

1. The meeting was resumed at 9:00 a.m. on 8.8.2018.
2. The following Members and the Secretary were present at the resumed meeting:

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

Chairperson

Professor S.C. Wong

Vice-chairperson

Mr Lincoln L.H. Huang

Dr F.C. Chan

Mr David Y.T. Lui

Mr Wilson Y.W. Fung

Dr C.H. Hau

Mr Alex T.H. Lai

Professor T.S. Liu

Ms Lilian S.K. Law

Mr K.W. Leung

Professor John C.Y. Ng

Professor Jonathan W.C. Wong

Assistant Director (Regional 1)
Lands Department
Mr Simon S.W. Wang

Assistant Director (Environmental Assessment)
Environmental Protection Department
Mr C.F. Wong

Chief Traffic Engineer/New Territories East
Transport Department
Mr Ricky W.K. Ho

Tuen Mun and Yuen Long West District

Agenda Item 1 (Continued)

[Open Meeting (Presentation and Question Sessions only)]

Consideration of Representations and Comments in respect of the Draft Tuen Mun Outline Zoning Plan No. S/TM/34
(TPB Paper No. 10449)

[The meeting was conducted in Cantonese]

3. The Chairperson said that the meeting was the final hearing session of the representations and comments in respect of the Draft Tuen Mun Outline Zoning Plan No. S/TM/34 (the draft OZP).

4. The Secretary said that Members' declarations of interests were made at the morning session on 2.8.2018 (paragraph 2 of the Minutes of 2.8.2018). Members noted that Mr Raymond K.W. Lee, Mr Martin W.C. Kwan, Mr Ivan C.S. Fu, Mr Peter K.T. Yuen, Dr Lawrence W.C. Poon, Mr K.K. Cheung, Mr Thomas O.S. Ho, Dr Lawrence K.C. Li, Mr Stephen L.H. Liu, Miss Winnie W.M. Ng, Mr Franklin Yu, Mr Daniel K.S. Lau and Dr Jeanne C.Y. Ng, who had declared interests on the item, had tendered apologies for being unable to attend this session of the meeting. Members agreed that as Professor S.C. Wong, Mr Alex T.H. Lai and Dr C.H. Hau had no direct involvement in the subject public housing projects and the interests of Mr Wilson Y.W. Fung was indirect, they could stay in the meeting. Members noted that Professor S.C. Wong had not yet arrived to join the meeting.

Presentation and Question Sessions (Continued)

5. The Vice-chairperson said that reasonable notice had been given to the representers and commenters inviting them to the hearing, but other than those who were present or had indicated that they would attend the hearing, the rest had either indicated not to attend or made no reply. As reasonable notice had been given to the representers and

commenters, Members agreed to proceed with the hearing of the representations and comments in their absence.

6. The following government representatives, representatives, commenters and their representatives were invited to the meeting at this point:

Government Representatives

Planning Department (PlanD)

Mr David Y.M. Ng - District Planning Officer/Tuen Mun & Yuen Long West (DPO/TM&YWL)

Miss Jessica Y.C. Ho - Senior Town Planner/Tuen Mun 1 (STP/TM1)

Mr Kelvin K.C. Chan - Town Planner/Tuen Mun 2 (TP/TM2)

Housing Department (HD)

Mr Barry T.K. Lam - Senior Planning Officer /4 (SPO/4)

Mr Tim M.W. Li - Senior Architect/18 (SA/18)

Mr Leslie K.C. Yuen - Senior Architect/36 (SA/36)

Mr S.C. Lo - Senior Landscape Architect/ 2 (SLA/2)

Civil Engineering and Development Department (CEDD)

Mr Tony K.L. Cheung - Chief Engineer, West Division(3) (CE/W3)

Mr T.F. Lau - Senior Engineer/1, West Division (SE/1(W))

AECOM (CEDD's consultant)

Mr Alan B.L. Ho - Associate Director

Mr Ivan T.L. Wan - Environmental Consultant

Mr Stanley S.Y. To - Senior Landscape Designer

Mr Samuel Y.H. Hung - Associate

Mr Damon D.B. Wong - Senior Engineer

Mr S.T. Lee - Technical Director

Representers, Commenters and their representatives

R120 – Poon Hoi Yan

Poon Hoi Yan - Representer

R1144 - The Incorporated Owners of Sun Tuen Mun Centre

R1700 - Wan Wai Keung

The Incorporated Owners of Sun Tuen Mun Centre

Wan Wai Keung - Representer and Representer's representative

R1145 - Tuen Mun Leisure Group

R1747 - Lau Yuet Fong

R1832 - Law Wai Hung

R1841 - Au Ping On

R1853 - Lo Mei Fan

Tuen Mun Leisure Group

Law Wai Hung - Representer and Representatives' representative

R1578 - Chow Pui In Josephine

R1858 - Chow Cheuk Wang Jacky

R1859 - Wong Ka Yi

R1860 - Chu Siu Yin

R1738 - Chow Pui Kwan Joseph

Chow Pui Kwan Joseph - Representer and Representers' representative

R1587 - Sze Cheung Chung

Sze Cheung Chung - Representer

R1593 - Wong Kin Yip

新屯門中心管業處

Ly Le Chan - Representer's Representative

R1772 - Becky Yeung

Becky Yeung - Representer

R1788 - Liu Yee Ling

C1022 - Kwong Chun Yu Roy

C1121 - Yeung Suet Ying Clarisse

C1133 - Tang Po Man Joanna

C1136 - Tang Karpo

C1141 - Max Mak

C1170 - Suzanne Au

C1185 - 張啟新

C1240 - Jessica Hsuan

C1254 - Ching Chui Mei

C1285 - Yvette Yanne

C1409 - Leung Po Shan Anthony

C1412 - 何影朗

C1451 - Lump Studio

C1471 - 文化同行

C1487 - Chan See Kwong

C1569 - Mariana Cheung FY

C1602 - Tsang Ho Yee

C1654 - PlayART Studio

C1710 - Yim Wai Wai

C1752 - Fung Cheuk Ling

C1941 - Cheng Sheung Hing

C1944 - Priscilla Chan

C2583 - Kevin Li

C2657 - TourisMan.hk

*Hong Kong Dragon Kiln
Concern Group*

Lo See Lim]	Commenter and Representer's and
Lau Yuen Shan Elizabeth]	Commenters' Representatives
Yeung Suet Ying Clarisse]	
Tong Ka Man]	
Charlton Cheung]	
Sylvia Ng]	
Kwong Chun Yu Roy]	
Fiona Wong]	
Li Wei Han Rosanna]	
Tam Chun Yin]	

R1820 - 甄惠蘭

Chung Kin Fung	-	Representer's Representative
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R1834 - Yip Wai Fong

Yip Wai Fong	-	Representer
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R1893 - Chan Hoi Wai

Chan Hoi Wai	-	Representer
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R1896 - Lam Siu Fong

Lam Siu Fong	-	Representer
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R1899 - Ng Wing Kong Pages

Ng Wing Kong Pages	-	Representer
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R3339 - Daniel Lee

R4310 - Lui Cheuk Man

Lam Ming Yan - Representers's Representative

R4360 – Senworld Investment Limited

Llewelyn-Davies Hong Kong Limited.

Hui Chak Hung Dickson] Representers's Representatives

Wu Wan Yin Winnie]

Hanna Hsu]

Paul Wong]

R4362 – Beatrice Chu

C1020 - 民主黨屯門黨團

C2107 - 盧民漢

Lai Chun Wing - Representers' Representative

C21 - Cho Shek Man

C58 - Francis Chu

C136 - Yiu Fung Yee Ann

Cho Shek Man - Commenter and Commenters'
Representative

C793 – Tam Chun Yin

Tam Chun Yin - Commenter

C1269 - Central & Western Concern Group

Katty Law - Commenter's Representative

C1023 – Fu Hong Society

Yau Chong Home

Chung Fu Wah - Commenter's Representative

C2860 – Mary Mulvihill

Mary Mulvihill - Commenter

7. The Chairperson extended a welcome and explained the procedures of the hearing. She said that PlanD's representative would be invited to brief Members on the representations and comments. The representers, commenters or their representatives would then be invited to make oral submissions in turn according to their representation/comment number. To ensure efficient operation of the hearing, each representer/commenter or their representative was allotted 10 minutes for making presentation. There was a timer device to alert the representers/commenters or their representatives two minutes before the allotted 10-minute time was to expire and when the allotted 10-minute time limit was up. Question and answer (Q&A) sessions would be held after all attending representers/commenters or their representatives had completed their oral submissions on that day. Members could direct their questions to government representatives, representers/commenters or their representatives. After the Q&A sessions, the hearing of the day would be adjourned, and the representers/commenters or their representatives and the government representatives would be invited to leave the meeting. After hearing of all the oral submissions from the representers/commenters or their representatives who attended the meeting, the Board would deliberate on the representations/comments in their absence, and inform the representers/commenters of the Board's decision in due course.

8. The Chairperson then invited PlanD's representatives to brief Members on the representations and comments.

9. With the aid of a PowerPoint presentation, Mr David Y.M. Ng, DPO/TM&YWL, briefed Members on the representations and comments, including the background of the amendments, the grounds/views/proposals of the representers and commenters, planning assessments and PlanD's responses on the representations and comments as detailed in TPB Paper No. 10449 (the Paper). Regarding some concerns raised by Members and representers in the previous sessions of the meeting, he supplemented that wheelchair users could access the Light Rail Transit (LRT) trains from the platform directly and drivers of the trains could provide assistance if required. Mr Tony K.L. Cheung, CE/W3, also supplemented that improvement works would be carried out to the junction of Castle Peak

Road and Tuen Hing Road near Villa Tiara and Tseng Tau Sheung Tsuen (TTST). Based on the assessed vehicle/capacity (v/c) ratio at peak hours, there was still reserve capacity to accommodate traffic in 2026 after the population intake of the proposed housing developments. For improvement in bus services, addition of one long-haul bus route serving TTST, Kau Hui and Wu Shan area was recommended by the consultants. Other local bus services, including circular route feeder service, would also be provided.

10. The Chairperson then invited the representers, commenters and their representatives to elaborate on their written submissions.

[Mr C.F. Wong arrived to join the meeting during the presentation of DPO/TM&YLW.]

R120 – Poon Hoi Yan

11. Ms Poon Hoi Yan made the following main points:

- (a) the current approach of developing every available site would result in wall-like buildings and adversely affect air ventilation and natural lighting as certain blocks in Nerine Cove would be entirely surrounded by the proposed public housing development at Site A4;
- (b) the proposed development of 520 new flats at Site A4 would increase the population by 1,500 persons. The congestion at the nearby LRT stations would worsen. Based on her observation some LRT lines were full during peak hours and passengers were unable to board;
- (c) many of the residents near Site A4 had concern on road safety in relation to the land subsidence of LRT station and tracks recently discovered. Many of them also considered that construction work in the area should be suspended for safety reason; and
- (d) with the above issues unresolved, development of public housing at Site A4 should be suspended in the interest of the public.

[Dr F.C. Chan arrived to join the meeting at this point.]

R1144 - The Incorporated Owners of Sun Tuen Mun Centre

R1700 - Wan Wai Keung

12. Mr Wan Wai Keung made the following main points:

- (a) he was the chairman of the Incorporated Owners of Sun Tuen Mun Centre;
- (b) the rezoning of Site A1 involved felling of more than 1,000 trees and would completely change the visual character of the site;
- (c) population density of Tuen Mun at 5,800 persons/km was one of the highest in Hong Kong. Tuen Mun was also suffering from severe air pollution. Wu Shan Recreational Playground was a major recreational space for the local residents and should not be taken up for residential development. The proposed high-density public housing development would affect air ventilation and bring about adverse health impact on the residents;
- (d) there were inadequate government, institution and community (GIC) facilities in Tuen Mun. In particular, there were shortages in police stations, clinics, hospital beds, school places, recreational facilities and open spaces. Without enhancing the GIC facilities, the situation would worsen with more new population from the proposed developments.

Traffic Concerns

- (e) there were too many public housing developments in the area, but inadequate supporting facilities and transportation services. There were often long queues for public transport during peak hours;

- (f) about 77% of the working population living in Tuen Mun had to commute to work. Based on the plan submitted by the Transport Department to the Tuen Mun District Council, there was no plan to enhance the bus services for routes 59M, 59X and 259D, which served many residents who worked outside Tuen Mun. The LRT serving the area had a long service interval at about 15 mins. The capacity of West Rail Line (WRL) was limited and there was also heavy traffic at Tuen Mun Road. The transport services serving Tuen Mun had reached a saturation point and would not be able to cope with the additional population generated by the proposed developments;
- (g) accident on Lung Mun Road would severely affect the traffic of the entire area. The congestion so caused was not considered manageable; and
- (h) the location of the station for Tuen Mun South extension of WRL was yet to be determined. The station might be located away from Sun Tuen Mun Centre and could not alleviate the traffic pressure.

R1145 - Tuen Mun Leisure Group

R1747 - Lau Yuet Fong

R1832 - Law Wai Hung

R1841 - Au Ping On

R1853 - Lo Mei Fan

13. Mr Lo Wai Hung made the following main points:

- (a) they objected to the proposal to develop public housing at Site A1. The Wu Shan Recreational Playground, which had plenty of trees, was a popular recreational outlet used by many locals for a wide range of activities;

- (b) many of the residents in Tuen Mun relied on buses to commute to other areas of Hong Kong, however the bus service was severely inadequate. Passengers often had to wait for a long period of time before boarding; and
- (c) there was also an acute shortage of medical services, amongst other GIC facilities. The rezoning proposals without enhancement in transport and essential GIC services were not supported.

R1587 – Sze Cheung Chung

14. Mr Sze Cheung Chung made the following main points:

- (a) he owned a property in Sun Tuen Mun Centre and had concern on the proposed development at Site A1 as it would block the view of nearby properties and cause a drop in property prices; and
- (b) there were doubts on whether the public transport services could sufficiently cope with the additional demand brought about by some 10,000 persons in the proposed development at Site A1.

R1593 - Wong Kin Yip

15. Ms Ly Le Chan made the following main points:

- (a) the proposed developments under amendments would bring about significant changes to the character of the Tuen Mun Ferry Pier area. Quite a number of buildings in the area reaching the age of 30 would have to undergo major renovation in a few years' time. The air quality in the area had already been adversely affected by the construction works of the Hong Kong-Zhuhai-Macau Bridge. With the commencement of the construction work for the new public housing development and a

reduction in open space in the area, as some of the existing open spaces would be taken up by the proposed housing projects, the air quality and the living conditions of the area would further deteriorate, causing health problems to the residents;

- (b) the medical services in the area were unable to meet the demand. The hospital services in the Tin Shui Wai and Hung Shui Kiu area were considered too far away from Tuen Mun;
- (c) the land subsidence problem near LRT Tuen Mun Swimming Pool Station had aroused concerns of the local residents on safety issue with respect to further developments; and
- (d) using Site A4 for public housing development meant demolishing the GIC facility at the site and waste of public money.

R1772 - Becky Yeung

16. Ms Becky Yeung made the following main points:

- (a) she shared the concerns already expressed by residents of Sun Tuen Mu Centre;
- (b) many of the residents of Tuen Mun were commuters. The bus service in the area was inadequate and long-haul bus services to major urban destinations should be enhanced. The shortage of bus services was a major deterrent for residents to go to the Tuen Mun town centre for services;
- (c) heavy vehicles traversing the area to the landfill had caused odour and dust issues. The traffic issues should be resolved before introducing new population into the area; and

- (d) there was a shortage in medical services. It was difficult to make appointment to visit a clinic in Tuen Mun and travelling to Tin Shui Wai or Hung Shui Kiu to visit a doctor was not convenient. Sufficient supporting facilities should be put in place before developing various sites for public housing. The quality of living of the local residents should not be sacrificed just to meet the demand for public housing.

R1788 - Liu Yee Ling

C1022 - Kwong Chun Yu Roy

C1121 - Yeung Suet Ying Clarisse

C1133 - Tang Po Man Joanna

C1136 - Tang Karpo

C1141 - Max Mak

C1170 - Suzanne Au

C1185 - 張啟新

C1240 - Jessica Hsuan

C1254 - Ching Chui Mei

C1285 - Yvette Yanne

C1409 - Leung Po Shan Anthony

C1412 - 何影朗

C1451 - Lump Studio

C1471 - 文化同行

C1487 - Chan See Kwong

C1569 - Mariana Cheung FY

C1602 - Tsang Ho Yee

C1654 - PlayART Studio

C1710 - Yim Wai Wai

C1752 - Fung Cheuk Ling

C1941 - Cheng Sheung Hing

C1944 - Priscilla Chan

C2583 - Kevin Li

C2657 - TourisMan.hk

17. With the aid of a PowerPoint presentation, Mr Lo See Lim and Ms Lau Yuen Shan Elizabeth made the following main points:

- (a) they were chairperson and vice-chairperson of the Hong Kong Dragon Kiln Concern Group (DKCG), which comprised members of various backgrounds including education, culture and conservation;
- (b) the Dragon Kiln at Hin Fat Lane was situated on a piece of land that was once privately owned and subsequently resumed by the Government in 1982. The kiln had been under management by the Government since then;
- (c) a large range of ceramic products, including daily objects and sculptures, had been produced in the kiln. The kiln, which was the last of its kind in Hong Kong, had high historical value, and therefore should be properly preserved; and
- (d) DKCG's proposal was to preserve and revitalise the kiln so that its historical value could be expressed in the modern context. That effort echoed with the Government's policy as announced in the Policy Address to promote cultural and art development in Hong Kong. It could promote two-way exchange of ideas and experience between local and international ceramic artists. The kiln could also become a valuable asset of the community and a local landmark; and
- (e) the revitalization proposal advocated by the DKCG was actually based on the idea from Dr Solomon Bard, the first Executive Secretary of the Antiquities and Monuments Office (AMO), on transforming the kiln into a 'living museum' after the kiln ceased operation in 1982 following the resumption of the site by the Government.

18. Mr Kwong Chun Yu Roy made the following main points:

- (a) there could be no guarantee that the kiln would not be affected by the proposed development at Site A5 nearby. DKCG had suggested to revitalise the kiln and make use of the adjacent vacant Hong Kong Christian Service Pui Oi School (Pui Oi School) as a reception and education centre. The Government should make better effort to come up with a comprehensive plan for conservation and revitalization of the kiln; and
- (b) many residents were concerned about the traffic impact associated with the proposed public housing developments. Even with an increased service frequency, the train service would not be able to meet the demand.

19. Ms Fiona Wong made the following main points:

- (a) the current trend in art education was to encourage first-hand experience by students. The Dragon Kiln in Tuen Mun and the pottery kiln in Wun Yiu, Tai Po were important legacies of Hong Kong. Based on the experience from conservation of the kiln in Tai Po, there was scope to properly preserve the Dragon Kiln in Tuen Mun; and
- (b) the Dragon Kiln had good potential to be revitalised for educational purpose and much valuable knowledge could be learned from it.

[Professor S.C. Wong arrived to join the meeting at this point.]

20. Ms Li Wei Han Rosanna made the following main points:

- (a) many ceramics courses were offered by tertiary education institutions and the kiln could serve an important educational function;
- (b) Hong Kong did not have kiln that utilised wood as fuel. Wood-fired kiln was special in that it would give a unique tint to the ceramic

products. Currently ceramic artists could only travel to other places such as Miaoli (苗栗) in Taiwan, Shigaraki (信樂) in Japan and Jingdezhen (景德鎮) in Mainland China if they wanted to gain experience with wood-fired kiln. However, the exchange was often hindered by the fact that Hong Kong lacked such facility; and

[Professor Johnathan W.C. Wong arrived to join the meeting at this point.]

- (c) there was a comprehensive plan for preservation of the ceramic kiln in Shiwan (石灣), Foshan of Mainland China. A series of measures to promote the art of ceramics had been put in place. The area surrounding the kiln was developed as a tourist attraction and often hosted international events on ceramics. If the Dragon Kiln could be preserved, it would facilitate development of ceramic art by local ceramic artists.

21. Ms Tong Ka Man made the following main points:

- (a) there were important artifacts of symbolic value, which could be used for conservation and educational purposes, in the kiln. Many of those artifacts reflected the general practice, values and beliefs of the community;
- (b) the kiln was worthy of preservation as it reflected the daily lives of people and the social environment during the 1950s to 1980s. Products of the kiln during its time of operation included ceramic pots and covers, wine bottles etc. It indicated that the society was overall less affluent, and people's preference to prepare meals at home. The construction method of the kiln also reflected the technology and materials available at that time. The ceramic products and artefacts in the kiln also showed the craftsmanship of the workers and the cultural connection with Mainland China; and

- (c) the kiln and its surrounding structures could be revitalised in the form of a museum or education center, providing valuable educational experience to the community to learn about the history of Hong Kong and foster social cohesion.

22. With the aid of a PowerPoint presentation, Mr Charlton Cheung made the following main points:

- (a) many types of artifacts, including ceramic water pipes, could be found in the kiln. That type of water pipes was quite common and was used in many older buildings, before they were subsequently phased out by metal pipes in 1950s. A working example of ceramic pipes could be found near the ex-government school at So Kon Po, Causeway Bay; and
- (b) the artefacts inside the kiln represented an era in Hong Kong when local manufacturing thrived and its historical value should be duly recognised.

23. Mr Tam Chun Yin made the following main points:

- (a) while there was generally no objection to the government's effort to increase public housing supply, other land uses at suitable locations, such as a community facility that promoted cultural and art development, should also be considered by the Government;
- (b) the population in Tuen Mun and Yuen Long had increased by about 70,000 to 80,000 persons in the last 10 years. Many GIC facilities and services were unable to keep up with the rapid increase in population. On the other hand, there was a concentration of large scale public facilities such as landfill, power plant, sewage treatment plant and columbarium in Tuen Mun; and
- (c) there were other historical buildings in the Tuen Mun area such as the

fortified structure at Ha Pak Nai, Hung Lau at Castle Peak, Watervale House and Dade Institute (currently known as the Morrison Building in Hoh Fuk Tong Centre). The DKCG's proposal to preserve the kiln was supported. There was scope to promote development that could complement the kiln. Consideration should be given to combining the historical elements with community facilities and the kiln could be revitalised as a 'living museum' and provide education function.

24. With the aid of a PowerPoint presentation, Ms Silvia Ng made the following main points:

- (a) the kiln, being surrounded by a vacant school and natural environment, could be seen as a 'gateway to nature'. The revitalisation proposal involved three major parts, namely (a) the revitalised kiln, (b) a landscape area connecting with the surrounding natural environment, and (c) a community hall cum art development centre. Outdoor exhibition space and walkway connecting different areas of the kiln with the neighbourhood were also proposed. A smokeless kiln would also be provided outdoor; and
- (b) the vacant Pui Oi School could be converted into a community centre that promoted ceramic art. Community event spaces and library could be provided on the lower floors and the upper floors would be used for classrooms, workshops and residence for artists. A community farm could also be set up on the roof. Most of the rooms in the existing school could be utilized and only minimal change in partitioning was required. Technical feasibility on water supply, sewage and electricity supply could be subject to further investigation.

25. Ms Yeung Suet Ying Clarisse made the following main points:

- (a) the kiln was a Grade 3 Historic Building and AMO and Antiquities Advisory Board had been requested to review the grading. However,

even a Grade 1 historic building could still be demolished under the current system. From a wider perspective, there was also a need to review the policy on cultural conservation in Hong Kong;

- (b) in order to develop the kiln into a centre for promoting ceramic art comparable to those in Japan and Taiwan, additional space was required. Based on the plan of Dr Solomon Bard, the site of Pui Oi School was intended to be used for community purpose. Despite there was currently an acute shortage of housing land, given the location of the kiln, land use of Site A5 should be reviewed. Given Pui Oi School was built in 1997 and only vacated four years ago, it was in a relatively decent condition. There was also an existing staircase connecting the school to the kiln. It was hoped that Site A5 could be used to support the revitalization of the kiln and benefit the community;
- (c) ceramic art could be a medium to facilitate communication and exchange of ideas in the community. It could also provide valuable learning experience to children. Ceramics could be therapeutic rehabilitation tool. A programme of this nature, named “St James’s Creation”, using ceramics as therapy had been set up by St James Settlement in Wan Chai. The adjacent Fu Hong Society Yau Chong Home (YCH) also expressed support to ideas that promoted interaction between its residents and the local community; and
- (d) the kiln was only 30m to 40m from Site A5. Considering the construction method used in the kiln, there was grave concern that the structural integrity of the kiln would be affected by piling and construction works at Site A5. Local residents were also concerned about whether the transportation system and medical services in Tuen Mun could cope with the increased population.

[The meeting was adjourned for a short break of five minutes.]

R1820 - 甄惠蘭

26. Mr Chung Kin Fung made the following main points:

- (a) he was concerned about the proposed development at Site A1. The current practice of planning housing development first and providing supporting facility at a later stage was undesirable. Information about enhancement to transport services, including the long-haul bus service as mentioned by government department as well as the proposed Tuen Mun South extension of WRL, should be provided to the public in early stages;
- (b) there was insufficient bus service for areas near the Tuen Mun Ferry Pier. There were often long queues for bus service at Tuen Mun Road Bus-Bus Interchange (TMRBBI) every day. While some residents of Butterfly Estate and Siu Shan Court might not have strong objection to the proposal, comprehensive transport planning to enhance the transportation service in the area was still required; and
- (c) information on types of housing to be provided at the site should be made available as the household size, population and travel pattern associated with different types of housing could vary greatly and would have significant implication in terms of potential impact. It was imperative for the Government to release sufficient information during the consultation period so that the local community could fully understand the impact associated with the proposed development and thoroughly discuss the issue.

R1834 - Yip Wai Fong

27. Ms Yip Wai Fong said that she was a resident of Sun Tuen Mun Centre. She heard that Wu Shan Recreation Playground was a piece of private land but according to the

information provided during a residents' forum, the site was a piece of government land under management by the Leisure and Cultural Services Department (LCSD). Clarification should be provided.

R1893 - Chan Hoi Wai

28. Mr Chan Hoi Wai made the following main points:

- (a) the effort to increase housing land supply should not be seen as an overriding consideration over the benefit of local residents;
- (b) the traffic congestion in Tuen Mun, despite various efforts by the Government including widening of Tuen Mun Road to a four-lane road, remained unresolved. Based on the flimsy information provided by the Government, it appeared that detailed assessment on technical feasibility had not been conducted and residents of Tuen Mun had great concerns on the proposed developments from transport capacity perspective;
- (c) there was also insufficient supporting GIC facilities. In particular, there was a shortage in hospital services as the Tin Shui Wai Hospital did not provide 24-hour emergency medical services; and
- (d) cultural and community facilities were being developed at Kowloon East and New Territories East. However, there was no plan for similar development in New Territories West.

R1896 – Lam Siu Fong

29. Ms Lam Siu Fong made the following main points:

- (a) she objected to development at Site A1. About 8,000 to 10,000 new population would be brought about by the public housing development at Site A1. According to the information provided by the Government,

with improvement works to road junctions and suitable enhancement to transport services, the transportation system would be able to cope with the additional population. However, she had doubts on whether the information was reliable and whether it could reflect the actual traffic situation in the future;

- (b) residents of Glorious Garden and Sun Tuen Mun Centre relied on bus service to get around. Buses, in particular route 59M, 59X and 506, were often full during peak hours. It was very difficult for residents to get to their destinations, railway station or even just to the TMRBBI. It was quite common to see queues of 80 to 100 persons during evening peak hours at the TMRBBI. Despite multiple discussions between the residents, Transport Department, Mass Transit Railway Corporation Limited (MTRCL) and bus company, there had been very little improvement in the public transport services; and
- (c) the loss in open spaces and a large number of trees in Site A1, combined with increased carbon emission and pollutants associated with the development, would result in deteriorated air quality in the area.

R1899 – Ng Wing Kong Pages

30. Mr Ng Wing Kong made the following main points:

- (a) he objected to the proposed development at Site A1. There was a need to review and adjust the population policy. The continuous increase in population due to immigrants from the Mainland had become a heavy burden on public resources; and
- (b) Site A1 was currently a park and acted as a recreational outlet for the nearby residents. There were many birds and local plant species at the park which would be affected by the proposed development. The potential environmental impact of the proposed development should be

duly considered in the planning stage.

R3339 - Daniel Lee

R4310 - Lui Cheuk Man

31. Mr Lam Ming Yan made the following main points:

- (a) there was great difficulty for passengers to board the WRL at Tin Shui Wai Station as the train compartments were very crowded. He had doubts on whether the transportation system had sufficient capacity to meet the demand; and
- (b) there was often delay in admission to Tuen Mun Hospital. There were shortages of many community facilities in Tuen Mun.

R4360 – Senworld Investment Limited

32. With the aid of a PowerPoint presentation, Mr Hui Chak Hung Dickson made the following main points:

- (a) he objected to rezoning Site B from “Green Belt” (“GB”) to “Residential (Group B) 20” (“R(B)20”) for private residential development. Many of the sites in the vicinity of Site B had been developed for various uses in the past 10 years and Site B was the only “GB” zone remained in the area. The site was once zoned for residential development but subsequently rezoned to “GB” in 2009. There was no strong justification for the current rezoning;
- (b) Site B had an irregular configuration and stretched more than 440m along Tuen Mun Road. The narrowest part of the site was only 15m wide. It was also situated on a well-vegetated slope with a substantial site level difference of about 24m. Most of the trees had to be felled for site formation works and the Site did not meet the criteria set out in

Stage 1 and Stage 2 of the review of “GB” zone;

- (c) there were more than 400 trees within the site. Despite there was no Old and Valuable Trees (OVT) found within Site B, the site formed an integral part of the surrounding green buffer. He also had doubts on how the affected trees could be properly compensated;
- (d) the current building height restriction (BHR) of 90mPD at Site B was incompatible with the building height (BH) profile of the surrounding developments including the Gold Coast, Spring Seaview, the Bloomsway and other planned residential developments in the area which ranged from 60mPD to 85mPD. The plot ratio (PR) of 4 for Site B was also excessive in that the PR of many of the surrounding sites in the area was only 1.3. If deducting the area required for vehicular access, the net PR of Site B would be about 5.7, as compared to a net PR of 4 of the nearby residential sites in the “R(B)14” and “R(B)15” zones;
- (e) about 7,550 residential units were proposed to be provided in Tuen Mun East. However, no new GIC facility was proposed in the area to serve the new population. Many of the required facilities would only be sufficient if those provided at the district-level were taken into account. That was undesirable; and
- (f) the additional population would put a burden on the transportation and road network and traffic improvement measures were required in order to allow development at the site. There were doubts on whether the proposed improvement measures were feasible and practical. The widening of Castle Peak Road – Castle Peak Bay section, which was one of the major traffic improvement works in the area, was subject to judicial review (JR). Given that there was still uncertainty on the practicality and availability of the improvement measures, the site should not be rezoned for residential development at this stage.

[Mr Alex T.H. Lai left the meeting at this point.]

R4362 – Beatrice Chu

C1020 - 民主黨屯門黨團

C2107 - 盧民漢

33. Mr Lai Chun Wing made the following main points:

- (a) his submission was made on behalf of 屯門黨團 of Democratic Party and other individuals;
- (b) planning should aim to improve people's living quality and resolve issues that could not be addressed by market forces alone. The development of new town should strive to provide more quality living space for its residents;
- (c) the residents of TTST had been living there since the Government resumed their land in late 1970s. The proposed in-fill developments at Site A3 and Site A5 were amongst those piecemeal developments of the Government at very small sites, including basketball and football courts, and had neglected the living quality of the residents. The Government should review whether such approach, without giving due regards to consideration such as urban design and provision of sufficient supporting GIC facilities, was desirable;
- (d) compared with the development in Hung Shui Kiu, the number of flats that could be provided at Site A3 and Site A5 was relatively limited. It was not necessary to use those "GB" sites for housing development;
- (e) there were concerns on the possible impact on the Dragon Kiln brought about by the development at Site A5. The kiln was the last kiln in Hong Kong that used wood as fuel, and should be preserved together with its surrounding area in its entirety;

- (f) conservation of historic building required more than just preservation of the physical building. Taking the Former Pumping Station of Water Supplies Department at Yau Ma Tei, which was a Grade 1 Historical Building, as an example, high-rise development in its immediate vicinity had broken the connection between the historic building and its surrounding environment, significantly undermining the conservation effort and overall value of the historic building. Learning from such experience, the DKCG's proposal of comprehensive preservation of the kiln together with its surrounding area was supported;
- (g) Site B was the last "GB" site along Castle Peak Road and if it was rezoned for residential development, a valuable piece of green breathing space would be lost. Besides, there would not be adequate GIC facilities to support the proposed development;
- (h) while they had no objection to the expansion of Chu Hai College of Higher Education at Site C, consideration should be given to incorporate a lease requirement to open some facilities of the college for public use; and
- (i) he objected to rezoning Site D1 from "Comprehensive Development Area" ("CDA") to "CDA(3)" as the increase in maximum PR would result in a significant increase in the number of flats and population, however, there was a lack of corresponding comprehensive improvement to the transport infrastructure and GIC facilities in the area.

C21 - Cho Shek Man

C58 - Francis Chu

C136 - Yiu Fung Yee Ann

34. Mr Cho Shek Man made the following main points:

- (a) there were concerns on the rehousing arrangements for residents in TTST affected by the proposed development at Site A3. There was no rehousing estate in Tuen Mun and the nearest one was in Tsuen Wan. The rehousing estate in Hung Shui Kiu would only be available in 2024. It meant that the affected residents could not be rehoused in Tuen Mun but had to move to a new area which they were not familiar with and live in high-rise public housing estates, resulting in a drastic change to their way of living. The Government should consider to offer non-means-tested in-situ rehousing to the affected residents;
- (b) for some elderly persons, they might not be eligible for rehousing if their personal assets failed to pass the means test. Some affected residents living in squatters might also not be eligible for compensation if the squatter they occupied was less than 100m² in size. Those who could not be rehoused would have to pay high rents in the private market; and
- (c) the TMRBBI was already very congested during peak hours and its operation was not efficient. With the additional population, the queuing time for buses would be further prolonged.

C793 - Tam Chun Yin

35. Mr Tam Chun Yin made the following main points:

- (a) the current rezoning proposals failed to strike a balance between increasing the supply of housing units and provision of sufficient supporting GIC facilities;
- (b) it was estimated that the population of New Territories West would increase by more than 400,000 from 2018 to 2024. The population of Tuen Mun and Yuen Long alone had increased by about 70,000 to 80,000 in the last 10 years while the population of Hong Kong Island was expected to decrease by about 100,000 in the next 10 years. There

appeared to be an inappropriate skew towards accommodating new population in the New Territories. However, the increase in population was not matched with provision of employment opportunities in the Tuen Mun area. Most of the working population were cross-district commuters and therefore created a heavy pressure on the public transport system;

- (c) the WRL was currently operating at 104% of its designed capacity and the figure would only drop slightly to 99% after changing the 7-car trains to 8-car trains. Based on the figures of 2015, many of the LRT lines serving the area were already operating at above 90% of the designed capacity;
- (d) there were more than 3,000 traffic accidents in the last five years in Hong Kong and a significant number of those happened in Tuen Mun Road, mainly due to the very heavy traffic of the road. During the past five years, there had been an increase of about 10,000 additional vehicles in Tuen Mun. With the expected increase in population of more than 400,000 in Tuen Mun and Yuen Long in the next decade, even with Route 11 and the Tuen Mun Western Bypass, the traffic problem would unlikely be resolved;
- (e) he had repeatedly raised in TMDC that there was an acute shortage of hospital beds in the New Territories West. Despite Tin Shui Wai Hospital had commenced operation by phases since 2017, Tuen Mun Hospital, being a major hospital in the cluster, continued to operate under heavy pressure and challenges in meeting the medical needs of the community; and
- (f) a public market should be provided in Area 16 in Tuen Mun instead of within Site A2.

C1269 - Central & Western Concern Group

36. Ms Katty Law made the following main points:

- (a) there was an acute shortage of hospital beds in Tuen Mun while Hong Kong Island was well-served by private hospitals. The Government should pay more effort to improve hospital service in Tuen Mun;
- (b) the development at Site A5 was not supported as it might affect the Dragon Kiln. Taking the Hong Kong Museum of Medical Sciences as an example, piling works at Seymour Road had caused noise and vibration impacts on the Museum and subsidence and cracks were noticed at the building. The potential impact of piling works of development at Site A5 on the structural safety of nearby buildings, including the kiln, should be carefully studied; and
- (c) there was no similar type of wood-fired kilns in Hong Kong. The DKCG's proposal to revitalise the kiln as a ceramics centre for the community was supported. Overseas experience including Taiwan and Japan in conservation and revitalisation of kilns for educational purpose might provide useful reference for preservation of the Dragon Kiln.

C1023 – Fu Hong Society

37. Mr Chung Fu Wah made the following main points:

- (a) many locals supported the preservation of YCH, which was situated at the northern end of Site A5. He thanked the Government for agreeing to the in-situ retention of YCH by excluding it from the future public housing development; and
- (b) before publication of the proposed amendments, Fu Hong Society had not been informed that YCH might be affected by the proposed public

housing development. For similar projects in the future, the Government should liaise directly with those who might be affected in the early stage of planning.

C2860 – Mary Mulvihill

38. With the aid of the visualiser, Ms Mary Mulvihill made the following main points:

- (a) she experienced technical problem when downloading the TPB Paper from the Board’s website. She felt she had been deprived of the right to access the Paper and relevant documents;
- (b) many amendment items were lumped together and it was confusing and difficult for Members and the public to digest all information and understand the proposals. In the judgement of a JR case involving the country park enclaves, the Judge considered that Members had failed to properly enquire into matters. Given the large amount of information contained in the TPB Paper and relevant documents, she doubted if Members were able to cope with the volume of information;
- (c) it appeared that PlanD had prepared the rezoning proposals as a desktop exercise. There was no cohesive planning and comprehensive assessment on the overall impacts associated with rezoning of the “GB” sites;
- (d) the locals as well as the TMDC had expressed concerns on the lack of sufficient healthcare facilities and transportation services. All those factors should have been properly considered;
- (e) suitable sites could be used for creating local employment opportunities and providing the much-needed community services. The Government could take the lead by moving government offices into the area to create

more jobs in the New Territories. As more than 55% of the population would be living in the New Territories, some government offices should be moved to the New Territories not only to provide employment but also to create a knock-on effect to facilitate business growth;

- (f) the Government had emphasised that the proposed development would have no insurmountable technical problems with suitable mitigation measures. However, the land subsidence recently discovered at various MTR stations and LRT stations in Tuen Mun illustrated the problem arising from maximising development intensity at various sites along railway line without fully taking into account the cumulative impact. The Board was responsible for the problem as the statutory plans and development proposals for many of those sites were approved by it;
- (g) the tall towers in Site A1 would adversely affect air ventilation at the Wu Shan Recreational Playground and create a wall effect. The loss of about 400 trees within a built-up area would also deprive the residents of the benefits brought by the trees;
- (h) according to a blog by Mr Paul Chan, there were ideas to move some of the existing recreation/government facilities to undergrounds to free up space for other developments. She doubted whether the proposed development at Site A1 had taken into account the potential of redevelopment of such facilities nearby. Also, development at Site A1 would block the view and ventilation corridor towards the only major open space in the area;
- (i) for Site A2, PlanD had advised in previous session of the hearing that the trees along the periphery would be removed. She was unsure why those trees could not be retained;
- (j) for Site A3 and Site A5, the construction of public housing on slopes and fringe of country park would be costly and alternative locations for such

development should be considered. The effect of the development on global warming should also be considered. The proposed public housing development at Site A3 was inefficient as the number of housing units it could provide was lower than that for Site A2 which occupied a smaller site;

- (k) the proposal to protect the kiln and make use of the adjacent school as a ceramics centre was supported. Hong Kong was the centre for the market of Chinese ceramics. With the development of the West Kowloon Cultural District, more exhibition space might be available for ceramics. There could be a synergy between a revived interest in ceramics and having our own kiln in Hong Kong. The ceramics centre could create local employment opportunities and attract visitors to the district;
- (l) Site A4 was situated on a road junction and the residential development by Sun Hung Kai Properties Limited was immediately adjoining the site. Land subsidence was recently detected in LRT stations and tracks in the area. The proposed high-density public housing development might cause similar problems to the surrounding buildings. It would be more prudent to develop a low-rise GIC facility at Site A4;
- (m) development at Site B was not supported. Site B was the last “GB” site in the area and the rest of the area had already been densely developed. Upon development of the sites zoned “R(B)14” and “R(B)15”, the area would be filled with buildings. The Site was away from Tuen Mun town centre and the immediate neighbourhood mainly consisted of up-market residential developments. As such, a separate OZP should be prepared for the area;
- (n) the boundaries of school net should not be the reason for reserving a school site if there was still surplus of school places in the district; and

- (o) the OZP was flawed and should be sent back to PlanD for revision to better meet the aspirations of the community.

Question & Answer (Q&A) session

39. As the presentations from the representers / commenters and their representatives had been completed, the meeting proceeded to the Q&A session. The Chairperson explained that Members would raise questions and would invite the representers / commenters, their representatives and / or the government representatives to answer. The Q&A session should not be taken as an occasion for the attendees to direct questions to the Board or for cross-examination between parties. The Chairperson then invited questions from Members.

40. The Chairperson, Vice-Chairperson and some Members raised questions on the following aspects:

Site A1

- (a) noting that a greening ratio of about 20-30% was proposed for public housing development, what would be the number/ratio of existing trees within the site that could be retained in the future public housing development;
- (b) whether a tree survey had been conducted and whether there was scope to preserve the trees in a particular part of the site;
- (c) whether the reduction in open space consisted of many trees would result in any adverse impact on the exiting ecology;
- (d) whether there was shortage on provision of police station in the area;

Site A4

- (e) whether there was existing GIC facility at the site;

Site A5

- (f) land status of the kiln near Site A5, the current condition at the site, the background of its resumption by Government in 1982 and the reason for incorporating it into Site A5 for public housing development;
- (g) the background of rezoning the site occupied by YCH from “R(A)22” to “R(A)26”, given that the Government had decided to exclude it from the public housing development;
- (h) how the concern on potential impact on the kiln could be properly addressed;
- (i) whether there was a plan to integrate the kiln into the public housing development or provide an education centre as suggested by some commenters;

Site B

- (j) the access arrangement to the site and whether the nearby road network had sufficient capacity to cope with the additional population;
- (k) the background of rezoning the site from “Residential” to “GB” as mentioned by a representer;
- (l) whether the future development in Site B would be visually incompatible with the surrounding environment;

Site E1

- (m) whether the site was a piece of government land and who the management body was;

General Issues/Other Amendment Items

- (n) other than long queues at bus stations and difficulty to get on board buses, whether there were other problems with bus services experienced by the passengers;
- (o) whether there was plan to address the traffic problem in the vicinity of Harrows International School (HIS) which was near Site B;
- (p) whether the WRL was overcrowded and what improvement measures had been/would be carried out; and
- (q) whether the traffic capacity at Tuen Mun Road was sufficient to cater for the additional traffic.

41. In response, Mr David Y.M. Ng, DPO/TMYLW, Mr Tony K.L. Cheung, CE/W3, Mr Barry T.K. Lam, SPO/4, HD, Mr Tim M.W. Li, SA/18, HD, Mr Leslie P.C. Yuen, SA/36, HD, and Mr Ivan T.L. Wan, AECOM, made the following main points:

Site A1

- (a) according to the preliminary survey, it was estimated that about 372 trees might potentially be affected by the proposed housing development. Most of the trees within the site were common and exotic species such as *Acacia confusa*. While no OVT was found, there was a mature tree with a Diameter at Breast Height (DBH) of 1m within the site. Best endeavour would be made to preserve the

tree subject to detailed design of the housing development by HD. In carrying out site formation works, CEDD would observe the requirements in Development Bureau Technical Circular (Works) No. 7/2015 which stipulated procedures for control of tree felling, transplanting and pruning. For trees to be felled, compensatory planting at a ratio of not less than 1:1 in quantity as far as possible would be recommended and off-site compensation would also be considered as required. As the site was less than 2 hectares in area, the green coverage of future public housing development would be provided at not less than 20%. Based on the general greening guidelines of HD to provide one tree for every 15 housing units, it was estimated that about 196 trees would be planted in the future development;

- (b) the site was gently sloped and depending on the detailed design of the housing development, there might be scope to preserve some trees along the periphery of the site subject to the extent of site formation works. A detailed tree survey would be conducted at the detailed design stage. Potential OVT with a DBH of 1m or above, of rare species, over 100 years of age, outstanding form, or cultural and historical significance, would be protected as appropriate. Suitable tree treatment would also be considered, and tree transplantation would generally be preferred to tree felling;
- (c) an ecological assessment had been conducted adopting a worst-case scenario assuming that all trees within the site would be lost. As the site was bounded by existing roads on the western and southern sides, there would be no significant impact on the ecology in the surrounding area;
- (d) according to requirements in the HKPSG, there was no shortage of police stations in the area. For concerns on insufficient policing, it was a manpower management issue outside the purview of the

Board;

Site A4

- (e) as shown in the aerial photo at Plan H-3d of the Paper, there was no existing GIC facility at the site;

Site A5

- (f) noting the acute demand for housing, Site A5, being a piece of government land, was rezoned from “R(A)22” to “R(A)26” with an increase in maximum PR from 5 to 6.5 and BHR from 100mPD to 125mPD. Both Social Welfare Department (SWD) and AMO had no adverse comment on the proposed housing development at the site;
- (g) incorporating the area occupied by YCH and the area south of the kiln into the zoning boundary would provide coherence in planning terms. The YCH, which currently provided 22 bed spaces, would be retained in-situ;
- (h) based on the information provided by the Lands Department, the kiln was resumed in 1982 to facilitate the development of Tuen Mun New Town. Since then it was a piece of government land. Some temporary domestic structures were currently found within the site;
- (i) the detailed design of the proposed housing development would take into account the potential impact on the kiln and possibility of enhancing pedestrian connectivity in the area. There was currently no plan to allocate floor space in the proposed public housing development for a ceramics centre or education centre of the kiln. The suggestion for taking the opportunity of the proposed housing development to support conservation of the kiln for educational

purpose would be duly considered by HD at the implementation stage;

- (j) based on the advice from AMO and CEDD, the kiln would not be affected by the proposed development at Site A5 which was located more than 30m away from it. There were also mitigation measures available to reduce the vibration of piling and construction works to an acceptable level to avoid causing structural damages to the kiln. For example, cast-in-place bore piling technique would be used and a geotechnical assessment would be conducted before construction works. Vibration figures would be measured, monitored and verified to ensure that the assessment was reliable and properly reflecting the actual site condition. A well-known “3A approach”, namely alert, alarm and action levels to ensure that the construction works would not adversely affect the structural integrity of the kiln, would be adopted;
- (k) when the detailed design became available, AMO would be further consulted in order to work out the details of the mitigation works including carrying out a Heritage Impact Assessment, if required;
- (l) the kiln was a Grade 3 Historic Building and the site was zoned “G/IC”. Buildings in the proposed public housing development at Site A5 would be confined within the “R(A)26” zone and would not encroach onto the “G/IC” zone;

Site B

- (m) the site was a piece of vegetated government land. A land use review for Tuen Mun East had been conducted in 2009. As there was no plan for development at that time, the site was rezoned from “Residential’ to “GB”;

- (n) with a PR of 4 and a BH of 90mPD, Site B was by and large compatible with the surrounding residential developments to the north of Castle Peak Road, which were mainly developments with a BH of three to ten-storeys and 70mPD to 100mPD. Photomontages showing the view from Cafeteria Old Beach were at Plan H-10f of the Paper. A photomontage also demonstrated that the height of the future development at Site B was generally compatible with HIS and the nearby residential development, namely Bloomsway, in the surrounding area;

- (o) access to the site would be provided at Castle Peak Road. According to the Technical Review conducted by CEDD, with proposed junction improvement works and road widening, the nearby road network could accommodate the private housing development and the Transport Department had no adverse comment on the subject amendment;

Site E1

- (p) Site E1 was a piece of government land and rezoned to “Open Space” to reflect its existing use as Wu Shan Recreational Playground. The playground was under management of the LCSD;

General Issues/Other Amendment Items

- (q) regarding the situation at TMRBBI, the average unloading and boarding time for each bus during morning peak was about five minutes. There was scope to expand the interchange to increase capacity. Generally, it was observed that the bus trips on Tuen Mun Road were smooth during the morning peak;

- (r) regarding the traffic congestion during the morning peak at Castle Peak Road in the vicinity of HIS, suitable traffic management

measures such as compulsory school bus would be considered to mitigate the issue;

- (s) to take forward the recommendations in the Railway Development Strategy 2014 on development of the Tuen Mun South extension of WRL, MTRCL had submitted an implementation proposal to the Transport and Housing Bureau in 2016. The proposal was being assessed by the relevant departments and additional details would be provided by MTRCL to demonstrate the feasibility of the proposal. It was targeted to consult the public on the proposed alignment, location of station, estimated cost, financing arrangements and implementation schedule of the proposed extension in 2018. In the current rezoning exercise, it was assumed in the technical assessment that the Tuen Mun South extension would be in operation in 2026;
- (t) WRL was originally designed with passenger density of six persons (standing) per square metre (ppsm). However, if lowered passenger density of four ppsm was adopted to be in line with the latest railway service standards overseas, WRL was currently operating at 104% of its capacity. With a view to increasing the capacity of WRL, 7-car trains had been progressively replaced by 8-car trains since 2016, representing an increase in capacity by at least 14% comparing with the capacity in 2015. After completion of Shatin to Central Link and upgrading of the signalling system, the fleet size of the West Rail could be further increased by operating with 8-car trains with an hourly frequency of 28 at each direction. On this basis, the carrying capacity of WRL could increase by 60% comparing with the capacity in 2015; and
- (u) based on the traffic survey conducted for Tuen Mun Road in June 2018, there were 4,900 passenger car units (pcu) per hour. It was estimated that the traffic would be reduced to 4,500 pcu per hour as some traffic would be diverted to Tuen Mun-Chek Lap Kok Link

when it came into operation in 2026. If the proposed public housing developments in Tuen Mun were taken into account, traffic on Tuen Mun Road would be 4,800pcu per hour in 2026 and 5,040 pcu per hour in 2031.

42. In response to Members' questions on the potential impacts of the proposed development at Site A1 and general conditions of the buildings in the area, Ms Ly Le Chan (R1593) said it was estimated that about 700 units in Sun Tuen Mun Centre would suffer from adverse visual impact of the proposed development. Besides, the Wu Shan Recreational Playground was used by many residents of Sun Tuen Mun Centre for daily exercise. Many of the buildings in the vicinity were approaching 30 years of age and major renovation works might be required soon. Mr David Y.M. Ng, DPO/TM&YLW, said that the issue on aged buildings would be duly considered under the "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" which was a comprehensive strategic study to update the territorial development strategy. The current amendments to the OZP mainly aimed at rezoning suitable sites for residential developments.

43. In response to questions raised by some Members regarding the condition of the kiln and the revitalisation proposal suggested by the DKCG, Ms Yeung Suet Ying Clarisse, Mr Lo See Lim and Ms Lau Yuen Shan Elizabeth (representatives of R1788 and various commenters) made the following responses:

- (a) the kiln was accessible from Hin Fat Lane. It was mainly a brick structure and a temporary cover had been put above the existing kiln. Different types of artifacts could still be found in the kiln. A water well and other structures for storage of fuel were at the back of the kiln. The number of visitors that could be accommodated in the kiln if it was revitalised as a museum or ceramics centre would depend on the scale of the facility to be developed at the site. One of the objectives of the revitalisation programme was to turn the kiln into a culturally rich place which provided attractions for visitors to return;

- (b) in DKCG's proposal, the kiln would be housed in a light-weight structure and no piling works was required. DKCG had also written to the Development Bureau to request inclusion of the kiln into the 'Revitalising Historic Buildings Through Partnership Scheme' which promoted adaptive-reuse of historic buildings;
- (c) based on the assessment of experts from Taiwan, the kiln was in good conditions and likely to be operational. Technology was available to minimise smoke generated by the kiln by diverting the exhaust air back into the kiln. The amount of smoke and pollutants generated could be significantly reduced by repeated combustion inside the kiln. Similar designs were found in many places in southeast Asia;
- (d) learning from the successful experience in preserving historic kiln in Shigaraki, Japan and converting the surrounding area into an artists' village, it was considered possible to use the Dragon Kiln to promote ceramic art and related education. The revitalised kiln could also be a tourist attraction; and
- (e) Site A5, which included some areas surrounding the kiln, was zoned "R(A)26". If the proposed development was to proceed, construction vehicles would likely make use of the road to the south of the kiln to get access to Site A5, which might cause adverse impact on the kiln. Although the Pui Oi School did not form part of Dr Solomon Bard's conservation proposal for the kiln, the school was included in DKCG's comprehensive revitalisation proposal for the overall benefit of the local community.

44. In response to a Member's follow-up question about revitalisation of the kiln, Mr Tam Chun Yin (C793) said that there had been no formal discussion on preservation or revitalisation of the kiln at TMDC since he became a TMDC member in 2016. However, based on records of TMDC, there had been some discussion on the operation of the Dragon

Kiln. Regarding the requests for preserving the Dragon Kiln, the Chairperson remarked that the kiln was a piece of government land zoned "G/IC" and not an amendment item currently under consideration by the Board. However, Members could consider whether Site A5, which was zoned "R(A)26", would affect conservation of the kiln. For the kiln which was on government land, if it was to be used by organisations for revitalisation or other development, application to relevant bureaux/departments would be required.

45. A Member asked about the operation of YCH and Mr Chung Fu Wah (C1023) clarified that YCH was a small-scale care home with a family-like setting for mildly-mentally handicapped persons and only those referred by SWD would be admitted. There were other institutions in Fu Hong Society to serve people with other special needs.

46. In response to a Member's query, Mr Hui Chak Hung Dickson (a representative of R4360) said that the representer, Senworld Investment Limited, was a subsidiary of Kerry Properties Limited and the developer of a private residential development named Bloomsway to the north of Site B.

47. A Member requested Ms Lam Siu Fong (R1896) to elaborate on the difficulty experienced by residents in relation to the bus services in Tuen Mun. Ms Lam said that other than the difficulty to board buses during peak hours on weekdays, the bus services during holiday was quite infrequent. Due to heavy traffic, buses also moved slowly along Tuen Mun Road. Another representer also mentioned that two recent incidents on Tuen Mun Road due to bursting of water pipes had paralysed the traffic in the entire area. While the general situation of bus services had improved with the TMRBBI, the frequency of bus services had not increased. Similarly, even if there was plan to enhance/construct additional bus terminals, the traffic in the area would not improve as the road capacity could not be further increased.

48. In response to a Member's question, the Chairperson said that affectees of Government's clearance exercises, subject to passing of means test, would be eligible for public housing. For affectees who would not pass the means test but had occupied licensed/Year 1982-surveyed domestic squatters for seven years or more before the relevant freezing survey, non-means tested rehousing in dedicated rehousing estates to be developed and

managed by the Hong Kong Housing Society would be offered. While the current living environment of squatters would not be found in rehousing estate, consideration could be given to rehouse affectees together so that the social ties could be better preserved. The suggestion on naming the rehousing estate to reflect the original settlements could also be considered.

49. As Members had no more question to raise, the Chairperson said that the Q&A session was completed. She then thanked the government's representatives, as well as the representers / commenters and their representatives for attending the meeting and said that the Board would deliberate the representations/comments in closed meeting and would inform the representers and commenters of the Board's decision in due course. The government's representatives, as well as the representers / commenters and their representatives left the meeting at this point.

50. This session of the meeting was adjourned at 3:15 p.m..