirmation of the proposed

developments, HD would start the study on Wah Fu Estate Redevelopment afterwards, including an independent Traffic Impact Assessment to be carried out for an overall assessment of the traffic condition after the commissioning of SIL(E) and the anticipated commissioning of the Central-Wan Chai Bypass. If road improvement works were found necessary, HD would submit a proposal to TD for consideration.

29. Ms Portia YIU gave a consolidated response as follows:

- (a) Apart from providing parking facilities in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG), HD would also take into account the parking demand in Wah Fu Estate and provide additional parking spaces as appropriate;
- (b) Concerning the loss of temporary parking spaces to make way for the relevant works, HD would reserve space, as requested by TD, in Kai Lung Wan North site for the provision of public parking spaces;
- (c) As regards Member's concern that the reduction in total development area from 18 hectares to 13 hectares might also lead to a decrease in the living space of the residents or community facilities, she explained that the total development area had included roads, area of cut slope in relation to site formation works, as well as the works area for mitigation measures to prevent natural terrain hazards. Under the refined proposal, the reduced total development area mainly involved roads and works area for the site formation. For instance, through not developing public housing development at the Near Chi Fu Road site, could already saved the construction of an access road leading to that site;
- (d) The refined proposal had put forth a more complicated method for site formation which required less slope works, coupling with construction of retaining wall to minimise the cutting of slopes so as to preserve more trees and natural stream courses;
- (e) The planning and design of HA's new housing estates were implemented in accordance with the current allocation standards for public rental housing, which was no less than 7 m² of the Internal Floor Area (IFA) per person;

- (f) HD would make reference to the HKPSG for provision of open space and various types of recreation facilities, and would also liaise with the Social Welfare Department to provide suitable community facilities for residents' use. Furthermore, HD would provide at least 20% green coverage while aiming at the target of 30%;
- (g) To strike a balance between conservation needs and development density, the refined proposal had adopted a domestic plot ratio of about 7, which was lower than the prevailing maximum domestic plot ratio of 8 to 10 in Hong Kong Island;
- (h) Wah Fu North and Kai Lung Wan North would serve as the two major activity hubs. Strengthening the linkage between the five sites in Pokfulam South and Wah Fu Estate would be one of the key features in the future planning;
- (i) HD would consider Members' suggestions on providing barrier-free access facilities, etc.;
- (j) For major repair to the school premises, redevelopment or relocation of individual schools, application was required to be made to the Education Bureau according to the established approval procedures;
- (k) The technical assessment had confirmed that the five sites in Pokfulam South were suitable for public housing developments. HD recommended that the development of these sites be activated as soon as possible. Regarding the alternative site proposals, it has always been HD's intent to consider any suitable sites across the territory for public housing development, with a view to addressing the increasing housing demand from the whole society;
- (l) The matters related to implementation of SIL(W) were mentioned in the Message from the then Secretary for Transport and Housing, Professor Anthony Cheung Bing-leung in the Information Leaflet No. 3 and the Railway Development Strategy 2014. An indicative implementation window from 2021 to 2026 was recommended as planning reference in Railway Development Strategy 2014. That said, taking forward of the SIL(W) was subject to the actual programme for the developments and

redevelopment of public housing in the Wah Fu area as well as the build-up of transport demand. According to the established procedures and prior to the finalisation of SIL(W) proposal, the Government would consult the public on the detailed alignment, locations of stations, mode of implementation, cost estimate, mode of financing and actual implementation timetable; and

- (m) For the time being, the Government had to activate the developments of the said five sites first, which would provide major reception resources for Wah Fu Estate Redevelopment. At the same time, this arrangement could free up space for railway construction at a later stage (including the planned Wah Fu Station in the preliminary conceptual scheme of SIL(W)). Hence, the implementation of SIL(W) was closely hinged on the developments of the five sites and Wah Fu Estate Redevelopment.

30. Mr Louis KAU responded that Chi Fu Fa Yuen and Pokfulam Gardens were zoned as “Residential (Group B)” on the OZP, with a domestic plot ratio of about 5; whereas Wah Fu Estate and Wah Kwai Estate were zoned “Residential (Group A)” on the OZP, with a maximum domestic plot ratio of 10. With the proposed developments, the development intensity of the residential developments in that area would be gradually increased from medium-density in the north to high-density in the south. PlanD considered such a design acceptable. On the other hand, in view of the environmental and historic building consideration, the total development area would be reduced from the original 18 hectares to 13 hectares. Given that the number of public housing units would remain unchanged, it was inevitable to have an increase in the plot ratio. Yet, PlanD considered that the current average domestic plot ratio of 7 was still acceptable.

31. Mr Paul ZIMMERMAN, Ms CHEUNG Sik-yung, MH, Dr MAK TSE How-ling, MH, Ms CHAN Judy Kapui, Ms YAM Pauline, Ms LAM Yuk-chun, MH, Mr TSUI Yuen-wa, Ms TAM May-bo, Mr CHU Ching-hong, JP, Mr CHAI Man-hon, Mr CHU Lap-wai and Mr LO Kin-hei continued to raise the following comments and enquiries:

Content of Wah Fu Estate Redevelopment

- (a) A Member enquired about which of the sites would have residential blocks completed first;

- (b) A Member asked HD to promise that upon demolition of Wah Fu Estate, the sites released should all be used for construction of public housing estates;
- (c) Referring to a previous criticism that the building blocks in the proposed developments were too far apart, a Member opined that it was the result of HD giving in to the residents of Chi Fu Fa Yuen by reducing the number of building blocks and calling off the development at the Near Chi Fu Road site, thus ended up the design as such. A Member objected to the above comment and pointed out that Chi Fu residents had made other site proposals to HD, for example, the private farmland near the Old Pok Fu Lam Kennels but were not accepted. Another Member hoped that HD could clarify the reduction in development area from 18 hectares to 13 hectares was purely out of consideration for conservation of heritage sites and technical issues of the works, and had nothing to do with the residents of Chi Fu Fa Yuen;
- (d) A Member said that the part of the proposed public housing blocks were apparently higher than Chi Fu Fa Yuen, rather than as what PlanD said, the public housing was designed to be built to gradually commensurate with the surrounding buildings;
- (e) Some Members requested HD to provide the following information for reference: (1) multi-facet visual effect diagram, including the locations of the access for residents' daily use and close-ups of the proposed building clusters; (2) a route map showing how the housing estate was connected to the hiking trail within the Green Belt; and (3) simulation images of the proposed building blocks after completion;
- (f) A Member stressed that as there were many different views on the proposed developments, it proved the inadequacy of the developments. There was no urgency to make a resolution at this meeting and further deliberation could be left to the next DDHC meeting;
- (g) A Member said it was understood that HD had made numerous refinements to the proposed developments taking into account the views collected from consultation exercises and thus the proposed

developments could not be put forward to the SDC for consultation at an earlier time;

Opinions and suggestions of the residents

- (h) A Member said that not only Chi Fu residents, the residents of Pokfulam Terrace and World Fair Court also commented that the proposed developments had impact on them, showing that there were problems in the developments. She called on fellow Members not to endorse an inadequate project imperatively, or else the next generation would bear the consequences. A number of Members reiterated that in spite of the fact that there was still room for improvement in the proposed developments, it was necessary to reach a compromise and support the project in order to have the Wah Fu Estate Redevelopment implemented as early as possible. Upon HD's activation of the town planning procedure for the development of the five sites in Pokfulam South, the public at large could continue to discuss the project details with the department for further enhancement of the developments;
- (i) A Member opined that the public viewed the proposed development differently owing to a lack of trust in the professional advice of the Government and departments. However, he considered that it was not a matter of great anxiety for the moment because the public and the SDC could monitor the Government's work together. If the Government broke its promise in future, say contravening the administrative moratorium in Pokfulam area, the society at large could file a judicial review accordingly;
- (j) A Member cited the findings of his questionnaire survey conducted in Wah Fu Estate again and said that a majority of the respondents supported the redevelopment of Wah Fu Estate and considered that the redevelopment project was making slow progress. A Member said that Wah Fu residents were expecting HD to announce the details on the redevelopment project, including information about the community facilities and open sapce;
- (k) A number of Members urged the Government to address the fervent demands of DDHC and the community for simultaneous implementation

of the two projects, Wah Fu Estate Redevelopment and SIL(W), and requested the provision of detailed design for the Committee's reference;

- (l) A Member hoped that the incumbent Secretary for Transport and Housing could keep the promise made by his predecessor and take forward the SIL(W) project. A Member opined that as both HD and TD were under the Transport and Housing Bureau, the parties should strengthen communication on the Wah Fu Estate Redevelopment and SIL(W) project among themselves and accept opinions from the public in order to facilitate the developments;
- (m) A number of Members urged HD to give a clear and definite answer as to whether the Wah Fu Estate Redevelopment would be complemented by the SIL(W);
- (n) A Member deeply regretted that HD said it needed to observe the traffic conditions after the commissioning of SIL(E) and study the situation when the Central-Wan Chai Bypass opened in order to assess the development need of the SIL(W). It was stipulated in the administrative moratorium governing Pokfulam development that without new traffic infrastructure, no development was allowed in Pok Fu Lam. Another Member said that HD should have evaluated the domestic population while the proposed developments were being planned, so the Government needed not to wait until the actual completion of the housing estates to make an assessment of the future traffic needs in the district. Therefore, she urged the Government to commence the planning work of SIL(W) as soon as possible without any unnecessary delay;
- (o) A Member said that she shared the view of another Member that there was no detailed information about the proposal of SIL(W) yet, thus she supported the original motion. On the other hand, if the Government promised to take forward the detailed planning work for the SIL(W) immediately upon the implementation of the Wah Fu Estate Redevelopment, she would also support the amendment to motion;
- (p) A Member commented that the SIL(W) should not be used as a bargaining chip to determine the support for Wah Fu Estate

Redevelopment. He maintained that there were ample chances in the future to facilitate the implementation of SIL(W), for instance, SIL(E) was implemented upon a financing agreement reached between the Government and MTR Corporation. Besides, with the Government's lifting of the administrative moratorium in the area, there would be various housing development projects in Pok Fu Lam. The population growth would also serve as an opportunity to realise the construction of SIL(W). A Member did not agree that SIL(E) was implemented due to a financing agreement. He said that the extension of Ocean Park attracting a large flow of visitors was supposed to be the key to developing the railway line;

Other opinions and suggestions on traffic

- (q) A Member requested HD again to provide a detailed report of the Traffic Impact Assessment for reference;
- (r) A Member said that although the commissioning of SIL(E) had led to a drop in the average daily number of vehicles in the traffic flow of the Aberdeen Tunnel, given the robust development in Ap Lei Chau coupling with the successive completion of hotels in the area, there was possibility that the developments would give rise to new challenges for traffic in Southern District. Therefore, she reminded the departments concerned not take it lightly. Some Members agreed with the above comment and opined that traffic assessment must involve macro study of traffic network and development in the Southern District as a whole, rather than just focusing on individual areas or development projects;
- (s) A Member said that the OZP had shown flyover intersection over Pok Fu Lam Road and Victoria Road, and asked PlanD for the reason why flyover intersection design was not adopted for the location involved;
- (t) A Member asked HD about the number of proposed parking spaces for light goods vehicles, and where would the department provide parking spaces in compensation for those parking spaces being reduced for work purpose;
- (u) A Member said that Aberdeen, as the centre area of Southern District,

had all along been plagued by serious traffic and hygiene problems. She was worried that the traffic network in Aberdeen was not sufficient to sustain the additional population brought by the redevelopment of Wah Fu Estate. Thus, she asked whether the traffic assessment conducted by the relevant departments had included the traffic condition of Aberdeen town centre;

Opinions and suggestions on community facilities

- (v) A Member opined that the proposed developments would have impact on the ecological environment in the vicinity. HD ought to compensate the affected community accordingly. He suggested that HD convert the Waterfall Bay into a park for the public enjoyment;
- (w) A Member said that a request would be directed to the Education Bureau for an enhancement and upgrading of the school premises of the two existing primary schools in the area;

Other opinions and suggestions

- (x) A Member said that Kellett School and St Paul's College Primary School were situated on the side of the proposed developments. As such he asked HD what measures they would take to avoid any impact on the schools during the construction period, for example, the installation of double-glazed noise insulation windows at the schools;
- (y) A Member put forth again the proposal of either setting up a panel or following up the related items of Wah Fu Estate Redevelopment in tabular form at the DDHC meetings. A Member supported following up of the matters in tabular form and suggested that the proposal of converting Waterfall Bay into a park be included in the table as a regular follow-up item; and
- (z) A Member said a farmland diagonally opposite to Wah Lok House had partly fallen within a private lot. She suggested that HD discuss with the landlord and consider developing the site for public housing purpose.

32. Ms Portia YIU gave a consolidated response as follows:

- (a) She thanked Members for their opinions and suggestions;
- (b) HD had been working towards an open, fair and transparent consultation. HD would continue to make improvement and strengthen its communication with the residents;
- (c) She reiterated that the Message from the then Secretary for Transport and Housing in the Information Leaflet No. 3 already mentioned that Wah Fu Estate would be retained for public housing after redevelopment so as to address the keen demand for public housing from society. Government policy had continuity;
- (d) She would convey Members' request to the Bureau that the SIL(W) project should be taken forward simultaneously with the proposed developments and Wah Fu Estate Redevelopment;
- (e) She reiterated that the Government had announced in the Railway Development Strategy 2014 an indicative implementation window from 2021 to 2026 recommended as planning reference for SIL(W). But the taking forward would still be subject to the actual programme for the developments and redevelopment of public housing in the Wah Fu area as well as the build-up of transport demand. As the proposed developments had been discussed for nearly three years, the implementation timeframe for the proposed railway might need further adjustment. In this connection, HD wished to secure support from the Committee and activate the developments of the five sites as soon as possible in order to provide the major reception resources for Wah Fu Estate Redevelopment and free up space for railway construction at a later stage;
- (f) Assuming the rezoning and funding approval by the LegCo to be completely timely, the Government anticipated the site formation and supporting infrastructure works would commence in 2019. Then the sites would be handed over to HA for construction of building blocks, the earliest phase of which was expected to complete in 2025. Among the sites, Wah Lok Path, Wah King Street and Wah Fu North would be easier to process in terms of technical aspects, and hence the

developments on these three sites might be completed earlier. Furthermore, developments on the two sites at Kai Lung Wan were also expected to complete within the subsequent few years;

- (g) There were currently about some 100 temporary parking spaces on the sites concerned. Initially, the Government hoped that the reprovisioning proposals would cover all the parking spaces as far as possible;
- (h) She understood that the residents of Residence Bel-Air and other residential estates had concerns that the proposed developments might have visual impact on their flats. Since Hong Kong was a place of high density development, according to the planning guidelines of the Town Planning Board (TPB), it was more important to safeguard the public interest and protect the public view. Accordingly, the visual impact assessment would be conducted in some strategic locations and popular public viewing points;
- (i) Given the time constraint of this meeting, the project consultant only concentrated on the briefing of a summary of the findings of the technical assessments which consolidated the key points of various technical assessment items. If Members would like to examine the technical assessments further, HD was willing to liaise with the relevant Members to follow up after the meeting;
- (j) If Members were interested in the contents of the Traffic Impact Assessment, the report could be provided for their reference pending its completion and subject to the consent of CEDD; and
- (k) It had all along been the HA's intention to retain all public housing sites after demolition of the estates for public housing development. However, in order to keep in line with the overall housing strategy of the Government and cater for the development needs in the community, some sites were surrendered to the Government, such as the original site of Wong Chuk Hang Estate had been used for MTR Station and topside property development purpose.

33. Mr Louis KAU gave a consolidated response as follows:

- (a) Pending confirmation of the junction design of Victoria Road and Pok Fu Lam Road, PlanD would update the OZP in due course; and
- (b) He clarified that the administrative moratorium in Pokfulam area was partially uplifted in 2014 for the purpose of releasing six Government sites for public housing developments; whereas other housing developments in Pokfulam area were still subject to the relevant development restriction.

34. The Chairman said that under the Southern District Council Standing Orders, in case a motion amending the original motion constituted a direct negation of the original motion, no further voting on the original motion should be required upon passage of the amendment to motion; only if the amendment to motion was not passed would voting for the original motion be conducted in the Committee accordingly.

35. The Chairman held that the amendment to motion constituted a direct negation of the original motion. The Chairman invited Members to vote on the amendment to motion first. The amendment to motion proposed by Mr AU Lap-sing, MH and seconded by Mr CHAN Fu-ming, MH was passed with 17 votes in favour, 3 against and zero abstention. Since the amendment to motion was passed, the Committee did not vote on the original motion.

36. In conclusion, the Chairman said that it was the function of DDHC to advise on district development affairs, such as town planning, land use and public housing projects. Wah Fu Estate Redevelopment was an important project. To address the demands of the Southern District residents for this project, the Committee supported the Wah Fu Estate Redevelopment on the premise that the Government would implement the construction of the South Island Line (West) as requested. In view that DDHC Members had given different opinions on the proposed developments, he asked HD to note Members' opinions and requests. Meanwhile, HD was also required to strengthen consultation and refine the development purpose, with due regard and response to the various suggestions of the residents affected by the redevelopment. In addition, PlanD should truthfully convey the Committee's views to the Government and the TPB. He pointed out, in particular, that the traffic assessment of the proposed developments had not provided sufficient information. The decision now made by the Committee in favour of the proposed developments was just to reach a compromise. He reiterated that the construction of South Island

Line (West) must be linked to the redevelopment of Wah Fu Estate. Last but not the least, he remarked that any district development in the vicinity would inevitably affect the local community and residents. He hoped that HD would strive to turn the Wah Fu Estate Redevelopment into a popular project among the residents on the principle of "putting people first". The Committee would continue to follow up the progress of Wah Fu Estate Redevelopment.

**Summary of Representations and Comments and the Planning Department's Responses
in respect of the Draft Pok Fu Lam Outline Zoning Plan (OZP) No. S/H10/16**

(1) The grounds of the supportive representations (R1 to R154, R156 to R1258 (part), R4335 to R4337) as well as responses are summarised below:

Subject of Supportive Representation	Response to Representation
<p>A1. The proposed public housing developments at the representation sites are supported to facilitate Wah Fu Estate Redevelopment (WFER).</p> <p>A2. WFER should be expedited in view of the structural safety of the old buildings.</p>	<p>(i) Noted.</p> <p>(ii) The 2014 Policy Address announced the partial lifting of the administrative Pok Fu Lam Moratorium (PFLM) on development in the Pok Fu Lam area to release five government sites for public housing development, as well as Wah Fu Estate (WFE) for redevelopment, which are estimated to provide a total of 11,900 additional public housing units, alongside active consideration of taking forward the South Island Line (West) (SIL(W)) to address the transport needs arising from the new public housing developments/redevelopment. The proposed housing developments in the five representation sites in the vicinity of WFE will serve as major reception resources for WFER and provide additional public housing units to meet the housing need.</p> <p>(iii) The Civil Engineering and Development Department (CEDD) has undertaken feasibility study for the five representation sites. Based on the findings of the CEDD's feasibility study, the original development site boundaries were revised with a reduction of total site area by 5 hectare (ha) to lessen the impact of the proposed housing developments on the ecology, natural stream courses, hiking trails and Old Dairy Farm remains within the sites, as well as to minimise the delay to its implementation programme due to the uncertainties of the impacts and associated mitigation measures.</p> <p>(iv) As CEDD's feasibility study has confirmed that the revised five</p>

Subject of Supportive Representation	Response to Representation
	<p>sites (i.e. the representation sites of Amendment Items A to E) are technically feasible with no insurmountable technical problem for the proposed public housing developments, the proposed housing developments at the five representation sites should be implemented as soon as possible so as to expedite the redevelopment of WFE and the production of the overall 11,900 additional public housing units as announced in the 2014 Policy Address. This will also facilitate the implementation of the SIL(W) recommended in the Railway Development Strategy 2014 (RDS-2014), which is closely hinged on the actual programme of WFER, as well as the build-up of transport demand.</p> <p>(v) Assuming all the procedures to be completed timely (including public consultation, rezoning, application to the Legislative Council (LegCo) for funding proposals, execution of relevant works, etc.), the first phase of the reception units are expected to be completed in 2025 the earliest.</p>
<p>A3. The residents of WFE should be rehoused within the same district upon redevelopment.</p>	<p>Subject to availability of resources, the Housing Authority (HA) will, as far as possible, make use of the suitable rehousing resources in the vicinity of the estates for rehousing the households affected by estate clearance. The affected households may also submit applications to HA to move to refurbished flats in public rental housing (PRH) estates in other districts.</p>
<p>A4. (a) The SIL(W) should be developed together with the proposed public housing developments/redevelopment so as to alleviate the traffic congestion in the area and improve the external transport link in the long term.</p>	<p>(i) As recommended in RDS-2014, SIL(W) is one of the seven railway schemes to serve the western and southern parts of the Hong Kong Island, extending the railway coverage to Aberdeen, Wah Fu, Cyberport and Pok Fu Lam, with an indicative implementation window from 2021 to 2026 for planning purpose.</p> <p>(ii) The taking forward of the SIL(W) is subject to the actual programme for the development and redevelopment of public housing in the Wah Fu area as well as the build-up of transport</p>

Subject of Supportive Representation	Response to Representation
<p>(b) <i>Proposal</i></p> <p>To add the words “to cater for the population growth in the district” into paragraph 8.3 of the Explanatory Statement (ES) of the OZP regarding the SIL(W).</p>	<p>demand.</p> <p>(iii) As the implementation of SIL(W) will be closely hinged on WFER, the Government has to activate the development of the five representation sites to serve as major reception resources for WFER. This arrangement can also free up space within WFE for later railway construction (including the proposed Wah Fu Station as indicated in the preliminary conceptual scheme of SIL(W)).</p> <p>(iv) In accordance with the established procedures and prior to the finalisation of the SIL(W) proposal, the Government will consult the public on its detailed alignment, station locations, mode of implementation, cost estimate, mode of financing and actual implementation timetable, etc. The Transport and Housing Bureau (THB) intends to issue invitations to the MTR Corporation Limited (MTRCL) within this year to submit proposals for the SIL(W) project.</p> <p>(v) The original wording of the concerned paragraph of ES has carried similar meaning that the SIL(W) will cater for the future transport demand. There is no need to change the wordings of the ES at this stage. As the proposed SIL(W) is still at a conceptual stage, appropriate revisions to the ES regarding SIL(W) will be incorporated when more details of SIL(W) are available in due course.</p>
<p>A5. The following building design and provision of facilities should be considered in the proposed public housing developments at the representation sites:</p> <p>(a) the building height (BH) of the proposed housing developments should be kept as low as possible;</p>	<p>(i) In order to achieve the public housing target of additional 11,900 flats as allowed under the partial uplifting of PFLM, the five</p>

Subject of Supportive Representation	Response to Representation
	<p>representation sites with a reduced total site area have to be optimised in terms of their development intensity and BH.</p> <p>(ii) In respect of BH, a stepped BH concept with height bands of 200 metres above the Principal Datum (mPD) and 230mPD is proposed for the representation sites. This has taken into account the existing stepped height profile in the area with BHs increasing progressively from the waterfront at WFE and Wah Kwai Estate (up to 110mPD) to the inland areas at Chi Fu Fa Yuen and Pokfulam Garden to the north (up to 230mPD). Taking into consideration of the existing buildings (up to 150mPD), the proposed BH of representation site C has been lowered to 170mPD to minimise its visual impact. The stepped BH concept has been stated in the ES of the OZP.</p> <p>(iii) According to CEDD's visual impact assessment (VIA), while the visual impact for some of the public view points would be slight with mitigation measures, the overall visual impact is considered moderately adverse. Design measures, such as natural colour scheme, terraced podium, tree planting on podium deck will be explored as far as possible to further soften the visual impact of the proposed housing developments. Variation of the height of individual buildings within the representation sites A and E will also be considered by the Housing Department (HD) at the detailed design stage for a more gradual transition.</p> <p>(iv) It should be also noted that the building layouts, and thus the BH of the buildings are also affected by the provision of building separations for the purpose of air ventilation. Based on the CEDD's air ventilation assessment (expert evaluation) (AVA(EE)), while potential air ventilation impacts would be imposed on the surrounding neighbourhood when compared to the existing</p>

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	<p>scenario under annual and summer wind conditions, mitigation measures including six local air paths in the form of building separation with minimum width of 20m to 30m, suitable block disposition to reduce building frontage towards major prevailing wind directions, and the BH of the podium at representation site E be kept below the ground levels of Yar Chee Villas and Chi Fu Fa Yuen have been incorporated into the preliminary site layout to alleviate the potential impacts (Drawing H-11). Notwithstanding this, limited air ventilation impact would be found at localised areas of Yar Chee Villas, Chi Fu Fa Yuen, WFE and Wah Kwai Estate. Further mitigation measures include creating additional air path(s), increasing building permeability and greenery will be considered at the detailed design stage to further enhance the ventilation performance.</p>
<p>(b) the scale of the proposed housing development at the representation site C should be reduced to minimise impacts on the nearby World Fair Court and Pok Fu Lam Terrace;</p>	<p>(i) Responses to Ground A5(a) above are relevant.</p> <p>(ii) HD will work out detailed building layout and design of the proposed housing developments at detailed design stage with a view to minimising potential impacts on the existing residential developments in the vicinity, including World Fair Court and Pok Fu Lam Terrace. HD will also consult the Southern District Council (SDC) in due course when the detailed design of the public housing developments is available.</p>
<p>(c) small public housing flats for 1-2 persons/2-3 persons should be provided at the proposed housing development at the representation site C to reduce the scale of development;</p>	<p>In determining the flat mix for new PRH developments, HA will consider various factors including household size, population and household composition projection, etc. PRH projects will mainly provide four types of units, including Type A units (i.e. one/two-person units), Type B units (i.e. two/three-person units), Type C units (i.e. three/four-person units) and Type D Units (i.e. four/five-person units). As the proposed housing developments at the five representation sites are intended to provide major</p>

Subject of Supportive Representation	Response to Representation
	reception resources for WFER, the rehousing needs of the existing WFE residents will also be taken into account in determining the flat types to be provided in these housing developments.
(d) the existing social welfare services in WFE should be relocated to the proposed housing development under Amendment Item C;	The reprovisioning of the existing social welfare services in WFE, will be worked out at detailed design stage. HD will also consult SDC on the project design of the public housing developments in due course.
(e) sufficient community facilities with a diversity of social welfare services, including government clinic/hospital, should be provided in the area. The ground floor of the proposed new buildings should be allocated for such purpose.	<p>(i) There is no shortfall of the major GIC facilities in the OZP area nor in the Southern District. HD will work with the concerned government departments to ensure the continuous provision of suitable facilities for the residents, including recreation, open space, community, welfare, education and retail facilities, throughout the redevelopment process and upon completion of the proposed housing developments. Additional GIC facilities, including those for the elderly and child, will be provided at the proposed public housing developments as requested by the Social Welfare Department. A primary school site will be provided in WFER to meet the future educational need of the community as required by the Education Bureau in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG).</p> <p>(ii) A preliminary retail study has been conducted to ensure the continuous provision of suitable retail facilities, including wet market. The existing facilities in WFE will also be reprovisioned as appropriate, and some of these facilities may need to be increased and upgraded to meet the population growth. Details of the facilities to be provided will be worked out at detailed design stage.</p> <p>(iii) Furthermore, in accordance with the established administrative procedure, HD will prepare planning brief for the proposed public housing developments to specify the GIC facilities and the amount</p>

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<p>(f) sufficient parking spaces, including those for large vehicles, should be provided and the existing varieties of parking facilities at WFE should be maintained. Feasibility of providing extra parking spaces to meet the demand from the area, such as a 50-storey car park in the WFE upon redevelopment, should be explored; and</p>	<p>of open spaces to be provided. HD will also consult SDC on the project design of the proposed public housing developments in due course.</p> <p>(i) In the planning of new public housing developments, HA will make reference to the HKPSG and consult the relevant government departments and agencies, including SDC and the local community, to ensure that adequate parking facilities will be provided, including the additional parking demand from residents to be re-sited from WFE.</p> <p>(ii) Furthermore, as the proposed public housing developments will affect the existing Short Term Tenancy (STT) public car parks at the representation sites A and C, SDC has requested since 2016 for reprovisioning of the affected parking spaces and TD shared the same view with SDC that the public car parking demand should be properly addressed. Hence, apart from the ancillary parking spaces to be provided at the proposed public housing developments, a public vehicle park of about 230 parking spaces in total for private cars, coaches, light goods vehicles and motorcycles has been proposed at representation site E. Details of public parking provision will be further refined in consultation with stakeholders at the detailed design stage.</p> <p>(iii) TD will monitor the need for and identify suitable STT vehicle parks to serve the area as appropriate, e.g. a STT site at Tin Wan Praya Road near the Aberdeen Preliminary Treatment Works has been identified recently for such purpose.</p>
<p>(g) sufficient pedestrian facilities (e.g. lift, covered walkway, footbridge, etc.) should be provided for the proposed housing developments.</p>	<p>The proposed improvement measures have been detailed in paragraph 5.6 and 5.7 of MPC Paper 5/17 which include new pedestrian green deck, new footbridge with lift towers, widening of existing pavement and signalized pedestrian crossing (Drawing H-7 & Plan H-18) to strengthen the overall</p>

Subject of Supportive Representation	Response to Representation
<p>A6. A site at the junction of Victoria Road and Cyberport Road is suitable to be rezoned from "G/IC" to "Residential (Group A)2" with maximum plot ratio (PR) and BH restrictions of 8 and 189 mPD respectively for the following reasons:</p> <p>(a) the proposed rezoning pertains the rationale of rezoning "G/IC" to "Residential (Group A)" ("R(A)") under Amendment Items A, C and E;</p> <p>(b) there is adequate "G/IC" zone in the Pok Fu Lam area;</p> <p>(c) the site is the subject of an approved planning application (No. A/H10/66-3) for apartments for the elderly, confirming the technical feasibility of the site for residential development;</p> <p>(d) the proposed residential development is in line with the Town Planning Board Guidelines for Application for Development/Redevelopment within "GIC" zone for uses other than GIC uses under section 16 of the Town Planning Ordinance (TPB-PG No. 16); and</p> <p>(e) it gives flexibility for residential development and allows better utilisation of land resource, as the implementation of the apartments for the elderly is uncertain due to changing circumstances.</p>	<p>connectivity of the area. Given representation site E occupies a rather central location among the five representation sites (i.e. within a distance of 500m), HD has proposed that it would serve as a major activity hub for the area with the provision of major GIC, retail and public parking facilities. Covered walkway and other measures are therefore being considered to further strengthen the pedestrian linkages towards the hub.</p> <p>(i) Noted.</p> <p>(ii) The subject "G/IC" zone is not the subject of any amendment items under the current draft OZP.</p> <p>(iii) The site is the subject of a planning application No. A/H10/66 for apartments for the elderly with ancillary recreational, care and communal facilities, which was firstly approved with conditions by the MPC of the Town Planning Board (the Board) on 14.5.2004, with the last amendment application approved on 4.3.2011. A set of building plans was also approved by the Building Authority on 28.9.2011. However, it has not been constructed yet. As such, it is necessary to maintain the current "G/IC" zone so as to ensure the approval conditions of the planning application would be fulfilled under the established mechanism.</p> <p>(iv) There is no ground for the Board to consider this representation.</p>
<p>A7. The Ebenezer School and Home for Visually Impaired is suitable</p>	<p>(i) The background of the concerned application No. Y/H10/9 has</p>

Subject of Supportive Representation	Response to Representation
<p>to be rezoned from “G/IC” to “Comprehensive Residential Development” (“CDA”) for the following reasons:</p> <p>(a) it pertains the rationale in the rezoning of “G/IC” to “R(A)” under Amendment Items A, C and E;</p> <p>(b) the MPC of the Board has agreed to rezone the site from “G/IC” to “CDA” for residential development in considering s.12A application No. Y/H10/5 on 15.4.2011;</p> <p>(c) the MPC paper on the proposed amendments to the Pok Fu Lam OZP No. S/H10/15 has provided incomplete and inadequate information regarding the site;</p> <p>(d) it is in line with the Town Planning Board Guidelines for Designation of “CDA” Zones and Monitoring the Progress of “CDA” Developments (TPB-PG No. 17A); and</p> <p>(e) there is adequate “G/IC” zone in the Pok Fu Lam area.</p>	<p>been provided in paragraph 8 of the MPC Paper No. 5/17. The application No. Y/H10/9 to rezone the site from “G/IC” to “Residential (Group C) 7” was rejected by the MPC on 15.4.2011. In order to ensure the continuous provision of the concerned educational and social welfare service without interruption and other technical issues are satisfactorily dealt with, MPC agreed that the site could be rezoned to “CDA” and also requested that the proposed OZP amendment be submitted to the Board for agreement.</p> <p>(ii) On 25.8.2017, after considering that the applicant has not made any progress on the identification of a relocation site nor confirmed any relocation plan for the school since 2011, MPC agreed that the proposed amendment to the “G/IC” zone of the subject site, as previously agreed by MPC, will not be incorporated into the OZP.</p> <p>(iii) The subject “G/IC” zone is not the subject of the current OZP. While the grounds of the representation are noted, there is no change in planning circumstances nor strong justification provided by the representer that warrants the rezoning the site from “G/IC” to “CDA” at this stage. In view of the above, there is no ground for the Board to consider this representation.</p>

(2) The grounds of the opposing representations (R1258 (part) to R2693, R2695 to R4334) as well as responses are summarised below:

Subject of Opposing Representation	Response to Representation
Need for the Five Reception Sites	
<p>B1. The suggested demand for public housing/five reception sites is not justified for the following reasons:</p>	
<p>(a) population policy should be formulated/reviewed to control</p>	<p>(i) During the planning process of every development project, the</p>

Subject of Opposing Representation	Response to Representation
<p>population growth;</p> <p>(b) the PRH application policy should be reviewed to ensure rational allocation of the limited PRH resources;</p> <p>(c) in-situ redevelopment of WFE by phase is a win-win solution for in-situ rehousing while preserving the "Green Belt" ("GB") sites. There are also suggestion in development some of the representation sites only for reception of WFER.</p>	<p>Government will undertake relevant technical assessments to assess the needs of or impacts on the district concerned arising from any additional population and proposed development project in aspects like transport, environment, infrastructure and community facilities in order to ensure that the living quality or residents in the district would not be adversely affected when implementing new developments.</p> <p>(ii) It is one of the objectives of the Government and HA to provide PRH to low-income families who cannot afford private rental accommodation. To ensure rational allocation of the limited PRH resources, HA has formulated the eligibility criteria for PRH and would revise the policies and procedures relating to PRH applications from time to time in the light of changing socio-economic circumstances.</p> <p>(iii) Responses to Grounds A1 and A2 above are relevant. The Government has adopted a multi-pronged strategy to increase land supply in the short-, medium- and long-term. Various land use reviews have been conducted, including reviews on government land that are currently vacant, under STT or different short-term, Government, Institution or Community and other government uses, as well as "GB" sites. With the above-mentioned efforts over the past few years, the Government has identified in total some 210 potential housing sites (including some 80 "GB" sites) to increase or expedite short- to medium-term land supply, subject to timely amendments to the relevant statutory plans and/or completion of the necessary procedures. Five potential housing sites (i.e. the representation sites) were therefore identified through those land use reviews.</p> <p>(iv) Amendment Items A to E are to facilitate the developments of new</p>

Subject of Opposing Representation

Response to Representation

public housing units which serve as the reception resources for WFER and provide additional units to meet the demand for public housing. Currently, there are about 9,100 housing units in the existing WFE. Optimising their site potential, the five representation sites would provide about 8,900 units, which would still be slightly less than the existing units in WFE. The remaining 3,000 additional units would be provided in WFER on top of its existing number of units. In order to expedite WFER, HD has targeted the reception resources to be available as soon as practicable with the first phase of the reception units completed in 2025 the earliest while the last phase in 2027. Some representations are of the view that WFER could be carried out without or with fewer reception sites. However, any reduction in reception resources would unavoidably prolong the rehousing process, and thus, the implementation of WFER. The production of 11,900 additional public housing units as announced in the 2014 Policy Address will unlikely be achieved if fewer pieces of housing land are available.

(v)

Besides, the programme of SIL(W) is subject to the actual programme for the development and redevelopment of the public housing in the Wah Fu area as well as the build-up of transport demand. To implement SIL(W), it is also necessary to free up space within WFE for later railway construction, including the proposed Wah Fu Station as indicated in the preliminary conceptual scheme of SIL(W). Hence, any reduction in reception resources would unavoidably prolong the rehousing process of WFER as well as delay the provision of space for the railway construction.

Subject of Opposing Representation	Response to Representation
<p>Site Suitability</p> <p>B2. In general, the five representation sites are not suitable for the proposed public housing developments for the following reasons:</p> <p>(a) the proposed high-rise and high-density developments are not in line with the original planning intention of the representation sites as well as the Southern District at large;</p> <p>(b) the OZP amendments are considered short-sighted and piecemeal. There are other sites in the Southern District or alternative land resources in Hong Kong (e.g. reclamation, brownfield sites, military sites and golf course) for public housing development to replace some of the representation sites;</p> <p>(c) it is inappropriate, unfair and unjustified that the local residents, including Chi Fu Yuen, Bel-Air and Wah Kwai Estate have to be surrounded by the proposed public housing developments. The well-being of local residents and the tranquil environment will be destroyed;</p> <p>(d) the representation site of Amendment Item A should be developed as a playground or ball court, as the site is small and not suitable for housing development; and</p> <p>(e) the representation site E has a steep profile (about 20 degrees) which is similar to its surrounding hillside areas zoned "GB". Rezoning the site contravenes the planning intention set out in the ES of the OZP, i.e. the difficult topography and geotechnical conditions render these areas unsuitable for development.</p>	<p>Responses to Grounds B1 above and B3 below are relevant.</p> <p>(i) Unleashing the development potential of brownfield sites is one of the main directions under the Government's multi-pronged land supply strategy. It is estimated that a total of about 540 ha of brownfield sites would be developed in various projects including Kwu Tung North and Fanling North New Development Areas (NDAs), Hung Shui Kiu NDA, Yuen Long South development and potential developing areas in the New Territories North. Notwithstanding these efforts, the Government still needs to continue taking forward other land supply measures for meeting the housing and other development needs.</p> <p>(ii) Regarding the alternative site suggested by some representers, most of them are not available for development in the near future because they are either private land, currently occupied by existing government facilities under operation, pending comprehensive land use review, or already committed for other uses. Detailed assessment on each of the suggested sites are provided at Annex V(a). Since the proposed housing developments would serve as the major reception resources for WFER, factors such as the time required to develop the sites, and the distance between the sites and WFE, etc have to be taken into account. In view of the above, it is considered that the alternative sites suggested cannot replace the five representation sites.</p> <p>(iii) Notwithstanding the above, it has always been HA's intention to consider any suitable sites across the territory for public housing development. If suitable land is identified, the Government will need to complete all procedures, which include conducting technical feasibility studies, carrying out public consultation,</p> <p>(iv)</p>

Subject of Opposing Representation	Response to Representation
	<p>rezoning, seeking funding approval from LegCo and executing relevant works, etc.</p> <p>(v) At this stage, the Government will focus its efforts on implementing the proposed housing developments at the five representation sites, which are found technically feasible for residential developments, so as to expedite WFER and meet the increasing demand for public housing from society as a whole. Notwithstanding the above, should a site be made available for development in future, its suitable use will be determined through the established process.</p> <p>(vi) The five representation sites were previously zoned "O" (representation sites A and B), "G/IC" (representation site C) and "GB" (representation sites D and E). As explained in response (iii) to Ground B1 above, they were identified as potential housing sites through various land use reviews.</p> <p>(vii) According to the Leisure and Cultural Services Department (LCSD), there is no development programme for the proposed local open space developments at representation sites A and B. As local open space will be provided in the proposed public housing developments (including representation sites A and B) at a ratio of 1m² per person to meet the open space requirement of their residents, the overall provision of existing and planned open space in the Southern District is about 101.92ha (equivalent to about 3.34m² per person), including local open space of 46.82ha and district open space of 55.1ha, which are able to meet the requirements under the HKPSG. In view of this, LCSD also considers that replacement of the existing Wah Chui Street Sitting-out Area affected by Amendment Item B is not required.</p> <p>(viii) As for the previous "G/IC" site under Amendment Item C, no GIC</p>

Subject of Opposing Representation	Response to Representation
<p>use has been designated. According to HD's development concept plan, GIC facilities such as child care centre and elderly facilities would be provided at the lower floors and the ancillary facility blocks of the proposed public housing developments at representations sites A, C and E to serve the community.</p> <p>(ix) For the two "GB" sites under Amendment Items D and E, responses to Ground B3 below are relevant.</p> <p>(x) As for the provision of playground and ball courts, the provision of open space is always permitted within the area of the OZP according to the covering Notes of the OZP. No rezoning is required.</p>	<p>The review of "GB" sites as mentioned in response (iii) to Ground B1(c) above comprises two stages. Stage 1 "GB" review mainly involved "GB" sites that are devegetated, deserted or formed. In the Stage 2 "GB" review, the Government has looked at "GB" sites in the fringe of built-up areas that are closer to existing urban areas and new towns. The representation sites D and E were identified for housing development under the Stage 2 "GB" review. Their site boundaries have been adjusted to lessen the impact of the proposed public housing developments on the ecology, natural stream courses, hiking trails and Old Dairy Farm remains based on the findings of CEDD's feasibility study. It should also be noted that some parts of representation site E abutting Pok Fu Lam Road has been hard-paved for plant nursery use or other previous temporary uses. The "GB" area with core habitats where species of conservation importance were recorded has been avoided, which is considered acceptable by the Agriculture, Fisheries and Conservation Department (AFCD).</p> <p>(ix) The suitability of the representation sites for residential use has</p>
<p>B3. Oppose the rezoning of "GB" sites (Amendment Items D and E) for housing developments for the following reasons:</p> <p>(a) the zoning amendment is not in line with the planning intention of "GB" zone;</p> <p>(b) the function of the original "GB" zone as buffer zone and for conservation to achieve sustainable development will be affected by rezoning the representation sites for residential development;</p> <p>(c) developing "GB" site is a major waste of public resource due to extensive site formation works; and</p> <p>(d) the representation sites, which are not de-vegetated, deserted or formed, do not have relatively lower conservation value. Moreover, rezoning of "GB" with relatively lower conservation value has never been mentioned in the Policy Address.</p>	<p>(i) The review of "GB" sites as mentioned in response (iii) to Ground B1(c) above comprises two stages. Stage 1 "GB" review mainly involved "GB" sites that are devegetated, deserted or formed. In the Stage 2 "GB" review, the Government has looked at "GB" sites in the fringe of built-up areas that are closer to existing urban areas and new towns. The representation sites D and E were identified for housing development under the Stage 2 "GB" review. Their site boundaries have been adjusted to lessen the impact of the proposed public housing developments on the ecology, natural stream courses, hiking trails and Old Dairy Farm remains based on the findings of CEDD's feasibility study. It should also be noted that some parts of representation site E abutting Pok Fu Lam Road has been hard-paved for plant nursery use or other previous temporary uses. The "GB" area with core habitats where species of conservation importance were recorded has been avoided, which is considered acceptable by the Agriculture, Fisheries and Conservation Department (AFCD).</p> <p>(ii) The suitability of the representation sites for residential use has</p>

Subject of Opposing Representation	Response to Representation
	<p>been demonstrated by the CEDD's feasibility study. The findings of the CEDD's feasibility study has been agreed by the relevant government departments, including AFCD, the Environmental Protection Department (EPD), the Transport Department (TD), the Antiquities and Monuments Office (AMO) and LCSD. While no insurmountable technical problem is anticipated, relevant mitigation measurements have been proposed to address the potential traffic, ecological, landscape, visual and air ventilation impacts. These measures were summarised in paragraphs 5.3, 5.6, 5.9, 5.19, 5.21, 5.22, 5.25 and 5.26 of MPC Paper No. 5/17. HD and CEDD will work out the detailed designs, conduct further relevant detailed technical assessments and continue the public consultation with SDC and the stakeholders during the detailed design stage.</p>
<i>Development Scale and Building Design</i>	
<p>B4. Oppose to the proposed development scale and building design of the proposed public housing developments for the following reasons:</p> <p>(a) the population of Pok Fu Lam South will be increased by 45% from 79,900 to 115,900 upon completion of WFER. The increase in population and density will cause adverse impacts to the community;</p> <p>(b) the sectional profile of the proposed housing developments, in particular at the representation sites of Amendment Items D and E, is not in line with HKPSG in that the views to ridgelines should be preserved, taller buildings should be located inland with lower developments on the waterfront;</p> <p>(c) the stepped BH profile cannot be achieved if viewed from the</p>	<p>(i) Responses to Ground A5(a) above are relevant.</p> <p>(ii) In terms of development intensity, the five representation sites are located in a predominantly residential neighbourhood at the southern part of Pok Fu Lam. Representation sites B, C, D and E fall within the Residential Density Zone 1 (R1) according to the HKPSG. The existing residential developments in R1 are zoned "R(A)" including WFE, Wah Kwai Estate, Ka Lung Court, Pok Fu Lam Terrace and World Fair Court. Representation site A falls within the Residential Density Zone 2 (R2) according to the HKPSG. The existing residential developments in R2 are zoned "R(B)", including Chi Fu Fa Yuen and Pok Fu Lam Garden. In order to achieve the public housing target of additional 11,900 flats as allowed under the partial uplifting of PFLM, it was originally estimated that a domestic PR of about 6 would be required. In</p>

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<p>south (e.g. South Horizon, Ap Lei Chau and Shek Pai Wan Road) and out-of-context building blocks will be observed from the green slope;</p> <p>(d) lack of a comprehensive plan committing to a staggered BH not taller than the existing residential developments, including WFE;</p> <p>(e) the proposed housing development at the representation site D would set an undesirable precedent for other development/redevelopment of the area to the north of Shek Pai Wan Road;</p> <p>(f) the proposed BH of 230mPD is misleading and unacceptable as the height of the existing five-storey residential buildings nearest to the representation site E, i.e. Yar Chee Villas has not been mentioned in the technical reports;</p> <p>(g) other views and comments on the design of the proposed public housing developments are as follows:-</p> <ol style="list-style-type: none"> (1) to relocate the residential units from Amendment Items A and B to Kai Lung Wan, or develop Kai Lung Wan and the other areas towards Aberdeen; (2) to relocate the existing schools at WFE to Amendment Item E for releasing land for WFER; (3) to keep a building separation distance of 50m between building blocks; (4) to set back the proposed development under Amendment Item A by at least 250m from Chi Fu Fa Yuen and the adjacent school or extend the development towards the waterfront; 	<p>view of the reduction in site area as explained in response (iii) to Ground A1 above, the average domestic PR of the proposed developments has increased to about 7 so as to maintain the same public housing target. Such development intensity is still comparable to that of the surrounding residential developments which are generally medium-density in the north and high-density in the south.</p> <p>(iii) Regarding other design matters of the proposed public housing developments, such as the distribution of flat and facilities among the representation sites, the BH, separation and setback of individual blocks and the greenery coverage, HD will work out the detailed design in consultation with relevant government departments and stakeholders at detailed design stage. Detailed development parameters and requirements of the proposed public housing developments will also be set out in the Planning Brief to be prepared by HD.</p> <p>(iv) Regarding Ground B4(e), the Board would consider each application based on its own merits. There is a general presumption against development under the “GB” zone.</p> <p>(v) Regarding Ground B4(g)(2), the existing schools near WFE are still in operation. Besides, as those schools fall outside the boundaries of WFE, they are not included in the redevelopment plan of WFE.</p> <p>(vi) Regarding Ground B4(g)(6), green coverage requirement for public housing development is set out in the Site Coverage of Greenery for Government Building Projects (Development Bureau Technical Circular (Works) No. 3/2012), the Guiding Principles on Green Coverage for Public Housing Development in Hong Kong,</p>

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<p>(5) to set back the podium of the proposed developments on both sides of Victoria Road;</p> <p>(6) to incorporate a development restriction on the greenery provision for the representation sites previously zoned "GB";</p> <p>(7) to develop a community block with sports facilities, library and community hall at WFE upon its redevelopment.</p> <p>(8) not to exceed the height of existing surrounding developments by 5 storeys;</p> <p>(9) reduce to 100-150mPD to meet the stepped BH profile in the area and the low-rise planning intention of the Pok Fu Lam area;</p> <p>(10) reduce BH of Amendment Items A and B to not higher than Block 1 of Chi Fu Fa Yuen and below 15 or 20 storeys;</p> <p>(11) reduce BH of Amendment Item B to 150mPD/100mPD; and</p> <p>(12) reduce BH of Amendment Item C to 100mPD.</p>	<p>and the HKPSG.</p>
Traffic and Transport Related Aspects	
<p>B5. The Traffic Impact Assessment (TIA) is incomprehensive and incorrect for the following reasons:</p> <p>(a) it fails to reflect the actual traffic impact without taking into account of the following factors/assumptions:-</p> <p>(i) the increased population of WFER and other</p>	<p>(i) The TIA under CEDD's feasibility study was carried out in accordance with the Transport Planning and Design Manual with the latest research data and planning data that may affect driving routes, as well as the existing, planned and committed developments within the traffic impact regions. An Area of</p>

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<p>surrounding developments;</p> <p>(ii) other major road connections, namely Aberdeen Tunnel, Tai Tam Road and Pok Fu Lam Road;</p> <p>(iii) the traffic flow from Aberdeen, Ap Lei Chau and future Wong Chuk Hang development;</p> <p>(iv) the traffic impact on the other major parts of Hong Kong Island, i.e. Central and Causeway Bay, etc.; and</p> <p>(b) some calculations in the TIA are questionable which would hide the future disastrous traffic impact due to the proposed developments.</p>	<p>Influence covering the major existing traffic corridors within 2km of the representation sites, including Pok Fu Lam Road, Shek Pai Wan Road, Victoria Road, Chi Fu Road, Chi Fu Close, Wah Fu Road, Wah Lam Path, Wah Lok Path, Wah King Street, Wah Hong Street, Wah Chui Street and Cyberport Road was also adopted.</p> <p>(ii) The TIA has confirmed that, after implementation of the recommended improvement measures as detailed in response (ii) to Ground B6 below, the road and transport network will be able to accommodate the transport needs arising from the proposed housing developments. TD has agreed with the TIA and opined that the road improvement works could satisfy the traffic needs arising from the proposed housing developments. TD and the Police will closely monitor the traffic and road safety condition as well as the illegal parking problems in the Pok Fu Lam area, and take appropriate traffic management and enforcement action as necessary.</p> <p>(iii) As substantial increase in the population of the area is anticipated only after WFER, a separate TIA will be conducted by HA before commencement of WFER. The TIA will take into account the holistic effects from the completed and planned infrastructures at that time which may result in a redistribution of traffic in the Pok Fu Lam area. This TIA will propose traffic and transportation improvement measures, if necessary, to ensure no unacceptable traffic impacts on the area will be resulted. The TIA will be subject to TD's approval.</p>
<p>B6. Adverse traffic impacts:</p> <p>(a) the traffic congestion problems of Pok Fu Lam Road, Victoria Road, Cyberport Road, Wah Lok Path, Wah Lam Path and Aberdeen Tunnel will be aggravated arising from</p>	<p>(i) Responses to Ground B5 above are relevant. The TIA has confirmed that with the proposed junction improvement works, all assessed junctions and road links will perform satisfactorily during construction and operation stages in the design years 2027 and</p>

Subject of Opposing Representation	Response to Representation
<p>the proposed public housing developments in the long run and during the construction stage of the developments/redevelopment. Any additional development in the Pok Fu Lam area without an overall improvement in the transport network is not in line with the uplift of PFLM;</p> <p>(b) Pok Fu Lam area should not be developed without supporting transport infrastructure, including railway development;</p> <p>(c) the proposed junction at Pok Fu Lam Road and Victoria Road will worsen the traffic condition of Pok Fu Lam Road. The run-in/out of the Pok Fu Lam fire station will also be adversely affected. Some suggest a direct connection between Wah Fu Road and Amendment Item E, an underpass across Pok Fu Lam Road, a grade-separated junction or a major upgrade, widening the northbound section of Pok Fu Lam Road (between Victoria Road and Chi Fu Road) to cope with the additional traffic;</p> <p>(d) the proposed widening of Victoria Road eastbound carriageway is insufficient to cope with the additional traffic, as the concerned road is already overloaded during peak hours due to traffic from the existing developments;</p> <p>(e) with the large retaining wall structures required in Amendment Item D, causing significant traffic impact due to the need to reduce carriageway width of Shek Pai Wan Road; and</p> <p>(f) the run-in/out arrangement of the proposed housing development at the representation site D and the proposed pedestrian signals will induce adverse impact on traffic on</p>	<p>2032.</p> <p><i>Proposed Junction at Pok Fu Lam Road and Victoria Road</i></p> <p>(ii) The findings and the recommended traffic improvement measures of the TIA were summarised in paragraphs 5.2 and 5.3 of MPC Paper 5/17 respectively and detailed at Chapter 3 of Attachment VI of the MPC Paper. While a new public access road has been proposed to connect the representation site E with the junction of Pok Fu Lam Road/Victoria Road, the major improvement works proposed are:-</p> <ol style="list-style-type: none"> (1) widening of Pok Fu Lam Road southbound carriageway at the upstream of the concerned junction from existing two lanes to four lanes and widening of the downstream exit section of the junction from existing two lanes to three lanes; and (2) widening of Victoria Road eastbound carriageway from existing two lanes to three lanes. <p>The abovementioned measures will ensure the concerned junction is capable of accommodating the future traffic flow arising from the proposed public housing developments.</p> <p>(iii) While these proposals as recommended under the TIA have been confirmed to be technically feasible, as agreed by TD and the Highways Department (HyD), HD and CEDD would further refine their design at the detailed design stage. Further responses to the representers' road design proposals are provided in Annex VI(B).</p> <p><i>Traffic impact during construction stage</i></p> <p>(iv) The TIA has confirmed that, even if construction vehicles operate at peak hours during construction, the major junctions and roads in the study area will still operate with adequate spare capacity.</p>

Subject of Opposing Representation	Response to Representation
<p>Shek Pai Wan Road and create road safety issues; and</p> <p>(g) the proposed new road and the design of the cul-de-sac serving Amendment Item E are undesirable.</p>	<p>Necessary temporary traffic arrangement at specific major junctions and roads will be considered according to the actual situations during construction so as to ensure they could operate with spare capacity.</p>
<p>B7. There is a lack of information about the proposed SIL(W), including implementation timetable, alignment and station exits, etc. The Government should commence the planning work for SIL(W) immediately, commit developing SIL(W) together with WFER, and confirm the implementation of both SIL(W) and WFER. The public should also be consulted as soon as possible.</p>	<p>Responses to Ground A4 above are relevant.</p>
<p>B8. The Government should commit to a programme for the planning and implementation of the SIL(W) and the North Island Line (NIL) prior to approval of any new development.</p>	<p>Responses to Ground A4 above are relevant. Regarding the NIL, as recommended in RDS-2014, it is one of the seven railway schemes with an indicative implementation window from 2021 to 2026 for planning purpose. The implementation of the NIL project is subject to the outcome of the detailed engineering, environmental and financial studies relating to the project at the time, as well as updated assessment of passenger transport demand and availability of resources. In accordance with the established procedures and prior to the finalisation of the NIL proposal, the Government will consult the public on its detailed alignment, station locations, mode of implementation, cost estimate, mode of financing and actual implementation timetable, etc.</p>
<p><u>Public Transport Facilities</u></p> <p>B9. The proposed provision of public transport facilities should be reviewed as follows:</p> <p>(a) since the existing bus/GMB stops and bus terminal at the representation sites of Amendment Items A and B will be terminated during the construction stage, the local residents will be affected;</p>	<p>(i) The existing public transport terminus at the representation site B is proposed to be re-provisioned as bus/GMB lay-by. During construction stage, temporary lay-by is proposed to be provided at southern kerbside of Victoria Road between Wah Chui Street and Wah Hong Street, while the existing bus lay-by near the representation site B along southern kerbside of Victoria Road will be shifted to the west. Since the temporary provision is in close</p>

Subject of Opposing Representation	Response to Representation
<p>(b) the representation site B should be developed as a bus terminus;</p> <p>(c) bus service between the proposed housing development at Amendment Item E and the future Wah Fu Station should be provided; and</p> <p>(d) MTR station or an exit to the nearest MTR station should be provided at Chi Fu Fa Yuen.</p>	<p>proximity to the existing terminus, minimal impact on the public transport service and passengers is expected.</p> <p>(ii) To cater for the future public transport demand generated by the proposed housing developments at the representation sites D and E, on-street bus/green mini-bus lay-bys along the new access road near the representation site E and additional on-street bus lay-bys and extension of existing lay-bys on both bounds of Shek Pai Wan Road are proposed. Adequate public transport services will be maintained in the district.</p> <p>(iii) Responses to Ground A4 above regarding the SIL(W) are also relevant.</p>
<p><u>Parking Facilities</u></p> <p>B10. Since the existing temporary car parks for large vehicles and school vehicles at the representation sites of Amendment Items A and C will be terminated, the local residents will be affected and the parking problem in the area will be worsened. Truck and coach parking spaces for residents should be provided in the proposed housing development.</p> <p>B11. The proposed public vehicle park at Amendment Item E, which is located on the other side of Pok Fu Lam Road, cannot serve the residents, visitors and commercial vehicles of Wah Lam Path and Wah Lok Path.</p>	<p>(i) Responses to Ground A5(f) above are relevant.</p> <p>(ii) As the representation site E will serve as the major activity hub to provide ancillary facilities, including community and public transport facilities, to the other sites and the neighbourhood, major pedestrian facilities including a new footbridge with lift towers overpassing Pok Fu Lam Road are proposed to enhance its pedestrian connectivity with the representation sites C and E.</p>
<p><u>Pedestrian Facilities</u></p> <p>B12. There is a lack of comprehensive plan for footways throughout the area including the connection among the five representation sites and that with the surrounding walking trails. Some suggest that a pedestrian footbridge linking Wah Kwai Estate and the</p>	<p>(i) Responses to Ground A5(g) above are relevant.</p> <p>(ii) The existing dominant walking/hiking trail located in-between the representation sites D and E will be retained under the current proposals. HD will also explore if there is any possible connection</p>

Subject of Opposing Representation	Response to Representation
<p>representation site D should be provided.</p>	<p>from the representation site E to the nearby existing walking/hiking trails.</p> <p>(iii) Regarding the proposed footbridge between Wah Kwai Estate and the representation site D, it will be technically very difficult to provide pedestrian connection due to the large level difference. Besides, the existing pedestrian connection between Wah Kwai Estate and WFE will be maintained throughout WFER.</p>
<p><u>Pedestrian Safety</u></p> <p>B13. The existing traffic and illegal parking during peak hours at the schools near representation site C (i.e. Kellett School and St. Paul's College Primary School) are already causing traffic congestion to the surrounding roads including Victoria Road and Wah Lam Path. The proposed housing development will worsen the condition and pose safety threat to pedestrians, in particular the students of Kellett School.</p>	<p>It is noted that the pick-up/drop-off activities for the students of the nearby schools are all within the school premises. According to TD's site observation, it is confirmed that the school buses and private cars of the parents of Kellett School have made use of the loading/unloading bays of the school for pick-up/drop-off activities.</p>
<p><u>Ecological, Landscape and Environmental Aspects</u></p>	
<p>B14. Adverse ecological impacts:</p> <p>(a) fauna and flora species of conservation importance as well as trees meeting the criteria of old and valuable trees in the representation sites, bird species in the nearby Chi Fu Valley, as well as the natural watercourses and waterfall within/near the representation sites, would be affected;</p> <p>(b) the proposed housing developments will lead to irreversible ecological impact;</p> <p>(c) the construction noise, dust and vibration from the site formation and construction works will endanger the fauna species, in particular those at the representation sites of</p>	<p>(i) Responses to Ground B3 above are relevant.</p> <p>(ii) The habitats of the representation sites and their vicinity have been evaluated. The survey methodologies generally followed the guidelines provided in EIAO Guidance Notes 7/2010 and 10/2010, and in Annex 8 of the TM-EIAO in respect of defining species of conservation importance. With the implementation of the recommended mitigation measures, there will be no insurmountable ecological impact arising from the proposed housing developments.</p> <p>(iii) To minimise and compensate for ecological impacts, mitigation measures proposed under CEDD's feasibility study, as agreed by AFCD, include compensatory woodland planting at 1:1 ratio in</p>

Subject of Opposing Representation	Response to Representation
<p>Amendment Items D and E;</p> <p>(d) the ecological condition of the representation site D is uncertain. There is doubt on whether ecological surveys had been carried out at the core area of the site;</p> <p>(e) the proposed housing development is ecologically infeasible, as it is misleading and illogical to say that the affected Lesser Spiny Frog can be translocated to a newly made channel 500m away; and</p> <p>(f) the proposed woodland compensation areas are all covered by the special imported grass planted by the former Dairy Farm. The historical reminiscence of the Old Dairy Farm, the existing large quantity of mature trees and the fauna species will be removed by the woodland compensation of other species.</p>	<p>area within 500m from the representation sites to compensate the loss of about 5ha of secondary woodland of relatively higher ecological value in the representation sites D and E; translocating or transplanting affected species of conservation interest to suitable habitats where technically feasible; constructing an ecologically-friendly 'green channel' of about 250m long instead of traditional concrete channels to the northeast of the representation site D to mitigate for the loss of natural watercourse at representation site E.</p> <p>(iv) According to the proposed stream mitigation measures under CEDD's feasibility study, translocation of the affected stream faunal species would be achieved by identification of receptor site(s) that comprise suitable habitats to accommodate the translocated fauna species of conservation importance, rather than through the proposed green channel. Notwithstanding the above, the 'green channel' is designed with a primary aim to create habitats for supporting the wildlife in the surrounding environment.</p> <p>(v) The identification of potential woodland compensation area aims to provide a broad direction for the implementation of woodland planting at a compensation ratio of 1:1 in area to mitigate the loss of woodland. The proposed woodland compensation area, which is mainly grassland/shrubland habitats in the vicinity of the representation sites, will be subject to review at detailed design stage.</p> <p>(vi) Regarding the waterfall to the south of Bel-Air, it will not be affected by the proposed housing developments. The proposed housing developments will not change the catchment area of the waterfall while the flow of the waterfall will be slightly increased due to increase in impermeable surface area.</p>

Subject of Opposing Representation	Response to Representation
<p>B15. Adverse landscape impacts:</p> <p>(a) the felling of trees will adversely affect air quality, cause heat island effect and sacrifice the mental and physical health of the local residents; and</p> <p>(b) the felling of trees that meet the criteria of Old and Valuable Tree (OVT) for widening of Pok Fu Lam Road is not acceptable.</p>	<p>(i) CEDD has conducted a detailed individual tree survey since November 2017 subsequent to the last tree group survey conducted in 2015. While it is confirmed that neither OVTs are found within the sites nor affected by the proposed developments, there are a total of about 5,300 trees within the sites, including 65 that meet the criteria of Important Trees. Nonetheless, the layouts of the proposed site formation plan and housing developments would be designed to minimise the impacts on the existing trees, particularly those identified Important Trees. For trees that are considered impracticable to be preserved, approval shall be obtained and corresponding compensation planting will be implemented in accordance with relevant government circulars and guidelines</p> <p>(ii) Other compensatory measures include transplanting of affected trees, provision of roadside planting and greening within the proposed developments will also be adopted. For off-site compensation of the woodland, native woodland is proposed to be established in places nearby of a similar size on a “like for like” basis so as to minimise the adverse landscape impact arising from the proposed housing developments. Notwithstanding the above, two Important Trees adjacent to Pok Fu Lam Road which will be affected by the proposed junction improvement works are proposed to be felled as retaining or transplanting them is found impractical.</p>
<p>B16. Adverse environmental impacts:</p> <p>(a) the environmental assessment had failed to reflect the actual impact without taking into account of the surrounding developments, including Bel Air;</p>	<p>(i) CEDD’s feasibility study has examined the impacts of the proposed housing developments on air ventilation, environment, visual amenity, ecology and heritage etc, and recommended the adoption of necessary mitigation measures to ensure that the proposed housing developments will fulfil the relevant planning</p>

Subject of Opposing Representation	Response to Representation
<p>(b) concern on noise, dust and air pollution as well as health problems caused by the site formation and construction works as well as construction traffic. Enhanced measures to ensure the safety and health of students, and stronger control on noise during school periods should be adopted.</p>	<p>standards and design requirements. Based on the findings of the CEDD's feasibility study, the proposed housing developments are technically feasible with no insurmountable technical problem.</p> <p>(ii) Having reviewed the relevant technical assessments and noting that HD will conduct an environmental assessment study (EAS) at the detailed design stage to ensure the compliance of various environmental aspects with the relevant legislation and HKPSG in both operation and construction stages of the proposed public housing developments, EPD has no objection to the proposed developments. The requirement for EAS at the detailed design stage has also been stated in the ES of the OZP.</p> <p>(iii) Regarding Ground B16(a), Bel-Air has been identified as one of the air sensitive receivers (ASRs) in CEDD's preliminary environmental review (PER). The PER suggested that, with the implementation of the recommended mitigation measures, the construction dust impact to the ASRs would not be adverse. As far as noise impact is concerned, representative residential noise sensitive receivers (NSRs) which are close to the representation sites have been selected to assess the traffic noise and construction noise impact. Given that there is no significant impact on these representative residential NSRs, noise impact on Bel-Air, which is relatively far away, would be insignificant.</p> <p>(iv) Regarding Ground B16(b), the current layout and platform levels of the proposed housing developments have already taken into account the need to minimise the excavation works and the associated noise, dust and transport impacts. Furthermore, noise, air quality and waste impacts during construction will be minimised by adopting the recommended mitigation measures, including restricting noise generated from construction sites</p>

Subject of Opposing Representation	Response to Representation
	<p>through good site practices, using Quality Powered Mechanical Equipment (QPME), avoiding noisy works near schools during examinations, adopting precast and prefabrication construction method, dust prevention measures as recommended in the Air Pollution Control (Construction Dust) Regulations, watering of the exposed sites to reduce emission of fugitive dust, avoiding or reducing generation of wastes during the planning, design and construction stages, adopting good site practices to implement measures to reduce wastes, increasing waste recycling, and proper storing, collecting and transporting wastes.</p> <p>(v) HA will implement an effective environmental management plan and mitigation measures on sites in respect of control and monitoring on the air quality, noise, dust, waste water discharge, waste disposal, etc. to avoid nuisance to the environment and neighbourhood during the building construction stage.</p>
Visual and Air Ventilation Aspects	
<p>B17. The Visual Impact Assessment (VIA) is inaccurate for the following reasons:</p> <p>(a) the VIA does not cover some visually sensitive receivers and fails to reflect the impact of the proposed public housing developments;</p> <p>(b) the photomontages cannot demonstrate the adverse visual impact on the surrounding developments; and</p> <p>(c) the final disposition of buildings and overall scheme design were not provided to demonstrate the visual impact on the surroundings, including Bel-Air.</p>	<p>(i) CEDD's VIA was conducted in accordance with the methodology set out in the Town Planning Board Guidelines No. 41 for Submission of VIA for Planning Applications to the Board (TPB-PG No. 41). As set out in the guidelines, in the highly developed context of Hong Kong, it is not practical to protect private views without stifling development opportunity and balancing other relevant considerations. In the interest of the public, it is far more important to protect public views, particularly those easily accessible and popular to the public or tourists. A set of photomontages of the proposed public housing developments from the representative public viewpoints are provided in the VIA and attached as Drawings 13a to 13m of MPC Paper No. 5/17, such as the podium garden atop the Chi Fu Shopping Centre, a future open</p>

Subject of Opposing Representation	Response to Representation
<p>B18. The non-quantitative AVA has failed to reflect the actual impact of the proposed public housing developments because of its large scale of the development. There is also doubt that qualitative AVA is a usual/acceptable practice for similar OZP amendments.</p>	<p>space opposite Bel-Air No. 8, the waterfront at South Horizons, the key ferry route of Sok Kwu Wan to Central on East Lamma Channel, and Hong Kong Trail.</p> <p>(ii) Responses to Ground A5(a) above are also relevant.</p> <p>(i) The qualitative AVA for the subject OZP amendments was conducted in the form of expert evaluation (EE) according to the Housing, Planning and Lands Bureau and Environment, Transport and Works Bureau Joint Technical Circular No. 1/06. The use of AVA(EE) is considered sufficient for the zoning amendments and is in line with the approach in other OZP amendments.</p> <p>(ii) HD will conduct quantitative AVA at the detailed building design stage to demonstrate that the wind performance of any future schemes will be no worse off than the current scheme in general and for scheme design optimisation. Such requirement has been stated in the ES of the OZP.</p> <p>(iii) Response (iv) to Ground A5(a) above are also relevant.</p>
<p>B19. Adverse visual and air ventilation impacts:</p> <p>(a) the proposed 47-storey buildings at the representation sites of Amendment Items A and B contravene the design concept stated under paragraph 5.2 of the ES of the OZP. Air penetration and partial views of the existing residential developments will be obstructed;</p> <p>(b) the proposed housing developments are against the original design intention of WFE of which the views of buildings would not block each other;</p> <p>(c) the proposed housing developments will create wall effect and heat island effect, obstruct sea breeze, induce adverse air</p>	<p>(i) Responses to Grounds A5(a), B17 and B18 above are relevant.</p> <p>(ii) Regarding the intention to keep developments below the level of Pok Fu Lam Road as far as possible as stated in paragraph 5.2 of the ES, it is applicable to developments on the seaward side along the section of Pok Fu Lam Road to the north of its junction with Chi Fu Road. It should be noted that the representation sites A and B are located to the south of the concerned junction.</p> <p>(iii) Regarding Bel-Air, which is located at the downstream area of the representation sites A and B under E wind direction, it is separated from the proposed public housing developments at about 260m with an open area in between. It is opined that the prevailing wind would reattach at the pedestrian level to reach Bel-Air. No</p>

Subject of Opposing Representation	Response to Representation
<p>(d) quality, visual and air ventilation impacts on the surroundings and affect the health of local residents;</p> <p>(d) the proposed housing developments at Amendment Items A and B have cumulative adverse visual and air ventilation impacts, including obstructing views of Bel-Air and Chi Fu Fa Yuen and creation of wall and canyon effect along Victoria Road;</p> <p>(e) the proposed housing development at the representation site C, which is less than 50m from World Fair Court and Pok Fu Lam Terrace, will cause adverse impacts on air ventilation, visual and sunlight penetration; and</p> <p>(f) the proposed six 49-storey buildings at Amendment Items D and E would form a wall weakening wind speed, in particular the summer southeast wind.</p>	<p>(iv) significant impact on air ventilation is anticipated.</p> <p>Regarding the air ventilation impact along Victoria Road, there is a 30m air path which facilitates wind penetration through the representation sites A and B near Victoria Road under ENE and SSW/SW wind conditions. According to the AVA(EE) report, there would be no significant impact due to the proposed housing development. HD will conduct quantitative AVA at the detailed building design stage to demonstrate that the wind performance of any future schemes will be no worse off than the current scheme in general and for scheme design optimisation.</p>
Cultural Heritage Aspects	
<p>B20. The proposed housing developments will have adverse impact on the sites of archaeological interest associated with the Old Dairy Farm and their environs. The Old Dairy Farm, old tree groups, endangered species and the Chi Fu Valley should be conserved.</p>	<p>(i) According to AMO, there are no identified sites of archaeological interest, declared or proposed monument identified within or close to the five representation sites.</p> <p>(ii) Among the remaining structures of the Old Dairy Farm in Pok Fu Lam graded by the Antiquities Advisory Board, three graded buildings/structures (one Grade 2 and two Grade 3) are located within the affected area that required heritage impact assessment, i.e. within 50m from the proposed works boundaries (Plan H-19). As advised by AMO, only assessment on one of the aforesaid Grade 3 historic structures which is located closer to the new access road to representation site E is necessary. According to CEDD feasibility study's initial assessment, no direct encroachment of works to the structure is anticipated. CEDD will</p>

Subject of Opposing Representation	Response to Representation
	follow the requirements in the Development Bureau Technical Circular (Works) No. 6/2009 to conduct heritage impact assessment for the concerned buildings/structures and implement the recommended mitigation measures if any.
Geotechnical Aspect	
B21. The geology of the representation site D is unfavourable as it contains 'volcanic', which was the cause of a 'failure' when Shek Pai Wan Road was duelled in the early 1970s.	In Hong Kong, many existing developments are indeed built in the area of volcanic rock. Concerning the rock type, no insurmountable geotechnical problem is envisaged.
Provision of Open Space, Greenery and Government, Institution and Community (GIC) Facilities	
B22. There will be no provision of at-grade local open space in the proposed public housing developments.	(i) Responses to Ground A5(e) and response (vii) to Ground B2 above are relevant.
B23. There is insufficient provision of GIC facilities to support the additional population of the proposed public housing developments. Recreation facilities, such as sports centre, sports ground and swimming pool should be provided in the vicinity of the proposed housing developments to address the current inadequate provision in the Southern District. Additional facilities for the elderly should also be provided. A Chinese herbal garden should be developed at the representation sites A and E.	(ii) As for Amendment Item D, it is an integral part of the five representation sites to provide major reception resources to facilitate WFER. Pedestrian connectivity between the proposed housing developments at representation sites D and E, which would serve as the major hub to provide ancillary facilities to the neighbourhood and the other new housing sites, will be enhanced to create a larger neighbourhood in Pok Fu Lam South area.
B24. Amendment Items A and B will result in a loss of existing open space, which is the breathing space of the neighbourhood.	
B25. The remote location of Amendment Item D and its lack of supporting facilities will create an imbalance community. It will also be inconvenient for the future residents living there.	

Subject of Opposing Representation	Response to Representation
Public Consultation	
<p>B26. The public consultation has not been carried out properly for the following reasons:</p> <p>(a) since Bel-Air was not shown on the proposed development concept plan in the leaflets issued by THB and HA, the residents were unaware that Amendment Items A and B would have significant adverse impacts on them;</p> <p>(b) there has not been any proper consultation apart from the information leaflets; and</p> <p>(c) the opinions of the local residents were ignored.</p>	<p>(i) The Government has maintained a close liaison with the local communities including actively collecting and consolidating opinions for refining the proposed housing developments. HA has published four issues of Information Leaflets since 2016 for distribution to SDC members, residential developments in the vicinity including Bel-Air and other stakeholders. HA and relevant departments have also exchanged views with local communities, residents representatives and stakeholders through meetings with the concerned LegCo members, SDC members and the Estate Management Advisory Committee of WFE; and attending residents' forums, etc. The Government will continue to engage and liaise closely with all the stakeholders throughout the development process of the proposed public housing developments.</p> <p>(ii) The draft Pok Fu Lam OZP No. S/H10/16 was published in accordance with the provision of the Town Planning Ordinance (the Ordinance). All representations received by the Board during the plan exhibition period were published for comments. All representations and comments received are duly considered by the Board in accordance with the provision of the Ordinance.</p>
Other Comments/Views not Related to the Amendment Items	
Wah Fu Estate Redevelopment	
<p>C1. WFE should not be redeveloped due to its heritage value.</p> <p>C2. Query that the site of WFE will be sold for private development.</p> <p>C3. Object to WFER without adequate supporting traffic infrastructure and other facilities.</p>	<p>(i) As announced in the 2014 Policy Address, the partial lifting of the administrative PFLM on development is to release five government sites for public housing development, as well as WFE for redevelopment. WFE will be retained for public housing after redevelopment so as to address the keen demand for public</p>

Subject of Opposing Representation	Response to Representation
<p>C4. To announce the site layout/project details of WFE upon redevelopment, as well as the redevelopment programme as soon as possible.</p>	<p>housing from society.</p> <p>Regarding the suggestion of preserving WFE, HA will consider the views from concerned government departments, SDC members and local communities, and examine the heritage values, structures, uses and sustainability of the buildings, etc., in determining the redevelopment plan for WFE.</p> <p>(iii) Upon completion of the relevant statutory procedure and the planning brief for the representation sites, HD will start studying the redevelopment proposal of WFE, including the design/technical and rehousing matters, and consult the affected residents, shop tenants, social welfare organisations, SDC, etc.</p> <p>(iv) Responses to Ground A1 above are also relevant.</p>
<p>Others</p>	
<p>C5. To rezone the area shown as 'Road' along the coast of Sandy Bay, Cyberport, Wah Fu and Wah Kwai Estate to "O" to reflect the actual circumstances as the SDC has a committed plan to provide a promenade along the coast.</p>	<p>The concerned area shown as 'Road' is not related to any of the amendment items.</p> <p>SDC's agreed plan to provide a promenade along the coast of Pok Fu Lam is noted. The provision of open space is always permitted within the area of the OZP according to the covering Notes of the OZP. No rezoning is required.</p>

(3) The proposals of the opposing representations (R1258 (part) to R2693, R2695 to R4334) as well as responses are summarised below are summarised below:

Representers' Proposal	Response to Representation
<p>D1. To retain the original respective "GB", "O" and "G/IC" zonings of all the representation sites.</p>	<p>(i) Responses to Grounds A1, B2 and B3 above on the need for the five representation sites as the reception resources to facilitate WFER, the site suitability for residential use and the sufficient</p>

Representers' Proposal	Response to Representation
	<p>provision of supporting facilities are relevant.</p> <p>(ii) Given that the provision of existing and planned open space and GIC facilities is sufficient to meet the HKPSG requirements, the representation sites are considered suitable for public housing developments, as well as the retention of the original zonings would have adverse implications on the redevelopment of WFE and the public housing land supply, the representers' proposal is not supported.</p>
<p>D2. To rezone representation site A to "G/IC" and "GB" for school and community uses with maximum BH of 30m to 50m.</p>	<p>(i) Responses to Grounds D1 above are relevant. It should also be noted that a school site will be provided in WFER to meet the future educational need of the area and sufficient community facilities will be provided in the proposed public housing developments to meet the need of the community.</p> <p>(ii) With respect to the proposed BH, responses (ii) to Ground A5(a) above on the overall BH concept are relevant. Hence, the representer's proposal is not supported.</p>
<p>D3. To shift Amendment Item E towards Amendment Item D to the southeast so as to develop the two sites together into a community with comprehensive supporting facilities.</p>	<p>(i) Response (i) to Ground B3 above is relevant.</p> <p>(ii) The selection of the representation sites D and E has already taken into account the findings of CEDD's feasibility study, including the site history, topography, ecological and landscape values, and other environmental concerns. The representation sites D and E are acceptable from land use and various technical aspects for the proposed public housing developments. However, the land to the further east and southeast of the representation site D is subject to various site constraints, such as very steep slope, partly underneath or too close to the pylon/overhead transmission line at the eastern side, and close to Town Gas Aberdeen Depot at Tin Wan Praya Road at the southern side, which stores dangerous</p>

Representers' Proposal	Response to Representation
	<p>goods. All these will limit the suitability of the area for housing development. Moreover, the area to the northeast of the representation site D is of a higher ecological value, including a natural stream course and some species of conservation importance as well as an existing hiking trail and hence is also not suitable for housing development. As such, the representer's proposal is not supported.</p>

(4) The grounds and proposals of the comments (C1 to C146) are summarised below:

Comment No. (TPB/R/S/H10/16-)	Related Representation / Amendment Item	Gist of Comment	Response to Comment
C1	Oppose all opposing representations	<p>(a) Support all Amendment Items. Those concerns of opposing representations on adverse impacts are overstated and should not be the grounds to oppose the OZP amendments, given that various assessments have been and will be taken into consideration by the Government.</p> <p>(b) Same as Ground A4 above.</p> <p>(c) WFER should be expedited, residents should be consulted and details should be announced as soon as possible.</p>	<p>Noted.</p> <p>Responses to Ground A4 above are relevant.</p> <p>Responses to Grounds A1 and A2 above are relevant.</p>
C2 – C111	Oppose R1259 to R1312, R1320 to R1786, R1801 to	Support all Amendment Items and the following provision of facilities, building and road design should be considered:	

Comment No. (TPB/R/S/H10/16-)	Related Representation / Amendment Item	Gist of Comment	Response to Comment
	R2558 and R2568 to R4278	<p>(a) the new buildings should be provided with green roofs and vertical greening;</p> <p>(b) the area of open space to be provided should be equivalent to that of the existing open space in WFE;</p> <p>(c) the loss of 2,400 trees should be compensated at the representation sites and surrounding areas;</p> <p>(d) HA should ensure that there would be no loss of existing commercial facilities in WFE;</p> <p>(e) SIL(W) should be implemented together with the proposed developments/redevelopment and commissioned by 2025 according to RDS-2014;</p> <p>(f) the design of the proposed junction at Pok Fu Lam Road and Victoria Road should be reviewed, as the run-in/out of the proposed public vehicle park at the representation site E would be adversely affected;</p> <p>(g) a public transport terminus instead of the proposed bus lay-bys should be provided at the representation sites of Amendment Items B and E to avoid obstructing the road;</p> <p>(h) a pedestrian footbridge network should be provided to connect the representation sites of Amendment Items A, D and E to reduce pedestrian flow at the proposed junction; and</p>	<p>Responses (vi) to Ground B4 above are relevant.</p> <p>Responses (vii) to Ground B2 above are relevant.</p> <p>Responses to Ground B15 above are relevant.</p> <p>Responses (ii) and (iii) to Ground A5(e) above are relevant.</p> <p>Responses to Ground A4 above are relevant.</p> <p>Responses (ii) and (iii) to Ground B6 above are relevant.</p> <p>Responses (i) and (ii) to Ground B9 above are relevant.</p> <p>Responses to Ground A5(g) above are relevant. The existing and the proposed pedestrian network are sufficient to cope with the existing and future demand. In view that there are two footbridges proposed across Shek Pai Wan Road, the demand for additional footbridge to</p>

Comment No. (TPB/R/S/H10/16-)	Related Representation / Amendment Item	Gist of Comment	Response to Comment
		<p>(i) a run-in/out at Pok Fu Lam Road should be provided for the proposed housing development at Amendment Item C to avoid vehicles obstructing Wah Lam Path and Wah King Street.</p>	<p>connect the representation sites A, D and E is anticipated to be low.</p> <p>The commenters' proposal is considered infeasible from traffic engineering point of view. Pok Fu Lam Road and Shek Pai Wan Road are primary distributor roads and the traffic is busy. The concerned road section of Shek Pai Wan Road (next to representation site C) is located between the signal controlled junction (Pok Fu Lam Road/Victoria Road) and the access road of Wah Fu Road to Shek Pai Wan Road. In addition, there is a vehicular access for the fire station at the concerned road section. If an additional run-in/out is proposed for the representation site C on this road section, the traffic flow and road safety at Pok Fu Lam Road and Shek Pai Wan Road will be adversely affected.</p> <p>In light of the existing traffic conditions and geographical constraints of the abovementioned road section, it would be appropriate for vehicles to access the representation site C to/from Pok Fu Lam Road by using the existing road network.</p>
C112, C119 to C121, C123 to	Provide comments on all Amendment Items	(a) C112 supports Amendment Items D and E, and opposes Amendment Items A to C.	

Comment No. (TPB/R/S/H10/16-)	Related Representation / Amendment Item	Gist of Comment	Response to Comment
C132	<p>Related to R1673 (C119 only)</p> <p>Related to R1809 and R1905 (C112 only)</p>	<p>(b) C119 to C121, C123 to C132 oppose all Amendment Items on the following grounds:</p> <p>(i) same as Grounds B1 to B3 above. Besides, the extensive rezoning of “GB” sites is a major change in land use planning, for which comprehensive and in-depth public consultation should be carried out;</p> <p>(ii) the BH and number of building blocks should be reviewed to avoid creating wall effect, obstructing the sea view;</p> <p>(iii) adverse impacts on traffic, environment, ecology and landscape; and</p> <p>(iv) supporting public transport facilities, including MTR, as well as recreation and GIC facilities should be provided.</p> <p><u>Other comments/views not related to the Amendment Items</u></p> <p>(c) the Government has not guaranteed that WFE would be redeveloped for public housing development;</p> <p>(d) the site of WFE should be sold to generate revenue, instead of redevelopment, as land supply is scarce; and</p>	<p>Responses to Grounds B1 to B3 above are relevant.</p> <p>Responses to Ground B4 above are relevant.</p> <p>Responses to Grounds B5, B6, B14 to B16 above are relevant.</p> <p>Responses to Grounds A4, A5(e) and B23 above are relevant.</p> <p>(i) Given that there is still a gap between the latest public housing production target and the land availability for public housing development, WFE will be retained for public housing after redevelopment to address the keen demand for public housing from society.</p> <p>(ii) The intention to retain the WFE site</p>

Comment No. (TPB/R/S/H10/16-)	Related Representation / Amendment Item	Gist of Comment	Response to Comment
		<p>(e) the waterfront site of Waterfall Bay Road is suitable for low-density development such as government or school use, or for expansion of Cyber-Port.</p>	<p>for public housing developments has been reaffirmed in the "Message from the Secretary for Transport and Housing" as contained in Information Leaflet No. 3 jointly issued by the THB and HA in February 2017.</p> <p>The exact location was not indicated in the comment. Should a site be made available for development, its suitable use will be determined through the established process.</p>
C113	Support R1260	<p>(a) Oppose all Amendment Items. In particular, the original "GB" site is also a heritage area previously used by the former Dairy Farm Company.</p> <p><u>Other comments/views not related to the Amendment Items</u></p> <p>(b) SIL(W) appears to be a money-making opportunity proposed by the MTRC and not supported by verifiable planning and forward projections and supported by HyD.</p>	<p>Responses to Ground B20 above are relevant.</p> <p>Responses to Ground A4 above are relevant.</p>
C114 to C118	Support R1259 and R1260 Oppose R1 to R1256 (C114 to C117 only)	<p>(a) Support the opposing representations on the following grounds:</p> <p>(i) same as Ground B2 above;</p> <p>(ii) the proposed development intensity and BH</p>	<p>Responses to Grounds B2 and B3 above are relevant.</p> <p>Responses to Ground A5(e) above are</p>

Comment No. (TPB/R/S/H10/16-)	Related Representation / Amendment Item	Gist of Comment	Response to Comment
		<p>are excessive; and</p> <p>(iii) adverse impacts on traffic, environment and ecology.</p> <p>(b) Oppose the supporting representations as it is inappropriate to rezone "GB" for housing developments at this stage, given that there is an on-going Government study on land supply strategy (C114 only).</p> <p>(c) The subject OZP amendments should be considered together with those of the draft Aberdeen and Ap Lei Chau OZP No. S/H15/32.</p> <p>(d) Proposal same as Ground D1 above.</p>	<p>relevant.</p> <p>Responses to Grounds B5, B6, B14 and B16 above are relevant.</p> <p>Responses to Ground B3 above are relevant.</p> <p>The Board would take account of all relevant planning information and considerations as well as all the representations and comments in deciding whether proposed amendment would be required to address the representations. The representations and comments in respect of the draft Aberdeen and Ap Lei Chau OZP No. S/H15/32 will also be heard in accordance with the provision of the Ordinance.</p> <p>Responses to Ground D1 above are relevant.</p>
C122	Oppose Amendment Item D	<p>Oppose Amendment Item D on the following grounds:</p> <p>(a) the rezoning of "GB" zone on the fringe of Aberdeen Country Park for housing development is not justified; and</p>	<p>Responses to Ground B3 above are relevant.</p>

Comment No. (TPB/R/S/H10/16-)	Related Representation / Amendment Item	Gist of Comment	Response to Comment
C133 and C134		(b) same as Ground B2(f) above.	Response (ix) to Ground B2 above is relevant.
C135 to C146	Support R4335	Same as Ground A6 above.	Responses to Ground A6 above are relevant.
	Support R4336	Support R4336 on the following grounds: (a) same as Ground A7 above; and (b) the representer's proposed "CDA" zoning will provide for the acquisition of a relocation site, facilitate the sale of the site to generate revenue for the school's future development and provision of services not sub-vented by the Government.	Responses to Ground A7 above are relevant.

Responses to representers' suggestions of alternative replacement sites for public housing developments

Suggested Alternative Sites	Response to Representation
<p>Some representers suggest other sites in the Southern District or land resources in Hong Kong as listed out below for public housing development to replace the representation sites:</p>	<p>(i) It has always been the Housing Authority's intention to consider any suitable sites across the territory for public housing development. If suitable land is identified, the Government will need to complete all procedures, which include conducting technical feasibility studies, carrying out public consultation, rezoning, seeking funding approval from the Legislative Council and executing relevant works, etc. Since the proposed housing developments would serve as the major reception resources for Wah Fu Estate Redevelopment, factors such as the time required to develop the sites, and the distance between the sites and Wah Fu Estate, etc. have to be taken into account. In view of this, it is considered that the alternative sites suggested cannot replace the five representation sites in Pok Fu Lam South.</p> <p>(ii) At this stage, the Government will focus its efforts on implementing the five representation sites, which are found technically feasible for residential developments, so as to expedite WFER and meet the increasing demand for housing from society as a whole. Notwithstanding the above, should a site be made available for development, its suitable use will be determined through the established process.</p> <p>(iii) In view of the above, the alternative sites suggested by the representers to replace the five representation sites are not supported. Detailed and specific comments on the concerned sites are appended as follows:</p>
<p><u>Site 1</u> A vacant site near ex-Pok Fu Lam Kennels</p>	<p>(i) The site falls within an area mainly zoned "Open Space" ("O") with small portions zoned "Government, Institution or Community" ("G/IC") on the draft Pok Fu Lam Outline Zoning Plan (OZP) No. S/H10/16. The site has no exact boundary.</p> <p>(ii) It is mainly a piece of vegetated land with a few low-rise structures bounded by Cyberport Road, Victoria Road and Wah Chui Street. Within the site, there are temporary structures for domestic use and a watercourse leading to the Waterfall Bay.</p>

Suggested Alternative Sites	Response to Representation
	<p>(iii) Since the site forms part of the open space network extending from Victoria Road to the waterfront, it was considered suitable to be retained as "O" and was not included in the previous land use review. Moreover, the site involves private land, the development of which will require land resumption and thus, a longer development programme.</p> <p>(iv) Rezoning of the site for residential use including public housing development is required.</p>
<p><u>Site 2</u> Vacant land near Cyberport</p>	<p>(i) The exact location of the 'vacant land near Cyberport' was not indicated in the relevant representations. However, there is Cyberport Waterfront Park and some fenced-off sites for tree planting in the area. They mainly fall within an area zoned "Other Specified Uses" annotated "Cyber-port" and shown as 'Road' on the draft Pok Fu Lam OZP No. S/H10/16. The site area of the existing park is about 54,500m².</p> <p>(ii) It should be noted that the concerned 'Road' area is previously designated for Route 7 development. While the Government has decided that its alignment as shown on the OZP will not be implemented, this obsolete alignment will be deleted in due course upon review of the land uses of the concerned area. Rezoning of the site for residential use including public housing development is required.</p>
<p><u>Site 3</u> Government Laboratory at Victoria Road</p>	<p>(i) The Food Safety Laboratory (the Laboratory) of the Government Laboratory at Victoria Road, which is currently in operation, falls within an area zoned "G/IC" on the draft Pok Fu Lam OZP No. S/H10/16. The site area is about 4,100m².</p> <p>(ii) The Government Laboratory has no relocation or redevelopment plan of the Laboratory. Rezoning of the site for residential use including public housing development is required.</p>
<p><u>Site 4</u> Pok Fu Lam Fire Station and Ambulance Depot</p>	<p>(i) The Pok Fu Lam Fire Station and Ambulance Depot at Pok Fu Lam Road, which is currently in operation, falls within an area zoned "G/IC" on the draft Pok Fu Lam OZP No. S/H10/16. The site area is about 7,400m².</p> <p>(ii) The Fire Services Department has no relocation or redevelopment plan of the existing facilities.</p>

Suggested Alternative Sites	Response to Representation
<p><u>Site 5</u> The Aberdeen Campus of Police College of the Hong Kong Police Force</p>	<p>Rezoning of the site for residential use is required if it is proposed for public housing development.</p> <p>(i) The Aberdeen Campus of Police College in Wong Chuk Hang, which is currently in operation, falls within an area zoned "G/IC" on the draft Aberdeen and Ap Lei Chau OZP No. S/H15/32. The site area is about 179,200m².</p> <p>(ii) The Aberdeen Campus has been providing various professional training for new police recruits and serving police officers. In 2017-18, around 1,600 new recruits and 13,100 serving police officers received training at the Aberdeen Campus. The Police College endeavours to enhance the Hong Kong Police Force's training capabilities through continuous development to cater to the needs of an ever-changing society. Relocating the Aberdeen Campus is a complex issue involving consideration on many aspects. The potential impact of such proposal on the training, professional standard and capacity to maintain law and order in Hong Kong of the Police must not be underestimated and such proposal must hence be carefully considered. The Hong Kong Police Force has no plan to relocate the Aberdeen Campus.</p>
<p><u>Site 6</u> The former Wong Chuk Hang Estate</p>	<p>(i) The site falls within an area mainly zoned "Comprehensive Development Area" for residential and commercial uses together with a rail depot and station with the provision of public transport and other supporting facilities on the draft Aberdeen and Ap Lei Chau OZP No. S/H15/32. The site area is about 71,700m². A MLP has also been approved by the Board on 8.2.2013.</p> <p>(ii) In December 2007, the Government announced the South Island Line (East) (SIL(E)) which includes the use of the site of Wong Chuk Hang Estate as depot. Due to limited land supply, the former Wong Chuk Hang Estate is the only government site available along the proposed alignment of the SIL(E) for depot development. In 2011, the Hong Kong Housing Authority handed over the site of the former Wong Chuk Hang Estate to the Government to facilitate the depot with above-depot property development.</p>

Suggested Alternative Sites	Response to Representation
<p><u>Site 7</u> The redeveloped Yue Kwong Chuen</p>	<p>(i) The site falls within an area zoned “Residential (Group A)” on the draft Aberdeen and Ap Lei Chau OZP No. S/H15/32. The site area is about 15,200m².</p> <p>(ii) It has been included in the Hong Kong Housing Society’s redevelopment plan of Yue Kwong Chuen for public housing development.</p>
<p>Others e.g. area around Tin Wan, Repulse Bay, the Peak, Happy Valley</p>	<p>The exact locations were not indicated in the relevant representations. Among the 210 potential housing sites, none is identified in these areas. Moreover, given that the representation sites are proposed as the reception resources for WFER, alternative site located in the distance away from WFE, e.g. Repulse Bay, the Peak and the Happy Valley area, as suggested, would not be relevant for such purpose.</p>

Responses to Comments on the Traffic Impact Assessment (TIA)

Subject of Representation	Response to Representation
<p>(1) The TIA is incomprehensive and incorrect for the following reasons:</p> <p>(a) it fails to reflect the actual traffic impact without taking into account of the following factors/assumptions:-</p> <p>(i) the increased population of the Wah Fu Estate Redevelopment (WFER) and other surrounding developments;</p> <p>(ii) other major road connections, namely Aberdeen Tunnel, Tai Tam Road and Pok Fu Lam Road;</p> <p>(iii) the traffic flow from Aberdeen, Ap Lei Chau and future Wong Chuk Hang development;</p> <p>(iv) the traffic impact on the other major parts of Hong Kong Island, i.e. Central and Causeway Bay, etc.; and</p> <p>(b) some calculations in the TIA are questionable which would hide the future disastrous traffic impact due to the proposed housing</p>	<p>(i) The TIA under CEDD's feasibility study was carried out in accordance with the Transport Planning and Design Manual with the latest research data and planning data that may affect driving routes, as well as the existing, planned and committed developments within the traffic impact regions. An Area of Influence covering the major existing traffic corridors within 2km of the representation sites, including Pok Fu Lam Road, Shek Pai Wan Road, Victoria Road, Chi Fu Road, Chi Fu Close, Wah Fu Road, Wah Lam Path, Wah Lok Path, Wah King Street, Wah Hong Street, Wah Chui Street and Cyberport Road was also adopted.</p> <p>(ii) The TIA has confirmed that, after implementation of the recommended improvement measures as detailed in responses (ii) to (2) and (3) below, the road and transport network will be able to accommodate the transport needs arising from the proposed housing developments. TD has agreed with the TIA and opined that the road improvement works could satisfy the traffic needs arising from the proposed housing developments. TD and the Police will closely monitor the traffic and road safety condition as well as the illegal parking problems in the Pok Fu Lam area, and take appropriate traffic management and enforcement action as necessary.</p> <p>(iii) As substantial increase in the population of the area is anticipated only after WFER, a separate TIA will be conducted by HA before commencement of WFER. The TIA will take into account the holistic effects from the completed and planned infrastructures at that time which may result in a redistribution of traffic in the Pok Fu Lam area. This TIA will propose traffic and transportation improvement measures, if necessary, to ensure no unacceptable traffic impacts on the area will be resulted. The TIA will be</p>

Subject of Representation	Response to Representation
developments.	subject to TD's approval.
<p>(2) The traffic congestion problems of Pok Fu Lam Road, Victoria Road, Cyberport Road, Wah Lok Path, Wah Lam Path and Aberdeen Tunnel will be aggravated arising from the proposed public housing developments in the long run and during the construction stage of the developments/redevelopment. Any additional development in the Pok Fu Lam area without an overall improvement in the transport network is not in line with the uplift of the Pok Fu Lam Moratorium.</p> <p>(3) Pok Fu Lam area should not be developed without supporting transport infrastructure, including railway development.</p>	<p>(i) Responses to (1) above are relevant.</p> <p>(ii) The TIA has confirmed that with the proposed junction improvement works, all assessed junctions and road links will perform satisfactorily during construction and operation stages in the design years 2027 and 2032.</p>
<p>(4) Concern on the traffic impact during construction stage of the proposed developments and WFER, which will last for over ten years.</p>	<p>The TIA has confirmed that, even if construction vehicles operate at peak hours during construction, the major junctions and roads in the study area will still operate with adequate spare capacity. CEDD will consider necessary temporary traffic arrangement at specific major junctions and roads according to the actual situations during construction so as to ensure they could operate with spare capacity.</p>
Proposed Junction at Pok Fu Lam Road and Victoria Road	
<p>(5) The proposed junction at Pok Fu Lam Road and Victoria Road will worsen the traffic condition of Pok Fu Lam Road. The run-in/out of the Pok Fu</p>	<p>(i) According to the findings of the TIA, road improvement works at the junctions of Victoria Road and Pok Fu Lam Road are recommended to relieve the traffic impacts arising from the proposed developments and to</p>

Subject of Representation	Response to Representation
<p>Lam Fire Station and Ambulance Depot will also be adversely affected.</p>	<p>ensure the proposed four-arm signalised junction will operate with desirable performance. The junction improvement works mainly includes:</p> <ul style="list-style-type: none"> (a) widening of Pok Fu Lam Road southbound carriageway at the upstream of the concerned junction from two lanes to four lanes and widening of the downstream exit section of the junction from two lanes to three lanes; and (b) widening of Victoria Road eastbound carriageway from existing two lanes to three lanes. <p>The abovementioned measures will ensure the concerned junction is capable of accommodating the future traffic flow arising from the proposed housing developments.</p> <p>(ii) With the proposed junction improvement scheme, the concerned junction will be able to accommodate the traffic arising from the proposed housing development.</p>
<p>(6) A direct connection should be provided between Wah Fu Road and the representation site E to replace the proposed junction at Pok Fu Lam Road and Victoria Road.</p>	<p>The representor's proposal is considered infeasible from traffic engineering point of view:</p> <ul style="list-style-type: none"> (i) in view of the limited width of the existing Wah Fu Road underpass, manoeuvring of long vehicles of proposed movement from Shek Pai Wan Road northbound to Wah Fu Road eastbound would be difficult. The visibility at the representor's proposed junction would also be insufficient due to the existing configuration of slip road at Wah Fu Road westbound; (ii) the representor's proposed access to the representation site of Amendment Item E at the bending section of slip road of Wah Fu Road will be

Subject of Representation	Response to Representation
	<p>dangerous due to insufficient visibility;</p> <p>(iii) the representer's proposed access road leading from the junction of Pok Fu Lam Road and Victoria Road will connect the representation site E at a level of +75mPD to overpass the existing Hong Kong Electric cable tunnel and the access road of Kai Lung Wan Fresh Water Service Reservoir (KLW FWSR). However, adequate headroom is required for the traffic at the existing access road of KLW FWSR. Besides, while Wah Fu Road is at level of about +55mPD, the 20m level difference will require a minimum 350m-long ramp or tunnel to connect two sides. The ramp/tunnel will greatly reduce the platform area of the representation site E and affect flat production. Additional cost would be substantial for construction of the 350m long bridge or tunnel; and</p> <p>(iv) the representer's proposed connection will require modification of Wah Fu Road. Closure of Wah Fu Road may also be required during the construction stage, which will significantly affect the traffic going to/from the adjacent existing developments, e.g. Kellett School and Pok Fu Lam Terrace.</p>
<p>(7) A flyover connecting Pok Fu Lam Road southbound with Victoria Road westbound should be provided to replace the proposed junction at Pok Fu Lam Road and Victoria Road.</p>	<p>The representer's proposal is considered infeasible from traffic engineering point of view:</p> <p>(i) high headroom underneath the representer's proposed flyover would need to be provided for maintaining the existing traffic at Pok Fu Lam Road / Victoria Road while avoiding conflict with the existing Pok Fu Lam Fire Station and Ambulance Depot;</p> <p>(ii) with the representer's proposed flyover, piers for supporting the flyover across Pok Fu Lam Road would be inevitably located at the existing refuge</p>

Subject of Representation	Response to Representation
	<p>island at Pok Fu Lam Road, which will worsen the visibility at the junction of Pok Fu Lam Road and Victoria Road;</p> <p>(iii) Victoria Road is a single-2 carriageway with approximate 2.5m-wide footpaths, and bounded by St. Paul's College Primary School and Pok Fu Lam Fire Station and Ambulance Depot on both sides. There is insufficient width for accommodating the flyover unless Pok Fu Lam Fire Station and Ambulance Depot is demolished; and</p> <p>(iv) the representor's proposed flyover adjacent to the residential developments and schools would induce additional adverse environmental impacts on air and noise as well as adverse visual impacts.</p>
<p>(8) The proposed widening of Victoria Road eastbound carriageway is insufficient to cope with the additional traffic, as the concerned road is already overloaded during peak hours due to traffic from the existing developments.</p>	<p>Responses to (5) above are relevant.</p>
Amendment Item C	
<p>(9) A run-in/out at Pok Fu Lam Road should be provided for the proposed housing development at the representation site C.</p>	<p>(i) The representor's proposal is considered infeasible from traffic engineering point of view. Pok Fu Lam Road and Shek Pai Wan Road are the primary distributor roads and the traffic is busy. The concerned road section of Shek Pai Wan Road (next to representation site C) is located between the signal controlled junction (Pok Fu Lam Road/Victoria Road) and the access road of Wah Fu Road to Shek Pai Wan Road. In addition, there is a vehicular access for the fire station at the concerned road section. If an additional run-in/out is proposed for the representation site C on this road section, the traffic flow and road safety at Pok Fu Lam Road and Shek Pai</p>

Subject of Representation	Response to Representation
	<p>Wan Road will be adversely affected.</p> <p>(ii) In light of the existing traffic conditions and geographical constraints of the abovementioned road section, it would be appropriate for vehicles to access the representation site C to/from Pok Fu Lam Road by using the existing road network.</p>
Amendment Item D	
<p>(10) Large retaining wall structures are required to form the representation site D, causing significant traffic impact due to the need to reduce carriageway width of Shek Pai Wan Road.</p> <p>(11) The run-in/out arrangement of the proposed housing development at the representation site D and the proposed pedestrian signals will induce adverse impact on traffic on Shek Pai Wan Road and create road safety issues.</p>	<p>(i) In view of the road geometry and speed limit of Shek Pai Wan Road, the ingress and egress of the proposed housing development at the representation site D are proposed at Shek Pai Wan Road southbound with the left-in/left-out configuration. Adequate merging and diverging tapers will be provided for the access of the representation site D and comply with the prevailing requirement on carriageway with speed limit of 70kph. The existing carriageway width of Shek Pai Wan Road will also be maintained.</p> <p>(ii) According to the findings of CEDD's TIA, with the implementation of phased construction and appropriate temporary traffic management measures as well as the implementation of the proposed road improvement works, the traffic impact arising from the works during construction period and after the population intake of the proposed public housing development is expected to be minimal.</p>

Major Grounds and Proposals of Respective Representations

Representer	Major Representations Grounds/Proposals
R1	A1, A2, A4(a), A5(e) to A5(g)
R2	A1, A3
R3 to R10	A1, A4(a), A5(e) to A5(g)
R11	A1, A4(a), A4(b), A5(a) to A5(g)
R12 to R18	A1, A4(a), A5(e) to A5(g)
R19	A1, A4(a), A4(b), A5(a) to A5(g)
R20 to R23	A1, A4(a), A5(e) to A5(g)
R24	A1, A4(a), A4(b), A5(a) to A5(g)
R25 to R27	A1, A4(a), A5(e) to A5(g)
R28	A1, A4(a), A4(b), A5(a) to A5(g)
R29, R30	A1, A4(a), A5(e) to A5(g)
R31	A1, A4(a), A4(b), A5(a) to A5(g)
R32 to R52	A1, A4(a), A5(e) to A5(g)
R53	A1, A4(a), A4(b), A5(a) to A5(g)
R54 to R61	A1, A4(a), A5(e) to A5(g)
R62	A1, A4(a), A4(b), A5(a) to A5(g)
R63 to R67	A1, A4(a), A5(e) to A5(g)
R68	A1, A4(a), A4(b), A5(a) to A5(g)
R69 to R73	A1, A4(a), A5(e) to A5(g)
R74, R75	A1, A4(a), A4(b), A5(a) to A5(g)
R76 to R79	A1, A4(a), A5(e) to A5(g)
R80	A1, A4(a), A4(b), A5(a) to A5(g)
R81 to R87	A1, A4(a), A5(e) to A5(g)
R88	A1, A4(a), A4(b), A5(a) to A5(g)
R89 to R91	A1, A4(a), A5(e) to A5(g)
R92	A1, A4(a), A4(b), A5(a) to A5(g)
R93 to R110	A1, A4(a), A5(e) to A5(g)
R111	A1, A4(a), A4(b), A5(a) to A5(g)
R112 to R122	A1, A4(a), A5(e) to A5(g)
R123	A1, A4(a), A4(b), A5(a) to A5(g)
R124 to R127	A1, A4(a), A5(e) to A5(g)
R128	A1, A4(a), A4(b), A5(a) to A5(g)
R129 to R147	A1, A4(a), A5(e) to A5(g)
R148	A1, A4(a), A4(b), A5(a) to A5(g)
R149	A1, A4(a), A5(e) to A5(g)
R150, R151	A1, A4(a), A4(b), A5(a) to A5(g)
R152 to R154	A1, A4(a), A5(e) to A5(g)
R156 to R159	A1, A4(a), A5(e) to A5(g)
R160	A1, A4(a), A4(b), A5(a) to A5(g)
R161 to R175	A1, A4(a), A5(e) to A5(g)

Representer	Major Representations Grounds/Proposals
R176	A1, A4(a), A4(b), A5(a) to A5(g)
R177 to R205	A1, A4(a), A5(e) to A5(g)
R206	A1, A4(a), A4(b), A5(a) to A5(g)
R207 to R230	A1, A4(a), A5(e) to A5(g)
R231	A1, A4(a), A4(b), A5(a) to A5(g)
R232 to R246	A1, A4(a), A5(e) to A5(g)
R247	A1, A4(a), A4(b), A5(a) to A5(g)
R248 to R262	A1, A4(a), A5(e) to A5(g)
R263	A1, A4(a), A4(b), A5(a) to A5(g)
R264 to R267	A1, A4(a), A5(e) to A5(g)
R268	A1, A4(a), A4(b), A5(a) to A5(g)
R269 to R280	A1, A4(a), A5(e) to A5(g)
R281	A1, A4(a), A4(b), A5(a) to A5(g)
R282 to R291	A1, A4(a), A5(e) to A5(g)
R292	A1, A4(a), A4(b), A5(a) to A5(g)
R293 to R316	A1, A4(a), A5(e) to A5(g)
R317	A1, A4(a), A4(b), A5(a) to A5(g)
R318	A1, A4(a), A5(e) to A5(g)
R319, R320	A1, A4(a), A4(b), A5(a) to A5(g)
R321 to R328	A1, A4(a), A5(e) to A5(g)
R329	A1, A4(a), A4(b), A5(a) to A5(g)
R330 to R398	A1, A4(a), A5(e) to A5(g)
R399 to R1245	A1, A4(a), A4(b), A5(a) to A5(g)
R1246, R1247	A1, A4(a), A5(e) to A5(g)
R1248 to R1256	A1, A4(a), A4(b), A5(a) to A5(g)
R1257	A1, A4(b)
R1258	A1, A5(e), B25, C4
R1259	B1(a), B2(b), B3(a), B3(b)
R1260	B2(a), B14(a), B6(c), C1
R1261	A2, B2(b), B6(a), B7,
R1262	B4(d), B4(g), B6(c), B6(d), B6(e), B6(f), B6(g), B8, B9(c), B10, B12, B17(c), B19(d), B21
R1263	B2(c), B6(a)
R1264	B2(a), B2(b), B4(g)(3), B4(g)(8), B19(c), B23, B24
R1265 to R1267	Nil
R1268	B2(a), B6(g), B15(a)
R1269	B1(c), B2(a), B3(d), B6(g), B14(a), B15(a)
R1270	Nil
R1271	B4(a), B6(b), B15(a), B19(c)
R1272	B2(a), B6(a), B6(g), B15(a), B16(b), B19(c)
R1273	Nil

Representer	Major Representations Grounds/Proposals
R1274	B1(c), B4(a), B6(a), B19(c),
R1275	B2(a), B15(a), B23
R1276	Nil
R1277	B6(a), B15(a), B19(c)
R1278	B1, B2(b), B3(c), B4(g)(6), B4(g)(9), B5, B6(a), B6(b)
R1279	B1(c), B2(a), B2(c), B2(b), B13, B16(d)
R1280	B2(b), B4(g)(11), B6(a), B6(c), B7, B19(c), D2, D3
R1281	B1(c), B3(b), B4(d)
R1282	B2(b), B6(a), B6(c), B7, B19(a), B19(c)
R1283	B1(c), B2(a), B2(b), B3(b), B4(g)(11), B6(c), B6(g), B7, B15(a), B19(c), B19(f), D2, D3
R1284	B1(c), B2(a), B2(b), B4(g)(11), B6(c), B6(g), B15(a), D2, D3
R1285	B1(c), B2(a), B2(b), B3(b), B4(g)(11), B6(c), B6(g), B7, B15(a), B15(a), D2, D3
R1286	B1(c), B2(a), B2(b), B3(d), B4(g)(11), B6(c), B6(g), B7, B14(a), B15(a), D2, D3
R1287	B1(c), B2(a), B2(b), B3(d), B4(g)(11), B6(c), B6(g), B7, B14(a), B15(a), D2, D3,
R1288	B1(c), B2(a), B2(b), B3(b), B4(a), B4(g)(11), B6(c), B6(g), B7, B15(a) , B23, D2, D3
R1289	B1(c), B2(a), B2(b), B3(d), B4(g)(11), B6(c), B6(g), B7, B14(a), B15(a), D2, D3
R1290	B1(c), B2(a), B2(b), B3(d), B4(g)(11), B6(c), B6(g), B7, B14(a), B15(a), D2, D3,
R1291	B1(c), B2(b), B3(b), B4(g)(11), B6(c), B7, B15(a), D2, D3
R1292	B1(c), B2(b), B3(b), B4(d), B6(c), B8, B10, B12, B15(a), B17(c), B19(d)
R1293	B1(c), B3(b), B4(d), B6(c), B8, B10, B12, B17(c), B19(d)
R1294 , R1295	B1(c), B2(a), B2(b), B3(b), B4(g)(1), B5(a), B6(a), B6(d), B6(g), B13, B14(a), B15(a), B16, B17(c), B19(c), B19(d), B19(f), B24, B26
R1296	B1(c), B2(a), B2(b), B6(a), B6(g), B7, D1
R1297	B1(c), B2(a), B2(b), B3(b), B4(g)(11), B6(c), B6(g), B7, B15(a), B19(c), B19(f), D2, D3
R1298	B1(c), B2(a), B2(b), B2b, B2(c), B3(d), B4(g)(11), B6(c), B6(g), B7, B14(a), B15(a), D2, D3
R1299	B1(c), B2(a), B2(b), B2b, B3(d), B4(g)(11), B6(c), B6(g), B7, B14(a), B15(a), D2, D3
R1300	B1(c), B2(a), B2(b), B4(g)(11), B6(a), B6(c), B6(g), B7, D2, D3
R1301	B1(c), B2(a), B2(b), B2(c), B4(g)(11), B6(a), B6(c), B6(g), B7, D2, D3

Representer	Major Representations Grounds/Proposals
R1302	B1(c), B2(a), B2(b), B3(b), B4(g)(11), B6(c), B6(g), B7, B15(a), B19(c), B19(f), D2, D3
R1303	B1(c), B2(a), B2(b), B3(b), B4(g)(11), B6(c), B6(g), B7, B15(a), B19(c), B19(f), D2, D3
R1304	B1(a), B1(b), B1(c), B2(a), B2(b), B3(b), B3(d), B3(e), B4(g)(11), B6(g), B6(c), B7, B14(a), B15(a), B19(c), B19(f), D2, D3
R1305	B1(c), B2(a), B2(b), B3(b), B3(d), B4(g)(11), B6(c), B6(g), B7, B14(a), B15(a), B19(c), B19(f), D2, D3
R1306	B1(c), B2(a), B2(b), B2b, B3(d), B4(g)(11), B6(c), B6(g), B7, B14(a), B15(a), D2, D3
R1307	B1(c), B2(a), B2b, B6(g), B7
R1308	B1(c), B2(b), B3(b), B4(g)(11), B15(a), B6(c), B7, D2, D3
R1309	B1(c), B2(b), B3(b), B4(g)(11), B6(c), B7, B15(a), D2, D3
R1310	B2(a), B4(a), B4(g)(10), B6(g), C3
R1311	B1(c), B2(b), B3(b), B4(g), B10, B15(a), B19(c)
R1312	B1(c), B3(b), B4(d), B14, B19(c)
R1313	D1
R1314	D1
R1315	B4, D2
R1316	Nil
R1317 , R1318	B1(c), B3(b), B4(d), B4(e), B13, B19(c), B19(d)
R1319 to R1321	B2(b), B4(g)(11), B6(c), B7, D3
R1322	B4(g)(11), B6(c), D2, D3
R1323	B2(a), B2(b), B3(b), D2
R1324 to R1348	B2(b), B4(g)(11), B6(c), B7, D3
R1349	B2(b), B4(g)(11), B6(c), D2, D3
R1350 to R1352	B2(b), B4(g)(11), B6(c), B7, D3
R1353, R1354	B2(b), B4(g)(11), B6(c), B20, D1, D2, D3
R1355	B4(g)(11), B6(c), D2, D3
R1356 , R1357	B2(b), B4(g)(11), B6(c), B7, D3
R1358	B4(d), B6(b), B6(c), B8, B10, B12, B15(a), B17(c), B19(c), B19(d)
R1359 to R1365	B2(b), B4(g)(11), B6(c), B7, D3
R1366	B4(d), B6(a), B7, B15(a), B19(c)
R1367	B2(b), B4(d), B6(a), B7, B15(a), B19(c)
R1368	B4(g)(11), B6(c), D2, D3
R1369 to R1371	B4(g)(11), B6(c), B7, D2, D3
R1372 to R1374	B2(b), B4(g)(11), B6(c), B7, B9(d), D2, D3
R1375	B2(b), B4(g)(11), B6(c), B7, D3
R1376	B6(b), B15(a), B19(c)

Representer	Major Representations Grounds/Proposals
R1377 , R1378	B2(b), B4(g)(11), B6(a), B7, D2
R1379	B4(g)(11), B6(a), D2
R1380	B6(a), B15(a), B19(c)
R1381 to R1384	B2(b), B4(g)(11), B6(c), B7, D3
R1385 to R1388	B4(g)(11), B6(c), D2, D3
R1389	B6(b), B6(c), B15(a), B19(c)
R1390	B4(g)(11), B6(c), B15(a), B16(a), B19(c), D3
R1391 to R1397	B2(b), B4(g)(11), B6(c), B7, D3
R1398	B2(b), B6(a), B7, B15(a), B19(c)
R1399	B6(b), B15(a), B19(c)
R1400	B2(b), B4(g)(11), B6(c), B7, D3
R1401	B2(b), B4(g)(11), B6(c), B7, D2
R1402	B2(b), B4(g)(11), B6(c), B7, D3
R1403	Nil
R1404 to R1408	B2(b), B4(g)(11), B6(c), B7, D3
R1409	B2(b), B6(c), B7, B15(a), B19(c)
R1410	B4(g)(11), B6(a), D2
R1411	B2(b), B6(a), B15(a), B19(c)
R1412	B1(c), B2(b), D3
R1413	B2(b), B4(g)(11), D3
R1414	B2(c), B6(c), D2, D3
R1415	B6(b), B15(a), B19(c)
R1416 to R1419	B2(b), B4(g)(11), B6(c), B7, D3
R1420	B2(b), B4, D3, B7, D2
R1421	B6(b), B15(a), B19(c)
R1422	B2(b), B4(g)(11), B6(c), B7, D2
R1423	B4(g)(11), B19(c), D3
R1424 , R1425	B2(b), B4(g)(11), B6(c), B7, D3
R1426	B6(b), B6(c), B15(a), B19(c)
R1427	B2(b), B4(g)(11), B6(c), B7, D3
R1428 to R1430	B2(b), B6(c), B4, B7, B19(c), D2, D3
R1431 to R1439	B2(b), B4(g)(11), B6(c), B7, D3
R1440	B2(b), B6(a), B7, B15(a), B19(c)
R1441	B6(b), B6(c), B15(a), B19(c)
R1442	B2(b), B4(g)(11), B6(c), B7, D3
R1443	B2(b), B4(g)(11), B6(c), B7, D2, D3
R1444	B6(b), B15(a), B19(c)
R1445	B2(a), B2(b), B6(c), B7
R1446	B2(b), B4(g)(11), B6(c), B7, D3
R1447	B4, B6(c), D2, D3
R1448 to R1451	B2(b), B4(g)(11), B6(c), B7, D3

Representer	Major Representations Grounds/Proposals
R1452	B7, B4(g)(11), D2, D3
R1453 to R1455	B2(b), B4(g)(11), B6(c), B7, D3
R1456	B6(c), B15(a), B19(c)
R1457, R1458	B2(b), B4(g)(11), B6(c), B7, D3
R1459	B4(g)(11), B6(c), D2, D3
R1460 to R1462	B2(b), B4(g)(11), B6(c), B7, D3
R1463	B6(b), B15(a), B19(c)
R1464	B2(b), B4(g)(11), B6(c), D2, D3
R1465	B2(b), B4(g)(11), B6(c), B7, D3
R1466	B2(b), B4(g)(11), B6(c), B7, D3
R1467	B4(g)(11), B6(c), B7, D2, D3
R1468	B2(b), B4(g)(11), B6(c), B7, D2
R1469	B4(g)(11), B7, D2, D3
R1470	B4(g)(11), B6(a), B6(c), D2, D3
R1471	B4(g)(11), B6(a)
R1472	B6(b), B15(a), B19(c), B4(g)(11), D2
R1473	B2(b), B4(g)(11), B6(c), B7, D3
R1474	B6(a), B15(a), B19(c)
R1475	B2(b), B6(a), B7, B15(a), B19(c)
R1476	B6(c), B7, B15(a), B19(c)
R1477	B2(b), B4(g)(11), B6(c), B7, D3
R1478	B2(b), B4(g)(11), B6(c), B7, D3
R1479	B6(c), B15(a), B19(c)
R1480	B6(c), B15(a), B19(c)
R1481	B2(b), B4(g)(11), B6(c), B7, D3
R1482	B2(b), B4(g)(11), B6(c), B7, D3
R1483	B2(b), B4(g)(11), B6(c), B7, D3
R1484	B4(g)(11), B6(a), D2
R1485	B4(g)(11), B6(a), D2
R1486	B2(b), B4(g)(11), B6(c), B7, D3
R1487	B4(g)(11), B6(c), B9(d), B23, D2, D3
R1488 to R1491	B2(b), B4(g)(11), B6(c), B7, D3
R1492	B6(b), B15(a), B19(c)
R1493	B2(b), B6(c), B7, B15(a), B4(g)(11)
R1494	B6(b), B15(a), B19(c)
R1495	B2(b), B6(a), B7, B15(a), B19(c)
R1496	B2(b), B4(g)(11), B6(c), B7, D3
R1497	B2(b), B4(g)(11), B6(c), B7, D3
R1498	B2(b), B6(b), B7, B15(a), B19(c)
R1499	B2(b), B4(g)(11), B6(c), B7, D3
R1500	B4(g)(11), B6(c), B7, D2, D3

Representer	Major Representations Grounds/Proposals
R1501	B2(b), B4(g)(11), B6(c), B7, D3
R1502	B6(b), B15(a), B19(c)
R1503	B4(g)(11), B6(a), B6(c), B19(c), D2, D3
R1504	B2(b), B4(g)(11), B6(c), B7, D3
R1505	B2(b), B4(g)(11), B6(c), B7, D3
R1506	B4(g)(11), B6(a), B7, D2
R1507	B4(g)(11), B6(c), B15(a), B19(c), D3
R1508	B2(b), B4(g)(11), B6(c), B7, D3
R1509	B4(g)(11), B6(a), D2
R1510	B2(b), B4(g)(11), B6(c), B7, D3
R1511	B2(b), B4(g)(11), B6(c), B7, D3
R1512	B2(b), B4(g)(11), B6(c), B7, D3
R1513	B4(g)(11), B6(c), D2, D3
R1514	B2(b), B4(g)(11), D2
R1515	B2(b), B6(a), B7, B15(a), B19(c)
R1516	B6(a), B15(a), B19(c)
R1517	B2(b), B6(a), B7, B15(a), B19(c)
R1518	B2(b), B6(a), B7, B15(a), B19(c)
R1519	B4(g)(11), B6(c), D2, D3
R1520	B6(a), B15(a), B19(c)
R1521	B2(b), B6(a), B7, B15(a), B19(c)
R1522	B2(b), B4(g)(11), B6(c), B7, D3
R1523	B4(g)(11), B19(c), D3
R1524	B4(g)(11), B6(c), D2, D3
R1525	B4(g)(11), B19(c), D3
R1526	B2(b), B4(g)(11), B6(c), B7, B19(b), B19(c), B19(d), D2, D3
R1527 to R1532	B2(b), B4(g)(11), B6(c), B7, D3
R1533	B2(b), B4(g)(11), B6(c), D2, D3
R1534	B2(b), B4, B6(c), B7, B19(c), D2, D3
R1535	B2(b), B4, B6(c), B7, B19(c), D2, D3
R1536	B2(b), B4(g)(11), B7, D2, D3
R1537	B2(b), B4(g)(11), B6(c), B7, D3
R1538	B4(g)(11), B6(c), B7, B19(c), B23, D2, D3
R1539	B4(g)(11), B6(c), B7, D2, D3
R1540	B2(b), B4(g)(11), B6(b), B6(c), B7, B15(a), B19(c), D3
R1541	B6(b), B15(a), B19(c)
R1542	B6(b), B15(a), B19(c)
R1543	B2(b), B4(g)(11), B6(c), B7, D3
R1544	B2(b), B4, B7, D2, D3
R1545	B2(b), B6(a), B6(c), B7, B19(c), D2, D3
R1546	B6(b), B6(c), B15(a), B19(c)

Representer	Major Representations Grounds/Proposals
R1547	B6(b), B6(c), B15(a), B19(c)
R1548	B2(b), B4(g)(11), B6(c), B7, D3
R1549	B2(b), B4(g)(11), B6(c), B7, D3
R1550	B6(b), B15(a), B19(c)
R1551	B2(b), B4(g)(11), B6(c), B7, D3
R1552	B2(b), B4(g)(11), B6(c), B7, D3
R1553	B2(b), B2(c), B6(c), B7, B19(c), D2, D3
R1554	B2(b), B6(a), B7, B15(a), B19(c)
R1555 to R1558	B2(b), B4(g)(11), B6(c), B7, D3
R1559	B2(b), B4(g)(11), B6(c), B7, B9(d), D2, D3
R1560	B2(b), B4(g)(11), B6(c), B7, D3
R1561	B2(b), B4(g)(11), B6(c), B7, D3
R1562	B6(b), B15(a), B19(c)
R1563	B2(b), B4(g)(11), B6(c), B7, D3
R1564	B4(g)(11), B6(c), D2, D3
R1565	B4(g)(11), B6(c), B7, B15(a)
R1566	B4(g)(11), B6(c), D2, D3
R1567	B6(b), B15(a), B19(c)
R1568	B6(b), B15(a), B19(c)
R1569	B6(b), B15(a), B19(c)
R1570	B2(b), B6(b), B7, B15(a), B19(c), B23, D3
R1571	B2(b), B4(g)(11), B6(c), B7, D3
R1572	B6(a), B15(a), B19(c)
R1573	B2(b), B4(g)(11), B6(c), B7, D3
R1574	B2(b), B4(g)(11), B6(c), B7, D3
R1575	B2(b), B4(g)(11), B6(c), B7, D3
R1576	B2(b), B4(g)(11), B6(c), B7, D3
R1577	B4(g)(11), B6(c), B7, D2, D3
R1578	B2(b), B4(g)(11), B6(c), B7, D3
R1579	B2(b), B2(d), B4(g)(11), B6(c), B7, D2, D3
R1580	B2(b), B4(g)(11), B6(c), B7, D3
R1581	B2(b), B4(g)(11), B6(c), B7, D3
R1582	B6(b), B6(c), B15(a), B19(c)
R1583	B2(b), B4(g)(11), B6(c), B7, D3
R1584	B2(b), B4(g)(11), B6(c), B7, D3
R1585	B6(a), B15(a), B19(c)
R1586	B2(b), B4(g)(11), B6(c), B7, D3
R1587	B2(b), B6(a), B7, B15(a), B19(c)
R1588	B4(g)(11), B6(a), D2
R1589	B2(b), B4(g)(11), B6(c), B7, D3
R1590	B2(b), B4(g)(11), B6(c), B7, B15(a)

Representer	Major Representations Grounds/Proposals
R1591	B2(b), B4(g)(11), B6(c), B7, D3
R1592	B2(b), B4(g)(11), B6(c), B7, D3
R1593	B2(b), B4(g)(11), B6(c), B7, D3
R1594	B2(b), B4(g)(11), B6(c), B7, D3
R1595	B1(c), B2(c), B6(a), B19(c), D2
R1596	B2(b), B4(g)(11), B6(c), B7, D3
R1597	B6(b), B6(c), B15(a), B19(c)
R1598	B4(g)(11), B6(a), B15(a)
R1599	B2(b), B6(a), B7, B19(c), D2
R1600	B15(a), B19(c), B6(b)
R1601	B4(g)(11), B6(c), D2, D3
R1602	B4(g)(11), B6(c), D2, D3
R1603	B2(b), B4(g)(11), B6(c), B7, D3
R1604	B2(b), B4(g)(11), B6(c), B7, D3
R1605	B2(b), B4(g)(11), B6(c), B7, D3
R1606	B4(g)(11), B6(a), B7, D2
R1607	B6(b), B6(c), B15(a), B19(c)
R1608	B19(c), D1
R1609	B1(c), B5, B15(a), D2
R1610	B4, B6(c), C3, D2, D3
R1611	B2(b), B4(g)(11), B6(a), B6(c), B7, D3
R1612 to R1616	B2(b), B4(g)(11), B6(c), B7, D3
R1617	B4(g)(11), B6(c), D2, D3
R1618	B2(b), B4(g)(11), B6(c), B7, D3
R1619	B4(g)(11), B6(a), D2
R1620	B2(b), B4(g)(11), B6(c), B7, D3
R1621	B2(b), B4(g)(11), B6(c), B7, D3
R1622	B6(b), B6(c), B15(a), B19(c)
R1623	B2(b), B4(g)(11), B6(c), B7, D3
R1624	B2(b), B6(a), B7, B15(a), B19(c)
R1625	B2(b), B4(g)(11), B6(c), D2, D3
R1626	B2(b), B4(g)(11), B6(c), B7, D3
R1627	B4(g)(11), B6(c), D2, D3
R1628	B2(b), B4(g)(11), B6(c), B7, D3
R1629	B2(b), B4(g)(11), B6(a), B7, D1
R1630	B2(b), B4(g)(11), B6(c), B7, D3
R1631	B2(b), B4(g)(11), B6(c), B7, D3
R1632	B6(b), B15(a), B19(c)
R1633	B2(b), B4(g)(11), B6(c), C4, B7, D1, D3
R1634	B2(b), B4(g)(11), B6(c), B7, D3
R1635	B6(b), B15(a), B19(c)

Representer	Major Representations Grounds/Proposals
R1636	B2(b), B4(g)(11), B6(c), B7, D3
R1637	B6(b), B15(a), B19(c)
R1638	B15(a), B19(c), D2
R1639	B2(b), B4(g)(11), B6(c), B7, D3
R1640	B4(g)(11), B6(c), D1, D3
R1641	B2(b), B4(g)(11), B6(c), B7, D3
R1642	B2(b), B4(g)(11), B6(c), B7, D3
R1643	B2(b), B4(g)(11), B6(c), B7, D1, D3
R1644	B2(b), B4(g)(11), B6(c), B7, D3
R1645	B4(g)(11), B6(a), B15(a)
R1646 to R1653	B2(b), B4(g)(11), B6(c), B7, D3
R1654	B2(b), B4(g)(11), B6(c), D2, D3
R1655	B2(b), B4(g)(11), B6(c), B7, D3
R1656	B2(b), B4(g)(10), B4(g)(11), B6(b), B6(c), D3
R1657	B2(b), B4(g)(11), B6(c), B7, D1
R1658	B2(b), B4(g)(11), B6(a), B6(c), B7, D3
R1659	B2(b), B4(g)(11), B6(c), B7, D3
R1660	B6(b), B15(a), B19(c)
R1661	B2(b), B4(g)(11), B6(a), B7, D1
R1662 to R1665	B2(b), B4(g)(11), B6(c), B7, D3
R1666, R1667	B2(b), B4(g)(11), B6(c), D2, D3
R1668	B2(b), B4(g)(11), B6(c), B7, D3
R1669 , R1670	B2(b), B4(g)(11), B6(c), B7, D1, D3
R1671	B2(b), B4(g)(11), B6(c), B7, D3
R1672	B2(b), B4(g)(11), B6(c), B7, D3
R1673	B2(a), B6(a), B6(c)
R1674	B2(b), B4(g)(11), B6(c), B7, D3
R1675	B2(b), B4(g)(11), B6(c), B7, C4, D3, D2
R1676	B2(b), B4(g)(11), B6(c), B7, D3
R1677	B2(b), B4(g)(11), B6(c), B7, D3
R1678	B6(b), B6(c), B15(a), B19(c)
R1679	B2(b), B6(c), B7, B15(a), B19(c),
R1680	B4(g)(11), B6(a), B7, D1
R1681	B2(b), B7
R1682	B6(c), B7, B15(a), B19(c), D2, D3
R1683	B6(b), B6(c), B15(a), B19(c)
R1684	B2(b), B6(a), B7, B15(a), B19(c)
R1685	B4(g)(11), B6(c), B7, D1
R1686	B6(a), B15(a), B19(c)
R1687	B2(b), B4(g)(11), B6(c), B7, D3
R1688	B2(b), B4(g)(11), B6(c), B7, D3

Representer	Major Representations Grounds/Proposals
R1689	B4(g)(11), B6(c), D1, D3
R1690	B2(b), B4(g)(11), B6(c), B7, B15(a)
R1691	B2(b), B4(g)(11), B6(c), B7, D3
R1692	B2(b), B4(g)(11), B6(c), B7, D3
R1693	B4(g)(11), B6(a), D1
R1694	B2(b), B4(g)(11), B6(c), B7, D3
R1695	B1(c), B6(b), B15(a), B19(c)
R1696	B6(a), B15(a), B19(c)
R1697	B4(g)(11), B6(c), D2, D3
R1698	Nil
R1699	B1(c), B2d, B3(b), B7, B19(c)
R1700	B2(b), B6(a), B7, B15(a), B16(b), B19(c)
R1701	B2(b), B6(a), B7, B14(f), B19(c)
R1702	B2(b), B4(g)(11), B6(c), B7, D3
R1703	B2(b), B6(c), B7, B14(f), B19(c)
R1704	B4(g)(11), B6(a), D1
R1705	B2(b), B4(g)(11), B6(c), B7, D3
R1706	B4(g)(11), B6(a), B14(f)
R1707	B2(b), B4(g)(11), B6(c), B7, B9(d) D2, D3
R1708	B2(b), B4(g)(11), B6(c), B7, D3
R1709	B2(b), B4(g)(11), B6(c), B7, D3
R1710	B2(b), B4(g)(11), B6(c), B7, D3
R1711	B2(b), B4(g)(11), B6(c), B7, D2, D3
R1712	B2(b), B4(g)(11), B6(c), B7, D3
R1713	B2(b), B4(g)(11), B6(a), B7, D1
R1714	B6(a), B14(f), B19(c)
R1715	B2(b), B6(a), B7, B14(f), B19(c)
R1716	B2(b), B4(g)(11), B6(c), B7, D3
R1717	B2(b), B4(g)(11), B6(c), B7, B14(f), D1
R1718	B2(b), B4(g)(11), B6(c), B7, D3
R1719	Nil
R1720	Nil
R1721	B2(b), B4(g)(11), B6(c), B7, D3
R1722	B2(b), B4(g)(11), B6(c), B7, D3
R1723	B2(b), B2(a), B19(d), D1
R1724	B2(b), B2(c), B2d, B3(a), B4(g)(11), B6(c), B7, B14(f), B19(c), D2
R1725	B2(b), B4(g)(11), B6(c), B7, D3
R1726	B2(b), B4(g)(11), B6(c), B7, D3
R1727 to R1730	B2(b), B4(g)(11), B6(c), D2, D3
R1731 to R1733	B2(b), B4(g)(11), B6(c), B7, D3

Representer	Major Representations Grounds/Proposals
R1734	B2(b), B4(g)(11), B6(c), B7, D1, D3
R1735	B2(b), B4(g)(11), B6(c), B7, D3
R1736	B2(b), B4(g)(11), B6(c), B7, D1, D3
R1737	B2(b), B4(g)(11), B6(c), B7, B14(f), D1, D3
R1738 to R1740	B2(b), B4(g)(11), B6(c), B7, D1, D3
R1741	B2(b), B4(g)(11), B6(c), B7, B14(f), D1, D3
R1742	B4(g)(11), B6(c), D1, D3
R1743	B1(c), B2(b), B4(g)(11), B6(a), B7, B15(a), B19(c), B19(d), D2, D3
R1744 to R1756	B2(b), B4(g)(11), B6(c), B7, D3
R1757	B1(c), B2(b), , B3(b), B4(g)(11), B6(c), B7, B14(a), D2, D3
R1758	B2(b), B4(g)(11), B6(c), B7, D3
R1759	B2(b), B4(g)(11), B6(c), B7, D3
R1760	B2(b), B4(g)(11), B6(c), B15(a), D3
R1761	B2(b), B4(g)(11), B6(c), B7, D3
R1762	B2(b), B4(g)(11), B5(a), B6(a), B6(c), B12, D2, D3
R1763	B2(b), B4(g)(11), B6(c), B15(a), D2, D3
R1764	B2(b), B4(g)(11), B5(a), B6(a), B6(c), B12, D2, D3
R1765 , R1766	B2(b), B4(g)(11), B6(c), B7, D2, D3
R1767	B4(g)(11), B6(c), B7, D2, D3
R1768 to R1770	B2(b), B4(g)(11), B6(c), B7, D2, D3
R1771	B2(b), B4(g)(11), B6(c), D2, D3
R1772 to R1776	B2(b), B4(g)(11), B6(c), B7, D2, D3
R1777	B4(g)(11), B6(c), D2, D3
R1778	B2(b), B4(g)(11), B6(c), B7, D3
R1779	B2(b), B4(g)(11), B6(c), B7, D3
R1780	B4(g)(11), B6(c), B7, D2, D3
R1781	B1(c), B2(a), B2(b), B3(b), B4(a), B4(g)(11), B6(g), B15(a), B19(c), D2
R1782	B2(b), B4(g)(11), B6(c), B7, B23 D2, D3
R1783	B2(b), B4(g)(11), B6(c), B7, D3
R1784	B4(g)(11), B6(c), D1, D3
R1785	B4(g)(11), D1
R1786	B2(b), B4(g)(11), B6(c), B7, D3
R1787	B1(c), B2(a), B3(b), B4(e), B14(b), B15(a), B19(c), B19(d), B20, B22, C2
R1788	B1(c), B2(a), B2(b), B4(g)(4), B6(g)
R1789	B1(c), B2(a), B2(b), B3(b), B4(g)(11), B6(g), B15(a), B16(b)
R1790 to R1800	B1(c), B2(b), B2(a), B4(g)(11), B6(g), B15(a), B16(b)
R1801	Nil
R1802	B2(b), B2(c), B3(b), B4(a), B4(g)(1), B4(g)(3), B5, B6(a),

Representer	Major Representations Grounds/Proposals
	B6(d), B9(a), B14(a), B14(b), B16(b), B17(c), B13, B19(d), B19(c), B24
R1803	B2, B4, B4(d), B6(c), B8, B10, B12, B13, B17(c), B19(d)
R1804	B4(d), B6(c), B8, B10, B12, B17(c), B19(d)
R1805	B4(d), B4(g)(6), B6(c), B8, B10, B12, B13, B17(c), B19(d)
R1806	B4(d), B6(c), B8, B10, B12, B13, B17(c), B19(d), B19(c)
R1807	B4(d), B6(a), B6(c), B8, B10, B12, B13, B14(a), B17(c), B19(d)
R1808	B2(a), B4(d), B6(c), B8, B10, B12, B13, B17(c), B19(d)
R1809 to R1867	B4(d), B6(c), B8, B10, B12, B17(c), B19(d)
R1868	B2(a), B3(b), B4(d), B4(g)(1), B5(a), B6(a), B6(c), B6(d), B8, B10, B12, B13, B14(a), B16, B17(c), B19(d), B24, B26
R1869 to R1886	B4(d), B6(c), B8, B10, B12, B17(c), B19(d)
R1887	B4(d), B6(c), B8, B10, B12, B13, B17(c), B19(d)
R1888 to R1898	B4(d), B6(c), B8, B10, B12, B17(c), B19(d)
R1899	B2(b), B3(b), B4(g)(1), B5(a), B6(a), B6(d), B13, B16(a), B16(b), B17(c), B23
R1900 to R1922	B4(d), B6(c), B8, B10, B12, B17(c), B19(d)
R1923	B2(a), B3(b), B4(d), B4(g)(1), B5(a), B6(a), B6(c), B6(d), B8, B10, B12, B13, B14(a), B16, B17(c), B19(d), B24, B26
R1924 to R1939	B4(d), B6(c), B8, B10, B12, B17(c), B19(d)
R1940	B2(a), B3(b), B4(d), B4(g)(1), B5(a), B6(a), B6(c), B6(d), B8, B10, B12, B17(c), B19(d), B13, B14(a), B16, B17(c), B19(d), B24, B26
R1941 to R1949	B4(d), B6(c), B8, B10, B12, B17(c), B19(d)
R1950	B2(a), B3(b), B4(d), B4(g)(1), B5(a), B6(a), B6(c), B6(d), B8, B10, B12, B13, B14(a), B16, B17(c), B19(d), B24, B26
R1951, R1952	B4(d), B6(c), B8, B10, B12, B17(c), B19(d)
R1953	B2(a), B3(b), B4(d), B4(g)(1), B5(a), B6(a), B6(c), B6(d), B8, B10, B12, B13, B14(a), B16, B17(c), B19(d), B24, B26
R1954 to R1958	B4(d), B6(c), B8, B10, B12, B17(c), B19(d)
R1959	B4, B6(a), B6(c), B4(d), B8, B10, B12, B13, B17(c), B19(d)
R1960 to R1985	B4(d), B6(c), B8, B10, B12, B17(c), B19(d)
R1986	B2(a), B4(d), B6(c), B8, B10, B12, B13, B17(c), B19(d)
R1987	B4(d), B6(a), B6(c), B8, B10, B13, B12, B17(c), B19(d)
R1988 to R2009	B4(d), B6(c), B8, B10, B12, B17(c), B19(d)
R2010	B2(a), B3(b), B4(d), B4(g)(1), B5(a), B6(a), B6(c), B6(d), B8, B10, B12, B13, B14(a), B16, B17(c), B19(d), B24, B26
R2011	B4(d), B6(c), B8, B10, B12, B13, B17(c), B19(d)
R2012	B4(d), B6(c), B8, B9(a), B10, B12, B13, B17(c), B19(d)
R2013	B4(d), B6(c), B8, B10, B12, B17(c), B19(d)

Representer	Major Representations Grounds/Proposals
R2014 to R2036	B2(a), B3(b), B4(g)1, B5(a), B6(a), B6(d), B13, B14(a), B16, B17(c), B19(d), B24, B26
R2037 to R2040	Nil
R2041	B1(c), B2(a), B2(b), B3(b), B4(g)(1), B5, B6(a), B6(d), B13, B12(a), B16(a), B16(b), B17(c), B19(d), B23
R2042	B2(a), B3(b), B4(g)1, B5(a), B6(a), B6(d), B13, B14(a), B16, B17(c), B19(d), B24, B26
R2043	B2(b), B3(b), B4(g)(1), B5, B6(a), B6(d), B13, B16(a), B17(c), B19(d), B23
R2044 to R2236	B2(a), B3(b), B4(g)1, B5(a), B6(a), B6(d), B13, B14(a), B16, B17(c), B19(d), B24, B26
R2237	B4(d), B6(c), B8, B10, B12, B13, B17(c), B19(d)
R2238, R2239	B2(a), B3(b), B4(g)(1), B5(a), B6(a), B6(d), B13, B14(a), B16, B17(c), B19(d), B24, B26
R2240	B1(c), B2(a), B2(b), B3(b), B4(g)(1), B5, B6(a), B6(d), B12(a), B13, B14(a), B16(a), B16(b), B17(c), B19(d), B23
R2241 to R2513	B2(a), B3(b), B4(g)(1), B5(a), B6(a), B6(d), B13, B14(a), B16, B17(c), B19(d), B24, B26
R2514	B4(g)(11), B7, D1
R2515	B4(g)(11), B7, D1
R2516	B1, B4, B19(c)
R2517	B1(c), B2(a), B4(a), B4(g)(1), B6(c), B19(c), D1
R2518	B2(c), B4, B7, B19(c)
R2519	B4, B7, B6(c)
R2520 , R2521	B2(a), B3(b), B4(g)1, B5(a), B6(a), B6(d), B13, B14(a), B16, B17(c), B19(d), B24, B26
R2522	B4(d), B6(a), B6(c), B8, B10, B12, B13, B17(c), B19(d)
R2523	B4(d), B6(c), B8, B10, B12, B17(c), B19(d)
R2524	B4(d), B5, B6(c), B6(d), B6(e), B6(f), B8, B9(c), B10, B12, B13, B17(c), B19(d), B21
R2525 to R2546	B4(d), B6(c), B8, B10, B12, B17(c), B19(d)
R2547 to R2556	B2(a), B3(b), B4(g)1, B5(a), B6(a), B6(d), B13, B14(a), B16, B17(c), B19(d), B24, B26
R2557	B1(c), B2(b), B4(a), B4(d), B4(g)(1), B6(a), B6(c), B8, B10, B12, B13, B14(a), B16(b), B17(c), B19(c), B19(d)
R2558	B2(a), B3(b), B4(g)1, B5(a), B6(a), B6(d), B13, B14(a), B16, B17(c), B19(d), B24, B26
R2559	B1(c), B2(a), B2(b), B2(c), B4(a), D3
R2560	B1(c), B2(c), D1
R2561	B2(b), D1, D3,
R2562	B2(b), B6(c), B7, B15(b), D1, D3
R2563	B2(b), B6(c), B7, D1, D3

Representer	Major Representations Grounds/Proposals
R2564	B2(b), B4(g)(7), B6(c), B7, B9(b), B10, B13, B19(c), B24, C4
R2565	B2(b), B4(g)(11), B6(c), B7, D3
R2566	B2(b), B4(g)(11), B6(c), D3
R2567	B6, B19(c)
R2568	B1(c), B2(a), B2(b), B3(b), B3(d), B6(g), B14(a), B15(a), B19(c), B19(f)
R2569	B1(c), B2(a), B2(b), B3(a), B6(c), B6(g), B7, B15(a), B16(b), D1, D3
R2570	B1(c), B2(b), B3(b), B15(a), C2
R2571 to R2576	B1(c), B2(b), B3(b), B15(a)
R2577	B1(c), B2(a), B2(b), B3(b), B6(g), B15(a)
R2578	B1(c), B2(b), B3(b), B6(a), B15(a)
R2579 to R2587	B1(c), B2(b), B3(b), B15(a)
R2588	B1(c), B2(a), B2(b), B3(b), B6(g), B15(a), B16(b)
R2589 to R2611	B1(c), B2(b), B3(b), B15(a)
R2612	B1(a), B1(c), B2(b), B3(b), B15(a)
R2613 to R2618	B1(c), B2(b), B3(b), B15(a)
R2619	B1(c), B2(b), B3(b), B4(b), B5, B15(a), B17(a), B18
R2620 to R2622	B1(c), B2(b), B3(b), B15(a)
R2623	B1(c), B2(b), B3(a), B3(b), B15(a)
R2624 to R2647	B1(c), B2(b), B3(b), B15(a)
R2648	B1(c), B2(b), B2(c), B3(b), B15(a)
R2649	B1(c), B2(b), B3(b), B15(a), B19(c), B6(a)
R2650 to R2668	B1(c), B2(b), B3(b), B15(a)
R2669	B3(b), B19(c)
R2670	B1(a), B2(a), B2(c), B2(b), B6(a), B19(c)
R2671	B1(a), B2(a), B2(c), B2(b), B6(a), B19(c)
R2672 to R2693	B1(c), B2(b), B3(b), B15(a)
R2695 to R2857	B1(c), B2(b), B3(b), B15(a)
R2858	B1(c), B2(a), B2(b), B3(a), B3(b), B3(d), B4(a), B14(a), B15(a), B26, C2
R2859	B1(c), B2(b), B3(b), B15(a)
R2860	B1(c), B2(b), B3(b), B4, B15(a)
R2861	B1(c), B2(b), B3(b), B6(c), B15(a)
R2862	B1(c), B2(b), B3(b), B15(a)
R2863	B1(c), B2(b), B3(b), B15(a)
R2864	B1(c), B2(b), B3(b), B6(c), B7, B15(a)
R2865	B1(c), B2(b), B3(b), B4(g)(10), B15(a)
R2866	B1(c), B2(b), B3(b), B6(a), B15(a)
R2867	B1(c), B2(b), B3(b), B15(a)
R2868	B1(c), B2(b), B3(b), B15(a)

Representer	Major Representations Grounds/Proposals
R2869	B1(c), B2(b), B3(b), B15(a)
R2870	B1(c), B2(b), B3(b), B14(b), B15(a)
R2871	B1(c), B2(b), B3(b), B15(a)
R2872	B1(c), B2(b), B2(c), B3(b), B15(a)
R2873	B1(c), B2(b), B3(b), B6(b), B15(a)
R2874	B1(c), B2(b), B3(b), B15(a)
R2875	B1(a), B1(c), B2(b), B3(b), B15(a)
R2876	B1(c), B2(b), B3(b), B15(a)
R2877	B1(c), B2(b), B3(b), B15(a)
R2878	B1(c), B2(b), B3(b), B15(a)
R2879	B1(c), B2(b), B3(b), B3(c), B15(a)
R2880	B1(c), B2(b), B3(b), B4(a), B4(g)(10), B15(a), B19(c)
R2881	B1(c), B2(b), B2(c), B3(b), B15(a)
R2882	B1(c), B2(b), B3(b), B15(a)
R2883	B1(c), B2(b), B3(b), B4(g)(10), B15(a)
R2884	B1(c), B2(b), B3(b), B4(g)(10), B15(a)
R2885	B1(c), B2(b), B3(b), B15(a)
R2886	B1(c), B2(b), B3(b), B15(a)
R2887	B1(c), B2(b), B3(b), B4(g)(10), B15(a)
R2888	B1(c), B2(b), B3(b), B4(g)(10), B15(a)
R2889 to R2893	B1(c), B2(b), B3(b), B15(a)
R2894	B1(c), B2(b), B3(b), B15(a), B26
R2895	B1(c), B2(b), B3(b), B6(a), B9(a), B15(a)
R2896 , R2897	B1(c), B2(b), B3(b), B15(a)
R2898	B1(c), B2(b), B3(b), B15(a), B19(c)
R2899 to R2905	B1(c), B2(b), B3(b), B15(a)
R2906	B1(c), B2(b), B3(b), B15(a), B26
R2907 to R2983	B1(c), B2(b), B3(b), B15(a)
R2984	B2(a), B2(b), B6(g), B7, B15(a), B16(b)
R2985	B2(a), B6(g), B7, B15(a), B16(b)
R2986	B2(a), B2(b), B6(g), B15(a), B16(b)
R2987	B3
R2988	B2(a), B6(a), B6(b), B6(g), B15(a), D3
R2989	B2(a), B2(b), B6(g), B15(a)
R2990	B2(a), B2(b), B6(b), B6(g), B15(a), D3
R2991	B2(a), B2(b), B6(a), B6(g), B15(a)
R2992	B2(a), B6(g), B15(a)
R2993	B2(a), B2(b), B6(a), B6(g), B15(a)
R2994	B2(a), B2(b), B6(a), B6(g), B15(a)
R2995	B2(a), B2(b), B6(a), B6(g), B15(a)
R2996	B2(a), B2(b), B6(g), B15(a)

Representer	Major Representations Grounds/Proposals
R2997	B2(a), B6(a), B6(g), B15(a)
R2998	B2(a), B2(b), B6(g), B15(a)
R2999	B2(a), B2(b), B6(g), B15(a)
R3000	B2(a), B2(b), B6(g), B15(a)
R3001	B2(a), B2(b), B6(b), B6(g), B15(a)
R3002	B2(a), B2(b), B6(a), B6(g), B15(a)
R3003	B2(a), B6(g), B15(a)
R3004	B1(c), B2(a), B2(b), B3(d), B6(g), B14(a), B15(a)
R3005	B1(c), B2(a), B3(d), B4(g)(10), B6(g), B14(a), B15(a), B19(c)
R3006	B1(c), B2(a), B2(c), B3(d), B14(a), B15(a), B6(g)
R3007	B2(a), B4(a), B6(g), B6(b), B15(a)
R3008	B1(c), B2(a), B3(d), B6(a), B6(g), B14(a), B15(a)
R3009	B1(c), B2(a), B2(c), B3(d), B14(a), B15(a), B6(g),
R3010	B1(c), B2(a), B2(c), B3(d), B6(g), B14(a), B15(a), C2
R3011	B2(a), B6(g), B15(a), B16(b)
R3012	B2(a), B6(g), B15(a), B16(b)
R3013	B1(c), B3(d), B6(g), B14(a), B15(a)
R3014	B2(a), B6(g), B15(a), B16(b)
R3015	B2(a), B6(g), B15(a), B16(b)
R3016	B1(c), B3(d), B6(g), B14(a), B15(a)
R3017	B2(a), B6(g), B15(a), B16(b)
R3018 to R3635	B1(c), B2(a), B2(b), B3(b), B6(g), B15(a), B19(c), B19(f)
R3636	B1(c), B2(a), B2(b), B3(b), B3(d), B6(g), B14(a), B15(a), B19(c), B19(f)
R3637 to R3724	B1(c), B2(a), B2(b), B3(b), B6(g), B15(a), B19(c), B19(f)
R3725 to R3727	B2(a), B6(g), B15(a), B16(b)
R3728	B1(c), B2(a), B3(d), B6(g), B14(a), B15(a), B16(b)
R3729 to R3737	B2(a), B6(g), B15(a), B16(b)
R3738	B1(c), B2(a), B3(d), B6(g), B14(a), B15(a), B16(b)
R3739 to R3850	B2(a), B6(g), B15(a), B16(b)
R3851	B1(c), B2(a), B3(d), B6(g), B14(a), B15(a), B16(b)
R3852	B1(c), B2(a), B3(d), B6(g), B14(a), B15(a), B16(b)
R3853 to R3855	B2(a), B6(g), B15(a), B16(b)
R3856	B1(c), B2(a), B3(d), B6(g), B14(a), B15(a), B16(b)
R3857, R3858	B1(c), B3(d), B6(g), B14(a), B15(a)
R3859, R3960	B2(a), B6(g), B15(a), B16(b)
R3961	B1(c), B2(a), B3(d), B6(g), B14(a), B15(a), B16(b)
R3862, R3863	B2(a), B6(g), B15(a), B16(b)
R3864	B1(c), B2(a), B3(d), B6(g), B14(a), B15(a), B16(b)
R3865 to R3874	B2(a), B6(g), B15(a), B16(b)
R3875	B1(c), B2(a), B3(d), B6(g), B14(a), B15(a), B16(b)

Representer	Major Representations Grounds/Proposals
R3876 to R3883	B2(a), B6(g), B15(a), B16(b)
R3884, R3885	B1(c), B2(a), B3(d), B6(g), B14(a), B15(a), B16(b)
R3886	B2(a), B6(g), B15(a), B16(b)
R3887	B1(c), B2(a), B3(d), B6(g), B14(a), B15(a), B16(b)
R3888 to R3952	B2(a), B6(g), B15(a), B16(b)
R3953 to R4019	B1(c), B3(d), B6(g), B14(a), B15(a)
R4020	B1(c), B2(a), B3(d), B6(g), B14(a), B15(a), B16(b)
R4021 to R4049	B1(c), B3(d), B6(g), B14(a), B15(a)
R4050	B1(c), B3(d), B4(g)(11), B6(g), B14(a), B15(a), D1
R4051	B1(c), B3(d), B6(g), B14(a), B15(a), D1
R4052	B1(c), B3(d), B6(g), B14(a), B15(a), D1
R4053	B1(c), B2(c), B3(d), B4(a), B6(g), B14(a), B15(a)
R4054	B1(c), B3(d), B6(a), B6(g), B14(a), B15(a)
R4055	B1(c), B3(d), B6(g), B14(a), B15(a), D1
R4056	B1(c), B3(d), B6(g), B14(a), B15(a)
R4057	B1(c), B3(d), B6(g), B14(a), B15(a)
R4058	B1(c), B3(d), B6(g), B14(a), B15(a), B19(c)
R4059	B1(c), B2(a), B2(b), B2(c), B3(d), B6(g), B14(a), B15(a), B16(b)
R4060	B1(c), B3(d), B6(g), B14(a), B15(a)
R4061	B1(c), B3(d), B4(a), B6(g), B14(a), B15(a)
R4062	B1(c), B2(b), B3(d), B6(g), B14(a), B15(a)
R4063	B1(c), B3(d), B6(g), B14(a), B15(a)
R4064	B1(c), B2(b), B3(d), B6(g), B14(a), B15(a)
R4065	B1(c), B3(d), B6(g), B14(a), B15(a)
R4066	B1(c), B3(d), B6(a), B6(g), B14(a), B15(a)
R4067	B1(c), B3(d), B6(g), B14(a), B15(a), B19(c)
R4068	B1(c), B3(d), B6(g), B14(a), B15(a)
R4069	B1(c), B3(d), B6(g), B14(a), B15(a), D3
R4070	B1(a), B1(c), B3(d), B6(g), B14(a), B15(a)
R4071	B1(c), B3(d), B6(g), B14(a), B15(a)
R4072	B1(c), B3(d), B6(a), B6(g), B14(a), B15(a), B19(c)
R4073	B1(c), B3(d), B6(g), B14(a), B15(a)
R4074	B1(c), B3(d), B6(g), B14(a), B15(a)
R4075	B1(c), B3(d), B6(g), B14(a), B15(a)
R4076	B1(c), B3(d), B6(g), B14(a), B15(a), B26
R4077	B1(c), B3(d), B6(g), B14(a), B15(a), B23
R4078	B1(c), B3(d), B6(g), B14(a), B15(a)
R4079	B1(c), B2(b), B3(d), B4(g)(4), B6(g), B14(a), B15(a)
R4080	B1(c), B2(a), B3(d), B6(g), B14(a), B15(a), B16(b)
R4081	B1(c), B3(d), B6(g), B14(a), B15(a), B4(b)

Representer	Major Representations Grounds/Proposals
R4082	B1(c), B3(d), B4(a), B6(g), B14(a), B15(a), B19(c)
R4083	B1(c), B3(d), B6(g), B14(a), B15(a), B19(c)
R4084	B1(c), B3(d), B6(g), B14(a), B15(a)
R4085	B1(c), B3(d), B6(g), B14(a), B15(a)
R4086	B1(c), B3(d), B6(a), B6(g), B14(a), B15(a), B19(c)
R4087	B1(c), B2(a), B2(c), B3(d), B4(a), B6(g), B14(a), B15(a), B16(b)
R4088	B1(c), B2(a), B3(d), B6(g), B14(a), B15(a), B16(b)
R4089	B1(c), B2(a), B3(d), B6(g), B14(a), B15(a), B16(b)
R4090	B1(c), B2(b), B3(d), B6(g), B14(a), B15(a)
R4091	B1(c), B3(d), B6(a), B6(g), B14(a), B15(a), B19(c)
R4092	B1(c), B3(d), B6(g), B14(a), B15(a)
R4093	B1(c), B3(d), B6(g), B14(a), B15(a)
R4094	B1(c), B3(d), B6(g), B14(a), B15(a)
R4095	B1(c), B2(a), B3(d), B6(a), B6(b), B6(g), B14(a), B15(a), B16(b)
R4096	B1(c), B3(d), B6(g), B14(a), B15(a)
R4097	B1(c), B2(b), B3(d), B6(g), B14(a), B15(a)
R4098	B1(c), B2(b), B3(d), B6(g), B14(a), B15(a)
R4099	B1(c), B2(b), B3(d), B6(g), B14(a), B15(a)
R4100	B1(c), B3(d), B6(g), B14(a), B15(a), B26
R4101	B1(c), B3(d), B6(g), B14(a), B15(a)
R4102	B1(c), B3(d), B6(g), B14(a), B15(a)
R4103	B1(c), B3(d), B6(g), B14(a), B15(a)
R4104	B1(c), B3(d), B6(b), B6(g), B14(a), B15(a)
R4105	B1(c), B3(d), B6(g), B14(a), B15(a)
R4106	B1(c), B2(c), B3(d), B6(g), B14(a), B15(a)
R4107	B1(c), B2(a), B3(d), B4(a), B6(b), B6(g), B14(a), B15(a), B16(b)
R4108	B1(c), B2(c), B3(d), B6(g), B14(a), B15(a)
R4109	B1(c), B3(d), B6(g), B14(a), B15(a)
R4110	B1(c), B3(d), B6(g), B14(a), B15(a)
R4111	B1(c), B3(d), B6(g), B14(a), B15(a)
R4112	B2(a), B2(c), B6(g), B15(a), B16(b)
R4113	B2(a), B4(a), B6(g), B15(a), B16(b)
R4114	B2(a), B2(c), B6(g), B15(a), B16(b), B19(c)
R4115	B2(a), B2(c), B6(g), B15(a), B16(b), B19(c)
R4116	B2(a), B6(g), B15(a), B16(b)
R4117	B1(c), B2(a), B6(g), B15(a), B16(b)
R4118	B1(c), B2(a), B6(g), B15(a), B16(b)
R4119	B2(a), B6(g), B15(a), B16(b)

Representer	Major Representations Grounds/Proposals
R4120	B2(a), B6(g), B15(a), B16(b)
R4121	B2(a), B6(g), B15(a), B16(b)
R4122	B2(a), B4(a), B6(g), B15(a), B16(b)
R4123	B2(a), B6(g), B15(a), B16(b)
R4124	B2(a), B6(g), B15(a), B16(b), C2
R4125	B2(a), B6(g), B15(a), B16(b), C2
R4126	B2(a), B6(g), B15(a), B16(b)
R4127	B2(a), B6(g), B15(a), B16(b), B14(a), B26
R4128	B2(a), B2(c), B4(a), B6(g), B15(a), B16(b), B19(c)
R4129	B2(a), B2(c), B6(g), B15(a), B16(b)
R4130	B2(a), B6(g), B15(a), B16(b)
R4131	B2(a), B6(g), B15(a), B16(b), D3
R4132	B2(a), B6(g), B15(a), B16(b)
R4133	B2(a), B2(b), B6(g), B15(a), B16(b), B23
R4134	B2(a), B6(g), B15(a), B16(b)
R4135	B2(a), B6(g), B15(a), B16(b)
R4136	B2(a), B2(c), B4(a), B6(g), B15(a), B16(b)
R4137	B2(a), B2(c), B6(g), B15(a), B16(b), B19(c)
R4138	B2(a), B6(a), B6(g), B15(a), B16(b)
R4139	B2(a), B6(g), B15(a), B16(b), B19(c)
R4140	B1(c), B2(a), B4(a), B6(b), B6(g), B15(a), B16(b), B19(c)
R4141	B2(a), B6(g), B15(a), B16(b)
R4142	B2(a), B6(g), B15(a), B16(b)
R4143	B2(a), B2(b), B2(b), B6(a), B6(g), B15(a), B16(b)
R4144	B2(a), B2(b), B6(g), B15(a), B16(b)
R4145	B1(c), B2(a), B6(g), B15(a), B16(b)
R4146	B2(a), B6(b), B6(g), B15(a), B16(b)
R4147	B2(a), B6(g), B15(a), B16(b)
R4148	B1(c), B2(a), B6(g), B15(a), B16(b), B19(c)
R4149	B2(a), B4(g)(7), B6(g), B15(a), B16(b)
R4150	B2(a), B6(a), B6(g), B15(a), B16(b), B19(c)
R4151	B2(a), B6(g), B15(a), B16(b)
R4152	B2(a), B4(a), B6(g), B15(a), B16(b)
R4153	B2(a), B2(b), B4(a), B6(g), B15(a), B16(b)
R4154	B2(a), B2(c), B6(a), B6(g), B7, B15(a), B16(b)
R4155	B2(a), B2(b), B2(b), B6(g), B15(a), B16(b)
R4156	B2(a), B2(c), B6(g), B15(a), B16(b)
R4157	B2(a), B6(a), B6(g), B15(a), B16(b)
R4158	B2(a), B6(g), B15(a), B16(b), B19(c)
R4159	B2(a), B4(a), B6(g), B15(a), B16(b)
R4160	B2(a), B4(a), B6(g), B15(a), B16(b), B19(c)

Representer	Major Representations Grounds/Proposals
R4161	B2(a), B2(c), B6(g), B15(a), B16(b)
R4162	B2(a), B6(g), B15(a), B16(b), B19(c)
R4163	B2(a), B6(g), B15(a), B16(b)
R4164	B2(a), B6(g), B15(a), B16(b), B19(c)
R4165	B1(c), B2(a), B6(g), B15(a), B16(b)
R4166	B2(a), B2(b), B6(g), B15(a), B16(b)
R4167	B2(a), B2(c), B6(g), B15(a), B16(b)
R4168	B2(a), B2(c), B4(a), B6(g), B15(a), B16(b)
R4169	B2(a), B6(g), B15(a), B16(b)
R4170	B2(a), B2(b), B6(g), B15(a), B16(b), D1
R4171	B1(c), B2(a), B2(c), B6(g), B15(a), B16(b), D2
R4172	B2(a), B2(b), B6(g), B15(a), B16(b)
R4173	B2(a), B4(a), B6(a), B6(g), B15(a), B16(b)
R4174	B1(c), B2(a), B4(a), B6(b), B6(g), B15(a), B16(b)
R4175	B2(a), B6(g), B15(a), B16(b)
R4176	B2(a), B4(a), B6(a), B6(g), B15(a), B16(b)
R4177	B1(a), B2(a), B2(c), B6(g), B15(a), B16(b), B26
R4178	B2(a), B6(a), B6(g), B15(a), B16(b)
R4179	B2(a), B6(g), B15(a), B16(b)
R4180	B2(a), B6(g), B15(a), B16(b), B26
R4181	B2(a), B4(a), B6(a), B6(g), B7, B15(a), B16(b), B26
R4182	B2(a), B6(g), B15(a), B16(b)
R4183	B2(a), B6(g), B15(a), B16(b)
R4184	B2(a), B6(g), B15(a), B16(b)
R4185	B1(c), B2(a), B6(a), B6(g), B15(a), B16(b), B19(c)
R4186	B2(a), B6(g), B15(a), B16(b)
R4187	B2(a), B6(g), B15(a), B16(b), B19(c)
R4188	B2(a), B6(g), B15(a), B16(b)
R4189	B2(a), B6(g), B15(a), B16(b)
R4190	B2(a), B6(g), B15(a), B16(b)
R4191	B2(a), B6(a), B6(g), B15(a), B16(b)
R4192	B2(a), B6(g), B15(a), B16(b)
R4193	B2(a), B4(a), B6(g), B15(a), B16(b)
R4194	B2(a), B6(b), B6(g), B15(a), B16(b)
R4195	B2(a), B6(g), B15(a), B16(b), B19(c)
R4196	B2(a), B6(g), B15(a), B16(b), B19(c)
R4197	B2(a), B6(g), B15(a), B16(b)
R4198	B2(a), B6(a), B6(g), B15(a), B16(b), B19(c)
R4199	B1(c), B2(a), B6(g), B15(a), B16(b)
R4200	B2(a), B6(g), B15(a), B16(b)
R4201	B2(a), B6(g), B15(a), B16(b), D1

Representer	Major Representations Grounds/Proposals
R4202	B2(a), B2(b), B6(g), B15(a), B16(b)
R4203 to R4208	B2(a), B6(g), B15(a), B16(b)
R4209	B2(a), B2(c), B6(g), B15(a), B16(b)
R4210	B2(a), B6(g), B15(a), B16(b)
R4211	B1(c), B3(d), B4(a), B6(g), B14(a), B15(a)
R4212	B1(c), B3(d), B4(a), B6(g), B14(a), B15(a)
R4213	B1(c), B3(d), B6(g), B14(a), B15(a)
R4214	B1(c), B2(a), B2(b), B3(b), B6(a), B6(g), B15(a), B19(c), B19(f)
R4215 to R4218	B1(c), B2(a), B2(b), B3(b), B6(g), B15(a), B19(c), B19(f)
R4219	B1(c), B2(a), B2(b), B3(c), B3(b), B6(g), B15(a), B16(b), B19(c), B19(f)
R4220 , R4221	B1(c), B2(a), B2(b), B3(b), B6(g), B15(a), B19(c), B19(f)
R4222	B1(a), B1(c), B2(a), B2(b), B3(b), B6(g), B15(a), B19(c), B19(f)
R4223	B1(c), B2(a), B2(b), B3(b), B4(a), B6(g), B15(a), B19(c), B19(f)
R4224 to R4229	B1(c), B2(a), B2(b), B3(b), B6(g), B15(a), B19(c), B19(f)
R4230	B1(c), B2(a), B2(b), B3(b), B6(a), B6(g), B15(a), B19(c), B19(f)
R4231	B1(c), B2(a), B2(b), B3(b), B6(a), B6(g), B15(a), B19(c), B19(f)
R4232	B1(c), B2(a), B2(b), B3(b), B6(g), B15(a), B19(c), B19(f)
R4233	B1(c), B2(a), B2(b), B3(b), B6(g), B15(a), B19(c), B19(f)
R4234 to R4238	B1(c), B2(a), B2(b), B3(b), B6(g), B15(a), B19(c), B19(f)
R4239	B1(c), B2(a), B2(b), B2(c), B2(b), B3(b), B6(g), B15(a), B19(c), B19(f)
R4240	B2(a), B4(g)(4), B6(g), B15(a)
R4241	B2(a), B4, B6(g), B15(a)
R4242	B2(a), B6(a), B6(g), B15(a)
R4243	B2(a), B6(a), B6(g), B15(a), B19(c)
R4244	B2(a), B4(a), B6(g), B15(a), B20
R4245 to R4263	B2(a), B6(g), B15(a)
R4264	B2(a), B6(g), B15(a), B16(b)
R4265 to R4270	B2(a), B6(g), B15(a)
R4271	B2(a), B6(g), B15(a), B16(b), B19(c)
R4272	B2(a), B6(g), B15(a), B16(b), B19(c)
R4273	B1(c), B2(a), B6(g), B15(a), B16(b), B19(c)
R4274	B1(c), B2(a), B2(b), B3(b), B6(g), B15(a), B19(c), B19(f)
R4275	B1(c), B2(a), B2(b), B3(b), B5, B6(g), B15(a), B18, B19(c), B19(f)

Representer	Major Representations Grounds/Proposals
R4276	B2(a), B6(g), B15(a), B16(b)
R4277	B2(b), B2(c), B3, B4
R4278	B1(c), B2(b), B3(b), B15(a)
R4279	B6(b)
R4280	B3
R4281	B4(g)(12), B19(e), D1
R4282 to R4329	B4(g)(12), B6(a), B19(e), D1
R4330	B4(g)(12), B19(e), D1
R4331	B19(e), B6(a), B13, B16(b)
R4332	B14(d)
R4333	B2(b), B6(c), D3
R4334	B2(e), B4(c), B4(f), B5, B14(b), B14(e), B14(f), B15(b)
R4335	A6
R4336	A7
R4337	A1, A4(a), A4(b), A5(a) to A5(g)

Provision of Major Community Facilities in Pok Fu Lam Area

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/Shortfall (against planned provision)
			Existing Provision	Planned Provision	
Secondary School	1 whole-day classroom for 40 persons aged 12-17	106 classrooms	240 classrooms	240 classrooms	+134 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11	158 classrooms	203 classrooms	233 classrooms	+75 classrooms
Kindergarten / Nursery	26 classrooms for 1,000 children aged 3 to under 6	54 classrooms	54 classrooms	54 classrooms	0
District Police Station	1 per 200,000 to 500,000 persons	0	0	0	0
Divisional Police Station	1 per 100,000 to 200,000 persons	0	0	0	0
Clinic/Health Centre	1 per 100,000 persons	1	0	0	-1 *
Magistracy (with 8 courtrooms)	1 per 660,000 persons	0	0	0	0
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24	1	1	1	0
Integrated Family Services Centre	1 per 100,000 to 150,000 persons	0	0	0	0
Library	1 district library for every 200,000 persons	0	1	1	+1
Sports Centre	1 per 50,000 to 65,000 persons	1	0	0	-1 #
Sports Ground/Sports Complex	1 per 200,000 to 250,000 persons	0	0	0	0
Swimming Pool Complex – standard	1 complex per 287,000 persons	0	0	0	0

Note:

The planned population for the area is 103,500.

* No shortfall of clinic/health centre in the Southern District with 3 existing clinics/health centres.

Surplus provision of 1 sports centre in the Southern District with 6 existing sports centres.

Provision of Open Space in Pok Fu Lam Area

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/Shortfall (against planned provision)
			Existing Provision	Planned Provision	
District Open Space	10 ha per 100,000 persons	10.35 ha	10.18 ha	19.01 ha	+ 8.66 ha
Local Open Space	10 ha per 100,000 persons	10.35 ha	14.22 ha	16.97 ha	+ 6.62 ha