



Chairman's Foreword

The work of the Town Planning Board (the Board) is as challenging as ever. Diverse interests of different stakeholders are involved. The Board has to strike a balance among the different interests of land owners, local residents, green groups and other concern groups, as well as those of the wider community in its work under the statutory town planning framework provided for in the Town Planning Ordinance. With heightened awareness of members of the public of their right to participate in the planning process and the increasingly polarised views of the interested parties, it is becoming more and more challenging for the Board to find a right balance that would serve the best interest of Hong Kong.

To increase land supply to meet the community's demand for housing, the Board had prepared new Outline Zoning Plans (OZPs) to cover the Fanling North and Kwu Tung North New Development Areas during the period covered by this report. It had proposed amendments to a number of existing OZPs to rezone for residential use sites both in the urban and rural areas identified as suitable for the purpose. It had also proposed other amendments and handled applications for planning permission that aimed at optimising the use of the land concerned. Members

of the Board fully understood that all these would have an impact on the local community, and agreed that the issues over traffic, noise, air, visual impact, etc. raised had to be dealt with. In considering the recommendations that should be made to the Chief Executive in Council and making decision on the planning applications, they had taken all these and other relevant considerations into full account, and made sure that the valid concerns were addressed satisfactorily and that the adverse impacts were suitably mitigated.

The Board had continued its effort in incorporating country park 'enclaves' into statutory plans for better land use control. The objective was to protect the countryside from haphazard and uncontrolled developments, while duly taking care of the housing needs of the villagers concerned in an objective manner. During the period covered by this report, 10 Development Permission Area (DPA) Plans were prepared to cover 13 country park enclaves, and 11 DPA Plans were replaced by OZPs.

The Board also oversaw the preparation of the West Kowloon Cultural District (WKCD) Development Plan, which laid down the broad development framework for the preparation of the Outline Development Plan for the WKCD area.

The Board had examined during the period various planning studies on the feasibility of reclamation and rock cavern/underground space development, rehabilitation of quarry sites, expanding existing new towns, new development areas and land use reviews in the rural area, etc. and contributed views to the government departments concerned.

I am most grateful to my fellow members of the Board for their unwavering support for and dedication to the work of the Board. I would like to take this opportunity to express my deepest gratitude to all of them. I am confident that, with our concerted effort, the Board can overcome the challenges ahead and make Hong Kong a better place in which to live, work and play.

A handwritten signature in black ink that reads "Thomas Chow". The signature is fluid and cursive, with the first letter of each name being capitalized and prominent.

Thomas Chow
Chairman, Town Planning Board