

**CONFIDENTIAL**

(downgraded on 7.5.2010)

**Minutes of 416th Meeting of the  
Rural and New Town Planning Committee held on 23.4.2010**

[Ms. Amy Y.M. Cheung, District Planning Officer/Tuen Mun and Yuen Long (DPO/TMYL), and Ms. S.H. Lam, Senior Town Planner/Tuen Mun and Yuen Long (STP/TMYL), were invited to the meeting at this point.]

**Agenda Item 31**

[Closed Meeting]

Proposed Amendments to the

Approved So Kwun Wat Outline Zoning Plan No. S/TM-SKW/9

( RNTPC Paper No. 5/10)

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1. Dr. C.P. Lau said that he had a property in Castle Peak Bay, Tuen Mun which was outside the boundary of the So Kwun Wat Outline Zoning Plan (OZP). As Dr. Lau confirmed that his property would not be affected by the proposed amendments to the OZP, Members agreed that he could stay at the meeting.

2. Noting that one of the proposed amendments was related to a petrol filling station site, Mr. Stephen M.W. Yip declared an interest as he had current business dealing with ExxonMobil Corporation. The Committee considered his interest direct and should leave the meeting temporarily for this item.

[Mr. Stephen M.W. Yip left the meeting at this point.]

3. With the aid of a Powerpoint presentation, Ms. S.H. Lam, STP/TMYL, presented the proposed amendments to the So Kwun Wat OZP as detailed in the Paper and covered the following main points :

- (a) as detailed in paragraphs 4, 6 and 7 and Appendix B of the Paper, proposed amendments to the OZP were summarised as follows:

*Rezoning Arising from the Tuen Mun East Study*

- a consultancy study namely “Planning and Engineering Review of Potential Housing Sites in Tuen Mun East Area – Feasibility Study” (Tuen Mun East Study) was jointly commissioned by the Civil Engineering and Development Department and the Planning Department (PlanD) in 2007 mainly to examine the development potential of the study sites for residential use and to assess the impacts of the proposed residential developments on the surrounding areas. Four of the study sites in Siu Lam fell within the So Kwun Wat OZP (Sites 1 to 4) while the other sites were covered by the Tuen Mun OZP. A part of Site 1 was reserved for a secondary school, whereas the remaining part of Site 1 and Sites 2 to 4 were proposed for low-rise low-density residential development in line with the semi-rural setting of the area;
- Sites 1 and 2 were currently zoned “Government, Institution or Community” (“G/IC”) on the OZP which were located on the hill slopes between Siu Lam and So Kwun Wat. The site reserved for the proposed secondary school would be retained under the “G/IC” zoning. Sites 3 and 4 were already zoned “Residential (Group C)1” (“R(C)1”) on the OZP, hence rezoning was not required;
- it was therefore proposed to rezone the remaining part of Site 1 and Site 2 from “G/IC” to “R(C)1” (about 16.5 ha) to facilitate land disposal for implementation of the proposed residential developments subject to a maximum plot ratio (PR) of 0.4 and building height (BH) of 3 storeys;
- for the peripheral areas of Sites 1 and 2, which mainly covered natural or man-made slopes with vegetation, were proposed to be rezoned from “G/IC” to “GB” (about 6.1 ha);

Reflecting the Infrastructure Works under Construction

- a nullah being under construction by the Drainage Services Department at So Kwun Wat Tsuen was near completion. A section of the nullah within the Tuen Mun OZP had been designated as 'Nullah' on the Tuen Mun OZP. Opportunity was therefore taken to designate the remaining area taken up by the drainage work as 'Nullah' on the So Kwun Wat OZP. The concerned area was proposed to be rezoned from "Village Type Development" and "Green Belt" to area shown as 'Nullah';
  
- improvement works for Tuen Mun Road was being undertaken by the Highways Department which mainly involved re-alignment of Tuen Mun Road to current expressway standard, provision of hard shoulders/ verges and installation of noise barriers. To reflect the existing and future alignment of Tuen Mun Road, various areas along Tuen Mun Road were proposed to be rezoned from "GB" and "G/IC" to areas shown as 'Road';

Technical Amendments

- The boundaries of the "G/IC" zone for the Siu Lam Psychiatric Centre and Sewage Treatment Plant were revised to tally with the Government land allocation boundaries. The concerned areas were proposed to be rezoned from "G/IC" to "GB" or from "GB" to "G/IC";
- (b) as detailed in paragraph 5 and Appendices B and C of the Paper, proposed amendments to the OZP and the Notes relating to BH restrictions were summarised as follows:

Revised BH Restrictions for "R(C)" Zone

- under the Notes for the "R(C)1" zoning, the BH was currently restricted to a maximum of 3 storeys including carpark and 9m. In order to provide design flexibility, in particular a more reasonable floor-to-floor storey height, the 9m restriction was proposed to be revised with the 3-storey restriction unchanged. An analysis of the floor-to-floor storey

height in those approved planning applications for minor relaxation of the 9m BH restriction revealed that the average floor-to-floor storey height of those approved schemes was about 3.5m. On this basis, it was therefore proposed that the BH for the “R(C)1” zone which allowed 3-storey residential development be relaxed from 9m to 10.5m (i.e. 3.5m x 3 storeys);

- a site located to the south of Tuen Mun Road was zoned “R(C)2” and currently restricted to 6 storeys over 1 storey podium and 21.8m. The development restrictions for the site were generally based on a scheme approved by the Town Planning Board in 1995. However, the scheme was not implemented and the existing building on site was 2 storeys high. For the same reasons as stated above, the BH restriction for the “R(C)2” zone was proposed to be revised by changing the restriction from ‘6 storeys over 1 storey podium’ to ‘7 storeys (excluding basement(s))’ and relaxing the 21.8m restriction to 24.5m (i.e. 3.5m x 7 storeys);

*New BH Restrictions for “Other Specified Uses” annotated “Petrol Filling Station” (“OU(PFS)”) and “G/IC” Zones*

- to reflect the existing BH and tally with the lease restriction, as well as to maintain a low building profile in the area which was generally zoned “GB”, the “OU(PFS)” site on Castle Peak Road was proposed to be restricted to a maximum of 1 storey;
  - to maintain the low BH profile within the area and the semi-rural character, it was proposed that the “G/IC” sites be restricted to a maximum BH ranging from 1 to 6 storeys to reflect their existing BH or the BH agreed amongst relevant Government departments, except the site for the proposed Vocational Training Council Whole Person Development Education Centre which would be restricted to a BH of 40mPD based on its latest design as agreed by concerned departments;
- (c) as detailed in paragraphs 7.2 and 7.3 and Appendix C of the Paper, proposed amendments to the Notes of the OZP were summarised as

follows:

- amendments to the Notes to reflect the above rezoning proposals and BH restrictions, and to incorporate a minor relaxation clause for the BH restrictions;
  - in accordance with the latest revised Master Schedule of Notes (MSN) to Statutory Plans endorsed by the Board, the planning intention of the “Open Space” (“O”) zone was revised by adding the word ‘public’ to clearly state that the “O” zone was intended for public use;
  - incorporation of a clause to restrict filling of pond/land and excavation of land in the Notes for the “GB” zone;
- (d) opportunity was taken to revise the Explanatory Statement (ES) of the OZP as detailed in Appendix D of the Paper to take into account the proposed amendments and reflect the latest status and planning circumstances of the OZP; and
- (e) comments of the concerned Government bureaux and departments had been incorporated into the proposed amendments as appropriate. For the proposed residential use at the two “R(C)1” sites, public consultation including consulting the Tuen Mun District Council (DC) had been carried out under the Tuen Mun East Study. The Tuen Mun DC would be consulted on the amendments to the OZP during the exhibition period of the draft OZP.

4. Members noted that the proposed revision to the BH restriction for the “R(C)” zone by relaxing the floor-to-floor storey height from 3m to 3.5m would be incorporated in other OZPs if considered appropriate and when opportunity arose.

5. The Chairperson informed Members that if the proposed amendments were agreed by the Committee, the amended OZP would be exhibited for public inspection and consultation under the Town Planning Ordinance (the Ordinance). She also said that as the

proposed amendments to the OZP involved the imposition of new BH control, this item was under confidential cover until the draft OZP was published for public inspection.

6. After deliberation, the Committee decided to :
- (a) agree to the proposed amendments to the approved So Kwun Wat Outline Zoning Plan (OZP) No. S/TM-SKW/9 and that Amendment Plan No. S/TM-SKW/9A (to be renumbered as S/TM-SKW/10 upon exhibition) at Appendix B and its Notes at Appendix C of the Paper were suitable for exhibition under section 5 of the Town Planning Ordinance;
  - (b) adopt the revised Explanatory Statement (ES) at Appendix D of the Paper as an expression of the planning intentions and objectives of the Town Planning Board (TPB) for various land use zonings on the OZP; and
  - (c) agree that the revised ES was suitable for exhibition together with the OZP and its Notes under the name of the TPB.

[The Chairperson thanked Ms. Amy Y.M. Cheung, DPO/TMYL, and Ms. S.H. Lam, STP/TMYL, for their attendance to answer Members' enquiries. Ms. Cheung and Ms. Lam left the meeting at this point.]