

**Minutes of 1173rd Meeting of the
Town Planning Board held on 22.6.2018**

Present

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

Chairperson

Mr H.W. Cheung

Mr Sunny L.K. Ho

Dr F.C. Chan

Mr David Y.T. Lui

Mr Peter K.T. Yuen

Mr Wilson Y.W. Fung

Dr C.H. Hau

Dr Lawrence K.C. Li

Ms Sandy H.Y. Wong

Mr Franklin Yu

Mr Stanley T.S. Choi

Mr L.T. Kwok

Mr Daniel K.S. Lau

Ms Lilian S.K. Law

Mr K.W. Leung

Mr Ricky W.Y. Yu

Principal Environmental Protection Officer (Metro Assessment)
Environmental Protection Department
Mr Tony W.H. Cheung

Chief Traffic Engineer (Hong Kong)
Transport Department
Mr Ivan K.F. Cheung

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

Deputy Director of Planning/District
Ms Jacinta K.C. Woo

Secretary

Absent with Apologies

Professor S.C. Wong

Vice-chairperson

Mr Lincoln L.H. Huang

Mr Ivan C.S. Fu

Mr Stephen H.B. Yau

Dr Frankie W.C. Yeung

Mr Philip S.L. Kan

Dr Lawrence W.C. Poon

Mr K.K. Cheung

Mr Thomas O.S. Ho

Mr Alex T.H. Lai

Mr Stephen L.H. Liu

Professor T.S. Liu

Miss Winnie W.M. Ng

Professor John C.Y. Ng

Dr Jeanne C.Y. Ng

Professor Jonathan W.C. Wong

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

Director of Planning
Mr Raymond K.W. Lee

In Attendance

Assistant Director of Planning/Board
Miss Fiona S.Y. Lung

Chief Town Planner/Town Planning Board
Ms W.H. Ho

Senior Town Planner/Town Planning Board
Mr T.C. Cheng

1. The meeting was resumed at 2:40 p.m. on 22.6.2018.

Agenda Item 1

[Open Meeting]

Confirmation of Minutes of the 1173rd Meeting held on 17.5.2018, 21.5.2018 and 25.5.2018

[The item was conducted in Cantonese.]

2. The minutes of the 1173rd meeting held on 17.5.2018, 21.5.2018 and 25.5.2018 were confirmed without amendments.

Agenda Item 2

[Closed Meeting]

Consideration of Representations and Comments in respect of Draft Pok Fu Lam Outline Zoning Plan No. S/H10/16
(TPB Paper No. 10425)

[The item was conducted in Cantonese.]

Deliberation Session

3. The Secretary said that Members' declaration of interests was reported at the hearing sessions and recorded in the relevant minutes of the meeting held on 17.5.2018, 21.5.2018 and 25.5.2018. No further declaration of interests had been received from Members since then. Members noted that Professor S.C. Wong, Mr Ivan C.S. Fu, Mr Stephen L.H. Liu, Mr Thomas O.S. Ho, Dr Lawrence W.C. Poon, Mr K.K. Cheung, Mr Alex T.H. Lai, Professor T.S. Liu, Mr Raymond K.W. Lee and Mr Martin W.C. Kwan had tendered apologies for being not able to attend the meeting. The meeting also noted that since the interests of Dr C.H. Hau, Mr Franklin Yu and Mr Peter K.T. Yuen were indirect as they had no involvement in the public housing developments or discussion with the representers/commenters on their submissions, and the property of Professor Jonathan W.C.

Wong's relative did not have direct views on the representation sites, they should be allowed to stay in the meeting.

4. The Secretary reported that a letter dated 28.5.2018 from Island South Property Management Limited (ISPML) (R1801) was received. ISPML reiterated its concerns regarding inadequate consultation, and the adverse traffic, environmental and ecological impacts caused by the rezoning proposals. It said that its concerns had not been addressed by government representatives at the hearing session held on 21.5.2018. The meeting noted that ISPML's concerns raised in the letter were similar to those made in its representations, which had already been covered in its oral submissions at the hearing held on 21.5.2018. As the letter was received after the statutory publication period, it should be treated as not having been made under section 6(3)(a) of the Town Planning Ordinance (the Ordinance).

5. The Chairperson said that hearing sessions for the consideration of representations and comments on the draft Pok Fu Lam Outline Zoning Plan (OZP) No. S/H10/16 were held on 17.5.2018, 21.5.2018 and 25.5.2018. The video recordings of the various hearing sessions were sent to Members on 4.6.2018 and the relevant draft minutes of the meeting were sent to Members on 19.6.2018. Members should make reference to the relevant TPB Paper and the minutes of meetings for views raised and issues discussed.

6. The Secretary said that the amendments to the draft Pok Fu Lam OZP were related to rezoning five sites for public housing developments, which would act as housing reception sites to facilitate the redevelopment of Wah Fu Estate (WFE). A total of about 8,900 flats would be provided at the five sites while about 3,000 additional flats would be provided at the WFE on top of its existing 9,100 flats upon its redevelopment. The draft Pok Fu Lam OZP was gazetted under section 5 of the Town Planning Ordinance on 15.9.2017 for public comments. A total of 4,334 valid representations and 134 valid comments were received during the statutory public exhibition period, of which, 1,257 representations supported all amendment items and one representation partially supported the amendments, 3,075 representations opposed the amendments and one representation provided views on the OZP.

7. With the aid of a PowerPoint presentation, the Secretary recapitulated the major points made by the representers and commenters in their written and oral submissions, and the responses of relevant government departments as summarised below :

Supportive Representations and Comments

- (a) the rezoning of five sites in Pok Fu Lam for public housing developments was supported as it would facilitate Wah Fu Estate Redevelopment (WFER), which should be expedited in view of the deteriorating building conditions of WFE. Sufficient Government, institution or community (GIC) and public transport facilities should be provided and the pedestrian connections between the five representation sites should be improved. The supportive views were noted;

Adverse Representations and Comments

Need of Five Representation Sites

- (b) the need to rezone the five representation sites was not justified and WFER should be carried out in-situ by phases. The five representation sites were geographically separated from each other and not ideal for public housing developments. Alternative sites should be considered for public housing developments to facilitate WFER;

Government's responses

- (c) the Government had adopted a multi-pronged strategy to increase land supply in the short, medium and long-term and the five representation sites were amongst those sites identified for the purpose. All those sites were needed to provide reception housing resource to expedite WFER and to free-up space in WFE for the development of the future Mass Transit Railway (MTR) Wah Fu Station in the MTR South Island Line (West) (SIL(W)). A 10-year delay was anticipated in the process of WFER if not all the five representation sites were made available.

Pedestrian footbridges and at-grade pedestrian connections would be provided for better connectivity between the five representation sites. The alternative sites proposed by some representers were either under private ownership, currently in use, pending land use review or committed for other development, and would not be available for development in the near future;

Development Scale and Building Design

- (d) the increase in development intensity and additional population in the area would have adverse impacts on Pok Fu Lam. The building height (BH) profile was not in line with the Hong Kong Planning Standards and Guidelines (HKPSG). In particular, the development scale of the proposed public housing development in Site D would set an undesirable precedent for developments in area to the north of Shek Pai Wan Road, and the maximum BH of 230mPD for Site E was not compatible with the low-rise Yar Chee Villas in the vicinity;

Government's responses

- (e) the development intensity of the five representation sites had been optimised to achieve the target of providing 11,900 flats allowed under the partial uplifting of the Pok Fu Lam Moratorium. The average domestic plot ratio (PR) of about 7 was compatible with that of the surrounding developments within the "Residential (Group A)" ("R(A)") and "Residential (Group B)" ("R(B)") zones. The site configuration of Sites D and E had already been revised to avoid areas with high ecological value; any reduction in development intensity would inevitably affect the flat production target. The proposed public housing developments had taken into account the urban design concept in HKPSG and a stepped BH concept ascending from the waterfront to the hilly areas was proposed taking into account the existing BH profile in the area. Other building design matters would be worked out at the

detailed building design stage. Planning Brief would be prepared to guide the proposed public housing developments;

Visual and Air Ventilation Aspects

- (f) the proposed public housing developments would cause adverse impacts on visual, air ventilation and sunlight penetration in the surrounding areas. The visual impact assessment (VIA) was not accurate and could not demonstrate the actual visual impact. The proposed public housing developments would result in wall and canyon effects along Victoria Road. The qualitative air ventilation assessment (AVA) was inadequate to support the OZP amendment proposals;

Government's responses

- (g) both the VIA and AVA were carried out in accordance with the requirements of the relevant guidelines and technical circulars. It was not practical to protect private views without balancing this consideration against other relevant considerations, at the expense of stifling development opportunities serving wider interests of the community. Local air paths with minimum widths of 20m to 30m were proposed, and other considerations including the disposition of building blocks, podium height of Site E had been taken into account in the building design of the proposed public housing developments to alleviate the potential air ventilation impacts. The Housing Department (HD) would conduct a quantitative AVA at the detailed building design stage and implement mitigation measures to minimize adverse visual and air ventilation impacts, if any, on the surrounding areas;

Traffic and Transport Aspects

- (h) the traffic impact assessment (TIA) was not comprehensive as WFER had not been taken into consideration. The proposed road widening and junction improvement works could not address the traffic congestion

problem, which would be aggravated by the proposed public housing developments. There was no comprehensive pedestrian linkage system for the five representation sites, particularly for Site D which was isolated. The construction vehicles would also pose road safety hazards to students in the area during the construction stage. Existing bus/green minibus (GMB) stops/terminus and temporary car parks would be affected by the proposed public housing developments. The MTR SIL(W) should be commissioned together with WFER;

Government's responses

- (i) the TIA was carried out in accordance with the Transport Planning and Design Manual taking into account the latest planning data and traffic survey. With the implementation of road improvement/mitigation measures, the road and transport networks would be able to accommodate the transport needs arising from the proposed public housing development as well as the associated construction traffic. As the five representation sites were reception sites for decanting existing WFE residents, no additional population would be generated. Pedestrian facilities would be provided to connect the sites. A separate TIA would be carried out for WFER in due course;
- (j) the construction of the SIL(W) was subject to the actual built-up of transport demand taking into account the public housing developments at the five representation sites as well as WFER. The Transport and Housing Bureau (THB) intended to invite Mass Transit Railway Corporation Limited (MTRCL) to submit proposals for the SIL(W) within this year. Parking provision would be provided in accordance with HKPSG and in consultation with stakeholders. In addition, a public vehicle park providing about 230 spaces for private cars, coaches, light goods vehicles and motorcycles was proposed at Site E;

Ecological, Landscape and Environmental Aspects

- (k) about 5,300 mature trees would be felled and compensatory tree planting might not be comparable. There would be adverse impacts on some natural streams and the habitat of wild animals, including that of the Lesser Spiny Frog (小棘蛙) and the Hong Kong Slender Gecko (*Hemiphyllodactylus Hongkongensis* 香港半葉趾虎). It might not be feasible to transplant or translocate the affected species of conservation interest to other locations. The ecological condition of representation site D was uncertain as no actual site survey was carried out for that site. In addition, there would be noise and air pollution during construction, causing health hazard to students in Kellett School near Site C;

Government's responses

- (l) according to the detailed tree survey carried out by the Civil Engineering and Development Department (CEDD), old and valuable trees (OVTs) were not found within the five representation sites. Compensatory tree planting would be carried out in accordance with the relevant government guidelines. The boundaries of Sites D and E had been revised to reduce the site areas, hence lessening the impacts on the ecological sensitive areas in the "Green Belt" ("GB") zone including the secondary woodlands, shrubland and semi-natural watercourse;
- (m) an ecologically-friendly 'green channel' of about 250m long to the northeast of Site D would be provided to mitigate the loss of natural watercourse at Site E. About 6.5ha of land within 500m of the five representation sites was identified as woodland compensation areas. CEDD would carry out a baseline ecological survey for Site D prior to commencement of works. HD would conduct a more detailed environmental assessment at the building design stage to ensure the compliance with the relevant legislation and HKPSG. Translocating and transplanting affected species of conservation interest to suitable

habitats would be carried out where technically feasible before commencement of construction works;

Cultural Heritage Aspect

- (n) there would be adverse impacts on the sites of archaeological interests and historical structures associated with the Old Dairy Farm;

Government's responses

- (o) no sites of archaeological interest, declared or proposed monument were present within or close to the five representation sites. Although a Grade 3 historical structure was located near the proposed access road to Site E, that structure would not be affected as there was a level difference between the structure and the proposed access road. Nonetheless, CEDD would conduct a heritage impact assessment for the graded structure and implement the recommended mitigation measures (if any), as appropriate;

Provision of Open Space, GIC and other Facilities

- (p) the existing community facilities and services would not be adequate to cater for the needs arising from the 45% population increase in Pok Fu Lam South. The provision of open space and GIC facilities would be affected as sites originally zoned "Open Space" ("O") (Sites A and B) and "Government, Institution or Community" ("G/IC") (Site C) had been rezoned for public housing developments. Additional recreation and retail facilities, as well as GIC facilities including clinic and library should be provided to serve the additional population. Consideration should be given to the provision of a forest park in the vicinity of Kai Lung Wan;

Government's responses

- (q) the overall provision of existing and planned open space and major GIC facilities in the Southern District would meet the requirements of HKPSG after the rezoning of the five representation sites. The natural state of the valley near Chi Fu Fa Yuen in Kai Lung Wan would be preserved. HD would provide local open space at the proposed public housing developments in accordance with HKPSG's requirement, reprovision existing GIC facilities and provide new GIC facilities as advised by the concerned departments to meet the demand of the additional population. A primary school site would also be provided in WFER. The Southern District Council (SDC) would be consulted in preparing the planning brief to guide the proposed public housing development;

Public Consultation

- (r) no proper consultation was carried out on the proposed public housing developments. Residents of Bel-Air were misled by the information leaflets issued by THB and HKHA, and were unaware of the significant impact to be brought about by Sites A and B as well as WFER;

Government's responses

- (s) the Government had maintained a close liaison with the local communities through meetings and residents' forums to collect public opinions for refining the proposed public housing developments. Four information leaflets on the proposed public housing developments had been issued since 2016 for distribution to SDC members and residential developments in the vicinity. The Government would continue to engage and liaise closely with all stakeholders throughout the development process;

Site Specific Issues

- (t) public housing developments at Sites A and B would generate additional traffic along Victoria Road, which would adversely affect Bel-Air nearby. Development at Site C would generate additional traffic along Wah Lok Path and pose flooding hazard to the adjacent Kellett School. Developments at Sites D and E would destroy a vast vegetated area with high heritage and ecological value and was not in line with the planning intention of the “GB” zone. In addition, the proposed public housing development at Site E and its access road would destroy the tranquil environment of Yar Chee Villas nearby. The maximum BH of 230mPD proposed for Site E was not compatible with the 5-storey Yar Chee Villas;
- (u) a representer (R2524) considered that the proposed access road to Site E was unsatisfactory and proposed that a more direct access should be provided at the southwestern corner of the site connecting to Wah Fu Road. A flyover should also be provided from Pok Fu Lam Road (southbound) to Victoria Road;

Government’s responses

- (v) an additional traffic lane was proposed for Pok Fu Lam Road (southbound) and Victoria Road (eastbound) near their intersection. With the traffic improvement and mitigation measures in place, public housing developments at Sites A, B and C would not generate any adverse traffic impact on the surrounding area. There would not be any flooding hazard for Kellett School as the formation level of Site C would be at about 53mPD, which was lower than the existing site level of the adjoining Kellett School at 54.9mPD. In addition, boundary walls and drainage channels would be constructed on the periphery of the future public housing development at Site C. The area of Sites D and E had been reduced to lessen the impact of the proposed developments on the ecology, natural watercourses, hiking trails and the Old Dairy Farm

remains. The core habitats of species of conservation importance had been avoided. Yar Chee Villas was about 100m away from Site E. A building gap between the buildings within Site E was proposed to address the visual and air ventilation impacts on the nearby developments. There would be a site level difference of about 20m to 30m between Yar Chee Villas and the proposed access road and no significant impact would be anticipated; and

- (w) there was a level difference of about 20m between Site E and Wah Fu Road. A long ramp would be required if the proposed access to Site E was provided off Wah Fu Road, which would take up a large portion of the site and affect its development potential. The flyover from Pok Fu Lam Road (southbound) to Victoria Road proposed by R2524 would encroach onto the Pok Fu Lam Fire Station and St. Paul's College Primary School. It would also cause traffic noise problem for the school. According to the TIA, the junction capacity at Pok Fu Lam Road and Victoria Road could be enhanced by the proposed junction improvement works.

8. The Secretary also recapitulated the major proposals made by some representers/commenters and responses of relevant government departments as summarised below :

- (a) the original zoning of all representation sites should be retained;
- (b) only Sites A, B and C should be developed as reception sites for WFER;
- (c) Site A should be rezoned to "G/IC" for school and community uses with a maximum BH of 30m to 50m;
- (d) Site E should be shifted southward to amalgamate with Site D, which would be further away from Chi Fu Fa Yuen and Yar Chee Villas. The two sites should be developed comprehensively to form a community with adequate supporting facilities; and

- (e) R4335 proposed to rezone a site at the junction of Victoria Road and Cyberport Road, which was not related to any amendment items, from “G/IC” to “R(A)2”;

Government’s responses

- (f) retaining the original zonings of the five representation sites or only developing some of those sites would affect the flat supply for decanting WFE residents, hence prolonging the WFER process. Suitable existing GIC facilities would be reprovisioned and new GIC facilities, including a primary school, would be provided in WFER and the new development sites. The configuration of Sites D and E had been revised to avoid areas with high ecological value in between. The site at the junction of Victoria Road and Cyberport Road was not related to any amendment items. That site was subject to a planning application (No. A/H10/66) with the latest amendment approved by the Metro Planning Committee on 4.3.2011 with conditions for the development of an apartment for the elderly. The approved development had yet to be implemented.

[Mr Wilson Y.W. Fung arrived to join the meeting during the Secretary’s presentation.]

9. The Chairperson said that the five representation sites were intended to provide housing reception resource for decanting WFE residents to facilitate WFER and to increase the overall public housing supply. The amendments to the Pok Fu Lam OZP involved interests of different stakeholders, including residents of WFE, Chi Fu Fa Yuen, Yar Chee Villas and Bel-Air as well as occupants of Cyberport. As the five representation sites would affect a wide area in Pok Fu Lam and the issues involved might be inter-related, Members might consider giving their views collectively.

Need of Five Representation Sites

10. Some Members considered that the five representation sites were needed to facilitate early implementation of WFER and the provision of more public housing units on the following grounds :

- (a) residents of WFE had been waiting for WFER desperately for a long time. In view of the deteriorating condition of WFE, redevelopment of the estate was necessary and should not be further delayed. Given the number of WFE residents that required decanting during the process of redevelopment, all five representation sites were required to provide adequate housing units as housing reception resource. They were identified as suitable for public housing developments after thorough consideration of various aspects. The rezoning of the five representation sites could kick off WFER and the development of SIL(W). The current rezoning proposals had taken into consideration the interests of different stakeholders and balanced the need for development while preserving the natural environment, watercourses and hiking trails;
- (b) developing all five representation sites as housing reception resource would shorten the process of WFER and minimize disturbance to existing WFE residents as well as local residents living nearby during construction. In-situ redevelopment of WFE by phases, as proposed by some representers, would prolong the redevelopment process of WFE by about 10 years, which was not desirable;
- (c) although the five representation sites were separated from each other, they were generally in the same locality and should be able to meet the need of WFE residents to maintain their social connection. In the absence of other better alternative options, the rezoning of the five representation sites for public housing development was acceptable;

- (d) there was great public aspiration for more public housing supply, especially from the youth. The basic need for housing should be considered and the five representation sites could increase public housing supply;
- (e) while some representers had doubt on the implementation programme of WFER and the future use of the WFE site, the Government had confirmed that the WFE site would be used for public housing development. The Government should be reminded that should the rezoning of the five representation sites be agreed to by the Board, it was on the basis that all those sites as well as the redeveloped WFE site should be used for public housing developments; and
- (f) noting that developing all five representation sites simultaneously, together with the associated works for the provision of infrastructure, would generate noise and air quality problems during the construction period, relevant departments should be requested to improve the co-ordination of construction works in order to minimize the nuisance so caused.

11. Some Members had concerns on the development of all five representation sites in one go and considered that phased development should be considered. Their views were as follows :

- (a) developing all five sites in one go to expedite WFER might generate resistance from those residents affected by the proposed developments and caused delays in the development process. Sites A and B, which were located near WFE with better connectivity, could be rezoned first to kick start WFER and to maintain social cohesiveness in WFE. While additional time would be required under this scenario, there would be less resistance from the residents and allow more time for the Government to find alternatives to catch up with the redevelopment progress; and

- (b) as HD had indicated that Sites A and B would be developed ahead of the other sites, there would still be opportunity for the Government to fine tune the development proposal for Site E, improve the connectivity of Site D, address the traffic issue and further explore in-situ redevelopment of WFE. It might be possible to increase the development intensity of WFE for more flats production so that some of the “GB” sites could be retained.

12. A Member noted that Sites A and B would be developed ahead of Sites C, D and E and enquired whether there would still be opportunities to reconsider the site configuration, building layout and development parameters of Site E. The Secretary said that as recorded in paragraph 41(b) of the minutes of meeting held on 21.5.2018, HD had targeted the housing reception resources to be available as soon as possible with the first phase of the reception resources to be completed in 2025 the earliest while the last phase in 2027. The Secretary further said that the estimated completion dates were worked out on the assumption that all five sites would be developed at the same time. The difference in the completion dates was due to a longer construction period for Sites D and E due to extensive site formation works involved at those sites.

13. After deliberation, Members generally supported the early implementation of WFER and considered that the five representation sites were needed for WFER. Regarding Members’ concern that the Government should be requested to commit on the use of the representation sites and the WFE site for public housing developments, the meeting agreed that Members’ view should be conveyed to the relevant Bureau/departments.

Development Scale and Building Design

14. Some Members had the following views on the development scale and building design :

- (a) Sites A, B and C were suitable for residential development and it would be a waste of land resources if they were not fully utilized. While the area to the southeast of Site D was more suitable for housing

development, shifting Site D southwards towards Aberdeen was not preferred as the site would be more isolated. Instead, the Government should strengthen the measures for preserving the ecological value of the valley near Chi Fu Fa Yuen and consider opening it up for passive recreation with a view to enhancing the connectivity between Sites D and E;

- (b) with the implementation of pedestrian connection facilities, the proposed public housing development at Site D was acceptable; and
- (c) the development intensity of Site E should not be reduced as the development potential of the site should be fully utilized. The impact on Yar Chee Villas could be addressed by appropriate building design layout.

15. Noting that the development intensity was compatible with the residential developments in the surrounding areas and a stepped BH profile had been adopted, Members generally considered that the development intensity of the proposed public housing developments at the five representation sites was appropriate.

Visual and Air Ventilation Aspects

16. Some Members had the following views on the impacts of Site E on Chi Fu Fa Yuen and Yar Chee Villas in terms of visual and air ventilation aspects :

- (a) the main façade of the low-rise Yar Chee Villas was facing the proposed public housing development in Site E and would be overshadowed by the development. Consideration should be given to improving the building layout, providing wider building gap or adopting a stepped BH at Site E to minimize the adverse visual impact on Yar Chee Villas. Moreover, Sites D and E could be amalgamated so that some of the proposed building blocks could be located further away from Yar Chee Villas;

- (b) Site E was about 100m away from Yar Chee Villas and would only visually affect some of the units in Yar Chee Villas. There was also a level difference with a green valley and the proposed access road for Site E in between. Instead of comparing the overall BH of Yar Chee Villas with that of the proposed public housing development at Site E, the level difference between Yar Chee Villas and Site E should also be considered. According to the preliminary site layout for Site E, building gaps/wind corridor would be provided and no wall effect would be resulted. The visual impact of the development at Site E on Yar Chee Villas should not be unacceptable as many buildings in the urban area were often in close proximity to each other; and
- (c) as Sites A and B were not within the immediate neighbourhood of Bel-Air, their impact on Bel-Air was not considered unacceptable as claimed by some representers.

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

17. After deliberation, Members generally considered that the Government's responses regarding visual and air ventilation aspects were appropriate. The Chairperson said that while Members generally considered that the visual impact of the proposed housing development at Site E on Yar Chee Villas would be acceptable in an urban environment, suggestions on improving the building layout, providing building gaps and adopting a stepped BH design at Site E should be conveyed to the Housing Authority, which should be urged to take those suggestions into consideration at the detailed design stage.

Traffic and Transport Related Aspects

18. Some Members had the following views on the proposed access road for Site E and the traffic improvement measures :

- (a) the proposed access road for Site E was close to Yar Chee Villas and might not be able to cope with the traffic generated from development at the site;

- (b) regarding representer (R2524)'s proposals on an alternative access road for Site E and the provision of a flyover at the junction of Pok Fu Lam Road and Victoria Road, it was noted that the Government had responded that the proposals were not desirable; and
- (c) the traffic in Pok Fu Lam was heavy and additional traffic was anticipated upon the redevelopment of WFE. Consideration should be given to reserving sufficient space along Victoria Road and Pok Fu Lam Road for future road widening, in particular, in the section of Victoria Road between Sites A and B.

19. Some Members had the following views on the SIL(W) development and connectivity of the five representation sites :

- (a) as the commissioning of the SIL(W) was subject to WFER and the build-up of transport demand generated from the public housing development at the five representation sites, the rezoning would expedite the implementation of SIL(W), which would have positive impact on the traffic and transport facilities in the area;
- (b) although the five representation sites seemed to be separated from each other, Sites A, B, C and D were within a walking distance of 500m from Site E, which was planned to be the focal point of developments. Consideration should be given to improving the connectivity among the five representation sites and with WFE at the detailed building design stage to maintain the sense of belonging of WFE residents and cater for the needs of the local residents, most of them were elderly; and
- (c) Site D should be better served with pedestrian facilities to enhance its connectivity with Site E, as well as Wah Kwai Estate and Tin Wan.

20. While the representers had expressed concerns on the traffic impact generated from the proposed public housing developments at the five representation sites, Members

noted that there would be no additional population in the area as those sites were housing reception resources for the existing WFE residents and that another TIA would be conducted for WFER. Regarding the connectivity among the five representation sites, the Chairperson suggested and Members agreed to convey Members' concerns to the relevant government department for their consideration at detailed design stage.

Ecological, Landscape and Environmental Aspects

21. Some Members were concerned about the ecological impact and suggested to amalgamate Sites D and E for the following reasons :

- (a) the ecology of the valley near Chi Fu Fa Yuen would inevitably be disturbed by the proposed developments at Sites D and E even though development would not take place at that valley area. The ecological value of that area was one of the highest amongst those "GB" sites to be rezoned for development in view of its bio-diversity. An ecological park should be established in that area to preserve its ecological value while connecting the two sites. The Government should consider adjusting the boundary of Site E by relocating two blocks from the northern part of Site E to the area between Sites D and E. The amalgamated Sites D and E would form a linear shaped site fronting Pok Fu Lam Road so that all building blocks would be placed near Pok Fu Lam Road. This arrangement could resolve the visual impact of the proposed development on Yar Chee Villas, minimize the ecological impact on the area near Site E, and resolve the isolation problem of Site D. The proposed access road to Site E would no longer be required, thus also solving the junction capacity problem at the Pok Fu Lam Road/Victoria Road junction; and
- (b) in view that the ecology of the area between Sites D and E would be disturbed, another option was to amalgamate Sites D and E by adding new buildings in area between the sites while maintaining the development scale at Site E, with a view to further increasing public housing supply.

22. Some Members, however, considered that Sites D and E should not be amalgamated for the following reasons :

- (a) residents in the vicinity of the five representation sites had been duly consulted and the concerned departments had taken into account all relevant considerations in revising the boundaries of Sites D and E to avoid the area with high ecological value. Further revising the site configuration of Site E and relocating two building blocks southward along Pok Fu Lam Road were considered not appropriate; and
- (b) Sites D and E were deliberately separated into two to preserve the natural watercourses in the valley and areas with high ecological value. It might not be acceptable to the general public that development was now proposed without any impact assessment. Moreover, any changes to the proposal would trigger a new round of consultation and amendments to plan. The residents of WFE could not wait any longer.

23. Some Members had the following views on the ecological and tree compensation aspects :

- (a) the proposed development at Site D might encourage other developments to spread towards Aberdeen, thus further encroaching upon the “GB” zone in that area. The Government might consider building more flats in Sites A or E, thereby reducing the development intensity of Site D;
- (b) the Government should be requested to carry out a detailed study on the Hong Kong Slender Gecko found in the valley near Chi Fu Fa Yuen. That Gecko might be a unique species different from those found in Aberdeen Reservoir, the Po Toi Islands and Hei Ling Chau, and its preservation value might be higher than anticipated. In addition, CEDD should be requested to carry out a baseline ecological survey on

Site D as the preliminary ecological assessment undertaken so far was not thorough; and

- (c) sites for compensatory tree planting should be selected carefully and disturbance to existing trees and vegetation should be avoided. Noting that extensive woodland compensation areas were proposed, new habitats might be created within those compensation areas. The issue on how various species of high preservation value could be translocated to the new habitats should be addressed. A more transparent tree compensation and habitat re-creation plan should be worked out in consultation with the expert groups.

24. Members noted that the site boundaries of Sites D and E had already been revised to avoid areas of high ecological value in between the sites. After deliberation, Members generally agreed that the site boundaries of Sites D and E should not be further revised. However, the meeting agreed that the relevant departments should be requested to carry out a detailed study on the Hong Kong Slender Gecko and a baseline ecological survey on Site D, and to prepare and implement a more transparent tree compensation and habitat re-creation plan.

25. The Chairperson said that the Vice-chairperson was away on duty visit but had requested her to express his support in rezoning all five representation sites on grounds that the rezoning would kick start the redevelopment/planning of WFE, speed up the redevelopment process and increase the supply of public housing. The Vice-chairperson considered that the ecological issues had been adequately addressed by avoiding developing the “GB” zone between Sites D and E.

26. The Chairperson noted Members had a thorough discussion on the major issues while having no comment on other aspects including cultural heritage, provision of open space and GIC facilities, and public consultation. Members generally considered that the major grounds of the representations and comments had been addressed by the departmental responses as detailed in the TPB Paper No. 10425 and the presentations and responses made by the government representatives at the meeting.

27. The Chairperson also noted that Members, including those who had raised concerns on Sites D and/or E, generally supported that the rezoning of all five sites for public housing developments was necessary for providing reception housing resources for WFER and meeting the demand for public housing, while taking note of the possible impacts on environment, traffic, visual and air ventilation and the proposed mitigation measures. Regarding Members' concerns and suggestions raised during the deliberation, the Chairperson suggested and Members agreed that the Board should write to the relevant bureaux/departments :

- (a) to call upon the Secretary for Transport and Housing, who was also the Chairman of the HKHA, to honour his undertaking that the WFE site (on top of the five representation sites in Pok Fu Lam) would be used for public housing development;
- (b) regarding ecological conservation :
 - (i) to request the Agriculture, Fisheries and Conservation Department (AFCD) to carry out a detailed study on the Hong Kong Slender Gecko including population genetics;
 - (ii) to urge CEDD and HD to carry out a baseline ecological survey on Site D before commencement of works;
 - (iii) to urge CEDD and HD to enhance the ecological compensation plan, especially compensation forest, by following the standards in the Environmental Impact Assessment Ordinance, and to consult the relevant professional bodies during the process;
 - (iv) to request AFCD and HD to explore measures to preserve and manage the land in between Sites D and E for the enjoyment of the public;
- (c) to urge CEDD and HD to co-ordinate the construction works in relation to the public housing developments and the provision of infrastructure to

minimize potential nuisances to the local residents and Kellett School during the construction period;

- (d) to urge HD to consider measures that would further improve the connectivity among the representation sites, in particular, between Sites D and E. In particular, the provision of barrier-free access should be of a higher standard than that provided for a typical public housing development to cater for the need of the decanting WFE residents, most of them were elderly; and
- (e) to urge HD to improve the building design and adopt a stepped BH profile for Site E to address the concerns of residents of Yar Chee Villas on visual impact. A raised platform design should be adopted, if feasible, to minimize disturbance to the natural vegetation at grade.

28. After further deliberation, the Board noted the supportive view of Representations No. R1 to R154, R156 to R1258(part) and R4337. The Board also decided not to uphold Representations No. R1258(part), R1259 to R2693 and R2695 to R4335 and considered that the OZP should not be amended and the reasons were :

- “(a) 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 short-term tenancy (STT) or different short-term, Government, institution or community (GIC) and other government uses, as well as “Green Belt” (“GB”) sites. The five representation sites are identified as potential housing sites through these reviews. As announced in the 2014 Policy Address, the representation sites together with Wah Fu Estate Redevelopment (WFER) will provide a total of about 11,900 additional public housing units as allowed under the partial uplifting of Pok Fu Lam Moratorium (PFLM). The representation sites are also considered suitable to serve as the major reception resources to expedite WFER, given their proximity to Wah Fu Estate (WFE);

- (b) based on the findings of the Civil Engineering and Development Department (CEDD)'s feasibility study, the proposed public housing developments at the representation sites are technically feasible with no insurmountable technical problem in terms of traffic, ecology, landscape, environment, visual, air ventilation, cultural heritage and infrastructure. Relevant design measures, road improvement works and mitigation measures have been proposed to minimise the possible impacts of the proposed housing developments;
- (c) the development intensity and building height (BH) of the proposed public housing developments are considered appropriate. Any reduction in the size and/or development intensity of the sites would result in a loss of public housing production and delay of WFER;
- (d) the Housing Department (HD) and CEDD will work out the detailed design of the proposed public housing developments including traffic improvement measures and other mitigation measures in consultation with relevant government departments and stakeholders, including Southern District Council, at the 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;
- (e) sufficient local open space, GIC and public car parking facilities will be provided in the proposed public housing developments to serve the local residents and the community. There is also no shortfall in the provision of open space and major GIC facilities for both the planning area and the Southern District. No replacement of the affected "Open Space" ("O") sites is required;
- (f) the taking forward of the South Island Line (West) (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 demand. In accordance with the established procedures and prior to the

finalisation of SIL(W) proposal, the Government will consult the public on the detailed alignment, locations of stations, mode of implementation, cost estimate, mode of financing and actual implementation timetable, etc;

- (g) the statutory and administrative procedures in consulting the public on the zoning amendments have been duly followed. The exhibition of the Outline Zoning Plan (OZP) for public inspection and the provisions for submission of representations and comments form part of the statutory consultation process under the Town Planning Ordinance;
- (h) there is no strong justification for supporting the proposals that would have adverse implications on the public housing land supply and redevelopment of WFE or of which their technical feasibilities have yet to be demonstrated;
- (i) relevant revisions to paragraph 8.3 of the Explanatory Statement (ES) would be made when more details of the SIL(W) are available in due course; and
- (j) the site concerned under the representation (R4335) is not the subject of any amendment items under the current draft OZP. There is no ground for the Board to consider the representers' proposal."

29. There being no other business, the meeting was closed at 4:55 p.m.