

CONSIDERATION OF REPRESENTATIONS AND COMMENTS IN RESPECT OF THE DRAFT TSEUNG KWAN O OUTLINE ZONING PLAN NO. S/TKO/25

TOWN PLANNING BOARD

TPB Paper No. 10420
For Consideration by
the Town Planning Board on 10.5.2018

CONSIDERATION OF REPRESENTATIONS NO. R1 TO R302 AND R304 TO R1021
AND COMMENTS NO. C1 TO C9
IN RESPECT OF THE DRAFT TSEUNG KWAN O
OUTLINE ZONING PLAN NO. S/TKO/25

**Replacement Page to TPB Paper No. 10420
Consideration of Representations and Comments in respect of
the Draft Tseung Kwan O Outline Zoning Plan No. S/TKO/25**

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IN RESPECT OF THE DRAFT TSEUNG KWAN O
OUTLINE ZONING PLAN NO. S/TKO/25**

Subject of Representation/ Representation Site	Representers	Commenters
<p><u>Amendment Item A:</u> Rezoning of an area to the north of Tseung Kwan O Village from “Green Belt” (“GB”) to “Residential (Group A)” (“R(A)”) with stipulation of building height (BH) restriction</p> <p><u>Amendment Item B:</u> Rezoning of an area to the northwest of Ying Yip Road from “GB” to “R(A)” with stipulation of BH restriction</p> <p><u>Amendment Item C1:</u> Rezoning of an area to the south of Chiu Shun Road from “GB” and “Government, Institution or Community” (“G/IC”) to “R(A)” with stipulation of BH restriction</p> <p><u>Amendment Item C2:</u> Rezoning of an area at Tin Ha Wan Village from “G/IC” to “Village Type Development” (“V”)</p> <p><u>Amendment Item D:</u> Rezoning of an area to the west of Yau Yue Wan Village from “GB” to “R(A)” with stipulation of BH restriction</p>	<p><u>Total: 1020</u></p> <p><u>Support all or individual items:</u></p> <p><i>Individuals (61)</i> R1 to R42 R43 (part) to R61 (part)</p> <p><u>Oppose all or individual items:</u></p> <p><i>Green Groups (4)</i> R62: The Conservancy Association R63: Green Sense R755: World Wide Fund for Nature Hong Kong R756: Kadoorie Farm and Botanic Garden Corporation</p> <p><i>Sai Kung District Council (SKDC) and Members (10)</i> R64: SKDC R67: Tam Lanny, Stanley R68: Chung Kam-lun R69: Chau Yin-ming R71: Fong Kwok-shan, Christine R75: Fan Kwok-wai, Gary R731: Lui Man-kwong R732: Lai Ming-chak R765: Lam Siu-chung R846: Cheung Mei-hung</p>	<p><u>Total: 9</u></p> <p><u>Oppose: (7)</u> C1: submitted by R63, Green Sense C2: The Hong Kong Bird Watching Society (supports R62, R755 and R756) C4: Individual (responds to R63) C5: submitted by R686, Individual C6: Individual (responds to R63) C7 to C8: Individuals</p> <p><u>Provide Comments: (2)</u> C3: submitted by R994, 坑口民生及地區計劃關注協會 C9: Ocean Shores Owners’ Committee (opposes R683)</p>

Subject of Representation/ Representation Site	Representers	Commenters
<p><u>Amendment Item E:</u> Rezoning of an area to the east of Hong Kong Movie City from “GB” to “R(A)7” with stipulation of BH restriction</p>	<p><i>Rural Committee/Village Representative (7)</i> R733: Hang Hau Rural Committee R788 to R791: Tseung Kwan O Village Representative R835: Fu Tau Chau Village Representative R836: Tin Ha Wan Village Representative</p> <p><i>Concern Groups (4)</i> R65: Concern Group for Tseung Kwan O People’s Livelihood R66: Fu Ning Garden Concern Group R70: TKO Pioneers R72: Professional Power</p> <p><i>Owners’ Committee (1)</i> R734: Maritime Bay Owners’ Committee</p> <p><i>Individuals (921)</i> R43 (part) to R61 (part), R73 to R74, R76 to R302, R304 to R553, R555 to R730, R735 to R754, R757 to R764, R766 to R787, R792 to R834, R837 to R845, R847 to R853, R855 to R992</p> <p><i>Companies (2)</i> R554: 裕發皮革行 R854: JC Champion Consultants Ltd.</p> <p><u>Providing views:</u> <i>SKDC Member (1)</i> R993: Wan Yuet-cheung</p> <p><i>Concern Group (1)</i> R994: 坑口民生及地區計劃關注協會</p>	

Subject of Representation/ Representation Site	Representers	Commenters
	<i>Organizations (2)</i> R999 : MTR Corporation Limited R1000 : The Hong Kong and China Gas Co Ltd <i>Individuals (25)</i> R995 to R998, R1001 to R1021	

Note: The representations and samples of standard letters/emails and comments are attached at **Annex III** and **Annex IV** respectively. A CD-ROM containing the names of all representers and commenters as well as their submissions is enclosed at **Annex V** (for Town Planning Board Members only). A set of hard copy is also deposited at the Secretariat of the Town Planning Board for Members' inspection.

1. INTRODUCTION

- 1.1 On 11.8.2017, the draft Tseung Kwan O (TKO) Outline Zoning Plan No. S/TKO/25 (the OZP) (**Annex I**) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The Schedule of Amendments setting out the amendments incorporated into the OZP is at **Annex II**. The amendments mainly involve the rezoning of five sites, located at (1) north of Tseung Kwan O Village; (2) northwest of Ying Yip Road; (3) south of Chiu Shun Road; (4) west of Yau Yue Wan Village; and (5) east of Hong Kong Movie City, from "GB" with minor portion falling within the "G/IC" zone to "R(A)7" to facilitate public housing development.
- 1.2 During the two-month exhibition period, a total of 1,020 valid representations were received¹. On 17.11.2017, the representations were published for 3 weeks for public comments. Upon expiry of the three-week exhibition period, a total of 9 comments on the representations were received.
- 1.3 On 23.2.2018, the Town Planning Board (the Board) agreed to consider all the representations and comments collectively in one group.
- 1.4 This Paper is to provide the Board with information for consideration of the representations and comments. A summary of the representations and comments with responses is attached at **Annex VI**. The representation sites are shown on **Plan H-1**. The representers and commenters have been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

¹ A total of 1,036 representations were received. On 23.2.2018, TPB agreed to disregard 16 representations. As a result, the total valid representations is 1,020.

2. BACKGROUND

- 2.1 Housing is one of the most important livelihood issues to be addressed by the Government. The Government has been increasing land supply through a multi-pronged approach with short, medium and long-term measures to achieve the target of providing a total of 460,000 housing units in the coming ten years. As part of the short to medium term measures, the Government has identified through on-going land use reviews of “GB” and “G/IC” sites with housing development potential. The Amendment Items in this Paper are five of these sites identified under the initiative. They are all proposed for public housing developments to be developed by the Housing Department (HD).
- 2.2 Preliminary Feasibility Study (FS) and technical assessments to support the proposed public housing developments have been conducted by Civil Engineering and Development Department’s (CEDD) consultant. According to the findings of the Preliminary FS and technical assessments, it is concluded that there is no insurmountable technical problem for the proposed public housing developments at the five sites (**Amendment Items A to E on Plan H-1**). According to the Preliminary FS and technical assessments and HD’s indicative schemes and conceptual layouts, the proposed housing developments at the five sites would provide a total of about 11,260 public housing units to accommodate about 31,530 people.

3. LOCAL CONSULTATION

- 3.1 Prior to the submission of the proposed amendments to the approved TKO OZP No. S/TKO/24 for consideration by RNTPC, Planning Department (PlanD) and CEDD jointly consulted Sai Kung District Council (SKDC) on 19.4.2017 on the findings of the Preliminary FS on the five proposed housing sites and proposed amendments to the TKO OZP. In general, the SKDC members object to the proposed rezoning of the five housing sites. Major concerns raised by SKDC members are: a) existing transport infrastructures and community facilities are insufficient to support additional housing developments; and b) environmental, ecology, visual and air ventilation impacts arising from the five proposed housing developments. The minutes of the SKDC meeting on 19.4.2017 are at **Annex VII**.
- 3.2 Views and concerns raised by SKDC members had been incorporated into the RNTPC Paper No. 6/17 for the proposed amendments to the approved Tseung Kwan O OZP No. S/TKO/24, which were considered and agreed by the RNTPC on 28.7.2017.
- 3.3 Upon gazettal of the draft TKO OZP No. S/TKO/25, the proposed amendments were circulated to SKDC and discussed at its meeting on 5.9.2017. Members largely maintained their previous opposing views. Departmental responses to comments and concerns raised by SKDC members at its meeting on 5.9.2017 are at **Annex VIII**. Subsequently, SKDC (**R64**) and 10 SKDC members (**R67 to R69, R71, R75, R731, R732, R765, R846 and R993**) have submitted their representations related to Items A, B, C1, D and E.

4. THE REPRESENTATIONS

4.1 Subject of Representations

There are a total of 1,020 valid representations with about 720 submitted in/with various standard formats. Among them, 42 representations support, 19 representations partly support and partly object, 930 representations object to and 29 representations provide views on the amendment items. Their views can be summarised as follows:

Representers	Representations No.
<i>Support All items (4)</i>	
Individuals	R1 to R4
<i>Support Individual items (38)</i>	
Individuals – in a standard format (22)	R6 to R26 and R30
Individual (16)	R5, R27 to R29 and R31 to R42
<i>Object but Support Individual items (19)</i>	
Individuals – in a standard format (18)	R44 to R61
Individual (1)	R43
<i>Object to All items (668)</i>	
Green groups (2)	R62 and R63
Sai Kung District Council (SKDC) (1)	R64
Concern groups (4)	R65, R66, R70 and R72
SKDC members (5)	R67 to R69, R71 and R75
Individuals - Joint Submission to R75 (some with additional comments) (363)	R78 to R302 and R304 to R441
Individuals – in standard formats (some with additional comments) (239)	R73, R74, R444 to R553 and R555 to R681
Individuals (53)	R76, R77, R442 to R443 and R682 to R730
Company – in standard format (1)	R554
<i>Object to Individual items (262)</i>	
SKDC members (4)	R731, R732, R765 and R846
Hang Hau Rural Committee (1)	R733
Owners' Committee (1)	R734
Green groups (2)	R755 and R756
Representatives from Villages (6)	R788 to R791, R835 and R836
Individuals – in standard formats (53)	R740 to R754, R766 to R780, R783 to R787, R820, R821, R831 to R834, R847 to R853, R855 to R858 and R986
Individuals (194)	R735 to R739, R757 to R764, R781, R782, R792 to R819, R822 to R830, R837 to R845, R859 to R985 and R987 to R992
Company – in standard format (1)	R854
<i>Providing Views (29)</i>	
SKDC Member (1)	R993

Representers	Representations No.
Concern Group (1)	R994
MTR Corporation	R999
The Hong Kong and China Gas Co Ltd.	R1000
Individuals – in standard formats (21)	R1001 to R1021
Individuals (4)	R995 to R998

4.2 **Major Grounds, Proposals and Views of Representations**

Supportive Representations

4.2.1 Major grounds and views of the supporting representations are summarized below:

General Grounds

4.2.2 The proposed public housing developments could meet the pressing housing need. More land should be provided for residential development and more housing units should be provided to address subdivided flats problem and improve living quality.

4.2.3 The proposed housing sites are at the fringe of the city centre. It is easy to provide feeder transport services and utilize the existing ancillary facilities.

4.2.4 TKO is well connected with urban area (e.g. Kowloon East and Hong Kong Island East) by MTR and the planned Cross Bay Link (CBL). Provided there is sufficient transport infrastructure to support the traffic demand generated by the proposed housing developments, the proposed housing developments are generally supported.

4.2.5 Support the proposed housing developments, but sufficient ancillary facilities should be provided in the vicinity of the representation sites, such as market, library and community facilities.

4.2.6 Some representers recommend alternative sites for residential development, such as TKO Area 137 (**Plan H-7**), a planting area located between Po Lam Estate and Well On Garden (**Plan H-3d**) and vacant land opposite to Oscar by the Sea at TKO South (**Plan H-3e**) (which are not related to any amendment items).

Specific Grounds Related to Individual Site

4.2.7 Support building more public housing units at Item E site as the area is provided with sufficient ancillary facilities and public transport services. It is suggested to be allocated to the Hong Kong Housing Society (HKHS) for subsidized housing development and connected to the LOHAS Park station with footbridge.

Adverse Representations and Representations Providing Views

4.2.8 Major grounds of objections and views are summarized below:

Land Use Planning and Housing Supply

- 4.2.9 The proposed housing developments contravene the planning intention of the “GB” zone, which serves as a buffer to control urbanization. There is a general presumption against development within “GB” zone. Alternative land resources (e.g. military sites, brownfield sites, golf courses, land under short term tenancy, etc.) should be given priority for development. The rezoning of “GB” for housing development will cause irreversible impacts to the ecological and landscape values of these “GB” sites as well as deteriorating their function as a buffer between urban development and natural features. The “GB” should be retained and the rezoning should be rejected.
- 4.2.10 The Government claims that review has been conducted to identify suitable “GB” sites for rezoning for housing development. However, it is noted that the concerned “GB” sites and the surrounding areas are in fact performing buffer function and most of the secondary woodland located within the representation sites has been evaluated to have “moderate” or even “moderate to high” ecological values. These sites are contiguous habitats and have close linkages with adjacent habitats. A representer worries that the zoning amendments would set an undesirable precedent for similar amendments in the future, affecting the integrity of the habitats in different districts. A representer also requests for comprehensive public consultation on the “GB” reviewing policy, rather than the existing practice of submitting individual rezoning proposal for consideration of the Board.
- 4.2.11 While increasing land supply cannot tackle the issue of high property price and long waiting time for public housing, development on slope would incur higher development and maintenance cost which is not cost-effective. The Government should consider controlling the over-population of Hong Kong. Consensus should be built among the society before developing the “GB” sites. Any further rezoning of TKO OZP should be reviewed by the newly setup land use committee (i.e. Task Force on Land Supply). An effective mechanism is necessary for preventing inappropriate site selection and to impose appropriate restrictions on land use to safeguard the integrity of land use policy.
- 4.2.12 Though there is a need to build more housing units, proposed locations should be scattered and not to be concentrated in TKO as “infill developments”, as nearly half of the proposed housing units are concentrated in Po Lam Area. If the remaining 4 potential housing sites are implemented after feasibility study, TKO Area will be even more crowded.
- 4.2.13 According to the “Further Development of TKO – Feasibility Study” conducted by CEDD, the maximum population of TKO is 480,000. The existing population of TKO already reaches 400,000. Together with the

additional population of 30,000 and 100,000 at the 5 representation sites and TKO Area 137 respectively, there will be over 610,000 people living in TKO. Such population will cause serious burden for transport and community facilities and against the recommendations of the said study.

- 4.2.14 The planning of the whole TKO area should be reviewed comprehensively. TKO Area 137 should be given priority to develop for large scale residential and commercial uses. Some representers propose re-planning the Pak Shing Kok area (**Plan H-3c**) to accommodate more population by relocating the existing industries to Fat Tong O (i.e. TKO Area 137). Area to the north of LOHAS Park (which is planned for football training centre) should also be partly utilized for residential development and the remaining part could be retained for recreational activities (**Plan H-3e**).
- 4.2.15 Some representers suggest that the five proposed housing sites to be rezoned to "R(A)HOS" or "R(A)7" with condition that 80% of the housing units should be reserved for subsidized flats to increase home ownership.

Traffic and Transport Aspects

- 4.2.16 The traffic capacity of TKO, including TKO Tunnel, is already overloaded. The proposed housing developments would aggravate the traffic problem and also create extra burden to the public transport services. The completion of TKO-Lam Tin Tunnel (TKO-LT Tunnel) may not be able to support the additional traffic. It is proposed to defer the proposed housing developments until the completion of TKO-LT Tunnel and the proposed MTR East Kowloon Line (EKL). As for local networks, the capacity of road network such as Ying Yip Road, Wing Lai Road, Po Hong Road, Pak Shing Kok Road and Wan Po Road will not be able to support the increase in traffic loading arising from the proposed housing developments. Local roads of the nearby villages, such as TKO Village and Hang Hau Village, are relative narrow that cannot support the huge population growth.
- 4.2.17 For the railway traffic capacity, the 10% increase of the overall carrying capacity of TKO Line after signalling system upgrading in 2021 might not be able to support the increase in population of the five proposed housing sites, and other additional developments at Anderson Road, LOHAS Park, TKO South, Hang Hau and Sai Kung rural areas. In addition, the carrying capacity of single platform design of Po Lam Station may not be able to support the rapid increase of passengers. As the proposed housing sites are beyond the walking distance of MTR stations, feeder transport service to the nearby stations (i.e. Po Lam, Hang Hau and LOHAS Park) is required, which will then overload the traffic in the vicinity of the MTR stations.
- 4.2.18 There are insufficient parking provision which lead to illegal parking. Multi-storey and underground carparks should be provided. The shortage will be exaggerated with more housing units. The parking standard and requirements under the Hong Kong Planning Standards and Guidelines (HKPSG) adopted by the Transport Department (TD) are outdated and should be reviewed.

- 4.2.19 In view of traffic congestion from TKO to Kowloon, a representer suggests to open O King Road (near Ocean Shores) for public use (**Plan H-6**). Some representers suggest improvements on public transport services such as constructing an additional exit for Po Lam MTR Station and extending bus services to match with the MTR operation hours.
- 4.2.20 Some representers concern that the existing pedestrian facilities are inadequate and request for additional facilities for the proposed housing developments. For example, some representers comment that there is only one footbridge across Chiu Shun Road to Tin Ha Wan Village near Item C1 site (**Plan H-2c**); future residents at Item D site will increase the pedestrian flow of the public footbridge connecting to Ying Ming Court and Metro City Plaza (**Plan H-3d**); and the proposed housing development at Item E site should be connected to the LOHAS Park Station with footbridge (**Plan H-3e**).

Landscape, Ecological and Environmental Impacts

- 4.2.21 Rezoning of the five “GB” sites for housing developments would lead to a loss of approximately 11.2 hectares of “GB” and its corresponding functions performed. While it is estimated that 15,088 trees would be removed, this estimation does not include some young trees with less than 95mm in diameter at breast height (DBH). Among the affected trees, only about 1% (i.e. about 160 trees) would be considered for transplantation. The felling of mature trees for residential development will cause irreversible impact to the greening environment, affect the habitat integrity and decrease ecological value of the representation sites.
- 4.2.22 Majority of the representation sites are secondary woodland heavily wooded with varieties of trees, fauna and wildlife, and are water catchment areas. According to the findings of an ecological study conducted by a representer (i.e. **R62**, The Conservancy Association), some native protected species (e.g. *Aquilaria sinensis* (土沉香) and *Gnetum luofuense*, etc) and some species with ecological value, such as *Ormosia pachycarpa* (葶莢紅豆) which is one of floral species listed under “Rare and Precious Plants of Hong Kong”, are found at some of the representation sites, but are missed in the Ecological Impact Assessment. It is believed that given sufficient time, secondary woodland and plantation of the sites have good potential for further enhancement on ecological value and maturity through natural succession. Hence, the ecological value of these sites is underestimated and the Ecological Impact Assessment should be reviewed to re-evaluate the ecological value of both plantation and secondary woodland as well as the potential ecological impact on the representation sites. The executive summary of the Preliminary FS does not cover the recommendations of its full report, which leads to under-estimation of the ecological value of these sites. Reports of the important assessments conducted by the Government should be disclosed for public inspection.
- 4.2.23 Some representers worry that the existing mechanism for tree compensation

and transplantation would be adopted to so-called fulfil the target of tree preservation. They do not agree that the proposed compensatory and transplantation plan can compensate the loss of the habitat and its ecological functions and value, or fully mitigate ecological impacts arising from the proposed housing developments.

- 4.2.24 The 4-month ecological surveys are not enough to acquire adequate ecological baseline data for reflecting ecological conditions of these sites. The winter/summer migrants, passage migrants in spring and breeding birds should be included in the assessment. The impacts on these bird species and other wildlife are underestimated. A comprehensive survey for a longer time period should be conducted.
- 4.2.25 Some representation sites form parts of the larger woodland systems extending into the country parks. Development at these “GB” sites will result in urban sprawl as the pollution arising from urban settings and human activities which will cause the country park area to be further encroached. Some representation sites also contain or are close to natural watercourses.
- 4.2.26 Extensive excavation and site formation would be required, which would bring negative visual and ecological impacts to natural environment, and cause adverse impacts on noise, air quality and ventilation. Moreover, the impact of the housing developments on microclimate conditions has not been addressed. Additional traffic and population would also bring significant noise impact and air pollution to the nearby residents.

Visual and Air Ventilation Aspects

- 4.2.27 Tall building height of the proposed housing developments are not compatible with the existing landscape and would affect the natural ridgeline and will adversely affect/block views of the nearby residents.
- 4.2.28 Some representers concern the proposed developments would block the major wind corridors, and result in wall effect for nearby residential developments.

Community Facilities, Supporting Services, and Social Issues

- 4.2.29 There are insufficient community facilities and supporting services in TKO. The shortage would be aggravated as the population increases. Some representers consider the development would also undermine the interests and affect the livelihood of the existing residents as the increased population will impose pressure on the existing ancillary facilities. Some planned GIC facilities, such as Tiu Keng Leng Park in Area 72 and Indoor Swimming Pool in Area 65, have not been implemented, but have been taking into account in the provision of GIC facilities. If the Government continues to rezone the “G/IC” and “GB” sites for residential use, there will be long-term and negative impacts on the development of TKO area. Comprehensive community development plan would be required to cater for the existing and future population in TKO.

- 4.2.30 Before increasing the provision of housing units, the Government should expedite the provision of some community facilities such as public market, civic centre and those facilities have been planned for long time. It is anticipated that, as a consequence to the increase of population, the waiting time for medical services, hospital beds and elderly services will be extended for local residents. There is also concern about the shortage of school places, particularly kindergarten and primary schools.
- 4.2.31 The new population brought by the proposed public housing developments, usually from the low-income class, could bring inharmonious and security issues to the existing community consisting of mainly private housing developments.

Local Consultation

- 4.2.32 The Government has not made any adjustments to the amendment items and disregarded the views of SKDC and locals received before the gazetting of the OZP. Moreover, the Government did not consult the views of stakeholders before the meeting of SKDC. More planning information including the report of the Consultancy Study should be released. The Government should revise the rezoning proposal with comprehensive planning on transportation and community facilities and conduct the public consultation again.

Specific Grounds Related to Individual Sites

Item A (Plans H-2a and H-3a)

- 4.2.33 The major access to the site will be via Po Hong Road and Wing Lai Road (**Plan H-3a**). Proposed mitigation measure only involves minor widening at the junction, which definitely cannot cope with the additional 10,000 population at Item A site. Besides, the proposed housing development will cause air and noise pollution to the villagers as the local roads are narrow and located next to the village houses of TKO Village.
- 4.2.34 There is higher species diversity of plantation at the western periphery adjacent to the Little Hawaii Trail. Some protected species of flora or species with conservation value could be found in the site, such as *Aquilaria sinensis*, *Diospyros vaccinioidie* (小果柿), *Gnetum luofuense*, *Pyrenaria spectabilis* (石筆木) and *Ormosia pachycarpa* (葇莢紅豆, which is one of floral species listed under “Rare and Precious Plants of Hong Kong”). The southern half of the site with considerable number of seedlings and saplings of *Aquilaria sinensis* is still within the site. However, these findings are missing in the Ecological Impact Assessment. The plantation of the site should be preserved so as to avoid disturbance to the natural succession process and prevent adverse ecological impact to the protected species. Thus, the site is not suitable for development from conservation perspective.
- 4.2.35 A section of the existing Little Hawaii Trail, which is a popular walking trail

in the area, and Wilson Trail Section 3 are located within and very close to the site respectively. Diversion of part of the Little Hawaii Trail would be required (**Plan H-3a**), which will affect the ecology and reducing the public enjoyment of places such as Duckling Hill, Razor Hill, and Little Hawaii Trail for hikers and nearby residents. Besides, there is also a ruin of water dam that built hundred years ago near the Little Hawaii Trail (**Plan H-3a**), the proposed housing development will affect its historical value.

- 4.2.36 The Preliminary FS indicates that Item A site is identified to be prone to natural terrain hazard and not suitable for housing development. The TKO 400KV substation and high voltage overhead cable near Item A site (**Plan H-3a**) would impose potential health risk to the future residents. The history and tranquil environment of TKO Village will be destroyed. There are also concerns that the graves and Fung Shui near Item A site would be affected.

Item B (Plans H-2b and H-3b)

- 4.2.37 The site is mainly covered by secondary woodland, where Incense Tree *Aquilaria sinensis*, *Pavetta hongkongensis* (香港大沙葉) and Luofushan Joint-fir *Gnetum luofuense* (which is International Union for Conservation of Nature (IUCN) “Near Threatened” plant species) are found at the site. Besides, there is a stream with two tributaries running across the site from the hillside in the north to Ying Yip Road. Considering the intact natural environment of the site and the ecological connection among the secondary woodland, the stream and the adjacent habitats, the site is not of low ecological value and should not be rezoned for development. The proposed housing development will also affect the trail to Duckling Hill.
- 4.2.38 Ying Yip Road is a major route to/from Sai Kung. Only a few road improvement works are proposed at Ying Yip Road, which is hilly and narrow that it may not have sufficient capacity to accommodate the large increase of residents from the proposed housing development. Busy traffic would endanger the future residents. Further increase in traffic demand would cause congestion in Clear Water Bay area. Hence, it is suggested constructing new linking roads at Pak Shing Kok and Clear Water Bay Road to connect TKO with Clear Water Bay.

Item C1 (Plans H-2c and H-3c)

- 4.2.39 Development of a single block with small number of flat production (i.e. about 560 flats) at the site, as compared to the huge excavation, site formation and slope maintenance costs, is not cost effective. It is not a suitable site for residential development.
- 4.2.40 The site is located next to the roundabout adjoining Wan Po Road to Hang Hau. The traffic congestion problem will be aggravated with an additional population arising from the proposed housing development.
- 4.2.41 The proposed housing development at Item C1 site would affect the only air

ventilation corridor in Hang Hau, i.e. Ngan O Road (**Plan H-2c**), and result in wall effect and affect the air ventilation for nearby residential developments. The ventilation for MTR would also be affected since the proposed housing development is adjacent to the Pak Shing Kok ventilation building. Moreover, as Item C1 site is located adjacent to the ventilation building, a detailed noise review is suggested to be conducted by HD in order to evaluate the potential noise impact to the future residents.

- 4.2.42 Local residents expressed their imminent needs for public carpark, elderly center and open space. The rezoning of “G/IC” zone for residential use is not reasonable as this will overload the capacity of the community facilities such as the Hau Tak market. Some representers propose developing the site for low-rise GIC use to alleviate the shortage of community facilities, such as elderly home/elderly care facilities, home for the disabled, community/pet garden, museum (on the development of TKO Area), nursery and cultural/recreational facilities etc., as well as multi-storey carpark or public market.

Item C2 (Plans H-2c and H-3c)

- 4.2.43 Apart from the objection to the proposed public housing development, there is a representation against the amendment to the boundary of village type development zone under Item C2 on the ground that the right of village development should be extinguished once the designated village area is fully developed.

Item D (Plans H-2d and H-3d)

- 4.2.44 Some representers propose Item D site should be reserved for future development of Po Lam North Station of EKL.
- 4.2.45 Some protected species such as *Aquilaria sinensis* and *Gnetum luofuense* are found in the site and they are in good condition. The site is not of low ecological value and has the potential to be further enhanced through natural succession. The site is also a starting point for hiking to Razor Hill. The proposed housing development will destroy this starting point and any reprovisioning of the trail will destroy the ecology nearby.
- 4.2.46 The road network in the locality of the site is not able to support further increase in traffic demand arising from the increased population. The TKO-LT Tunnel cannot relieve the traffic congestion of the site as it is far from Po Lam Area.
- 4.2.47 According to the conceptual layout plan provided by HD, the views of the majority residents of Ying Ming Court will be blocked by the proposed housing development. VIA conducted has not taken into account the visual impacts to them. In addition, the sea breeze is already blocked by the high-rise buildings in TKO and Hang Hau. The proposed housing development at the site will further block the wind from the mountain.

- 4.2.48 Graves within Item D site would be affected (**Plan H-2d**), the Government should explain the measures to handle this issue.

Item E (Plans H-2e, H-3e and H-7)

- 4.2.49 Some representers suggest developing the site for subsidized housing by the HKHS, youth hostel, film-related industries, shopping mall, public market, park, pet garden, recreational facilities (such as indoor sports centre and sports ground), car park, school, hospital, Chinese medicine hospital, police station or cultural theatre.
- 4.2.50 Native species such as *Elaeocarpussylvestris*, *Garcinia oblongifolia*, *Schefflera octophylla*, *Ilex asprella* and some protected species or species with conservation concern such as *Ormosia pachycarpa*, *Aquilaria sinensis*, *Diospyros vaccinioides*, *Gnetum luofuense* and *Pavetta hongkongensis* are found in the site. This secondary woodland was evaluated to have “moderate to high” ecological value in the Preliminary Environmental Study (PES). Developing the site is not in line with the principle in rezoning of “GB” areas with low ecological value. Among the 5 representation sites, Item E site is the one with the most number of trees to be felled (i.e. 5,800 trees).
- 4.2.51 A natural stream with dense riparian vegetation is located closely to the east of the site (**Plan H-2e**) and to the further east is the Clear Water Bay Country Park. The site and its adjacent “GB” zone serve as a buffer that prevents adverse impacts of development to affect the country park. Any development at the site will adversely affect the buffer function of the “GB” zone to the Clear Water Bay Country Park. The site should not be rezoned for development. There are also concerns that the Fung Shui in the vicinity of Item E site will be affected.
- 4.2.52 The existing traffic congestion problem during peak hours at Wan Po Road is already severe, with a daily volume of around 4,000 heavy goods vehicles using the road. The proposed housing development will further exaggerate the congestion problem of the section from LOHAS Park area to TKO Tunnel.
- 4.2.53 Pedestrian elevator and minibus service may be required to connect the site with the MTR LOHAS Park station, which is not convenient and cost-effective.
- 4.2.54 The proposed housing development at Item E site is taller than the surrounding developments, and therefore incompatible with the surroundings. The buildings (up to 210mPD) would completely destroy the beautiful landscape of Ha Yeung Shan Hill, which is adjacent to High Junk Peak Country Trail (釣魚翁郊遊徑) (**Plan H-7**).
- 4.2.55 Noise and light pollution from Hong Kong Movie City and odour from TKO Preliminary Treatment Works will cause disturbance to the future residents at Item E site (**Plan H-3e**). Construction works would also cause nuisance to

the future students of the planned international school (**Plan H-3e**).

- 4.2.56 The site is in close vicinity of an existing gas pipe (design for operating at high pressure) at Wan Po Road, a risk assessment is required to evaluate the potential risk and identify the necessary mitigation measures if required. The project proponent should consult and closely liaise with The Hong Kong and China Gas Co Ltd. (Towngas) during detailed design and construction stage. In addition, future residents at Item E site would be posed risk by the storage of chemicals at Pak Shing Kok Fire and Ambulance Services Academy in case of fire.

Proposals from Representers

- 4.2.57 The representers put forward the following proposals in relation to Items A, B, C1, D and E:
- (a) To retain individual or all representation sites as “GB” zone (**R62, R65, R466 to R469, R720, R730, R740, R755, R792, R808, R821, R845, R892, R902, R909, R922, R959, R960, R962 and R970**);
 - (b) To retain Item C1 site as “G/IC” and “GB” zones (**R465 to R469 and R839**);
 - (c) To reduce the BH (**R873 and R969**) or to restrict the maximum BH of the proposed housing development of Item E site to 50m above ground (**R874**) or 150mPD (**R935**), and only low-rise residential development should be allowed (**R875**).

5. COMMENTS ON REPRESENTATIONS

- 5.1 The 9 comments are **C1** (Green Sense, also **R63**), **C2** (Hong Kong Bird Watching Society), **C3** (also **R994**), **C5** (also **R686**), **C4** and **C6 to C8** (individual) and **C9** (owners’ committee).
- 5.2 **C1** (also **R63**) supports all representations that consider Hong Kong and TKO overly populated and opposes all amendment items on grounds that there is lack of substantial and reliable data to substantiate the housing shortage and demand, and continuous rezoning and land sale on the same ground of housing demand is deemed irrational. **C4** and **C6** oppose Amendment Items A, B, C1, D and E and indicate the concerns of **R63** should be considered.
- 5.3 **C2** is in support of **R62, R755** and **R756**’s concern on the justification and impacts of rezoning “GB” and on the incomplete ecological data, and opposes Amendment Items A, B, D, and E on grounds similar to those stated in paragraphs 4.2.9, 4.2.22 and 4.2.24 above and considers the representation sites should be retained as “GB” zone. **C7** states that comments of all green groups should be considered, and opposes Amendment Items A, B, C1, D and E.
- 5.4 **C3** (also **R994**) suggests providing a public wet market at Item C1 site (i.e. to the

south of Chiu Shun Road) as commodities sold in Hau Tak Market are expensive.

- 5.5 **C5** (also **R686**) does not specify the representation to which it relates and opposes all amendment items on the previous grounds and considers the Board should ensure that each district should have sufficient GIC sites to meet the requirements particularly on elderly care facilities and demand solid facts and data to be provided to substantiate claims before it approves the OZP and future plans.
- 5.6 **C8** does not specify the representation to which it relates and opposes all amendment items on the grounds of inadequacy of GIC facilities, transport facilities and parking space.
- 5.7 **C9** opposes **R683**'s proposal of opening O King Road for public use (which is not related to any amendment items) on the grounds including the management responsibility and maintenance cost of opening O King Road for public use; considerable impacts on nearby heritage and environmental resources resulting from the road works; and the proposal contravenes land lease.

6. PLANNING CONSIDERATIONS AND ASSESSMENTS

6.1 The Representation Sites and their Surrounding Areas (Plans H-1, H-2a to H-2e, H-3a to H-3e, H-4a to H-4e and H-5a to H-5e)

Amendment Item A

6.1.1 The Item A site (about 3.94 ha in area) is located to the north of TKO Upper Village and is a vegetated slope covered with natural woodland and plantation with levels ranging from about 30mPD to 100mPD descending towards the south. To the further south of TKO Upper Village is the TKO 400KV substation. The site is government land. A section of the Little Hawaii Trail and some hiking trails fall within the site. A natural stream is located to the east of the site. There is no existing public access road connecting to the site.

6.1.2 The site is located at urban fringe of TKO Town. Further southwest is Tseung Kwan O Village. To the further southeast is the high-rise residential developments of Po Lam, which include Po Lam Estate (about 105mPD), Ying Ming Court (about 107mPD), Well On Garden (about 140mPD) and Serenity Place (about 143mPD).

Amendment Item B

6.1.3 The Item B site (about 1.59 ha in area) is located to the northwest of Ying Yip Road and Clear Water Bay Film Studio. It is a vegetated slope covered with natural woodland and plantation with levels ranging from about 32mPD to 50mPD descending towards the south. There is a stream running through the site. It is government land.

6.1.4 The site is located at urban fringe of TKO Town. Further south are the

low-rise clusters consisting of Hang Hau Village and Shui Bin Village, various school sites, and the high-rise residential developments of Hang Hau, which includes Fu Ning Garden (about 105mPD) and Yu Ming Court (about 114mPD).

Amendment Items C1 and C2

- 6.1.5 The Item C1 site (about 0.46 ha in area) is located to the south of Chiu Shun Road and is a government land. The western part of the site (about 0.27 ha) comprises mainly existing slope covered with vegetation and the remaining portion (about 0.19 ha) is currently vacant and with a large tree located within. The Item C2 site (about 0.018 ha) is located at Tin Ha Wan Village.
- 6.1.6 To the east and west of both sites are Tin Ha Wan Village and MTR Pak Shing Kok Ventilation Building respectively. To the immediate south-east is Drainage Services Department's water tank. To the north and north-west across Chiu Shun Road are the high-rise residential developments of Hang Hau, which includes Yuk Ming Court (about 115mPD), Wo Ming Court (about 101mPD), East Point City (about 143 mPD), La Cite Noble (about 146mPD) and Nan Fung Plaza (about 139mPD to 153mPD).

Amendment Item D

- 6.1.7 The Item D site (about 2.95 ha in area) is located to the west of Yau Yue Wan Village and bounded by Po Lam Road North and Yau Yue Wan Village Road. The site is a vegetated slope covered with natural woodland and plantation with levels ranging from about 9mPD to 48mPD. The site is mainly government land and there are two agricultural lots (DD242 431 OSL and DD242 417 RP OSL) under private ownership within the site. Land resumption of these two private lots is required for development of the proposed public housing. To the south-west of the site across Po Lam Road North are high-rise residential developments including Ying Ming Court (about 107mPD), Po Lam Estate (about 105mPD) and Well On Garden (about 140mPD). To the east are the Fire Services Department (FSD) TKO Rank and File Married Quarters, Customs and Excise Department Rank and File Quarters (under construction), Yau Yue Wan Village, playground, TKO Government Secondary School and TKO Jockey Club Clinic.

Amendment Item E

- 6.1.8 The Item E site (about 2.26 ha in area) is located to the east of Hong Kong Movie City and the south of Pak Shing Kok Road. The site is covered with natural woodland. It is government land. The site falls within the 250m consultation zone of the restored Tseung Kwan O Stage I Landfill. To the north and northwest of the site are some existing and planned GIC uses including the proposed Chinese Medicine Hospital, the Fire and Ambulance Services Academy and the proposed FSD Rank and File Quarters. To the further south are high-rise residential developments including The Beaumont (about 141mPD) and the LOHAS Park (about 183mPD to 217mPD).

6.2 **Planning Intentions**

6.2.1 The planning intentions of the zones in relation to the Amendment Items are as follows:

- (a) The “GB” zone is intended primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- (b) The “G/IC” zone is intended primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.
- (c) The “R(A)” zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.
- (d) The “V” zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.

6.3 **Responses to Grounds, Views and Proposals of Representations**

Supportive Representations

6.3.1 The supportive views of **R1 to R42** and **R43 (part) to R61 (part)** are noted. Regarding the views on the proposals of alternative sites for residential development and the comments on the provision of sufficient transport infrastructure and ancillary facilities, the responses in paragraphs 6.3.7, 6.3.12 to 6.3.13 and 6.3.32 to 6.3.35 below are relevant.

Adverse Representations and Representations Providing Views

Land Use Planning and Housing Supply

- 6.3.2 Over the years, the Government has proposed many strategies for increasing land supply including reclamation outside the Victoria Harbour, has looked at the development potential of Fanling Golf Course and is actively pursuing New Development Area projects which cover brownfield sites. The Task Force on Land Supply was established in September 2017 to examine the pros and cons of different land supply options in a thorough and macro manner, with a view to achieving the broadest consensus in the community.
- 6.3.3 Meanwhile, the Government has adopted a multi-pronged strategy to increase land supply, which includes the rezoning of “GB” sites. In 2013, PlanD completed the second stage of “GB” review, covering “GB” sites in the fringe of built-up areas close to existing urban areas and new towns. These sites mainly fall on the fringe of “GB” or are close to developed areas or public roads. These “GB” sites, though vegetated, have relatively less buffering effect and lower conservation value. As these sites are close to supporting infrastructure facilities (e.g. those related to transport, water supply and sewerage, etc.), they are considered having good potential to be rezoned for housing purpose and suitable for urban expansion. The Amendment Items on the TKO OZP are five of these sites identified. The five representation sites are located at the fringe of “GB” in close proximity to developed area of TKO New Town and are separated from Clear Water Bay Country Park. These sites do not encroach onto any recognized site of conservation importance nor ecologically important streams. Certain separation by “GB” buffer zone would be maintained between these sites and country parks. Technical assessments covering traffic, transport, environmental, ecological, visual, and air ventilation aspects have been conducted and it is confirmed no insurmountable technical problems in developing the five sites for housing developments.
- 6.3.4 In terms of land use compatibility, the five representation sites are located at the urban fringe of TKO New Town. They are in a neighbourhood comprising mainly residential, open space and GIC developments and the proposed public housing developments are generally compatible with the surrounding land uses.
- 6.3.5 As advised by HD, the public housing demand is acute. As at end-September 2017, there are about 152,700 general applications for public rental housing, and about 127,400 non-elderly one-person applications under the Quota and Points System. The average waiting time for general applicants is 4.6 years. Based on the latest projection under the Long Term Housing Strategy announced in December 2017, the supply target for public housing will be about 280,000 units, comprising about 200,000 PRH units and about 80,000 subsidised sale flats over a ten-year period from 2018/19 to 2027/28. To meet the acute public housing demand, the five representation sites are required to produce about 11,260 public housing units. With the delivery of all the identified sites for construction of about 237,000 housing

units over the territories, there will be still a lag behind of the ten-year supply target of 280,000 units.

- 6.3.6 As for the views on the housing type and flat size, HD advises that the exact public housing type and flat size for individual sites are yet to be determined. HD would consult SKDC during the design stage. Regarding the concern on the high development and maintenance costs incurred from development on slope, HD advises that optimal and cost-effective layout would be designed, as far as practicable. Based on various technical assessments, the location of representation sites is considered suitable for public housing development.
- 6.3.7 Regarding some representers' proposal of developing TKO Area 137 as alternative sites for housing developments, the Government is currently undertaking a Planning and Engineering study for Re-planning of TKO Area 137 for residential, commercial and other development uses. While the development in TKO Area 137 is a medium to long-term land supply measure, there is a need to develop the five representation sites to meet the short to medium-term housing needs. Regarding some representers' proposal of re-planning of the Pak Shing Kok area, it should be noted that the area has been well planned with most of the sites developed or planned for GIC uses including the existing Fire and Ambulance Academy, the proposed FSD Rank and File Quarters and the proposed Chinese Medicine Hospital (**Plan H-3c**). As for other suggestions of developing alternative sites for housing development: (1) the planting area between Po Lam Estate and Well On Garden is zoned "G/IC" on the OZP, and is occupied by the existing community garden (**Plan H-3d**). Given the small size of the area and surrounded by existing residential developments and GIC uses, the subject site is suitable for provision of welfare facilities to meet the needs of the locality as well as the wider community as it is easily accessible to the residents in nearby public and private housings. In view of the small amount of flat production, the site cannot replace the representation sites; (2) the vacant land opposite to the Oscar by the Sea at TKO South is zoned "R(A)(4)" and "R(A)(6)" and is planned for private residential and subsidized housing developments (**Plan H-3e**); and (3) the site to the north of LOHAS Park (Area 77) is the restored TKO Stage I Landfill area which is not suitable for housing development. It is zoned "REC" partly occupied by the existing pet garden and partly committed for recreational / environmental/community facilities under the Restored Landfill Revitalisation Funding Scheme by EPD (**Plan H-3e**).

Traffic and Transport Aspects

- 6.3.8 In response to some representers' concerns on the traffic capacity of the TKO Tunnel and TKO-LTT, the effectiveness of the road improvement works and their suggestion of deferring the public housing developments until the completion of TKO-LTT and EKL, CEDD advises that the Preliminary Traffic and Transport Impact Assessment (TTIA) for the rezoning of the five proposed housing sites has already taken into account the traffic condition of the existing and planned road and railway networks.

With appropriate traffic measures, the development of the five representation sites for residential use will not pose adverse traffic impact to the nearby road network. Key traffic measures comprise:

- (a) Road Improvement or New Road Schemes: (1) to widen Ying Yip Road by providing an additional northbound climbing lane (**Plan H-3b**); and (2) to provide new access road for connection with the site north of TKO Village (**Plan H-3a**).
- (b) Junction Improvement Schemes at (1) junction of Po Lam Road North and Po Hong Road (**Plan H-3a**); and (2) junction of Po Ning Road/Sheung Ning Road/Ying Yip Road (**Plan H-3b**).

6.3.9 It is anticipated that road-based traffic between the five proposed housing sites and Kowloon would mainly use the existing TKO Tunnel and TKO-LTT which is under construction for completion in 2021 before the population intake by the 5 proposed housing sites. Upon commissioning of TKO-LTT, the traffic congestion of TKO Tunnel would be alleviated. The Preliminary TTIA reveals that the v/c ratio for TKO Tunnel and TKO-LTT would be 0.95 and 0.91 in 2029 (five years after population intake) respectively indicating both tunnels would be operating with spare capacity. Hence, the traffic condition is considered manageable. In addition, CBL is planned to link up the eastern part of TKO with TKO-LTT. With the implementation of CBL, the traffic condition of TKO Tunnel would be further improved.

6.3.10 As for the railway-based traffic, according to the Preliminary TTIA, the Mass Transit Railway Corporation Limited (MTRCL) has planned to upgrade the signalling system of TKO Line for completion by 2021 tentatively. With the completion of the upgrading of signalling system amongst other railway lines, the overall carrying capacity can be increased by around 10%. In addition, Shatin Central Link (SCL) will serve as the fourth cross-harbour railway lines and divert a portion of passengers from other cross-harbour railway lines (including TKO Line) to SCL. It is anticipated that the housing development at the five representation sites will not pose unacceptable impact to TKO Line.

6.3.11 Further TTIA will be conducted to comprehensively review the existing traffic and transport conditions in the vicinity of the five proposed housing sites at detailed design stage. In light of the above, CEDD considers that the commencement of the housing developments at the five representation sites need not to be deferred to the completion of EKL.

6.3.12 Regarding the provision of public transport services, CEDD advises that the provision of public transport facilities for the housing developments has been assessed under the preliminary TTIA. Item C1 and Item D sites are within 500m of MTR Hang Hau Station and Po Lam Station, and there are existing green minibuses (GMB) and bus routes in service near these sites. In this connection, the future residents of these two sites could be served by MTR, GMB and bus routes. As the remaining three sites are beyond the

walking distance of MTR stations, feeder-bus services to/from nearby MTR stations are proposed. Other bus routes may be provided to meet the public transport demand of these sites, subject to further investigation at the detailed design stage of the project.

- 6.3.13 Similar to other new developments, TD will closely monitor the construction progress and completion dates of the five proposed housing developments, and consider increasing appropriate public transport services having regard to population change, local development, prevailing condition of public transport services, passenger volume and passengers' needs, etc. When planning the public transport services, TD will consider a number of factors such as traffic impact assessment, the operating condition of existing public transport service, traffic condition of the road sections nearby, and opinions from public transport operators and locals.
- 6.3.14 Regarding the insufficiency of car parking provision as raised by some representers, HD advises that parking facilities based on HKPSG would be provided in the public housing developments to meet the demand generated by the proposed developments. TD also advises that the Government will also provide appropriate number of parking spaces if the overall development permits, but in the meantime not to attract passengers to opt for private cars in lieu of public transport, thereby causing road congestion in the vicinity. TD will continue to review the guidelines on the supply of parking spaces in the HKPSG from time to time to ensure that an appropriate number of parking spaces shall be provided in new development or redevelopment projects.
- 6.3.15 Regarding the suggestion of opening O King Road for public use, it should be noted that O King Road is a Right of Way governed by private lease (**Plan H-6**), the proposal will involve lease modification. It is anticipated that the opening O King Road for public use will increase traffic loading of the nearby road networks. But on the other hand, upon commissioning of the TKO-LTT in 2021, traffic congestion of TKO Tunnel would be alleviated.
- 6.3.16 In response to some representers' concern that the existing pedestrian facilities is inadequate and request for additional facilities for the proposed housing developments, CEDD advises that the provision of at-grade crossing might be provided at the junction of Chiu Shun Road and Ngan O Road (Item C1 site), subject to further investigation at the detailed design stage of the project. This would facilitate pedestrian movement between Hang Hau Station and the proposed development at Item C1 site. And, the future residents of Item D site would access Po Lam Station via public footpath and at-grade pedestrian crossing facilities. For Item E site, as the site is beyond walking distance of MTR station, feeder-bus services are proposed under the Preliminary FS. Future residents could also use the existing footpath and subway along Wan Po Road to access LOHAS Park Station.

Landscape, Ecological and Environmental Impacts

- 6.3.17 Regarding the impact to Country Parks as expressed in some representations, AFCD indicates that as the representation sites are at quite some distance from the Country Park areas, adverse impact is not anticipated. WSD also advises that the location of the five proposed housing sites do not fall within water gathering ground. During the course of the Preliminary FS, the site boundaries of the five proposed housing sites have been adjusted, based on the Preliminary Environmental Study (PES), to avoid encroachment onto area with higher ecological value. Sufficient buffer zone would be provided to minimize the impact on the semi-natural stream. For any species of conservation importance affected by the housing developments, the general policy of the Government for mitigating impacts are avoidance, minimization and compensation, with reference to Annex 16 of EIAO-TM. The preliminary FS also recommends that use of green channels for re-provision of the affected/diverted watercourses would be considered at the detailed design stage of the project as far as practicable.
- 6.3.18 The development of the five proposed housing sites would involve approximately 17.0 ha of land (including site area of the proposed housing sites of about 11.0 ha and associated infrastructural works of about 6.0 ha). According to the Landscape Assessment (LA) for the Preliminary FS of the five proposed housing sites conducted by CEDD's consultant, the five sites are of upland countryside landscape or urban fringe character. All the representation sites, except Item C1 site, are well vegetated with secondary woodland covering about 7.7 ha in total. According to the broad brush tree survey, there are a total of about 15,250 existing trees² to be affected, of which 15,090 trees and 160 trees respectively are proposed to be felled and transplanted respectively. Most of the trees identified within the study area are common species. There is no registered Old and Valuable Tree (OVT) and no stonewall tree is observed. One important tree (*Ficus microcarpa* (榕樹)) with diameter of about 2m at Item C1 site is proposed to be retained. As a result of the proposed housing developments, the overall landscape character will be changed from peaks/upland/hillside landscape character to miscellaneous urban fringe landscape/urban residential landscape.
- 6.3.19 As recommended in the LA for the Preliminary FS, various mitigation measures are proposed for alleviating landscape impact. In compensating for the loss of vegetation and affected trees, compensatory tree planting will be adopted within the proposed housing sites. In the PES, preliminary locations of the potential woodland compensation areas in vicinity of the representation sites have been identified, within which about 25,800 trees are proposed to be planted. Selection of these compensation areas could accelerate the natural successional process from the existing grassland or shrubland into more diverse woodland through seedling planting. Most of the woodland compensation areas are within 500m of the proposed development areas. The close proximity of the proposed woodland compensation areas to the representation sites can create suitable woodland habitat for wildlife previously using the woodland areas within the representation sites. The woodland compensation proposals will be

² Existing trees with diameter at breast height larger or equal to 95mm (DBH ≥ 95mm)

formulated at the detailed design stage of housing developments.

- 6.3.20 Sensitive streetscape design and appropriate roadside planting are recommended at the housing sites to provide subtle transition from the new housing developments to the naturalistic landscape beyond. According to HD, 30% or a minimum 20% green coverage for the public housing developments in accordance with guiding principles on green coverage for public housing development will be achieved. Detailed Tree Preservation and Removal Proposals will be conducted in accordance with Environment, Transport and Works Bureau Technical Circular (Works) No. 29/2004 (ETWB TCW No. 29/2004) and Development Bureau Technical Circular (Works) No. 7/2015 (DEVB TCW No. 7/2015) at detailed design stage. According to the LA for the Preliminary FS, it is considered that the residual landscape impacts of the proposed housing sites are considered acceptable with mitigation measures.
- 6.3.21 Some representers comment that some protected species of flora or species with conservation value could be found in the sites and concern that the habitat integrity and ecological value would be affected by the clearance of mature trees. CEDD indicates the development at the sites would inevitably affect the existing *Aquilaria sinensis* (土沉香), *Pavetta hongkongensis* (香港大沙葉), *Pyrenaria spectabilis* (石筆木), *Gnetum luofuense* (羅浮買麻藤), *Diospyros vaccinioides* (小果柿) and *Ormosia pachycarpa* (茸莢紅豆) found within some of the sites.. The PES recommends detailed ecological surveys to be conducted in the detailed design stage of the project to formulate suitable mitigation measures so as to reduce the ecological impact as far as possible. If the affected species of conservation importance could not be preserved in-situ, the Government would consider transplanting them to suitable locations. The conditions of the plants would be reviewed before transplantation. Should transplantation be considered impractical and infeasible due to site constraints or plant conditions, compensation planting of whip trees in the proposed woodland compensation areas should be considered. AFCD notes the PES has appropriately assessed the ecological impacts of these representation sites and proposed various measures to mitigate the ecological impact arising from woodland loss. AFCD will be consulted during the next stage of the study when the detailed design and mitigation measures are formulated.
- 6.3.22 As for some representers' comment that there are inadequate ecological surveys and request the ecological impact assessment should be re-evaluated, CEDD responds that preliminary surveys have been conducted for Item A, B, D and E sites and the surrounding areas in the PES of the Preliminary FS. The surveys cover both wet and dry seasons and the methodologies follow the outline of the guidance notes published by EPD to collect data for ecological baseline. The principles of the ecological assessments have been worked out on the basis of the criteria set in Annex 8 of EIAO-TM. The PES only provides the preliminary ecological baseline and suitable ecological mitigation measures. In the PES report, it is recorded that there are *Aquilaria sinensis*, *Pavetta hongkongensis* and *Pyrenaria spectabilis* in the plantation area and birds such as Greater Coucal, Collared Scops Owl

and Rufous-capped Babbler in or near Item A site. The PES has already considered the existence and ecological value of these species.

- 6.3.23 Based on the results of preliminary ecological surveys, the representation sites do not encroach onto any recognized site of conservation importance. The Preliminary FS recommends detailed ecological surveys to be conducted at the detailed design stage to formulate suitable mitigation measures to reduce the ecological impact as far as possible.
- 6.3.24 Some representers request that more information should be released for public inspection. The final report of the Preliminary FS and some technical reports have been uploaded to the Board's website together with the RNTPC Paper No. 6/17 for the proposed rezoning of the five representation sites and simultaneously all technical reports are also deposited in the East Development Office of the CEDD for public inspection.
- 6.3.25 As for the concerns on the noise and air pollution impacts resulting from the increased traffic and construction of the proposed housing developments, HD advises that the PES was conducted based on the public housing conceptual layout plan. Results indicate that no insurmountable noise and air pollution impact with due consideration of the projected traffic would be anticipated. Further Environmental Assessment Study would be conducted by HD at detailed design stage for scheme design optimization and identification of appropriate mitigation measures.
- 6.3.26 EPD advises that during the construction phase, adverse impacts to nearby residents and school, especially noise impact, could be mitigated by implementation of appropriate pollution control measures, such as adopting quiet powered mechanical equipment and temporary noise barriers, regular watering of works sites, provision of wheel-washing facilities, etc., and good site practices. Relevant measures would be considered and evaluated at the detailed design stage of the project.

Visual and Air Ventilation Impacts

- 6.3.27 Visual Impact Assessment (VIA) has been conducted in the Preliminary FS to ensure the proposed housing developments are visually compatible with the adjacent environment. Proper control over the building bulk and BH as well as building separations should be introduced to facilitate air ventilation and to maintain visual openness as far as practicable. It is also recommended in the Preliminary FS to adopt roadside planting and greening measures within the development areas to beautify the environment and alleviate visual impact. HD also advises that the future public housing layout would take into account the recommendations in the VIA for scheme design optimization.
- 6.3.28 Regarding some representers' concerns that the blockage of natural ridgeline by the proposed housing developments, CTP/UD&L, PlanD comments that according to the VIA, BH of the proposed developments would generally not affect the natural ridgelines when viewed from some long ranged viewpoints

and sensitive design of all above ground structures in terms of scale, height and bulk and appropriate building materials and colour in built structures would be used to minimize the visual impact. Also, building separations will be introduced as far as practicable to minimize visual wall effect and enhance visual permeability.

- 6.3.29 Regarding some representers' concern that blockage of views by the proposed developments, it should be noted that in the highly developed context of Hong Kong, it is not practical to protect private views without stifling development opportunity and balancing other relevant considerations. In the interest of the public, it is far more important to protect public views. Nonetheless, building separations will be introduced as far as practicable to minimize visual blockage. Further mitigation measures may also be incorporated in the detailed design stage to minimize the visual impact.
- 6.3.30 An Air Ventilation Assessment by Expert Evaluation (AVA by EE) has been conducted by CEDD's consultant to assess the wind performance of the proposed public housing developments at Item A, B, D and E sites, by comparing the existing wind condition and that under the indicative schemes proposed by HD. According to the AVA by EE report, the proposed public housing developments at Item A, B, D and E sites would inevitably affect wind availability of downwind areas under specific wind directions. However, mitigation measures including minimum 15m wide building separations aligning with prevailing wind directions and open space at designated areas are proposed to alleviate the potential impact on the surrounding wind environment induced by the proposed development. It is concluded that the public housing developments with mitigation measures would not impose significant adverse impact to the surrounding environment in terms of air ventilation. HD advises that further quantitative AVA would be carried out at detailed design stage for scheme design optimization. The proposed public housing developments will be guided by an administrative planning brief. The requirement of the mitigation measure and quantitative AVAs will be incorporated in the planning brief for implementation.
- 6.3.31 For Item C1 site, a preliminary assessment has been conducted by PlanD. According to the indicative scheme from HD, the proposed development at Item C1 site with a single domestic tower at a maximum BH of 130mPD on a proposed low-rise non-domestic podium allowing prevailing wind to skim over would not impose significant impact on the overall pedestrian wind environment. Further enhancement features will be considered at the detailed design stage.

Community Facilities, Supporting Services, and Social Issues

- 6.3.32 The provision of open space and a range of GIC facilities, except for primary school classrooms, hospital beds and clinic/health centre, are generally adequate to meet the need of the planned population in TKO, which include the increase in population arising from the proposed public housing developments in accordance with the requirements in the HKPSG. Such

information has been incorporated in the RNTPC Paper No. 6/17 for the Board's consideration and updated at **Annex IX**. On provision of primary school, the Education Bureau (EDB) advises it is anticipated that there will be surplus supply of public sector primary school places in Sai Kung District as there are still a number of planned school sites in TKO which are yet to be developed. EDB will keep reviewing the latest population projections in the district and launch the school building programmes concerned as and when appropriate.

- 6.3.33 For the shortfall of hospital beds, Food and Health Bureau (FHB) advises that Hospital Authority (HA) has taken into account a number of factors in planning for its service, including the increase of service demand as a result of population growth and demographic changes, advancement of medical technology, manpower availability as well as organization of services of clusters and hospitals and the service demand of local community. HA plans its services on cluster basis. Hospitals in the cluster (including the Kowloon East Cluster which covers TKO and other districts) are playing different roles and supplement each other to provide a comprehensive range of services to the residents in the catchment area. As for the shortfall of clinic/health centre, D of Health advises that the Government will take into account various factors when planning and developing public primary care services, including the mode of primary care services delivery, demographic change of population in the district, distribution of service target groups, supply of primary care services in the district as well as the demand for public primary care services. According to the existing plan, in view of the future population growth and the distribution of service users in the district, the Government will set up a general outpatient clinic at the proposed government complex building in Area 67. Besides, a site has been reserved in TKO South for clinic use. The Government will closely monitor and review the service demand in the district, so as to provide the primarily targeted groups with appropriate services. Additional site/premises will be reserved for clinic use should there be a need.
- 6.3.34 HD advises that social welfare facilities, such as residential care home for elderly, day care centre and child care centre, as well as kindergarten have been initially planned at the public housing developments. HD will further liaise with the Social Welfare Department and the Education Bureau on exact provisions and locations of such facilities. In addition, to meet the demand of future residents, local retail facilities have also been initially planned in some public housing developments and such provisions would be further reviewed at detailed design stage.
- 6.3.35 HD also indicates that other ancillary facilities such as local open space and children's play area would be provided in the public housing developments in accordance with the requirements of the HKPSG.
- 6.3.36 As for some representers' concern that some planned GIC facilities such as Tiu Keng Leng Park in Area 72 and Indoor Swimming Pool in Area 65 are not implemented, LCSO advises that they are resolving the details of the proposed construction works of the Tiu Keng Leng Park with the relevant

departments and the Indoor Swimming Pool is now under planning. Regarding the security concern arising from the proposed housing developments, HD considers that there are public and private housing developments in TKO Area at present. Similar to other new towns and most of other districts in Hong Kong, the co-existence of public and private housing developments provides a balanced development and in general, this would not cause adverse impact on security aspect.

Local Consultation

- 6.3.37 Before the gazette the draft OZP, PlanD and CEDD have jointly consulted SKDC on the findings of the Preliminary FS on the representation sites and proposed amendments to the OZP. Views of SKDC have been reported to the Board for consideration of the proposed amendments. In addition, the statutory plan-making process, which involves exhibition of the draft OZP for public inspection and hearing of representations and comments received, is itself a public consultation process under the Town Planning Ordinance.

Responses to Specific Grounds of Individual Sites

Item A

- 6.3.38 The concerns on traffic and transport issues and ecological impacts are addressed in paragraphs 6.3.8 to 6.3.14, and 6.3.17 to 6.3.23 above respectively.
- 6.3.39 As for the concerns on impact on Little Hawaii Trail, it is recommended in the Preliminary FS that a section of Little Hawaii Trail to be diverted 60m to the west to facilitate the development and the associated road improvement works (**Plan H-3a**). The continuity of the Little Hawaii Trail will not be affected. The ecological impact of the proposed diversion of the trail and the associated road works have been assessed in the Preliminary FS. The Government will review the design of development and the diversion of the hiking trail in the detailed design stage. Regarding the concern on affecting the ruin of water dam near Item A site, the concerned water dam is located about 500m away from Item A site (**Plan H-3a**). As advised by the Antiquities and Monuments Office (AMO) of LCSD, it is currently not on the List of 1,444 Historic Buildings and the List of New Item for Grading Assessment. AMO has no comment from cultural heritage point of view.
- 6.3.40 As advised by CEDD, the minimum distance between the TKO 400kV substation and the residential block in Item A site is about 120m (**Plan H-3a**). The distance will be reviewed at the detailed design stage. In addition, regarding the concern of the site is prone to natural terrain hazard, as advised by CEDD/HD, Preliminary Natural Terrain Hazard assessment was conducted for the Preliminary FS. Item A site falls within the "Alert" criteria. Flexible barriers and/or soil nailing are identified as possible mitigation measures which would be investigated and reviewed at the detailed design stage.

6.3.41 Some representers concern that the fung shui near Item Site A would be affected, it should be noted that the fung shui matter is not a material planning consideration of the Board. As advised by the Lands Department (LandsD), the vicinity of Item A site is not a “Fung Shui Area” and if graves are required to be removed for implementation of development at the site, the affected graves would be handled according to the established procedures of the Government and Ex-gratia allowance would be released to the eligible deceased’s descendants for removal of the affected grave.

Item B

6.3.42 The concerns on traffic and transport issues and ecological impacts are addressed in paragraphs 6.3.8 to 6.3.14, and 6.3.17 to 6.3.23 above respectively.

6.3.43 As advised by CEDD, if hiking trails are affected by the proposed housing development, the Government will review the design of the development and the diversion of hiking trails in the detailed design stage. Furthermore, the streams to be affected at Item B site (**Plan H-3b**) will be re-provisioned as green channel, which would be considered at the detailed design stage as far as possible.

6.3.44 As for the suggestion to build a new connecting road linking Pak Shing Kok and Clear Water Bay Road, TD advises that Clear Water Bay Road (Tai Po Tsai to Ying Yip Road), Ying Yip Road and Hang Hau Road have been assessed in the TTIA. The TTIA concludes that there is no insurmountable technical problem for the proposed public housing development. The TTIA also reveals that with implementation of the proposed and planned infrastructural works, the transport facilities in TKO could be able to support the residential development at the five representation sites.

Item C1

6.3.45 As for some representers’ concern that the cost-effectiveness of the flat production at the site, HD advises that optimal and cost-effective layout would be designed, as far as practicable, to meet the acute public housing demand.

6.3.46 The concerns on traffic and transport issues are addressed in paragraphs 6.3.8 and 6.3.11 above. Regarding the proposed GIC uses at Item C1 site, the responses in paragraph 6.3.62 are relevant.

6.3.47 Regarding the air ventilation impact, the responses in paragraph 6.3.31 are relevant. In addition, CTP/UD&L, PlanD comments that the proposed development would not affect the width of Chiu Shun Road and the ventilation performance of Chiu Shun Road as a wind corridor under NNE, SSW and SW winds would not be affected. In addition, Ngan O Road is not identified as a major district wind corridor as it does not align with the major prevailing wind directions.

- 6.3.48 As for the potential noise impact from adjacent PSK Ventilation shaft as raised by some representers, EPD advises that the impact would be addressed in the detailed environmental studies at the detailed design stage by the project departments and if necessary, appropriate mitigation measures should be identified to ensure compliance with relevant standards and guidelines.

Item C2

- 6.3.49 For the objection against the amendment to “V” zone boundary under Amendment Item C2, it should be noted that the amendment is to reflect the existing as-built village development within the site.

Item D

- 6.3.50 The concerns on traffic and transport issues, ecological impacts, visual impacts to residents of Ying Ming Court and air ventilation impacts are addressed in paragraphs 6.3.8 to 6.3.14, 6.3.17 to 6.3.21, and 6.3.27 to 6.3.30 above respectively. Regarding the suggestion to reserve the site for future development of Po Lam Station of EKL, RDO of HyD advises that the actual implementation details of EKL will be subject to the outcome of detailed engineering, environmental and financial studies, as well as updated assessment of passenger transport demand and availability of resources. In line with the established procedures, prior to the finalization of any new railway schemes, the Government will consult relevant stakeholders including relevant district council, on the new railway scheme.
- 6.3.51 As advised by CEDD, if hiking trails are affected by the proposed housing development, the Government will review the design of the development and the diversion of hiking trails in the detailed design stage.
- 6.3.52 According to LandsD, if graves are required to be removed for implementation of development at the site, the affected graves would be handled according to the established procedures of the Government and Ex-gratia allowance would be released to the eligible deceased’s descendants for removal of the affected grave.

Item E

- 6.3.53 As for the proposals of developing subsidized housing by the HKHS and other GIC uses at the site, THB/HD indicate that the representation site is planned for public housing development by the Housing Authority to meet the community’s strong demand for public housing. For subsidized housing, the Government will consider inviting the HKHS to develop other subsidized sale flat projects subject to actual circumstances and availability of land resources.
- 6.3.54 The concerns on traffic and transport issues, ecological impact, impact on Country Park and visual impact are addressed in paragraphs 6.3.8 to 6.3.14, 6.3.17 to 6.3.21, 6.3.27 to 6.3.30 above respectively.

- 6.3.55 Some representers concern that the fung shui near Item Site E would be affected, it should be noted that the fung shui matter is not a material planning consideration of the Board. As advised by the LandsD, the vicinity of Item E site is not a “Fung Shui Area”.
- 6.3.56 In response to some representers’ concern that the proposed BH at the site is taller than the surrounding developemnts, CTP/UD&L, PlanD advises that the proposed BH is in line with the nearby high-rise residential developments including the The Beaumont at about 141mPD and the LOHAS Park at about 183mPD to 217mPD (**Plan H-3e**).
- 6.3.57 As for the potential noise impact from film making of the adjacent Hong Kong Movie City (**Plan H-3e**) as raised by some representers, EPD advises that the impact would be addressed in the detailed environmental studies at the detailed design stage by the project departments and if necessary, appropriate mitigation measures should be identified to ensure compliance with relevant standards and guidelines.
- 6.3.58 Regarding the concerns that the construction works would cause nuisance to the students of the planned international school (**Plan H-3e**), HD advises that subject to the development programme of the planned international school, appropriate precautionary measures would be taken into account at the construction stage to minimize the potential impact to the school.
- 6.3.59 As advised by EPD, the distance from Item E site to TKO Preliminary Treatment Works is about 500m (**Plan H-3e**). Given the long separation distance, the odour emission impact arising from sewerage treatment works is anticipated to be minor. Notwithstanding, HD will conduct a detailed environmental study in the detailed design stage to address the potential air quality impact, amongst other environmental issues. If necessary, mitigation measures would be identified to ensure compliance with relevant standards and guidelines.
- 6.3.60 The concern that Item E site is in close vicinity of an existing gas pipe and necessary mitigation measures should be identified, HD clarifies that the existing underground gas pipeline (design for operating at high pressure) running along Wan Po Road in the close vicinity of the site had been modified to supply gas at medium pressure in December 2016. Although Quantitative Risk Assessment may not be required, HD would liaise with the Hong Kong and China Gas Company Limited in respect of the exact location of existing and planned gas pipes/gas installations in the vicinity of Item E site and any set back requirement during the design and construction stage. For the concern on fire risk at the subject site, FSD advises that fire risks have been mitigated as all dangerous goods (DG) in the Fire and Ambulance Academy are properly stored in DG Stores.

Representers' Proposals

Retain as "GB" zone

6.3.61 The five representation sites are located at the fringe of the "GB" zone. They are in close proximity to developed area and the proposed housing developments are compatible with the surrounding environment. It is considered suitable to rezone these sites for residential developments to meet the pressing housing needs in the short to medium-terms. Relevant technical assessments reveal that the proposed developments would not cause significant adverse traffic, ecological, environment, visual and air ventilation impacts on the surrounding areas. Further assessments/detailed surveys would be conducted at the detailed design stage to mitigate the ecological impact as far as possible.

Retain Item C1 site as "G/IC" zone

6.3.62 Regarding the proposal of retaining Item C1 site for various GIC facilities and open space, it should be noted that based on the HKPSG requirements, district and local open spaces and a range of GIC facilities, except for primary school classrooms, hospital beds and clinic/health centre, are generally adequate to meet the need of the planned population in TKO. The proposed amendments to the approved TKO OZP have been formulated in consultation with relevant government bureaux/ departments, which have no requirement for GIC facility and open space development at Item C1 site.

Development Restrictions

6.3.63 In response to some representers' suggestion to reduce the BH of the proposed housing development at Item E site to 50m above ground, HD indicates that if a lower BH restriction is adopted, the development potential of a total plot ratio of 6.5 could not be maximized in view of site configuration, and the pressing need for housing units could not be eased. CTP/UD&L, PlanD also comments that the proposed BH for Item E site is 210mPD, which is in line with the nearby high-rise residential developments including the Beaumont at about 141mPD and the LOHAS Park at about 183mPD to 217mPD.

6.4 Responses to Grounds and Views of Comments

6.4.1 The views of C1, C2, C4, C6, C7 raising concerns on the lack of substantial data to justify the housing shortage and demand, incomplete ecological data and underestimation of ecological value of "GB" sites are largely similar to those of the representations. The responses in paragraph 6.3 above are relevant.

6.4.2 Regarding the views of C3 on provision of a public market at Item C1 site, FEHD advises that they remain open-minded on whether new public markets should be provided in TKO and would continue to take into account the requirements set out in HKPSG, the actual situation of individual areas and

the views of stakeholders, and would carefully consider respective related factors to ensure that public resources are put to proper use.

- 6.4.3 The concerns of **C5** on insufficiency of GIC facilities, authenticity of statistics, negative impacts and mitigation measures of the proposed housing development, and demand of solid facts and data are addressed in the responses in paragraph 6.3 above.
- 6.4.4 **C8**'s concerns on GIC facilities, transport facilities and parking space are addressed in responses in paragraph 6.3 above.
- 6.4.5 With regard to **C9**'s opposition of **R683**'s proposal of opening O King Road for public use, the responses in paragraph 6.3.15 above are relevant.

7. CONSULTATION

7.1 The following government bureaux/departments have been consulted and their comments have been incorporated in the above paragraphs, where appropriate:

- (a) Secretary for Development;
- (b) Secretary for Education;
- (c) Secretary for Food and Health;
- (d) Director of Agriculture, Fisheries and Conservation;
- (e) Director of Environment Protection;
- (f) Director of Social Welfare;
- (g) Director of Food and Environmental Hygiene Department;
- (h) Director of Housing;
- (i) Director of Health;
- (j) Director of Leisure and Cultural Services;
- (k) Antiquities and Monuments Office, Leisure and Cultural Services Department;
- (l) Chief Highway Engineer/New Territories East, Highways Department;
- (m) Principle Government Engineer/Railway Development, Railway Development Office, Highways Department;
- (n) Chief Engineer (East 1)/East Development Office, Civil Engineering and Development Department;
- (o) Head of Geotechnical Engineering Office, Civil Engineering and Development Department;
- (p) Chief Engineer/Construction, Water Supplies Department;
- (q) Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department;
- (r) Commissioner for Transport;
- (s) Chief Estate Surveyor/Railway Development, Lands Department;
- (t) District Lands Officer/Sai Kung, Lands Department;
- (u) Chief Town Planner/Studies and Research, Planning Department; and
- (v) Chief Town Planner/Urban Design and Landscape, Planning Department.

7.2 The following government bureaux/departments have no major comment on the representations/comments:

- (a) Commissioner of Police;
- (b) Chief Architect/Central Management Division 2, Architectural Services Department;
- (c) Chief Engineer/Mainland South, Drainage Services Department;
- (d) Chief Building Surveyor/New Territories East 2 & Rail, Buildings Department;
- (e) District Officer (Islands), Home Affairs Department;
- (f) Director of Fire Services;
- (g) Director Electrical and Mechanical Services;
- (h) Director-General of Communications; and
- (i) Principle Project Coordinator/Housing Projects, Civil Engineering and Development Department.

8. PLANNING DEPARTMENT'S VIEWS

8.1 The supportive views of **R1 to R42** and **R43 (part) to R61 (part)** are noted.

8.2 Based on the assessment in paragraph 6 above, PlanD does not support **R43(part) to R61(part), R62 to R302** and **R304 to R992**, and considers that the OZP should not be amended to meet the representations for the following reasons:

- (a) the Government has adopted a multi-pronged strategy to increase land supply, which includes the rezoning of “GB” sites. The representation sites are considered suitable for residential developments to meet the pressing housing needs in the short to medium term. The proposed developments are compatible with the surrounding environment. Relevant technical assessments covering traffic, transport, environmental, ecological, landscape, visual and air ventilation aspects have been conducted and it is confirmed no insurmountable technical problems in developing the representation site(s) for housing developments;
- (b) with appropriate traffic measures, the development of the five representation sites for residential use will not pose unacceptable traffic impact to the nearby road network and/or TKO Line. Further TTIA will be conducted to comprehensively review the existing traffic and transport conditions in the vicinity of the five proposed housing sites at detailed design stage;
- (c) regarding the public transport facilities/services, TD will closely monitor the construction progress and completion dates of the five proposed housing developments and consider increasing appropriate public transport services. HD will provide parking facilities in the public housing developments;
- (d) the Preliminary Environmental Study recommends detailed ecological surveys to be conducted at the detailed design stage to formulate suitable mitigation measures to reduce the ecological impact as far as possible;
- (e) during the construction phase, adverse impacts to nearby residents and school,

especially noise impact, could be mitigated by implementation of appropriate pollution control measures and good site practices. Relevant measures would be considered and evaluated at the detailed design stage of the project;

- (f) according to the Visual Impact Assessment and the Air Ventilation Assessment, the public housing developments with mitigation measures would not impose significant adverse visual and air ventilation impacts. Further mitigation measures will be considered at the detailed design stage to minimize the impacts;
- (g) the district and local open space and a range of GIC facilities are generally sufficient to meet the demand of the planned population in accordance with the requirements of the HKPSG. Social welfare facilities such as residential care home for the elderly, day care centre and child care centre, as well as kindergarten have been initially planned at the proposed housing sites. HD will further liaise with the Social Welfare Department and the Education Bureau on exact provisions and locations of such facilities;
- (h) the statutory and administrative procedures in consulting the public on the zoning amendments have been duly followed. The exhibition of the Outline Zoning Plan for public inspection and the provisions for submission of representations and comments also form part of the statutory consultation process under the Town Planning Ordinance;

Amendment Item A

- (i) the Government will review the design of proposed housing development at Item A site and the diversion of the affected section of Little Hawaii Trail in the detailed design stage to ensure the continuity of the hiking trail will not be affected. In addition, the concerned ruin of water dam located away from Item A site will not be affected by the proposed public housing development;
- (j) the distance between the substation and the residential block in Item A site will be reviewed at the detailed design stage. For the natural terrain hazard, flexible barriers and/or soil nailing would be investigated and reviewed at the detailed design stage;
- (k) the fung shui matter is not a material planning consideration of the Board;

Amendment Item B

- (l) if hiking trail is affected by the proposed housing development, the Government will review the design of the development and the diversion of hiking trail in the detailed design stage;

Amendment Item C1

- (m) optimal and cost-effective layout would be designed, as far as practicable, to meet the acute public housing demand;

- (n) the ventilation performance of Chiu Shun Road as a wind corridor would not be affected and Ngan O Road is not identified as a major district wind corridor;
- (o) potential noise impact from the Pak Shing Kok Ventilation Shaft would be addressed in the detailed environmental studies at the detailed design stage and if necessary, appropriate mitigation measures would be identified to ensure compliance with relevant standards and guidelines;

Amendment Item C2

- (p) the amendment to “V” zone boundary is to reflect the existing as-built village development within the site;

Amendment Item D

- (q) if hiking trail is affected by the proposed housing development, the Government will review the design of the development and the diversion of hiking trail in the detailed design stage;
- (r) if graves are required to be removed for implementation of development at the site, the affected graves would be handled according to the established procedures of the Government and Ex-gratia allowance would be released to the eligible deceased’s descendants for removal of the affected grave;

Amendment Item E

- (s) the fung shui matter is not a material planning consideration of the Board;
- (t) the potential noise impact from film making of the adjacent Hong Kong Movie City would be addressed in the detailed environmental studies at the detailed design stage and if necessary, appropriate mitigation measures should be identified to ensure compliance with relevant standards and guidelines;
- (u) subject to the development programme of the planned international school, appropriate precautionary measures would be taken into account at the construction stage to minimize the potential impact to the students of the school;
- (v) the odour emission impact arising from the TKO Preliminary Treatment Works is anticipated to be minor. HD will conduct a detailed environmental study in the detailed design stage to address the potential air quality impact and if necessary, mitigation measures would be identified to ensure compliance with relevant standards and guidelines;
- (w) HD would liaise with the Hong Kong and China Gas Company Limited in respect of the exact location of existing and planned gas pipes/gas installations in the vicinity of the site and any set back requirement during the design and construction stage; and

- (x) fire risks have been mitigated as all dangerous goods (DG) in the Fire and Ambulance Academy are properly stored in DG Stores.

9. DECISION SOUGHT

The Board is invited to give consideration to the representations and the related comments and consider whether to propose/not to propose any amendments to the OZP to meet/partially meet the representations.

10. ATTACHMENTS

Annex I	Draft Tseung Kwan O OZP No. S/TKO/25 (reduced size)
Annex II	Schedule of Amendments to the Approved Tseung Kwan O OZP No. S/TKO/24
Annex III	Submissions of Representations and Samples of Standard Letters/Formats
Annex IV	Submissions of Comments on Representations
Annex V	CD-ROM containing Names of All Representers and Commenters as well as Their Submissions (for Members only)
Annex VI	Summary of Representations and Comments and Planning Department's Responses
Annex VII	Extract of the Minutes of Meeting of Sai Kung District Council held on 19.4.2017
Annex VIII	Motions raised by the SKDC Members and Departmental Responses for discussion on SKDC's meeting on 5.9.2017
Annex IX	Provision of Open Space and Major GIC Facilities in the Draft Tseung Kwan O OZP No. S/TKO/25 Planning Area
Plan H-1	Location Plan of the Representation Sites
Plans H-2a to H-2e	Site Plans of the Representation Sites
Plans H-3a to H-3e	Site Plans of the Vicinity of the Representation Sites
Plans H-4a to H-4e	Aerial Photos
Plans H-5a to H-5e	Site Photos
Plan H-6	Location Plan of O King Road in relation to R683 and C9
Plan H-7	Location Plan of TKO Area 137 (as alternative housing site)