

**DRAFT TONG YAN SAN TSUEN
OUTLINE ZONING PLAN NO. S/YL-TYST/11**

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

1. Introduction

- 1.1 On 29.9.2017, the draft Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/11 (the Plan) 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 Plan is at **Annex I**. The amendments mainly involve rezoning of a piece of land to the west of Long Tin Road and to the north of the Tong Yan San Tsuen Interchange from “Open Space” (“O”), “Residential (Group B) 1” (“R(B)1”) and area shown as ‘Road’ to “Residential (Group A) 1” (“R(A)1”) (Item A1) and a piece of land to the south of Tan Kwai Tsuen South Fresh Water Service Reservoir from “Green Belt” (“GB”) and “Government, Institution or Community” (“G/IC”) to “R(A)2” (Item B) to facilitate the proposed public housing developments; and to rezone a piece of land at Sha Tseng Road and two pieces of land to the south of Park Villa from “G/IC” to “R(B)1” (Items C and D respectively) to reflect the decision on two s.12A applications.
- 1.2 During the two-month public exhibition period of the draft OZP, a total of 203 representations were received. On 12.1.2018, the representations were published for 3 weeks for public comments and 292 comments on the representations (comments) were received.
- 1.3 The gist of representations and comments is at **Annex II**. The locations of the representation sites are shown on **Plan P-1**.

2. The Representations and Comments

- 2.1 In gist, amongst the 203 representations, 22 representations are supportive in nature but oppose the use of the rezoning sites for public housing development only. The other 6 provide comments while the remaining 175 representations are adverse representations.

Supportive Representations but Oppose the Use of the Rezoning Sites for Public Housing Development Only

- 2.2 There are 22 representations (**R1 to R4** and **R11 to R28**) from individuals supporting Items A1, A2 and B (**R4** only supports Items A1 and B). The reason for support mainly

is efficient use of land resources through rezoning for higher development density. However, they at the same time also oppose using the sites exclusively for public housing purpose.

Representations providing Views

- 2.3 There are 6 representations (**R5** submitted by MTR Corporation Limited and **R6 to R10** submitted by individuals) providing views on Items A1, A2 and B, of which **R5** only provides views on Item A1. The views mainly include potential noise impact from Light Rail to the proposed public housing development in Item A1 (**R5**), and the needs of private housing development (**R6 to R10**).

Adverse Representations

- 2.4 There are 175 adverse representations submitted by Heung Yee Kok (**R125**), Yuen Long District Council (YLDC) (**R126**), the Conservancy Association (**R128**), a concern group named 丹桂村坑尾寮屋關注組 (**R129**), the Hong Kong and China Gas Company Limited (HKCG) (**R203**) and individuals.
- 2.5 Among them, 2 (**R126** and **R127**) oppose all amendment items for reasons of adversely affecting the natural environment, insufficient transportation facilities, public open space and Government, institution and community facilities, and excessive building height of the proposed public housing development which would breach the ridgeline.
- 2.6 The remaining 173 adverse representations (119 submitted in/with standard letters) all object to Item B; and 97 (**R29 to R125**) of them also object to Item A1 and/or A2 and 1 of them (**R203**) provides views on Item A1 that risk assessment should be conducted. The opposing views include designation of the sites exclusively for public housing; adverse traffic impact, landscape, ecological and environmental impacts; insufficient facilities; setting undesirable precedent; under-estimating impacts on woodland; not taking great efforts in exploring alternatives to avoid and minimize both ecological and social impacts on “Green Belt” (“GB”) zone; the site not suitable for high-rise residential developments for geological reason; resumption of land and/or clearance of existing domestic structures and graves; insufficient public consultation; suspicion of disposal of land for private housing development; and proposed development in conflict with an existing high pressure gas pipeline near Tan Kwai Tsuen. The proposals put forward by the representers include to cancel Item B, to abandon the clearance of Tan Kwai Tsuen, to consider alternative sites/ to prioritise developing vacant or brownfield sites, to efficiently use land resources, to establish a reasonable diversity in use types, to allow private housing, and to improve the transport facilities in the Yuen Long area.

Comments

- 2.7 A total of 292 comments are received which mainly express similar views to the adverse representations. The comments are submitted by 丹桂村坑尾寮屋關注組 (**C10**), the

Conservancy Association (**C255**), Land Justice League (**C256**) and individuals. 270 comments support **R129** (by 丹桂村坑尾寮屋關注組). The major comments are summarized as follows:

- (a) **C10** (丹桂村坑尾寮屋關注組) opposes **R1 to R4** and **R6 to R124** mainly on the grounds that there are already many private residential developments in Tin Shui Wai, Yuen Long, Tuen Mun and Hung Shui Kiu area; there are still many brownfield sites available for development; and private residential development will cause adverse traffic impact. **C10** also supports **R126 and R129 to R202** mainly on the grounds of lack of public consultation; priority of developing brownfield sites; and adverse traffic impact.
- (b) **C255** (the Conservancy Association) opposes **R1 to R4** and **R6 to R124** mainly on the grounds that these representations fail to take account of the fact that even though private housing is required to meet so-called public demand, alternative sites can be further explored; and brownfield sites are available adjacent to the proposed development site in Item B.
- (c) **C256** (Land Justice League) opposes **R6** and objects to building of luxurious private housing in Tan Kwai Tsuen and supports **R129** (丹桂村坑尾寮屋關注組) that the commenter agree with the views of the villagers.
- (d) 243 comments (**C11 to C253**) submitted by individuals support **R129** (丹桂村坑尾寮屋關注組), mainly on the grounds of insufficient public consultation; adverse landscape, ecological, environmental and traffic impacts; retaining the site as “GB” zone; consideration of alternative sites/ priority of developing vacant or brownfield sites; abandoning the clearance of Tan Kwai Tuen; resumption of land and/or clearance of existing structures and graves.
- (e) 16 comments (**C277 to C292**) submitted by individuals support **R126** (YLDC), **R128** (the Conservancy Association) and **R129** (丹桂村坑尾寮屋關注組) on similar grounds as stated in paragraph 2.7(d) above.
- (f) 9 comments (**C1 to C9**) submitted by individuals support **R126** (YLDC) and **R129 to R165** mainly on the grounds of avoiding clearance of Tan Kwai Tuen; consideration of alternative sites/ priority of developing vacant or brownfield sites; and retaining “GB” zones, as well as oppose **R1 to R124** mainly on the grounds of objection to rezoning of “GB” zone and building of private housing.
- (g) 20 comments (**C257 to C276**) submitted by individuals support **R126** (YLDC) mainly on traffic and environmental grounds.
- (h) **C254** submitted by individual has not indicated the related representations. The commenter opposes the proposed rezonings mainly on the grounds of insufficient

social welfare services and recreational and community facilities, as well as priority of freeing up brownfield sites for redevelopment.

3. Arrangement for Consideration of Representations and Comments

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

4. Decision Sought

The Board is invited to consider whether to appoint a RHC for consideration of the representations and comments, and whether the representations and comments should be considered in the manner as proposed in paragraph 3 above.

5. Attachments

- Annex I** Schedule of Amendments to the Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/10
- Annex II** List of the Representations and Comments in respect of the Draft Tong Yan San Tsuen OZP No. S/YL-TYST/11
Attachment A: List of Representers

Attachment B: List of Commenters

Plan P-1

Location of Representations Sites

**PLANNING DEPARTMENT
MARCH 2018**