

**DRAFT TUEN MUN
OUTLINE ZONING PLAN NO. S/TM/34**

**INFORMATION NOTE AND HEARING ARRANGEMENT FOR
CONSIDERATION OF REPRESENTATIONS AND COMMENTS**

1. Introduction

- 1.1 On 3.11.2017, the draft Tuen Mun Outline Zoning Plan No. S/TM/34 (the OZP) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The amendments mainly involve the rezoning of various sites for housing development. The Schedule of Amendments setting out the amendments incorporated into the OZP is at **Annex I** and the location of the amendment items are shown on **Plans P-1a to P-1h**. Five sites in Tuen Mun Central, including a site to the north of Wu Shan Road (Item A1) zoned “Green Belt” (“GB”) and “Government, Institution or Community” (“G/IC”); a site abutting Wong Chu Road and adjoining Yip Wong Road (Item A2) zoned “Open Space” (“O”), “G/IC”, “Other Specified Uses” (“OU”) annotated “Comprehensive Industrial Development with Ancillary Commercial and Community Facilities” and shown as ‘Road’; a site to the east of Tuen Hing Road (Item A3) zoned “GB” and “Residential (Group B)10” (“R(B)10”); a site to the west of Nerine Cove (Item A4) zoned “G/IC”; and a site to the north of Handsome Court (Item A5) zoned “Residential (Group A)22” (“R(A)22”), “G/IC” and “GB”, are rezoned to “R(A)26” for public housing developments. A site to the south of Harrow International School Hong Kong in Tuen Mun Area 48 (Item B) zoned “GB” and “R(B)” is rezoned to “R(B)20” for private housing development. A site to the southeast of Chu Hai College of Higher Education (Item C) is also rezoned from “GB” to “G/IC” for post-secondary education use.
- 1.2 During the two-month public exhibition period of the draft OZP, a total of 4,412 representations were received. On 13.2.2018, the representations were published for 3 weeks for public comments. Upon expiry of the public inspection period on 26.3.2018, 2,860 comments were received. The lists of representers and commenters and the summaries of the representations and comments are shown at **Annexes II, III, IV and V** respectively for Members’ reference. The location of the representation sites are shown on **Plans P-1a to P-1h**.

2. The Representations and Comments

- 2.1 There are a total of 4,409 valid representations after discounting 3 invalid/disregarded representations (as detailed in paragraphs 2.6 and 2.7 below). Among the valid representations received, there are 100 supporting representations, 4,281 adverse representations (including 21 opposing individual items but at the same time also support other items), 2 representations providing views and 26 indicating no comments

on particular items. Their views are summarised as follows:

Supporting representations

- 2.2 The 100 supporting representations (**R1 to R69, R71 to R100 and R1897**) were submitted by local residents using standard formats provided by an Owners' Committee (**R1 to R11**), individuals using standard formats provided by a Tuen Mun District Council (TMDC) member (**R12 to R69 and R71 to R100**) and an individual (**R1897**). 98 of the supporting representations do not specify any grounds, and two representers indicate support for public housing developments to meet housing demand and demand for retail/community facilities in the area respectively.

Adverse representations

- 2.3 Among the 4,281 adverse representations, 4 were submitted by Legislative Council (LegCo) Members, 7 by TMDC members (including one jointly submitted by Resident Representative of Tseng Tau Sheung Tsuen), 1 by TMDC and 1 by the Tuen Mun Rural Committee, 7 by Owners' Committees or residents' association, 2 by Village and Resident Representatives of So Kwun Wat Village, 6 by political parties or concern groups, 1 by Green Group and the rest (4,252) by individuals. About 2,800 of them were submitted in different types of standard formats. The representers' views can be summarised as follows:

Representers	Representations No.
<i>Object to All amendment items/the plan (150)</i>	
TMDC (1)	R122
Individuals (149)	R123 to R133, R135 to R182, R184 to R263 and R4375 to R4378, R4405 to R4409 and R4412
<i>Object to Individual items (4,110)</i>	
LegCo Members (4)	R265, R1147, R1153 and R1154
TMDC members (7) including one jointly submitted by Resident Representative of Tseng Tau Sheung Tsuen	R1138 to R1140, R1143, R1148, R1155 and R4362
Tuen Mun Rural Committee (1)	R1146
Owners' Committees and residents' association (7)	R264, R1144, R1150, R1156, R4197, R4351 and R4368
Green group (1)	R543
Village and Resident Representatives of So Kwun Wat Village (2)	R4366 and R4367
Political parties or concern groups (5)	R267, R1141, R1142, R1145 and R1152
Individuals (4,083)	R70, R134, R183, R266, R268 to R542, R544 to R921, R923 to R1137, R1149, R1151, R1157 to

	R1896, R1898 to R4196, R4198 to R4350, R4352 to R4361, R4363 to R4365 and R4369 to R4372
<i>Object to and also Support Individual items (21)</i>	
Political party (1)	R120
Individuals (20)	R101 to R119, R121

Major grounds of objection include (i) adverse traffic, environmental, ecological, landscape, visual and air ventilation impacts arising from the proposed housing developments; (ii) inadequate Government, Institution or Community (GIC) and public transport facilities and car parking spaces; (iii) over-population in Tuen Mun area; (iv) excessive development intensity; (v) not in line with the planning intention of “GB” and “G/IC” zones; (vi) objection views by TMDC and local residents not being respected and insufficient consultation; (vii) clearance/removal of the Tseng Tau Sheung Tsuen; (viii) privacy of Nerine Cove residents being infringed and (ix) priority to be given to developing alternative land resources over the “GB” zones, such as brownfield sites, military sites and golf courses. Some representers suggest retaining “G/IC”, “GB” and “O” zones and reducing building height and development intensity of the proposed housing developments.

Representations providing views/ no comments

- 2.4 A total of 2 representations (**R4373** and **R4374**) provide views on particular items. **R4373** submitted by the Hong Kong and China Gas Co Ltd suggests that a risk assessment should be conducted to evaluate the potential risk and identify necessary mitigation measures for existing gas pipe in the vicinity of Items A3, A5 and B. **R4374** submitted by the MTR Corporation Limited provides comments on Items A1 and A4 and recommends the Housing Authority to assess the potential noise impacts from the Light Rail System on the proposed public housing developments. There are another 26 representers indicate no comment on Items A1 and A2 (**R4379** to **R4404**).

Comments on Representations

- 2.5 A total of 2,859 comments on representation were received after discounting 1 invalid/disregarded comment on representation (as detailed in paragraph 2.6 below). They were submitted by 3 LegCo members, a Wan Chai DC member and 14 TMDC members, a green group, 9 concern groups, an owners’ committee, a political party and a Resident Representative of Tseng Tau Sheung Tsuen and individuals. About 1,840 were adverse comments on proposed housing development at Item A5 due to impacts on the historic kiln and Yau Chong Home. About 220 were adverse comments specifically on proposed housing development at Tseng Tau Sheung Tsuen (Item A3). The remaining 800 (about) are adverse comments on other amendment items or general in nature. About 2,780 comments were submitted in various standard formats.
- 2.6 During the public inspection period of the representations, the Secretary of the Town Planning Board (the Board) received confirmation from a member of the public that she has not submitted any representation to the Board. The concerned representation, i.e. **R922**, should be disregarded. Also, after the comments on representations were published by the Board, the Secretary of the Board received confirmation from a

member of the public that she has not submitted any comment to the Board. The concerned comments on representation, i.e. **C1637**, should also be disregarded. The numbering of the remaining representations and comments on representations will remain unchanged.

- 2.7 Furthermore, the content of 2 representations (**R4410** and **R4411**) has not been made in such manner as required under section 6(2) of the Ordinance in that these two representations are template questionnaires without indicating the stance or any views. Besides, no personal particular of the representers has been provided in the submissions. As such, **R4410** and **R4411** should be considered invalid and hence be treated as not having been made. As a result, the total number of valid representations should be 4,409. The numbering of the representations will remain unchanged.
- 2.8 For Members' information, there are 4 out-of-time representations (from a TMDC member, an Owner's Committee and individuals) and 4 out-of-time comments on representations (from individuals) submitted after the plan/representation exhibition periods. In accordance with section 6(3)(a) and section 6A(3)(a) of the Ordinance, where a representation is made to the Board after the expiration of the 2-month plan exhibition period, and a comment on representation is made to the Board after the expiration of the 3-week representation exhibition period, it shall be treated as not having been made. As such, the above-mentioned submissions are disregarded.

3. Arrangement for Consideration of Representations and Comments

- 3.1 Under section 2A of the Ordinance, the Board is empowered to appoint a Representation Hearing Committee (RHC) from among its members to consider representations and comments, propose amendments to the Plan to meet representations, consider further representations in respect of the proposed amendments, and consider whether to vary the proposed amendments upon consideration of any adverse further representations. Since the amendments incorporated in the Plan have attracted much public interest, it is recommended that the representations and comments should be considered by the full Board. A separate hearing session may be arranged, if necessary.
- 3.2 Under section 6B(6) of the Ordinance, the Board may determine whether the representations and the related comments shall be considered at the same meeting and whether they shall be considered individually or collectively. As the concerns of the representers and commenters are generally on the proposed public housing developments and the issues involved are similar, the hearing of all representations and comments is suggested to be considered in one group.
- 3.3 In view of the large number of representations and comments received and to ensure efficiency of the hearing, it is recommended to allot a maximum of 10 minutes presentation time to each representer/commenter in the hearing session, subject to confirmation of the number of representers and commenters attending the hearing and the aggregated presentation time required.
- 3.4 Consideration of the representations and comments by the full Board under section 6B of the Ordinance is tentatively scheduled for August 2018.

4. Decision Sought

The Board is invited to consider whether:

- (a) the 3 representations (**R922**, **R4410** and **R4411**) and 1 comment on representation (**C1637**) are considered as invalid as mentioned in paragraphs 2.6 and 2.7 above;
- (b) whether to appoint a RHC for consideration of the representations and comments; and
- (c) whether the representations and comments should be considered in the manner as proposed in paragraph 3 above.

5. Attachments

Annex I	Schedule of Amendments to the Approved Tuen Mun Outline Zoning Plan No. S/TM/33
Annex II	List of the Representers
Annex III	List of the Commenters
Annex IV	Summary of Representations
Annex V	Summary of Comments
Plans P-1a to P-1h	Location of Representations Sites

**PLANNING DEPARTMENT
JUNE 2018**

**TPB Paper No. 10436
For Consideration by the
Town Planning Board on 22.6.2018**

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