

# TOWN PLANNING BOARD

**TPB Paper No. 10449**

**For Consideration by  
the Town Planning Board on 2.8.2018**

**DRAFT TUEN MUN OUTLINE ZONING PLAN NO. S/TM/34  
CONSIDERATION OF REPRESENTATIONS NO. R1 TO R921, R923 TO R4409 AND R4412 AND  
COMMENTS NO. C1 TO C1636 AND C1638 TO C2860**

**DRAFT TUEN MUN OUTLINE ZONING PLAN NO. S/TM/34  
 CONSIDERATION OF REPRESENTATIONS NO. R1 TO R921, R923 TO R4409 AND R4412  
 AND COMMENTS NO. C1 TO C1636 AND C1638 TO C2860**

<b>Subject of Representation/ Representation Site</b>	<b>Representers</b>	<b>Commenters</b>
<p><b><u>Amendment Item (Item) A1:</u></b>            Rezoning of a site to the north of Wu Shan Road, Tuen Mun Area 28 from “Green Belt” (“GB”) and “Government, Institution or Community” (“G/IC”) to “Residential (Group A)26” (“R(A)26”) with stipulation of building height restriction (BHR).</p> <p><b><u>Item A2:</u></b>            Rezoning of a site abutting Wong Chu Road and adjoining Yip Wong Road, Tuen Mun Area 17 from “Open Space” (“O”), “G/IC”, “Other Specified Uses” (“OU”) annotated “Comprehensive Industrial Development with Ancillary Commercial and Community Facilities” and area shown as ‘Road’ to “R(A)26” with stipulation of BHRs.</p> <p><b><u>Item A3:</u></b>            Rezoning of a site to the east of Tuen Hing Road, Tuen Mun Area 23 from “GB” and “Residential (Group B)10” (“R(B)10”) to “R(A)26” with stipulation of BHR.</p> <p><b><u>Item A4:</u></b>            Rezoning of a site to the west of Nerine Cove, Tuen Mun</p>	<p><b><u>Total: 4,409</u></b></p> <p><b><u>Support individual items (100):</u></b>  <b>R1 to R69, R71 to R100 and R1897:</b> Individual</p> <p><b><u>Oppose all or individual items (4,260):</u></b></p> <p><i>Legislative Council (LegCo) Members (4)</i>  <b>R265:</b> 朱凱迪</p> <p><b>R1147:</b> 何君堯 Ho Kwan Yiu</p> <p><b>R1153:</b> 周浩鼎</p> <p><b>R1154:</b> 梁志祥</p> <p><i>Tuen Mun District Council (TMDC) and Members (8)</i>  <b>R122:</b> 屯門區議會 TMDC</p> <p><b>R1138:</b> 楊智恒</p> <p><b>R1139:</b> 江鳳儀</p> <p><b>R1140:</b> 歐志遠</p> <p><b>R1143:</b> 甘文鋒</p> <p><b>R1148:</b> 古漢強、李維苑 (屯門鄉井頭上村村代表) (with 236 signatures)</p>	<p><b><u>Total: 2,859</u></b></p> <p><b><u>Support Item D2(1) C1:</u></b> Individual</p> <p><b><u>Oppose: All or Individual Items (2,858)</u></b></p> <p><i>LegCo Members (3)</i>  <b>C788:</b> Chu Hoi-dick</p> <p><b>C1022:</b> 鄺俊宇</p> <p><b>C1026:</b> 張超雄 Fernando Cheung Chiu-hung</p> <p><i>TMDC Members (6)</i>  <b>C793:</b> 譚駿賢</p> <p><b>C794:</b> 葉文斌</p> <p><b>C798:</b> 陶錫源</p> <p><b>C799:</b> 歐志遠</p> <p><b>C1021:</b> Jointly submitted by 梁健文, 龍瑞卿, 陳文華, 程志紅, 張恒輝, 曾憲康, 葉文斌, 巫成鋒</p> <p><b>C2239:</b> Jointly submitted by 甄紹南, 楊智恒, 江鳳儀 and 嚴天生 (former TMDC member)</p> <p><i>Wan Chai DC Member (1)</i></p>

Subject of Representation/ Representation Site	Representers	Commenters
<p>Area 16 from “G/IC” to “R(A)26” with stipulation of BHR.</p> <p><b><u>Item A5:</u></b> Rezoning of a site to the north of Handsome Court, Tuen Mun Area 39 from “R(A)22”, “G/IC” and “GB” to “R(A)26” with stipulation of BHR.</p> <p><b><u>Item A6:</u></b> Rezoning of a small piece of land to the north of Handsome Court from “G/IC” to “GB”.</p> <p><b><u>Item B:</u></b> Rezoning of a site to the south of Harrow International School Hong Kong, Tuen Mun Area 48 from “GB” and “R(B)” to “R(B)20” with stipulation of BHR.</p> <p><b><u>Item C:</u></b> Rezoning of a site to the southeast of Chu Hai College of Higher Education, Tuen Mun Area 48 from “GB” to “G/IC” with stipulation of BHR.</p> <p><b><u>Item D1:</u></b> Rezoning of a site to the south of So Kwun Wat Road near Tuen Mun Road, Tuen Mun Area 56 from “Comprehensive Development Area” (“CDA”) to “CDA(3)” with stipulation of BHR.</p> <p><b><u>Item D2:</u></b> Rezoning of a site to the east of So Kwun Wat Road near Tuen Mun Road, Tuen Mun</p>	<p><b>R1155:</b> 葉文斌 (with 1,378 signatures)</p> <p><b>R4362:</b> 朱順雅</p> <p><u>Rural Committee, Village/ Resident Representatives (3)</u> <b>R1146:</b> 屯門鄉事委員會 Tuen Mun Rural Committee (TMRC)</p> <p><b>R4366:</b> 程木仁 (掃管笏村居民代表)</p> <p><b>R4367:</b> 李苑林 (掃管笏村原居民代表)</p> <p><u>Green Group (1)</u> <b>R543:</b> 環保觸覺 Green Sense</p> <p><u>Incorporated Owners (IOs)/ Owners’ Committees (OCs) and residents’ association (7)</u> <b>R264:</b> 悅湖山莊業主立案法團</p> <p><b>R1144:</b> 新屯門中心業主立案法團 IO of Sun Tuen Mun Centre</p> <p><b>R1150:</b> 屯門華都花園業主立案法團 IO of Tuen Mun Waldorf Garden</p> <p><b>R1156:</b> 海典軒業主委員會 Oceania Heights OC</p> <p><b>R4197:</b> 胡超賢 (Chairman of Oceania Heights OC)</p> <p><b>R4351:</b> 海景花園業主立案法團</p>	<p><b>C1121:</b> 楊雪盈</p> <p><u>Owners’ Committee (OC)(1)</u> <b>C795:</b> 南浪海灣業主立案法團</p> <p><u>Residents’ Representative of TTST (1)</u> <b>C895:</b> 李維苑</p> <p><u>Green Group (1)</u> <b>C2:</b> 環保觸覺 Green Sense</p> <p><u>Political Party (1)</u> <b>C1020:</b> Democratic Party (jointly submitted by LegCo member 尹兆堅, DC members 朱順雅, 何杏梅, 黃麗嫦, 林頌鎧 and Community Organisers 潘凱恩, 陳樹英, 馬旗, 馮卓奇, 盧俊宇, 盧民漢, 陳嘯軒)</p> <p><u>Concern Groups (7)</u> <b>C3:</b> 屯門社區網絡 Tuen Mun Community Network</p> <p><b>C797:</b> 南浪之聲</p> <p><b>C1025:</b> 柔莊之家遷拆關注組</p> <p><b>C1120:</b> 香港龍窯關注組 Hong Kong Dragon Kiln Concern Group</p> <p><b>C1269:</b> Central &amp; Western Concern Group</p> <p><b>C1618:</b> Sai Kung Planning Concern Front</p> <p><b>C2836:</b> 柔莊之家舍友</p> <p><u>Non-government</u></p>

Subject of Representation/ Representation Site	Representers	Commenters
<p>Area 55 from “O” to “G/IC(1)” with stipulation of BHR.</p> <p><b><u>Item E1:</u></b> Rezoning of an area in the western part of Wu Shan Recreation Playground and an existing road to the south of Sun Tuen Mun Centre, Tuen Mun Area 28 from “GB” to “O”.</p> <p><b><u>Item E2:</u></b> Rezoning of a site to the south of Tuen Hing Road, Tuen Mun Area 23 from “GB” to “OU (Electricity Substation)” with stipulation of BHR.</p> <p><b><u>Item F1:</u></b> Rezoning of a strip of land to the south of Harrow International School Hong Kong across Tuen Mun Road, Tuen Mun Area 48 from area shown as ‘Road’ to “R(B)15” with stipulation of BHR.</p> <p><b><u>Item F2:</u></b> Rezoning of a strip of land to the south of Harrow International School Hong Kong across Tuen Mun Road, Tuen Mun Area 48 from “R(B)15” to area shown as ‘Road’.</p> <p><b><u>Item F3:</u></b> Rezoning of a strip of land to the south of Harrow International School Hong Kong across Tuen Mun Road, Tuen Mun Area 48 from area shown as ‘Road’ to “R(B)14” with stipulation of BHRs.</p>	<p><b>R4368:</b> 陳啓成 (屯門嘉禾里居民協會)</p> <p><b><u>Political Parties (3)</u></b> <b>R1141:</b> The Democratic Alliance for the Betterment and Progress of Hong Kong, Tuen Mun Branch (jointly submitted by LegCo members 梁志祥 and 周浩鼎, and TMDC members 梁健文, 龍瑞卿, 陳文華, 程志紅, 張恒輝, 曾憲康, 葉文斌, 巫成鋒 and Community Organisers 賴嘉汶, 陳暹恆, 蔡承憲, 葉俊遠, 方淳恩)</p> <p><b>R1142:</b> The Hong Kong Association for Democracy and People's Livelihood and Labour Party (jointly submitted by TMDC members 江鳳儀, 楊智恒, 甄紹南, 譚駿賢 and Community Organisers 周啟廉, 黃泳希, 黃虹銘, 羅厚璟)</p> <p><b>R1152:</b> Democratic Party (jointly submitted by LegCo member 尹兆堅, DC member 朱順雅 and Community Organiser 潘凱恩)</p> <p><b><u>Concern Groups (2)</u></b> <b>R267:</b> 土地正義聯盟 Land Justice League</p> <p><b>R1145:</b> 屯門康樂休閒會 Tuen Mun Leisure Group</p>	<p><b><u>Organisation (1)</u></b> <b>C1023:</b> 扶康會 Fu Hong Society</p> <p><b><u>Individuals/Companies (2,836)</u></b> <b>C4 to C787, C789 to C792, C796, C800 to C894, C896 to C1019, C1024, C1027 to C1119, C1122 to C1268, C1270 to C1617, C1619 to C1636, C1638 to C2238, C2240 to C2835, C2837 to C2860</b></p>

Subject of Representation/ Representation Site	Representers	Commenters
<p><b><u>Item F4:</u></b> Rezoning of a strip of land to the south of Harrow International School Hong Kong across Tuen Mun Road, Tuen Mun Area 48 from “R(B)14” to area shown as ‘Road’</p> <p><b><u>Item F5:</u></b> Rezoning of a site to the southeast of Harrow International School Hong Kong across Tuen Mun Road, Tuen Mun Area 48 from “GB” to “R(B)” with stipulation of BHR.</p>	<p><i>Individuals (4,232)</i> <b>R70, R123 to R263, 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, R4369 to R4372, R4375 to R4378, R4405 to R4409 and R4412</b></p> <p><b><u>Object to and also Support Individual Items (21)</u></b> <b>R120:</b> Democratic Party (jointly submitted by LegCo member 尹兆堅, DC members 朱順雅, 何杏梅, 黃麗嫦, 林頌鎧 and Community Organisers 潘凱恩, 陳樹英, 馬旗, 馮卓奇, 盧俊宇</p> <p><b>R101 to R119, R121:</b> Individuals</p> <p><b><u>Providing Views (2)</u></b> <b>R4373:</b> 香港中華煤氣有限公司 Hong Kong and China Gas Co. Ltd</p> <p><b>R4374:</b> 香港鐵路有限公司 MTR Corporation Limited (MTRCL)</p> <p><b><u>No Comment (26)</u></b> <b>R4379 to R4404:</b> Individuals</p>	

Note: The names of all representers and commenters are attached at **Annexes IIIa and IIIb**. Soft copy of their submissions is sent to the Town Planning Board (the Board) Members via electronic means/DVD-ROM at **Annex IV** (for Members only); and is also available for public inspection at the Board’s website at [http://www.info.gov.hk/tpb/en/Website\\_S\\_TM\\_34\\_ENG.html](http://www.info.gov.hk/tpb/en/Website_S_TM_34_ENG.html). A set of hard copy is deposited at the Board Secretariat for Members’ inspection; and is also available for public inspection at the Planning Enquiry Counters of the Planning Department (PlanD) in North Point and Sha Tin.

## **1. INTRODUCTION**

- 1.1 On 3.11.2017, the draft Tuen Mun Outline Zoning Plan No. S/TM/34 (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 six sites (all on Government land (GL)) for housing purposes, including five in Tuen Mun Central for public housing developments (i.e. Items A1 to A5) and one in Tuen Mun East for private housing development (Item B) (**Plans H-1a to H-1f**). Other amendments include rezoning a site in Tuen Mun Area 48 from “GB” to “G/IC” (Item C) (**Plan H-1f**); rezoning two sites in Tuen Mun Areas 56 and 55 from “CDA” to “CDA(3)” and “O” to “G/IC(1)” respectively to reflect two section 12A applications agreed/partially agreed by the Rural and New Town Planning Committee (RNTPC) (Items D1 and D2) (**Plans H-1g and H-1h**); rezoning a site in Wu Shan Recreation Playground from “GB” to “O” to reflect its main use (Item E1) (**Plan H-1a**); rezoning a site in Tuen Mun Area 39 from “G/IC” to “GB” (Item A6) (**Plan H-1e**) and a site in Tuen Mun Area 23 from “GB” to “Other Specified Uses” annotated “Electricity Substation” (“OU(Electricity Substation)”) (Item E2) (**Plan H-1c**) to rationalise the zoning boundary; revising the proposed road alignment between two housing sites in Tuen Mun Area 48 and the consequential adjustments to the zoning boundary and development restrictions (Items F1 to F4) (**Plan H-1f**); and rezoning a residual “GB” site to “R(B)” in Tuen Mun Area 48 (Item F5) (**Plan H-1f**).
- 1.2 During the two-month exhibition period, a total of 4,409 valid representations were received. On 13.2.2018, the representations were published for 3 weeks for public comments. Upon expiry of the three-week exhibition period, a total of 2,859 valid comments on the representations were received<sup>1</sup>.
- 1.3 On 22.6.2018, 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 are attached at **Annexes Va and Vb**. The representation sites are shown on **Plans H-1a to H-1h**. The representers and commenters have been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

## **2. BACKGROUND**

- 2.1 Housing is one of the most important livelihood issues to be addressed by the Government. It was stated in the Policy Address that the Government would adopt a multi-pronged approach to identify suitable land to meet housing and other needs. To optimise the use of land, the Government has continued reviewing various land uses and rezoning sites as appropriate and, where the original intended use is no longer required, converting the land for housing development. Under the initiative, Items A1

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<sup>1</sup> A total of 4,412 representations and 2,860 comments on representation were received. On 22.6.2018, the Board agreed to disregard 3 representations (**R922, R4410 and R4411**) and 1 comment (**C1637**). As a result, the total valid representations and comments on representation are 4,409 and 2,859 respectively.

to A5 sites in Tuen Mun Central have been identified for public housing developments to be developed by the Housing Department (HD) and Item B site in Tuen Mun East has been identified for private housing development.

- 2.2 To ascertain the technical feasibility for supporting the proposed public housing developments in Tuen Mun Central and the related increase in plot ratio (PR), the Civil Engineering and Development Department (CEDD) has undertaken 'Preliminary Development Review for Housing Sites at Tuen Mun Central – Feasibility Study' ('the Study'). The technical assessment report and Executive Summary are available for public inspection at CEDD's office. According to the findings of the Study, it is concluded that there is no insurmountable technical problem for the proposed public housing developments in Tuen Mun Central. As for Item B site, relevant Government departments had been consulted and had confirmed that the proposed development would not cause insurmountable impacts on traffic, sewerage, drainage and water supply aspects. It is estimated that the proposed housing developments in these six sites could provide a total of about 11,670 flats, including about 10,730 flats in Tuen Mun Central for public housing, and about 940 flats in Tuen Mun East for private housing to accommodate about 32,100 people.
- 2.3 On 13.10.2017, RNTPC considered the proposed amendments to the approved Tuen Mun Outline Zoning Plan No. S/TM/33 and agreed that the proposed amendments were suitable for exhibition under section 5 of the Ordinance for public inspection. The relevant RNTPC Paper No. 9/17 is available at the Board's website at [http://www.info.gov.hk/tpb/en/papers/RNTPC/589-rntpc\\_9-17.pdf](http://www.info.gov.hk/tpb/en/papers/RNTPC/589-rntpc_9-17.pdf) and the minutes of the said RNTPC meeting is at **Annex VI**.

### **3. LOCAL CONSULTATION**

- 3.1 Prior to the submission of the proposed amendments to the approved Tuen Mun OZP No. S/TM/33 for consideration by the RNTPC, PlanD and CEDD jointly consulted TMDC on 5.9.2017 on the proposed OZP amendments of the five public housing sites and one private housing site, as well as other proposed amendments to the Tuen Mun OZP. The DC raised strong objections to the proposed amendments and passed two amended motions which objected to three of the housing sites namely Wu Shan (Item A1, **Plan H-1a**), Kau Hui (Item A2, **Plan H-1b**) and Hang Fu (Item A4, **Plan H-1d**); and all of the six housing sites respectively. The major concerns raised by TMDC members are: (a) existing transport infrastructures/facilities and community facilities are insufficient to support additional housing developments in particular West Rail Line (WRL) passenger capacity and Tuen Mun Road congestion should be improved first, (b) insufficient medical and health facilities to support additional housing developments and (c) the Government back tracking from implementing the planned GIC and open space at Wu Shan, Kau Hui and Hang Fu sites and housing developments are proposed instead without sufficient consultation. Views and concerns raised by TMDC members had been incorporated into the RNTPC Paper No. 9/17 for the proposed amendments to the approved Tuen Mun OZP No. S/TM/33. Besides, PlanD also issued a letter to TMDC on the proposed OZP amendments on 30.8.2017.
- 3.2 Upon gazettal of the draft Tuen Mun OZP No. S/TM/34, PlanD made a presentation

to TMDC regarding the amendments to TMDC on 7.11.2017. TMDC maintained their opposing views on the housing sites on grounds of insufficient transport infrastructure/ facilities and provision of GIC facilities. Besides, the DC was dissatisfied that their objecting views expressed in the DC meeting on 5.9.2017 were ignored in that despite their strong objections, PlanD proceeded with the OZP gazettal. Relevant extract of minutes of TMDC meeting on 7.11.2017 is at **Annex VII**. Subsequently, TMDC (**R122**) submitted a representation related to all amendment items. Besides, some TMDC members submitted representations during the plan exhibition period. Their representations are summarised in paragraphs 4.2.5 to 4.2.41 below.

- 3.3 On 9.12.2017, PlanD attended the TMRC meeting to brief members of the amendment details and statutory procedures. Besides, upon invitation, PlanD, CEDD and HD attended five residents' meetings/forum organised by TMDC members on 28.11.2017, 5.12.2017, 15.12.2017, 7.1.2018 and 27.1.2018. The attendees provided various comments raising grave concerns and objections against the public housing sites, in particular Wu Shan site (Item A1, **Plan H-1a**), Tseung Tau Sheung Tsuen South (TTST) site (Item A3, **Plan H-1c**), Hang Fu site (Item A4, **Plan H-1d**) as well as developments in Tuen Mun East. Those comments are similar to the representations submitted during the plan exhibition period, including insufficient public transport and various GIC facilities; clearance/ removal of TTST; concerns on adverse traffic, environmental, ecological, geotechnical, air ventilation and visual impacts; disturbance to the environment and livelihood of existing villagers; blockage of view and sunlight; loss of privacy and insufficient consultation etc. The major concerns raised in the representations and Government departments' responses are detailed in paragraphs 4.2.5 to 4.2.41 and 6.3.2 to 6.3.57 below.
- 3.4 In relation to an existing supported hostel namely Yau Chong Home (YCH), which will be affected by the proposed development at Pui Oi site (Item A5) (**Plan H-2e**), TMDC submitted a letter to PlanD on 6.3.2018 enclosing comment made by Yau Chong Home Concern Group (**C1025**). The concerns include (i) users of YCH were not consulted on the amendments to the approved Tuen Mun OZP No. S/TM/33; (ii) users of YCH are persons with intellectual disabilities. If YCH is relocated to other districts, they will face tremendous difficulties in adapting the new environment and family connections will be weakened; (iii) YCH is the only supported hostel for the mentally handicapped in Tuen Mun. Tuen Mun will be deprived of such facility if YCH is relocated; (iv) suggest to exclude YCH from the development scheme and (v) reiterate their objection to the amendments to the approved Tuen Mun OZP No. S/TM/33. (**Annex VIII**)
- 3.5 To address the concerns raised by the users of YCH and their family members, and the commenters on representations, various options in respect of the proposed development scheme for Pui Oi site had been explored. Having considered that YCH is still in good condition and the potential impact on users and their families resulting from the relocation, it was agreed that YCH will be retained in-situ and excluded from the development boundary of the proposed public housing development. The number of flats produced will be adjusted consequently and the exact number will be determined at the detailed design stage.
- 3.6 Hong Kong Dragon Kiln Concern Group submitted a letter with 1,925 signatures to



Tuen Mun District Office on 20.3.2018 expressing concerns about the potential impact arising from the proposed development at Pui Oi site to the nearby historic Kiln (known as ‘Castle Peak Pottery Kiln’ or ‘Dragon Kiln’) (**Annex IX**) (**Plan H-2e**). Their concerns are similar to those raised by commenters in respect of the Kiln as summarised in paragraphs 5.4 and 5.5. Besides the concern group has submitted similar views via their comments on representations (**C1120**). In gist, the major concerns raised by the concern group are the impact of proposed public housing development on the scope for conservation and revitalisation of the Kiln.

#### 4. **THE REPRESENTATIONS**

##### 4.1 **Subject of Representations**

There are a total of 4,409 valid representations. Amongst them, 100 representations are supportive in nature, 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 names are attached at **Annex IIIa**. Full set of their submissions is available at Board’s website at [https://www.info.gov.hk/tpb/en/Website\\_S\\_TM\\_34\\_ENG.html](https://www.info.gov.hk/tpb/en/Website_S_TM_34_ENG.html) and the Planning Enquiry Counters of PlanD in North Point and Sha Tin and attached in DVD at **Annex IV** (for Members only). A summary of grounds of representations and Government departments’ responses to the representations is attached at **Annex Va**. Their views can be summarised as follows:

<b>Representers</b>	<b>Representations No.</b>
<b><i>Support Individual Items (100)</i></b>	
Individuals (100)	<b>R1 to R69, R71 to R100 and R1897</b>
<b><i>Object to All amendment items/the plan (150)</i></b>	
TMDC (1)	<b>R122</b>
Individuals (149)	<b>R123 to R133, R135 to R182, R184 to R263 and R4375 to R4378, R4405 to R4409 and R4412</b>
<b><i>Object to Various Individual items (4,110)</i></b>	
LegCo Members (4)	<b>R265, R1147, R1153 and R1154</b>
TMDC members (7) including one jointly submitted by Resident Representative of Tseng Tau Sheung Tsuen	<b>R1138 to R1140, R1143, R1148, R1155 and R4362</b>
TMRC (1)	<b>R1146</b>
Owners’ Committees and residents’ association (7)	<b>R264, R1144, R1150, R1156, R4197, R4351 and R4368</b>
Green group (1)	<b>R543</b>
Village and Resident Representatives of So Kwun Wat Village (2)	<b>R4366 and R4367</b>

<b>Representers</b>	<b>Representations No.</b>
Political parties or concern groups (5)	<b>R267, R1141, R1142, R1145 and R1152</b>
Individuals (4,083)	<b>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</b>
<b><i>Object to and also Support Individual items (21)</i></b>	
Political party (1)	<b>R120</b>
Individuals (20)	<b>R101 to R119, R121</b>
<b><i>Providing Views (2)</i></b>	
Hong Kong and China Gas Co Ltd	<b>R4373</b>
MTRCL	<b>R4374</b>
<b><i>No Comment (26)</i></b>	
Individuals (26)	<b>R4379 to R4404</b>

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

##### ***Supportive Representations***

- 4.2.1 Major grounds and views of the supporting representations are summarised below.
- 4.2.2 A representer supports public housing development at Kau Hui site (Item A2) as more shops and eating places will be provided in the area with addition of population (**R90**). Another representer supports public housing development at Wu Shan site (Item A1) and suggests that Wu Shan site could be used for subsidised housing (**R1897**).
- 4.2.3 The remaining supportive representations do not provide specific supporting grounds.

##### ***Adverse Representations and Representations Providing Views***

- 4.2.4 Major grounds of objections and views are summarised below.

##### ***Comprehensive Planning and Housing Supply/Mix***

- 4.2.5 The Government has rezoned many “GB” sites for housing developments since 2014 without any environmental or ecological assessments for assessing the overall impact on Hong Kong. No “GB”, “G/IC” and “O” sites are compensated in the current rezoning exercise. Capacity of road network, infrastructure, Government, Institution or Community (GIC) facilities, open space and other supporting facilities etc. has already been overloaded in Tuen Mun. The technical assessments for supporting the rezoning did not comprehensively examine the overall impact on Tuen Mun

with the addition of population arising from the rezoning and other planned developments in the area.

- 4.2.6 The Long Term Housing Strategy (LTHS) does not have any information about the housing target of 460,000 flats for the next decade. It is also questionable how the private-public housing mix is derived. Increase in housing land supply and residential units are not effective to alleviate housing shortage. There are already too many public housing estates in Tuen Mun. The planning intention of Tuen Mun town centre is for private development. Areas near the town centre should be developed for private housing. There is no information to justify why the representation sites are suitable for public housing developments.
- 4.2.7 The Government should consider other land resources/ alternatives for housing developments such as brownfield sites, golf course in Fanling, idle military camp, sites being used as private club, sites in Hong Kong Island, sites at the periphery of country parks, vacant school sites, agricultural land owned by private developers, the sites at Kai Tak and reclamation etc., or stop land sale to address acute shortage of public housing flats. Besides, there are alternative sites in Tuen Mun that can be used for housing developments including the bus depot in Area 16, the site opposite to Waldorf Garden across Castle Peak Road, Tuen Mun Golf Centre and Archery Range, the site opposite to Goodview Garden, the empty market near Primeview Garden, Liu Yuen (柳園), the knoll near Tin Hau Temple and various government land currently under short term tenancy (STT) and temporary vacant government sites available for greening/ community uses etc. (**Plans H-6a, H-6b and H-7**).
- 4.2.8 Land should be reserved for commercial use. There are insufficient job opportunities in Tuen Mun.

#### Development Scale and Building Design

- 4.2.9 It is questioned why the PR of some representation sites is 6.5, which exceeds the maximum PR of 6 for new towns stated in the Hong Kong Planning Standards and Guidelines (HKPSG). Besides, the proposed BH is not in line with the HKPSG that in a new town, developments in the central part should be the highest and gradually descend down to medium to low-rise towards the fringe of the town.

#### Traffic and Transport

- 4.2.10 The road network of Tuen Mun is overloaded. Traffic congestion at major roads and junctions is severe. The situation would be aggravated by the proposed housing developments and after the opening of Hong Kong-Zhuhai-Macao Bridge (HKZMB). The traffic condition in Tuen Mun East will also deteriorate in anticipation of the on-going and proposed developments.
- 4.2.11 Public transport services including buses, Light Rail Transit (LRT) and West

Rail are seriously insufficient. The problem will deteriorate with the additional population. There are also concerns about traffic safety during construction and operation of the proposed developments, insufficient parking spaces, etc.

- 4.2.12 The Traffic Impact Assessment (TIA) is incomprehensive. The assessment has omitted the traffic impact on the existing road network and the traffic coming from HKZMB and other areas/districts. Effectiveness of the proposed traffic improvement measures and infrastructure in the TIA is in doubt.

Open Space, GIC, Commercial and Supporting Facilities

- 4.2.13 GIC facilities, including hospital beds, clinics, sport facilities, open space, public market, kindergartens etc. are in deficit in Tuen Mun. The proposed housing developments would undermine the interests and affect the livelihood of the existing residents as the additional population will impose pressure on the existing facilities. Sufficient GIC facilities should be provided in accordance with HKPSG before putting forward any housing development proposals.
- 4.2.14 GIC facilities in Tuen Mun East/ So Kwun Wat Village are insufficient. Besides, several sites in Tuen Mun East were rezoned for residential developments in the past few years without corresponding increase in GIC facilities and open space.

Environmental, Air Ventilation and Ecological Aspects

- 4.2.15 Air and noise pollution in Tuen Mun will be aggravated due to the increase in population and traffic in the area. There are concerns on capacity of existing infrastructure, such as drainage and sewerage system to cope with the additional population.
- 4.2.16 There are concerns on adverse environmental impacts arising from existing use and on noise from rail operations from the LRT track. It is suggested that HD should assess and evaluate the potential noise impacts from the LRT.
- 4.2.17 The proposed developments will create a wall-like feature. They will block air ventilation in the area, increase concentration of pollutants, and create heat island effect. Air ventilation impact on adjacent residential developments should be assessed.
- 4.2.18 Some representers are concerned about the direct and indirect environmental and ecological impact on the surrounding during construction and operation of the proposed developments. They raise that Ecological Impact Assessment (EcoIA) and Environmental Impact Assessment (EIA) should be conducted and relevant departments should be consulted.

Landscape and Visual Aspects

- 4.2.19 Lots of trees will be felled due to the proposed developments. Some representers are concerned about tree treatment proposal and whether compensatory planting will be provided.
- 4.2.20 The visual amenity of the representation sites will be changed from a soft landscape feature to concrete structures. The natural character of the area will be destroyed. Besides, the proposed development will block the views of adjacent developments. The Visual Impact Assessment (VIA) did not assess the visual impact on the adjacent developments, in particular the views from the adjacent developments on the representation sites.

Consultation Procedures

- 4.2.21 The Government neglected the objections from TMDC on the amendments items raised at the meetings on 5.9.2017 and 7.11.2017. Despite TMDC's strong objections, PlanD proceeded with the OZP gazettal.
- 4.2.22 Villagers, local residents and stakeholders were not consulted on the rezoning. Objections and opinion of local residents/villagers were ignored. Consultation should be conducted during the Study so as to incorporate local's views in the Report. Further consultation should be conducted for the rezoning.
- 4.2.23 The rezoning of the representation sites was not properly carried out. Residents may resort to judicial review.

Specific Grounds Related to Individual Sites

*Wu Shan Site (Item A1, Plan H-1a)*

- 4.2.24 Wu Shan Recreation Playground is an important open space and "GB" zone in the area providing various recreational facilities for residents to enjoy. It serves as a buffer to the pollution arising from obnoxious facilities in Tuen Mun. Lots of trees will be felled and consequently affect the air quality in the area. The Playground should be retained.

*Kau Hui Site (Item A2, Plan H-1b)*

- 4.2.25 The site was originally proposed for open space and recreational facilities, comprising a football pitch, a basketball court, a skateboard play area, a tai chi square and a garden. TMDC already endorsed the proposal. The Government changing the committed recreational use for housing is unacceptable.

*TTST Site (Item A3, Plan H-1c)*

- 4.2.26 Many representers raise grave concern and strongly object to the removal of the existing village at the site. TTST has been established for more than one hundred years. A lot of villagers have been living in the village for many years and some for several generations. The proposed development

will destroy the traditional way of living. Residents including elderly will lose their home and agricultural livelihood. Details regarding relocation and compensation of the existing villagers residing in the site are yet to be provided.

- 4.2.27 The proposed housing development is of high density, which is not in line with the planning intention of the area along Castle Peak Road originally planned for low-density developments. Besides, the maximum building height of 145mPD is unreasonable, which is more than double that of the adjacent “R(B)10” zone (70mPD). Development at the site will block the views from MacLehose Trail and the adverse environmental impacts will affect the users of Tai Lam Country Park.
- 4.2.28 The site is the habitat for many species of plants, insects, birds (both local and migratory), and wild animals. The proposed development will adversely affect the habitat.
- 4.2.29 Extensive site formation works and tree felling will involve high construction cost and long construction period. It is not cost efficient to build at the site. Slope stability will be affected posing safety risk to nearby residential development.
- 4.2.30 There are concerns on whether sufficient buffer area has been provided between an existing 132kV Overhead Lines (OHL) and future development. Some representers are concerned about the health hazard associated with the OHL to the future residents.

*Hang Fu Site (Item A4, Plan H-1d)*

- 4.2.31 The site is not suitable for development and it is not cost-efficient to develop public housing at the site as it is subject to constraints such as the adjoining LRT tracks, narrow configuration and small size. It does not comply with the requirements set out in HKPSG, including provision of a high quality built environment commensurate with the natural setting, lowering the building height to allow views to ridgelines, avoiding linear site disposition, protection of privacy and minimising visual, noise and air quality impact. The proposed development will block the sunlight to the adjacent developments, especially Nerine Cove.
- 4.2.32 The Government should respect the original GIC zoning and use it for GIC and supporting facilities.

*Item B (Plan H-1f)*

- 4.2.33 The representation site was rezoned from “R(B)” and “G/IC” to “GB” in 2009. The amendments reflect the determination of the Board to safeguard the mature vegetation at the site and to control further urban sprawl. Rezoning of the representation site from “GB” to “R(B)20” is considered not in line with the policy directive of “GB” Review as the site is neither devegetated, deserted nor formed. The site is situated at a densely wooded

slope with good buffer value. The landscape value of the site will be significantly diminished on a permanent basis after development.

- 4.2.34 The proposed PR of 4 is the highest amongst the residential sites in Tuen Mun East area. The proposed building height restriction of 90mPD abruptly disturbs the stepped building height profile.
- 4.2.35 The additional traffic flow will aggravate the traffic congestion in public roads in Tuen Mun East area. The future proponent(s) of the site should be required to conduct the TIA under lease.

*Item D1 (Plan H-1g)*

- 4.2.36 The proposed development will destroy the tranquil environment of So Kwun Wat Village.

*Items F1 to F4 (Plan H-1f)*

- 4.2.37 Although the sites have been rezoned to “R(B)14” and “R(B)”15” under the draft Tuen Mun OZP No S/TM/32, they should be reserved for Crossroad Foundation.

*Items A6, ~~D2~~, E and F5 sites (Plans H-1a, H-1c, H-1e and H-1f and H-1h)*

- 4.2.38 The representers object to the representation sites without specific reasons.

***Other Representations***

- 4.2.39 **R120** objects to Items A1 to A5 as well as Item B and the objection grounds are similar to paragraphs 4.2.5 to 4.2.35 above. Meanwhile, it supports Item C site for educational use and suggests to incorporate a condition into the lease requiring the future school at the site to open its facilities for public use.
- 4.2.40 As for the remaining representations, seven of them (**R101 to R107**) support housing development at Wu Shan site but object Kau Hui site, 12 of them (**R108 to R119**) support housing development at Kau Hui site but object Wu Shan site, and a representation (**R121**) supports Item C for “G/IC” use but objects Item B for “R(B)20” use. All of them do not provide specific supporting and/or objection grounds.

***Proposals from Representers***

- 4.2.41 The representers put forward the following proposals in relation to Items A1 to A5 :
- (a) To retain the representation sites as “GB”, “G/IC” and “O”;
  - (b) To rezone Wu Shan site to “G/IC” use or for commercial use; and to rezone Hang Fu site to “GB”; and

- (c) To rezone TTST site to “R(B)” or for low density residential development and the maximum building height should be reduced from 145mPD to 100mPD.

## 5. COMMENTS ON REPRESENTATIONS

- 5.1 Amongst the 2,859 comments received, one comment **C1** is related to **R4366** to **R4368** which supports Item D2 site while the remaining 2,858 comments (**C2** to **C1636** and **C1638** to **C2860**) express objections to all or various individual items. The name of commenters are attached at **Annex IIIb**. Full set of their submission is available at Board’s website at [https://www.info.gov.hk/tpb/en/Website\\_S\\_TM\\_34\\_ENG.html](https://www.info.gov.hk/tpb/en/Website_S_TM_34_ENG.html) and the Planning Enquiry Counter of PlanD in North Point and Sha Tin and attached at DVD in **Annex IV** (for Members only). A summary of the comments on representations and Government departments’ responses is at **Annex Vb**.
- 5.2 Pui Oi Site (Item A5) is the subject of majority of comments received, in relation to two issues, i.e. Yau Chong Home (YCH) and the Kiln. Comments raising concerns on impacts of the proposed housing development on YCH, an existing supported hostel for the mentally handicapped, were received from 柔莊之家舍友, 柔莊之家遷拆關注組, Fu Hong Society, LegCo members, political party and individuals etc. Comments raising concerns on impacts of the proposed housing development on the Kiln were received from Hong Kong Dragon Kiln Concern Group, Central & Western Group, Tuen Mun and Wan Chai DC members, LegCo members, political party and individuals etc. Their views can be summarised as follows:

### Relocation of Yau Chong Home

- 5.3 The YCH within the Pui Oi Site should be redeveloped or retained to continue to serve the users. It should be carved out from the housing site boundary. If relocated, the users of YCH (who are persons with intellectual disabilities) will face tremendous difficulties in adapting the new environment, suffer from interruption to their daily living, local and family connections. For more detailed account of the comments in relation to YCH, reference should be made to paragraph 3.4 above.

### Potential Impact on Dragon Kiln

- 5.4 The Study conducted by CEDD fails to address the impact to the Dragon Kiln arising from the proposed housing development at Pui Oi Site. The Antiquities and Monuments Office (AMO) has not been consulted, and no archaeological impact assessment has been conducted. The Antiquities Advisory Board (AAB) in 2014 raised the need for maintenance and recommended revitalisation of the Kiln to connect it to the community. The proposed rezoning of about one-fifth of the surrounding G/IC site for proposed high density development will significantly reduce the room for future conservation and revitalisation of the Kiln. The area within the Pui Oi site near the Kiln has not been designated for any use. It is not necessary to include the concerned area in the development site. A lot of trees surrounding the Kiln will be felled to take forward the proposed housing



development. The high-rise development will significantly destroy the natural character surrounding the Kiln and along Castle Peak Road. These views are similar to the comments submitted by Hong Kong Dragon Kiln Concern Group (C1120). Government departments' responses are detailed in paragraph 6.4.2 below.

- 5.5 The Government should conduct detailed geotechnical assessment and a condition survey of the Kiln before construction of public housing at the site. The Kiln should be retained on site and revitalised for education and tourism purposes with various facilities. Some commenters suggest that the Kiln should be declared a monument.

Others

- 5.6 Other concerns raised in the comments are mainly related to comprehensive planning and housing supply/mix, site suitability, traffic and transport issues, open space and GIC facilities provision, environmental, air ventilation, ecological, landscape and visual impacts and consultation procedures etc., which are similar to the grounds of objections detailed in paragraphs 4.2.5 to 4.2.38.

## **6. PLANNING CONSIDERATIONS AND ASSESSMENTS**

### **6.1 The Representation Sites and their Surrounding Areas**

#### ***Item A1: Wu Shan Site (Plans H-1a, H-2a, H-3a and H-4a1)***

- 6.1.1 The site (about 2.33 ha) is bounded by Wu Shan Road to the south and Lung Mun Road to its west, at the western part of Wu Shan Recreation Playground (**Plans H-2a and H-3a**). On its north and south are high-rise residential developments named Sun Tuen Mun Centre (about 150mPD) and Siu Shan Court (about 60mPD) respectively (**Plan H-2a**). On its west are Lung Mun Road and light rail tracks. The Tuen Mun Golf Centre and vegetated land lie on the further west. Majority of the site is vegetated land (**Plans H-3a and H-4a1**). No existing recreational facilities of Wu Shan Recreation Playground will be affected by the proposed development.

#### ***Item A2: Kau Hui Site (Plans H-1b, H-2b, H-3b, H-4b1, H-4b2 and H-4b3)***

- 6.1.2 The site (about 2.56 ha) is located at the west bank of Tuen Mun River Channel to the south of Tin Hau Road. Although the elevated Yip Wong Road bisects the site into two parts (**Plans H-2b and H-3b**), the two parts are connected through an area underneath the elevated section of Yip Wong Road near Lung Fu Road. The eastern portion of the site is partly held by Highways Department (HyD) under temporary GL allocation which is currently vacant and partly unallocated GL, while the western portion is occupied by a temporary site office of the Drainage Services Department (DSD) under temporary GL allocation and unallocated GL. In the surrounding area, there are temporary open air car park which is zoned "O", a vegetated knoll zoned "GB" and the Nan Fung Industrial City mainly

occupied by warehouse, logistics and light industrial uses to the north which is zoned “OU (Comprehensive Industrial Development with Ancillary Commercial and Community Facilities)”. To the south across Wong Chu Road is a high-rise high-density public residential development (about 100mPD) namely Lung Yat Estate (**Plans H-2b and H-3b**).

***Item A3: Tseng Tau Sheung Tsuen South Site (Plans H-1c, H-2c, H-3c, H-4c1 to H-4c4)***

6.1.3 The site (about 4.24 ha) is situated at Tseng Tau Sheung Tsuen South, located to the east of Tuen Hing Road and a medium-density private residential development namely Villa Tiara with a building height of about 65mPD, and to the west of Tai Lam Country Park (**Plans H-2c and H-3c**). TTST is not a recognised village. The site is situated at hillside with existing ground level rising from about 7mPD to 68mPD towards the upper terrain to the northeast of the site, in the form of various slopes and retaining structures. Small site platforms with rural settlements and temporary structures of TTST for domestic or workshop uses under GL licences/permits or temporary GL allocations are scattered across most parts of the site (**Plans H-4c1 and H-4c3**). According to the Study, it is preliminarily estimated that about 89 structures in TTST will be potentially affected by the proposed housing development and associated works. The number of structures and households to be affected are subject to detailed survey.

***Item A4: Hang Fu Site (Plans H-1d, H-2d, H-3d, H-4d1 and H-4d2)***

6.1.4 The site (about 0.67 ha) is a piece of formed land with no designated use. It is bounded by Hoi Wong Road to the west and Hang Fu Street to the east. It is situated at the southern part of the Tuen Mun Town Centre near the typhoon shelter and the public cargo handling area adjacent to a number of private housing developments and GIC facilities (**Plans H-2d and H-3d**). To the east of the site across Hang Fu Street is a residential development known as Nerine Cove (about 114mPD) and to the immediate south is a housing site (Tuen Mun Town Lot (TMTL) No. 539) for high-rise high-density private residential development (subject to a maximum domestic PR of 6 and a maximum building height of 100mPD) tendered in 2015 (**Plan H-2d**). To the north is a residential development named Oceania Heights (about 129mPD). Tuen Mun Swimming Pool and Castle Peak Bay Fire Station are located to the north-west of the site across LRT track and Hoi Wong Road (**Plans H-2d and H-3d**).

***Item A5: Pui Oi Site (Plans H-1e, H-2e, H-3e, H-4e1 to H-4e3)***

6.1.5 The site (about 0.67 ha) adjoins Castle Peak Road – Castle Peak Bay, is located to the north of an existing residential development known as Handsome Court (about 62mPD) (**Plans H-2e and H-3e**). The western portion of the site is flat land and is bounded by Hin Fat Lane in the north, while the eastern part is occupied by slopes with natural vegetation and some temporary structures. The site is partly occupied by the vacated former Hong Kong Christian Service Pui Oi School (Pui Oi School), partly by a

public road with roundabout, and partly by the YCH which is a supported hostel for the mentally disabled operated by Fu Hong Society on a government tenancy (**Plans H-2e, H-3e, H-4e2 and H-4e3**). Ceramic Kiln at Hin Fat Lane (the Kiln), a Grade 3 historic building, is located outside the site in the northeast (**Plan H-2e**).

6.1.6 Major development parameters of the proposed public housing developments at Items A1 to A5 are as follows and the conceptual layout plans of the proposed housing development are at **Plans H-5a to H-5f**.

	<b>Wu Shan Site (Item A1)</b>	<b>Kau Hui Site (Item A2)</b>	<b>TTST Site (Item A3)</b>	<b>Hang Fu Site (Item A4)</b>	<b>Pui Oi Site (Item A5)</b>
Site Area (ha)	About 2.33	About 2.56	About 4.24	About 0.67	About 0.67
Maximum PR	6.5	6.5	6.5	6.5	6.5
Maximum Building Height (mPD)	125	140 (Eastern Portion) 150 (Western Portion)	145	100	125
Estimated No. of Flats	2,940	3,550	2,700	520	1,020 <sup>2</sup>

***Item A6: Site to the north of Handsome Court (Plans H-1c, H-2c and H-3c)***

6.1.7 The site (about 240m<sup>2</sup>) is located to the north of Handsome Court and adjacent to the proposed public housing development at Pui Oi site (Item A5) on the west (**Plans H-2c and H-3c**). The site is currently covered by vegetation.

***Item B - Site to the South of Harrow International School Hong Kong (Plans H-1f, H-2f, H-3f, H-4f1 and H-4f2)***

6.1.8 The site (about 2.46 ha) is vacant GL and covered with dense vegetation on hill slopes (**Plans H-3f, H-4f1 and H-4f2**). The site, sandwiched between Tuen Mun Road on the north and Castle Peak Road – Castle Peak Bay on the south, has a shape of a butterfly with west and east portions (**Plans H-1f, H-2f and H-3f**). An existing medium-rise residential development known as Palm Beach (with PR 1.3 and building height of 63mPD) is located in the immediate south (**Plans H-2f and H-3f**). A housing site zoned “R(B)15” (with maximum building height of 70mPD) for medium density residential development is located on the east (which had been sold by tender in August 2016). To the further west is the Chu Hai College of Higher Education. To the further south of the site are some existing private residential developments and a hotel development, with building heights ranging from 54mPD (Spring Seaview Terrace) to 76mPD (Hong Kong Gold Coast Phase

<sup>2</sup> YCH will be retained in-situ and excluded from the development site of the proposed public housing development. The number of flats to be produced will be adjusted and the exact number will be determined at the detailed design stage.

I) (Plans H-2f and H-3f).

6.1.9 The major development parameters for the proposed private housing development are as follows and the conceptual layout is at **Plan H-5f**.

Site Area	About 2.46 ha
Maximum PR	4
Maximum Building Height	90mPD
Estimated No. of Flats	940

***Item C: Site to the Southeast of Chu Hai College of Higher Education (Plans H-1f, H-2f, H-3f and H-4f3)***

6.1.10 The site (about 0.58 ha) is a piece of vegetated vacant GL in Tuen Mun Area 48 located to the southeast of Chu Hai College of Higher Education and to the south of Tuen Mun Road. The site adjoins Item B on the east (**Plans H-1f, H-2f and H-3f**).

***Item D1: Site to the South of So Kwun Wat Road in Tuen Mun Area 56 (Plans H-1g, H-2g, H-3g and H-4g1)***

6.1.11 The site (about 2.75 ha) was previously zoned “CDA” on the OZP subject to, amongst others, a maximum PR of 1.3, maximum site coverage of 25% and maximum building height of 10 storeys above car park. It is located in Tuen Mun Area 56 which is bounded by Tuen Mun Road on its southwest, So Kwun Wat Road on its north and Kwun Chui Road on its east (**Plans H-2g and H-3g**). To the east across Kwun Chui Road is a residential development named Avignon. The site comprises various private lots and some parcels of GL. A rezoning application (No. Y/TM/16) for increasing the PR of the site from 1.3 to 2.6 was agreed by the RNTPC on 4.9.2015.

***Item D2: Site to the East of So Kwun Wat Road in Tuen Mun Area 55 (Plans H-1h, H-2h, H-3h and H-4h1)***

6.1.12 The site (about 1,093m<sup>2</sup>) was previously zoned “O”. It is situated in Tuen Mun Area 55 adjoining So Kwun Wat Road on its west and a petrol filling station to its north. Tuen Mun Road is located to its further north (**Plans H-2h and H-3h**). Planning permission for a church development was first approved with conditions by the RNTPC on 6.9.2013 under application No. A/TM/440. A rezoning application (No. Y/TM/14) for the church development was subsequently partially agreed by the RNTPC on 23.5.2014 to rezone the site from “O” to an appropriate “G/IC” sub-zone to restrict the site to allow only for church use and to include the building height, PR/GFA, site coverage and the amount of public open space to be provided in the Notes of the OZP.

***Item E1: Site in the Western Part of Wu Shan Recreation Playground (Plans H-1a, H-2a, H-3a and H-4a1 and H-4a2)***

6.1.13 The site (about 2.76 ha) is located to the south of Sun Tuen Mun Centre

adjoining Lung Mun Road to its west (**Plans H-2a and H-3a**). Majority of the site is a vegetated knoll with some facilities for passive recreational use in the northwest, which forms part of Wu Shan Recreation Playground under GL Allocation allocated to Leisure and Cultural Services Department (LCSD). A small portion of the area in the northwestern part of the site is being occupied by above-ground shaft structures and underground electricity cable utilities of CLP. An existing road (i.e. Tuen Tsing Lane) connecting the site with Lung Mun Road is located in the north (**Plans H-2a, H-3a, H-4a1 and H-4a2**).

***Item E2: Site to the North of Tuen Mun Substation (Plans H-1c, H-2c, H-3c and H-4c4)***

6.1.14 The site (about 574m<sup>2</sup>) is adjacent to the north of Tuen Mun Substation in Tuen Mun Area 23. Part of the site falls within Castle Peak Town Lot No. 59 and is being occupied by the structures of the Substation. The remaining portion is GL and has been paved (**Plans H-2c, H-3c and H-4c4**).

***Items F1 to F4: Sites in Tuen Mun Area 48 (Plans H-1f, H-2f and H-3f)***

6.1.15 Items F1 to F4 sites are zoned “R(B)14” (Item F3), “R(B)15” (Item F1) and an area shown as ‘Road’ (Items F2 and F4). They involve the former Perowne Barracks in Tuen Mun Area 48 bounded by Tuen Mun Road and Castle Peak Road – Castle Peak Bay. The sites are partly covered by vegetation and partly occupied by structures (**Plan H-3f**).

6.1.16 The “R(B)14” site is subject to a maximum GFA of 95,180m<sup>2</sup>, maximum non-domestic GFA of 2,000m<sup>2</sup>, with two height bands of 70mPD (southern portion) and 85mPD (northern portion). The “R(B)15” site is subject to a maximum GFA of 61,600m<sup>2</sup>, and a maximum building height of 70mPD.

***Item F5: Site in Tuen Mun Area 48 (Plans H-1f, H-2f and H-3f)***

6.1.17 The site is a small piece of GL in Tuen Mun Area 48 to the south of Tuen Mun Road. It forms part of the road embankment along Tuen Mun Road to its east (**Plan H-2f**).

6.2 **Planning Intention**

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

- (a) 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.
- (b) The “R(B)” zone is intended primarily for medium-density residential developments where uses serving the residential neighbourhood may be permitted on application to the Board.

- (c) The “CDA” zone is intended for comprehensive development/redevelopment of the area for residential use with the provision of commercial, open space and other supporting facilities, if any, to serve the residential neighbourhood. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.
- (d) 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.
- (e) 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.
- (f) The “O” zone is intended primarily for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of local residents as well as general public.
- (g) The “OU (Electricity Substation)” is intended for the provision of electricity substation.
- (h) The “OU (Comprehensive Industrial Development with Ancillary Commercial and Community Facilities)” is intended for the provision of Comprehensive Industrial Development with Ancillary Commercial and Community Facilities.

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

#### *Supportive Representations*

- 6.3.1 The supportive views of R1 to R100, R101 (Part) to R121 (Part), and R1897 are noted. Regarding the views/proposals on the type of housing development at Wu Shan site, it will be determined at implementation stage.

#### *Adverse Representations and Representations Providing Views*

##### *Comprehensive Planning and Housing Supply*

- 6.3.2 Housing is one of the most important livelihood issues to be addressed by the Government. As committed in the Policy Address announced in October 2017, to increase land supply is a must, be it about people’s home ownership problems or improving their living conditions. Over the years, the Government has adopted multi-pronged approach for increasing land

supply, including reclamation outside the Victoria Harbour, rezoning of “GB” and “G/IC” sites, intensification of the development potential of sites in urban area and is actively pursuing new development area (NDA) projects which cover brownfield sites such as Hung Shui Kiu NDA. Notwithstanding these efforts, the Government still needs to continue taking forward other land supply measures for meeting the housing and other development needs. The most immediate and effective way to augment housing land supply in the short to medium term is to make more optimal use of the developed areas in the existing urban areas and new towns, as well as nearby land in the vicinity of existing infrastructure.

- 6.3.3 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. These representation sites (i.e. Items A1 to A5 and Item B) do not encroach onto any recognised site of conservation importance nor ecologically important streams.
- 6.3.4 As advised by HD, the public housing demand is acute. As at end-March 2018, there were about 153,300 general applications for public rental housing, and about 119,000 non-elderly one-person applications under the Quota and Points System. The average waiting time for general applicant is 5.1 years. Based on the latest projection under the LTHS Annual Progress Report 2017, the Government’s public housing target is 280,000 units for the ten-year period from 2018-19 to 2027-28, and the split between public rental housing and subsidized sale flat is 200,000 and 80,000 units respectively. As of December 2017, assuming that all sites identified can be smoothly delivered on time for housing developments, the Government has identified land for construction of about 247,000 public housing units for the ten-year period from 2018-19 to 2027-28. This lags behind the ten year supply target of 280,000 units. For this reason, HD is in dire need of sufficient land for public housing development to meet the LTHS’s public housing target and there is a genuine need to use the five public housing sites for public housing purpose.
- 6.3.5 According to LTHS, the Government updates the long term housing demand projection annually and presents a rolling ten-year housing supply target. For the ten-year period from 2018-19 to 2027-28, the Government has adopted a public/private split of 60:40 for the supply of new housing units (i.e. the public and private housing supply targets are 280,000 units and 180,000 units respectively). The key consideration is to underline the Government’s commitment in increasing public housing supply while ensuring the stable and healthy development of the private market.
- 6.3.6 On the concern about too many public housing developments in Tuen Mun,

the Government's land use reviews cover all districts in Hong Kong and not limited to Tuen Mun District. Amongst the total 210 sites identified for rezoning in the short to medium term about ~~30~~ 20 sites (including the six housing sites under Items A1 to A5 and Item B) are in Tuen Mun District while the remaining distribute amongst the other 17 districts in Hong Kong. With the housing developments under the current OZP amendments, the ratio of public to private housing units in Tuen Mun will be about 56% to 44%. The overall proposed housing mix in the area is considered reasonable. Besides, public and private housing have been developed in Tuen Mun New Town, including Tuen Mun Town Centre.

- 6.3.7 Regarding other land resources/ alternatives for housing developments, such as brownfield sites, golf course and private clubs etc. as suggested by some representers, the response in paragraph 6.3.2 is relevant. As for the alternative sites in Tuen Mun as suggested by representers (**Plans H-6a, H-6b and H-7**), the sites are not suitable/available for development because they are either currently occupied by existing government facilities, already committed for other uses, subject to development constraints or privately owned. Besides, there is an imminent need for both public and private housing. The sites on the land sale programme are to meet the demand for private housing. The six representation sites for residential development are located at the urban fringe or within the developed area of Tuen Mun New Town. They are in a neighbourhood comprising mainly residential, open space and GIC developments and the sites are suitable for residential development. Technical assessments have been conducted and it is confirmed no insurmountable technical problems in developing the sites for housing development.
- 6.3.8 The supporting commercial and community facilities associated with the proposed public housing developments would generate new job opportunities. No commercial or industrial sites are affected by the rezoning. Besides, the Hung Shui Kiu NDA to the north of Tuen Mun would also generate about 150,000 job opportunities.

#### Development Scale and Building Design

- 6.3.9 In view of the acute demand for public housing, the proposed development intensity is required in order to meet the housing demand. It is assumed in the Study that the domestic PR of the proposed development is 6, which is the maximum domestic PR for new towns set out in HKPSG, and the remaining 0.5 will be used for provision of commercial and welfare facilities. The housing sites are located within Tuen Mun new town. The VIA under the Study concludes that the proposed housing developments are considered not incompatible with the existing urban context of Tuen Mun Central, which is predominately medium- to high-rise residential developments mixed with GIC uses.

#### Traffic and Transport

#### **Traffic Impact Assessment**



- 6.3.10 TIA has been conducted as part of the Study. The TIA has taken into account the changes of the traffic pattern due to the commissioning of Tuen Mun - Chek Lap Kok Link and HKZMB Hong Kong Link Road. It concludes that even after taking into account the said road infrastructure and Hung Shui Kiu NDA, the impact on major road network is manageable. With the implementation of the proposed traffic arrangement and junction improvement works (**Plans H-9a to H-9g**), there is no insurmountable technical problem arising from the proposed public housing developments.
- 6.3.11 As for Tuen Mun East, according to the Technical Review for the Proposed Amendments to the Approved Tuen Mun OZP No. S/TM/33 (Attachment VI of RNTPC Paper No. 9/17), the proposed junction improvement and road widening for the Castle Peak Road- Castle Peak Bay could accommodate the traffic from the private housing development in Tuen Mun East under the OZP amendments, other potential housing developments and natural growth of traffic demand in Tuen Mun East. Detailed design will be carried out to affirm the proposed junction improvement arrangement and to make any necessary minor adjustment if necessary at later stage. TD advises that the overall development situation in Tuen Mun is being monitored, and the traffic issues will be considered where appropriate.

***Public Transport Facilities***

- 6.3.12 According to the TIA under the Study, the existing bus services should have spare capacity to cater for the public transport demand generated by additional population. Bus layby has been planned in some representation sites to cater for the demand of public transport arising from the proposed housing developments (**Plans H-9a, H-9b and H-9c**). TD will closely monitor the construction progress and completion dates of the five proposed public 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. Coupled with the proposed public transport infrastructures, such as provision/ extension of bus lay-by and taxi stands, as well as improvement works to enhance the pedestrian accessibility to nearby public transport facilities, the public transport demand could be met.
- 6.3.13 Starting from 2016, trains of the West Rail Line (WRL) have been progressively changing from 7-car to 8-car, representing an increase in at least 14% capacity comparing with the capacity in 2015. After mid-2019, subject to the actual patronage, the fleet size of the West Rail can be further increased until reaching its ultimate capacity by operating with 8-car trains with an hourly frequency of 28 at each direction. On this basis, the carrying capacity of the West Rail will increase by 60% comparing with the capacity in 2015.
- 6.3.14 As for LRT, the Public Transport Strategy Study released by the Transport and Housing Bureau (THB) in June 2017 suggested a number of measures to improve the capacity of the LRT in short, medium and long run, in order to satisfy the public transport need of NWNT. The Government is following up relevant measures, together with the MTRCL.

6.3.15 For West Rail Tuen Mun South Extension, having regard to the indicative implementation window recommended in the Railway Development Strategy, THB had invited MTRCL to submit a proposal for the implementation (**Plan H-8**). The MTRCL submitted a proposal for this project in end December 2016. THB, Highway Department (HyD) and relevant bureaux/departments are evaluating the proposal and have requested the MTRCL to provide additional information and supplement details of the proposal in order to ensure that its proposal will be practically feasible and will bring maximum benefit to the community. THB aims to consult the public on the detailed alignment, station location, mode of implementation, cost estimate, mode of financing and actual implementation timetable of the Tuen Mun South Extension within 2018.

#### ***Long Term Projects***

6.3.16 In addition, the Government has plans to embark on the following traffic studies to meet the longer term development needs in NWNT:

(a) there would be major transport infrastructure projects in Tuen Mun, which included the proposed Tuen Mun Western Bypass ('TMWB') and Route 11 (**Plan H-8**). On TMWB, the Government had started the investigation study and preliminary design for the implementation of the plan. For Route 11, HyD commenced the Feasibility Study in May 2018.

(b) the Government will take forward the 'Strategic Studies on Railways and Major Roads beyond 2030' (RMR2030+ Studies) in light of the "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" (Hong Kong 2030+ Study) to carry out studies on whether it is necessary to construct a new heavy rail to directly connect NWNT to urban areas. The RMR2030+ Studies will be commenced as soon as funding is secured.

#### ***Traffic Safety***

6.3.17 The Government will adopt necessary temporary traffic arrangements, design and construct roads in accordance with international standards and to improve traffic facilities and management to further enhance road safety.

#### ***Parking Provision***

6.3.18 Both private developers and Housing Authority are required to provide parking spaces in their projects. HD will make reference to HKPSG and consult relevant departments to provide adequate parking facilities in the five proposed public housing sites.

#### ***Open Space, GIC, Commercial and Supporting Facilities***

6.3.19 The provision of GIC facilities within the planning scheme area of Tuen Mun OZP as well as Tuen Mun District<sup>3</sup> (catering for Tuen Mun East Area)

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<sup>3</sup> The planned population of about 619,600 for the Tuen Mun District includes the planned population of the Tuen

has been assessed. The planned GIC facilities provision are generally sufficient in Tuen Mun OZP area except clinic/ health centre (-0.7) (**Annex X**) while the provision for the District (**Annex XI**) show deficiency in primary school (-16 classrooms), clinic/ health centre (-1.2) and sports centre (-1.2). For the deficiency on clinic/health centre, hospital beds and primary school, paragraphs 6.3.20 to 6.3.23 are relevant. For sports centre, there are a total of eight existing and planned Indoor Recreation Centres in Tuen Mun. PlanD is now liaising with relevant bureaux/departments to reserve a site for sports centre development in Tuen Mun in future. PlanD will liaise with relevant bureaux/departments to review the GIC facilities and open space provision in the area from time to time and take follow-up action if relevant bureaux/ departments request for sites for provision of GIC facilities. As for open space planned provision, there are surplus of local and district open space by 58.9ha and 36.88ha within Tuen Mun OZP area (**Annex X**) and 60.06ha and 33.84ha within Tuen Mun District (**Annex XI**).

- 6.3.20 On the concern about insufficient primary school provision, generally speaking, EDB makes projections on the supply and demand of different types of school places having regard to the forecast growth and movement of population provided by relevant Government departments (including the Census and Statistics Department, PlanD and HD), relevant requirements in HKPSG, and prevailing education policies. EDB will make suitable adjustments in reserving sites for construction of schools for districts with persistent shortfall or surplus of school places.
- 6.3.21 Regarding provision of clinic/ health centre, Food and Health Bureau (FHB) and the Hospital Authority (HA) are planning to develop a sizeable Community Health Centre in the public housing development project in Tuen Mun Area 29 West led by HD. Meanwhile, the concerned Government department is exploring the proposal of redevelopment of the Tuen Mun Clinic site (where the HA's Tuen Mun Clinic is located) and undergoing initial assessment on the land use. To cater for the long-term medical needs of the District, a site in Tuen Mun Area 3 has been reserved for clinic development in the long run. Taking into account the population growth and the five existing/planned clinics, there will be a deficit of about 0.7 and 1.2 clinic within Tuen Mun OZP area and Tuen Mun District. HA will continue to increase the service capacity of General Out-Patient Clinics subject to resources and manpower availability.
- 6.3.22 With regard to the concerns about hospital services, HA plans its services on cluster basis. The New Territories West (NTW) cluster covers the service requirement from residents in Tuen Mun and Yuen Long Districts. In service planning, HA takes into account a number of factors, including the increase of service demand as a result of population growth and demographic changes, advancement of medical technology, manpower availability as well as organisation of services of the clusters and hospitals. Population is only one of the factors for consideration. HA monitors the service utilisation and updates the service demand projection regularly

according to the latest population projection parameters and development plan of the Government.

- 6.3.23 As stated in the Clinical Services Plan for NTW Cluster published in 2017, Tin Shui Wai Hospital has commenced operation in the first quarter of 2017 by phases. It will provide 300 hospital beds when it comes into full operation. In the long run, the HA would consider making use of the adjoining site of TSWH for future expansion of the hospital to further increase service capacity. The construction of an extension to the Operating Theatre Block of Tuen Mun Hospital, which is the major acute hospital in the cluster, is underway. At the same time, in the light of an increasing demand for healthcare services, the Government has invited HA to start planning the second 10-year hospital development plan. The Government has also reserved a site at Hung Shui Kiu NDA for the construction of a new hospital to meet the growing healthcare demand of the population in NTW.
- 6.3.24 HD will work with the concerned Government departments to provide suitable supporting facilities for residents, including recreation, open space, community, social welfare, education and retail facilities in the proposed housing developments.

*Environmental, Air Ventilation and Ecological Aspects*

- 6.3.25 CEDD has undertaken the Study to assess the impact arising from the five public housing sites on Tuen Mun, including environmental, infrastructure, ecological and air ventilation aspects and concludes that there is no insurmountable technical problem for the proposed public housing developments in the Tuen Mun Central sites. The Study has confirmed that the proposed public housing developments would not be subject to unacceptable environmental impacts. A further environmental review, including the assessment of traffic and rail noise, will be carried out at the detailed design stage based on the latest development proposals for EPD's agreement. Relevant measures would be considered and evaluated at the detailed design stage of the project. As for the housing site in Tuen Mun East (Item B), relevant Government departments have also assessed the proposed development on sewerage, drainage, water supply and air ventilation aspects, and confirmed that there is no insurmountable technical problem for the proposed housing development in Tuen Mun East.
- 6.3.26 For the concerns about railway noise impact arising from LRT, LRT is subject to control under the Noise Control Ordinance (Cap.400), and could be controlled through proper management and good practice.
- 6.3.27 The likely impacts of the five public housing sites on the pedestrian wind environment were assessed under the Study and 'Air Ventilation Assessment (Expert Evaluation) (AVA(EE) for Tuen Mun New Town (2014)'. An AVA (EE) is also conducted for the proposed private housing development at the site under Item B. Subject to the incorporation of the recommended mitigation measures, such as building separation and non-building areas, the

proposed housing developments are unlikely to impose significant air ventilation impact on the surrounding area.

- 6.3.28 The conceptual housing layouts of the five public housing sites in Tuen Mun Central generally follow the recommendations<sup>4</sup> in Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-152 (Sustainable Building Design Guidelines). HD advises that quantitative air ventilation assessments will be carried out at the detailed design stage to demonstrate that the wind performance of the future schemes is no worse off than the current scheme.
- 6.3.29 As for the private housing site (Item B) in Tuen Mun East, the AVA(EE) has recommended mitigation measures including provisions of setback area, NBAs as well as adoption of design principles in accordance with the PNAP APP-152. Subject to the incorporation of the recommended mitigation measures, the proposed development is unlikely to impose significant air ventilation impact on the surrounding areas.
- 6.3.30 The proposed housing developments are not Designated Project under the Environmental Impact Assessment Ordinance (EIAO). Nevertheless, the approach and methodology of the ecological assessment under the Study have followed that for normal EIA studies. According to the Study, mammals like Short-nosed Fruit Bat (短吻果蝠) and Pallas's Squirrel (赤腹松鼠) were found at the TTST site (Item A3). While these mammals are protected under Wild Animals Protection Ordinance (Cap.170), they are common and widely distributed in Hong Kong. In addition, the Study also indicates that no flora species of conservation importance were recorded in woodland of the site. The Study concluded that with the proper implementation of the recommended mitigation measures<sup>5</sup>, residual ecological impact arising from the proposed development is anticipated to be minor and acceptable.

#### Landscape and Visual Aspects

- 6.3.31 According to the Study, about 1,072 trees would be potentially affected by the public housing developments and their associated infrastructure. There are no Old and Valuable Trees (OVTs) identified within the proposed public housing sites and all potentially affected trees are of common species in Hong Kong with no specific conservation interests. While details of the proposed tree treatment (i.e. no. of trees to be felled, retained or transplanted) is subject to detailed design the proposed housing developments, landscape mitigation measures such as transplanting trees of high amenity value, compensatory planting in a ratio of not less than 1:1 in terms of numbers in accordance with Development Bureau Technical Circular (Works) (DEVB TCW) No. 7/2015 – Tree Preservation, and provision of 20% to 30%

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<sup>4</sup> The recommendations include building separation, building setback and site coverage of greenery to enhance the environmental sustainability of the living space and mitigate the heat island effect.

<sup>5</sup> Mitigation measures include buffer planting along the boundary of the sites to minimise the indirect impacts, such as noise and glare/lighting.

greening areas within the development sites are recommended by the Study. The submission and implementation of tree preservation and removal proposal would be carried out for the public housing sites. Tree treatment will be in accordance with relevant government Technical Circular.

- 6.3.32 VIA has been conducted in the Study. The VIA was conducted in accordance with the methodology set out in the Town Planning Board Guidelines No. 41 for Submission of VIA for Planning Applications to the Board (TPB-PG No. 41). As set out in the guidelines, in the highly developed context of Hong Kong, it is not practical to protect private views without stifling development opportunity and balancing other relevant consideration. In the interests of the public, it is far more important to protect public views, particularly those easily accessible and popular to the public or tourists.
- 6.3.33 The VIA has assessed the visual impact on the viewing points frequently visited by the public, including MacLehose Trail, Castle Peak Beach, promenade of Tuen Mun River Channel and Tuen Mun Town Centre (**Plans H-10a to H-10e**). The VIA concluded that the proposed developments would inevitably impose significant visual changes to the townscape due to blockage of open distance views from some viewpoints, loss of visual openness and degree of visual obstruction. Nonetheless, the visual composition of the proposed developments is not incompatible with the existing and planned urban context of Tuen Mun Central, which is predominately medium-to high-rise residential developments mixed with GIC uses. With implementation of proposed mitigation measures (such as creation of building separations, variations of building heights etc.), it is predicted that the overall visual impact of these housing sites would be moderately adverse.
- 6.3.34 As for item B, the visual appraisal concludes that the proposed development will inevitably lead to a reduction of visual openness to the immediate vicinity of the proposed development. The proposed NBAs (15m in width) within the site can help to increase the visual permeability of the proposed development. Given that the overall townscape at the locality has been transformed to a medium density area, the proposed housing development would not be visually incompatible in the transformed context, and significant visual impact due to the proposed rezoning is not anticipated.

#### Consultation Procedures

- 6.3.35 The established public consultation procedures for OZP amendments had been followed for the present case. TMDC and TMRC were consulted before RNTPC's consideration of the proposed amendments<sup>6</sup>. In the RNTPC meeting on 13.10.2017, Members noted that TMDC had raised strong objection to the proposed amendments. On the consideration that

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<sup>6</sup> The views and concerns raised by TMDC members as well as draft minutes of the meeting together with a letter submitted by the DC Chairman dated 12.9.2017 informing that two amended motions were passed in the TMDC meeting on 5.9.2017 and requesting the Board to consider TMDC's comments on the proposed amendments were incorporated into the RNTPC Paper No. 9/17 for the proposed amendments to the approved Tuen Mun OZP No. S/TM/33 for consideration of the Board Members.

TMDC would be consulted again after gazettal of the draft OZP and the Board could take into account TMDC's further views, if any, before making a decision on the OZP prior to its submission to the Chief Executive in Council for approval, Members in general considered it appropriate to publish the OZP for public inspection so as to collect views from the public on the proposed amendments (**Annex VI**).

- 6.3.36 The Tuen Mun OZP has gone through the statutory public consultation procedure under the Town Planning Ordinance (the Ordinance). The proposed amendments were incorporated into the draft OZP and published for exhibition for two months according to the provisions of the Ordinance. Members of the public had been given the opportunity to provide views on the amendments. All valid representers and commenters had been invited to the Board to present their views.
- 6.3.37 Upon gazettal of the draft Tuen Mun OZP No. S/TM/34, PlanD made a presentation on the proposed amendments to the Tuen Mun OZP at TMDC meeting on 7.11.2017. TMDC maintained their opposing stances and lodged representations to the OZP (**Annexes IV and VII**). Besides, villagers and local residents have also been consulted<sup>7</sup>.

*Specific Grounds Related to Individual Sites*

*Wu Shan Site (Item A1, Plan H-1a)*

- 6.3.38 The existing recreational facilities within Wu Shan Recreation Playground will not be affected by the proposed public housing development. According to the Study, about 372 existing trees within the site will be potentially affected. They are of common species in Hong Kong and there is no OVT or tree of specific conservation interests. Should tree felling be considered unavoidable, tree removal application and compensatory planting proposal will be submitted in accordance with DEVB TC(W) No. 7/2015. A compensatory planting proposal with implementation of compensatory tree planting in a ratio not less than 1:1 in terms of numbers will be carried out as far as practicable. Compensation would be further investigated in the subsequent Investigation, Design and Construction stage to mitigate the residual impact.

*Kau Hui Site (Item A2, Plan H-1b)*

- 6.3.39 The Government intends to provide a football pitch and related supporting facilities in the "O" site to the immediate north of the site. The proposed facility is one of the 25 sports and recreation facilities to be provided in Hong Kong announced in the Policy Address 2017. The Government will further explore opportunities to provide other recreational facilities in the vicinity.

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<sup>7</sup> PlanD, CEDD and HD had attended meetings with TMRC on 9.12.2017 and five local forums/meetings with residents organised by TMDC members after gazettal of the draft OZP.

*TTST Site (Item A3, Plan H-1c)*

- 6.3.40 The site is considered suitable for housing development as it is located near Tuen Mun town centre and is close to existing road and infrastructure. The site is entirely on GL. It is estimated under the Study that there are about 89 structures within the site (exact number affected subject to detailed survey). Given the location, avoiding such structures or acceding to the request of 'no removal and no clearance' will substantially affect the public housing production. If clearance of existing structures is unavoidable, the Government will offer ex-gratia allowances and/or rehousing arrangements to the eligible affected parties in accordance with prevailing policies. The Study has ascertained that domestic PR of 6 with a building height of 145mPD is technically feasible for the site.
- 6.3.41 For the concerns about ecological value of the site, paragraph 6.3.30 is relevant. Besides, Tai Lam Country Park is about 57m from the boundary of the site (**Plan H-2c**). The proposed development will not encroach onto the Tai Lam Country Park or affect the use of MacLehose Trail.
- 6.3.42 In response to the pressing demand for public housing, and with planning, infrastructure and environmental factors permitting, the Government will optimise the development potential of the land to increase the supply of public housing, taking into account the needs of existing and future residents. A preliminary geotechnical appraisal had been carried out to identify the man-made slopes and retaining walls which could affect or be affected by the proposed development with TTST site. The preliminary geotechnical appraisal also examined the potential natural terrain hazards for the proposed development. Further geotechnical assessment will be carried out at the detailed design stage to define the scope of necessary slope works and natural terrain hazard mitigation measures to be carried out under the project.
- 6.3.43 The power lines and pylons have been taken into account in the Study. The proposed housing blocks are located 36m outside the working corridor (**Plan H-5c**). The development shall be designed such that cables will provide a minimum 6.7m vertical ground clearance as required. EMSD has no adverse comment on the proposed housing development.

*Hang Fu Site (Item A4, Plan H-1d)*

- 6.3.44 On the concerns about blockage of sunlight, in any event, the proposed development has to comply with the Building (Planning) Regulations (B(P)R) which comprise regulatory requirements in ensuring provision of natural lighting and ventilation. Building separation and penetration of sunlight would be governed by the Buildings Ordinance. It should also be noted that there is no requirement for number of hours of sunshine set out in the HKPSG.
- 6.3.45 HD will work out detailed building layout and design of the proposed housing developments at detailed design stage with a view to minimising



potential impacts of the proposed public housing development on the existing residential developments in the vicinity to minimise impacts including overlooking, potential noise and air impacts and air ventilation.

- 6.3.46 The site is a vacant GL and is not designated for any GIC use. The suggestion of providing various GIC facilities at the site is addressed in paragraph 6.3.19.

*Item B Site (Plan H-1f)*

- 6.3.47 Regarding the reasons for rezoning the site from “GB” to “R(B)20” for residential use, paragraphs 6.3.2, 6.3.3 and 6.3.7 are relevant. The proposed PR of 4 for the site is in line with the development intensity for the adjoining “R(B)14” and “R(B)15” zones. An indicative scheme layout has been prepared to demonstrate that the site can accommodate the proposed PR. Relevant Government departments had been consulted and confirmed that there is no insurmountable technical problem on traffic, sewerage, drainage and water supply aspects for the proposed housing development at the site.

- 6.3.48 The Landscape Appraisal conducted for rezoning of the site has acknowledged the landscape character of the site will be changed from rural fringe character to urban residential landscape resulting in significant adverse landscape impact due to the proposed development. According to the Landscape Appraisal<sup>8</sup>, the site is dominated by common tree species and there are no OVTs within the site. On the other hand, new landscape resources (such as landscape amenity space with tree planting, and slope greening treatment) would be required for holistic incorporation into the future design of the development. If tree felling is considered necessary, the developer will be required to carry out tree survey and shall take and implement appropriate mitigation measures and compensatory proposal in accordance with the prevailing guidelines and tree preservation mechanism. With possible landscape mitigation/ design measures, the resulting landscape impact can be relatively reduced.

- 6.3.49 The concern about the traffic impact on Tuen Mun East road network arising from the proposed housing development are addressed in paragraphs 6.3.11 above.

*Item D1 (Plan H-1g)*

- 6.3.50 The amendment is technical in nature to reflect the approval of planning application.

*Items F1 to F4 (Plan H-1f)*

- 6.3.51 The amendments are technical in nature to rationalise the zoning boundary.

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<sup>8</sup> According to the tree survey conducted for Item B, about 396 trees will be potentially affected by the proposed development.

*Items A6, D2, E and F5 (Plans H-1a, H-1c, H-1e, H-1f and H-1h)*

6.3.52 The amendments are technical in nature to reflect the approval of planning application, the current main land uses, or to rationalise the zoning boundary.

***Other Representations***

6.3.53 The supporting views of **R120** to Item C are noted. Regarding opening the facilities at Item C site for public use as suggested by **R120**, the Education Bureau (EDB) advises that the suggestion will be conveyed to the future operator to decide whether and if so which facilities to be opened up for public use in accordance with its operational needs. As for their concerns about Hang Fu Site and Item B, paragraphs 6.3.44 to 6.3.49 are relevant.

6.3.54 The supporting views to Wu Shan site and Kau Hui site as well as objection to Kau Hui site and Wu Shan site without specific grounds as indicated in paragraph 4.2.40 are noted.

***Responses to Proposals from Representers***

*Retain the Representation Sites as “GB”, “G/IC” and “O” zones*

6.3.55 The six representation sites, including TTST site, for residential development are located at the urban fringe or within the developed area of Tuen Mun New Town. They are in a neighbourhood comprising mainly residential, open space and GIC developments and the sites are suitable for residential development. Technical assessments have been conducted and it is confirmed that there are no insurmountable technical problems in developing the sites for housing development. The provision of GIC facilities and open space are generally sufficient with shortfall in individual facilities as discussed in paragraph 6.3.19 above. As for the “GB” zone, paragraph 6.3.3 set out the criteria of Government’s “GB” zone review.

*To rezone Wu Shan Site to “G/IC” or commercial use; or to rezone Hang Fu site to “GB”*

6.3.56 In view of the pressing demand for public housing, the sites are proposed for public housing development. For Hang Fu site, since it is located at the developed area in Tuen Mun New Town, it does not possess the character of “GB” zone.

*To rezone TTST Site to “R(B)” or for low density residential development*

6.3.57 The six representation sites, including TTST site for residential development are located at the urban fringe or within the developed area of Tuen Mun New Town. They are in a neighbourhood comprising mainly residential, open space and GIC developments and the sites are suitable for residential development. Technical assessments have been conducted and it is confirmed that there are no insurmountable technical problems in developing

the sites for housing development. A maximum building height of 145mPD is considered acceptable.

#### 6.4 **Responses to Grounds and Views of Comments**

- 6.4.1 To address the concerns as raised by the users of YCH and their family members, and the commenters on representations, various options in respect of the proposed development scheme for Pui Oi site had been explored. Having considered that the YCH is still in good condition, and the potential impact on users and their families resulting from the relocation, YCH will be retained in-situ and excluded from the development boundary of the proposed public housing development. No zoning amendment is required in this regard as ‘social welfare facility’ use is always permitted within the subject “R(A)26” zone. Regarding the potential nuisances and inconvenience to YCH during construction of the proposed public housing development, relevant departments will continue the dialogues with Fu Hong Society and YCH users and families with a view to minimising the impacts to the YCH as far as possible.
- 6.4.2 On the concerns about the Kiln, the boundary of Pui Oi site was formulated based on the findings of the Study, and the proposed public housing development at Pui Oi site is outside the grading boundary of the Kiln (**Plan H-2e**). The proposed housing site boundary has taken into account the setting of the Kiln, including the quiet and landscaped environment presently around the Kiln. Local trees and the natural landscape surrounding the Kiln will not be affected and continue to act as a buffer to the Kiln. The Government will follow Development Bureau Technical Circular (Works) No. 6/2009 ‘Heritage Impact Assessment (‘HIA’) Mechanism for Capital Works Projects’, established procedures and requirements for assessing heritage impact arising from the implementation of the proposed housing development. According to paragraph 9 of the Circular, the project proponent will consult AMO on whether a HIA will be required during the preparation of Technical Feasibility Statement.
- 6.4.3 Other grounds of comments are largely similar to those raised in the representations. The responses to the representations in paragraphs 6.3.2 to 6.3.52 above are relevant. The major grounds of comments and responses are at **Annex Vb**.

### 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 Transport and Housing;
  - (c) Secretary for Food and Health;
  - (d) Secretary for Education;
  - (e) Commissioner for Heritage’s Office, Development Bureau;

- (f) District Lands Officer/Tuen Mun, Lands Department ;
- (g) Director of Housing;
- (h) Chief Engineer/West Development Office, Civil Engineering and Development Department;
- (i) Director of Environment Protection;
- (j) Commissioner for Transport;
- (k) Director of Leisure and Cultural Services;
- (l) Director of Health;
- (m) Chief Building Surveyor/New Territories West, Buildings Department;
- (n) Director of Agriculture, Fisheries and Conservation;
- (o) Chief Highway Engineer/New Territories West, Highways Department;
- (p) Head of Geotechnical Engineering Office, Civil Engineering and Development Department;
- (q) Chief Engineer/Railway Development, Railway Development Office, Highways Department;
- (r) Director Electrical and Mechanical Services;
- (s) Director of Social Welfare;
- (t) Director of Food and Environmental Hygiene;
- (u) Director of Fire Services;
- (v) Antiquities and Monuments Office, Leisure and Cultural Services Department;
- (w) District Officer (Tuen Mun), Home Affairs Department; and
- (x) 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) Principle Project Coordinator/Housing Projects, Civil Engineering and Development Department;
- (c) Chief Architect/Central Management Division 2, Architectural Services Department;
- (d) Chief Engineer/Mainland North, Drainage Services Department;
- (e) Chief Engineer/Construction, Water Supplies Department;
- (f) Director-General of Civil Aviation; and
- (g) Government Property Administrator

## **8. PLANNING DEPARTMENT'S VIEWS**

- 8.1 The supportive views of **R1 to R69, R71 to R100, R101 (part) to R121 (part) and R1897**, views provided in **R4373 and R4374** and no comments provided in **R4379 to R4404** are noted.
- 8.2 Based on the assessments in paragraph 6 above, PlanD does not support R101 (part) to R121 (part), R122 to R921, R923 to R1896, R1898 to R4372, R4375 to R4378, R4405 to R4409 and R4412 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 approach to increase land supply, which includes the rezoning of “GB” and “G/IC” sites. The representation

sites are considered suitable for residential developments to meet the pressing housing needs in the short to medium terms. The proposed developments are compatible with the surrounding environment. Relevant technical assessments covering traffic, transport, environmental, ecological, landscape, visual and air ventilation and geotechnical aspects have been conducted and it is confirmed no insurmountable technical problems in developing the representation site(s) for housing developments;

- (b) the development intensity and BH of the proposed housing developments are considered appropriate and technical feasibility has been ascertained. It is considered appropriate to rezone the sites for residential use to meet the pressing housing demand;
- (c) to minimise potential impacts of the housing developments on the surrounding area/developments, mitigation measures will be worked out at the detailed design/implementation stages;
- (d) 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 HKPSG. The provision of hospital beds/clinics/schools/sports centres will be monitored by the relevant Government bureaux/ departments;
- (e) suitable supporting facilities for residents, including recreation, open space, community, social welfare, education and retail facilities will be provided in the proposed housing developments;
- (f) the traffic impact assessment concludes that road network in the area will be able to cope with the future traffic demand. With the proposed traffic arrangement and junction improvement works and mitigation measures, the proposed housing development will not pose unacceptable traffic impact on the nearby road network;
- (g) regarding the public transport facilities/ services, TD will closely monitor the construction progress and completion dates of the five proposed public housing developments and consider increasing appropriate public transport services. Parking facilities in the public housing developments will be provided by HD;
- (h) the Study has confirmed that the proposed public housing developments would not be subject to unacceptable environmental impacts. A further environmental review, including the assessment of traffic and rail noise, will be carried out at the detailed design stage based on the latest development proposals for EPD's agreement
- (i) adverse impacts on nearby residents and school, especially noise and air impact, during the construction phase could be mitigated by implementation of appropriate pollution control measures and good site practices in accordance with the Noise Control Ordinance and Air Pollution Control Ordinance. Relevant mitigation measures, if required, would be considered and recommended at the detailed design stage of the project ;

- (j) ecological field survey has indicated that the representation sites do not have high ecological value. The Study has confirmed that the proposed housing developments at the representation sites would not create unacceptable ecological impact;
- (k) preliminary tree survey has been conducted and there is no rare tree species or Old and Valuable Trees identified within the representation sites. The submission and implementation of tree preservation and removal proposal would be carried out for the public housing sites. Tree Treatment will be in accordance with relevant government Technical Circulars;
- (l) according to the Visual Impact Assessment and the Air Ventilation Assessment, the proposed 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 minimise the impacts;
- (m) the statutory and administrative procedures in consulting the public on the zoning amendments have been duly followed. The views received are duly considered and responded to by the concerned Government bureaux/ departments in the process. The exhibition of the OZP 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. Relevant information on the technical feasibility of the representation sites has been made available in the public consultation;
- (n) The Government will follow the established procedures in consulting those affected stakeholders of the TTST site and offer ex-gratia allowance and/or rehousing arrangements to the eligible affected parties of the structures that need to be cleared for the proposed public housing development in accordance with the prevailing policies;

Item B site

- (o) the proposed PR of 4 is compatible with the development intensity for the adjoining "R(B)14" and "R(B)15" zones. Relevant Government departments had been consulted on the technical feasibility including traffic, air ventilation and visual and confirmed that there is no insurmountable technical problem for the proposed housing development at the site. New landscape resources or compensatory proposals would be required for incorporation into the future design of the development in accordance with the prevailing guidelines and tree preservation mechanism; and

Items A6, D1, D2, E, F1 to F5

- (p) the amendments of Items A6, D1, D2, E, F1 to F5 are technical in nature to reflect the approval of planning applications, the current main land uses, or to rationalise the zoning boundary.

## 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

<b>Annex I</b>	Draft Tuen Mun OZP No. S/TM/34 (reduced size)
<b>Annex II</b>	Schedule of Amendments to the Approved Tuen Mun OZP No. S/TM/33
<b>Annex IIIa</b>	List of Representers in respect of the Draft Tuen Mun OZP No. S/TM/34
<b>Annex IIIb</b>	List of Commenters in respect of the Draft Tuen Mun OZP No. S/TM/34
<b>Annex IV</b>	DVD-ROM containing Submission of Representers and Commenters (for Members Only)
<b>Annex Va</b>	Summary of Representations and Government Departments' Responses
<b>Annex Vb</b>	Summary of Comments on Representations and Government Departments' Responses
<b>Annex VI</b>	Extract of the Minutes of Meeting of Rural and New Town Planning Committee of the Town Planning Board held on 13.10.2017
<b>Annex VII</b>	Extract of the Minutes of Meeting of Tuen Mun District Council held on 7.11.2017
<b>Annex VIII</b>	Letter from Tuen Mun District Council in respect of Relocation of Yau Chong Home dated 6.3.2018
<b>Annex IX</b>	Letter from Dragon Kiln Concern Group with 1,925 signatures dated 20.3.2018 to Tuen Mun District Office in respect of the Kiln
<b>Annex X</b>	Provision of Open Space and Major GIC Facilities in Tuen Mun Outline Zoning Plan
<b>Annex XI</b>	Provision of Open Space and Major GIC Facilities in the Tuen Mun District
<b>Plan H-1a to H-1h</b>	Location plans of the representation sites

<b>Plans H-2a to H-2h</b>	Site plans of the representation sites
<b>Plans H-3a to H-3h</b>	Aerial photos
<b>Plans H-4a1 to H-4h1</b>	Site photos
<b>Plans H-5a to H-5f</b>	Conceptual layout for proposed housing development at Items A1 to A5 and Item B
<b>Plans H-6a to H-6b</b>	Representers' proposed alternative sites in Tuen Mun
<b>Plan H-7</b>	Vacant government sites available for application for temporary greening or Government/ Institution/ Community Uses in Tuen Mun Outline Zoning Plan area
<b>Plan H-8</b>	Proposed major road infrastructure and West Rail Tuen Mun South Extension
<b>Plans H-9a to H-9g</b>	Proposed traffic improvement measures and arrangement
<b>Plans H-10a to H-10f</b>	Photomontages of proposed housing development at Items A1 to A5 and Item B

**PLANNING DEPARTMENT  
AUGUST 2018**