

**Minutes of the First Meeting of Town Planning and Development Committee**  
**under the Seventh Term Yuen Long District Council in 2024**  
**Hong Kong Special Administrative Region**

Date: 8 February 2024 (Thursday)  
Time: 2:30 p.m. to 5:25 p.m.  
Venue: Conference Room, Yuen Long District Council, 13/F., Yuen Long Government Offices,  
2 Kiu Lok Square, Yuen Long

**Present**

Chairman : Mr TANG Ho-nin, MH  
Vice Chairman : Mr LI Kai-lap, Riben  
Members : Mr MAN Yick-yeung  
Mr MAN Luk-sing, MH  
Mr MAN Ka-ho, Donald, JP  
Mr WONG Hiu-shan  
Mr SZE TO Chun-hin  
Mr YU Chung-leung  
Mr LUI Kin, MH  
Mr SHUM Ho-kit, BBS, JP  
Ms LI Ching-yee  
Mr LAM Chung-yin  
Mr LAM Wai-ming  
Mr LAM Tim-fook  
Ms LAM Wai-ming  
Mr SEI Chun-hing  
Mr CHUI Kwan-siu  
Mr TSUI Wai-ngoi  
Ms YUEN Man-yee, MH  
Mr CHEUNG Wai-sum  
Mr LEUNG Ming-kin  
Mr LEUNG Yip-pang  
Mr CHONG Kin-shing, MH, JP  
Mr KWOK Wing-cheong  
Mr CHAN Ka-fai  
Ms CHAN Yin-kwan, Yankie  
Mr CHAM Ka-hung, Daniel, BBS, MH, JP  
Mr TONG Tak-chun  
Mr CHING Chan-ming  
Mr FUNG Chun-wing  
Mr WONG Yuen-tai, MH  
Mr WONG Siu-chung  
Mr WONG Wing-ho, Allan  
Ms LAU Kwai-yung  
Mr TANG Che-keung, MH  
Mr TANG Sin-hang  
Mr TANG Yung-yiu, Ronnie  
Mr TAM Tak-hoi  
Mr SO Yuen

Secretary:	Miss WONG Cheuk-ying, Cherry	Executive Officer I (District Council), Yuen Long District Office
<b><u>In Attendance</u></b>		
	Mr YIU Kwok-wai, MH Ms CHUI Po-ling, Polly Mr TO Kai-cho, Joe	Senior Liaison Officer (2), Yuen Long District Office Engineer/16 (West), Civil Engineering and Development Department
	Mr TSUI Yat-him, Henry	Engineer/New Territories West (Distribution 5), Water Supplies Department
	Mr HO Ho-yuan Ms KOU Yee-fung, Kit	Engineer/Planning 6, Water Supplies Department Professional Secretary (District Lands Office, Yuen Long), Lands Department
	Mr MAK Weng-yip, Alexander	Senior Town Planner/Tuen Mun 2, Planning Department
<b><u>Items I to III</u></b>		
	Ms YONG Pui-wan, Pecvin	Deputy Director, Northern Metropolis Co-ordination Office, Development Bureau
	Mr CHUNG Ting-hao, Eric	Head, Planning & Development Team (1) (Acting), Northern Metropolis Co-ordination Office, Development Bureau
	Mr WONG Hin-chi, Heinz	Engineer (Northern Metropolis) 1, Development Bureau
	Mr CHEUNG Ka-leung, Tony	Project Manager, North Development Office, Civil Engineering and Development Department
	Mr WONG Chung-pong, Gavin	Chief Engineer/N4, Civil Engineering and Development Department
	Mr CHAN Chi-yam	Senior Engineer/8(N), Civil Engineering and Development Department
	Mr NG Kim-wai	District Planning Officer/Fanling, Sheung Shui & Yuen Long East, Planning Department
	Mr CHIU Pak-him, Kimson	Senior Town Planner/Yuen Long East 1, Planning Department
	Ms CHAN Kei-yee, Karen	Town Planner/Yuen Long East 2, Planning Department
	Mr CHEUNG Ho-wing, Louis	Town Planner/Fanling, Sheung Shui 7, Planning Department
	Mr CHEN Kin-tung, Tommy	Chief Estate Surveyor (Acquisition Section), Lands Department
	Mr YIM Wai-hung, Vincent	Principal Land Executive/Yuen Long Projects (Acquisition Section), Lands Department
	Dr KUO Sui-ling, Evelyne	Senior Conservation Officer (Technical Services) (Acting), Agriculture, Fisheries and Conservation Department
	Ms CHENG Yee-yan, Scarlet	Conservation Officer (Wetland) 2, Agriculture, Fisheries and Conservation Department
	Dr SIU Ho-lim, William	Fisheries Officer (Technical Services) 5, Agriculture, Fisheries and Conservation Department
<b><u>Items IV &amp; V</u></b>		
	Mr AU Hei-fan, Raymond	District Planning Officer/Tuen Mun & Yuen Long West, Planning Department
	Mr WU Yiu-chung, Tony	Senior Town Planner/New Territories Headquarters 2, Planning Department

Mr MOK Pang-ching, Peter	Project Team Leader/Housing, Housing Projects 1 Unit, Civil Engineering and Development Department
Miss CHIU Wing-ki, Kenny	Senior Engineer/5, Housing Projects 1 Unit, Civil Engineering and Development Department,
Mr HUI Dan, Jimmy	Engineer/2, Housing Projects 1 Unit, Civil Engineering and Development Department
Ms NG Ching-mui, Mabel	Senior Architect/T301, Housing Department
Ms CHENG Chung-yi, Bess	Senior Planning Officer/1, Housing Department
Ms FUNG Chung-yan, Joey	Architect/2, Housing Department
Mr WONG Pak-ho, Matthew	Planning Officer/27, Housing Department
Mr CHEUNG Yik-shun, Wilson	Civil Engineer/25, Housing Department
Mr Igor HO	Project Director, AECOM Asia Company Limited
Mr CHOI Tat-cheong (transliteration)	Deputy Project Director, AECOM Asia Company Limited

#### **Item VI**

Mr AU Hei-fan, Raymond	District Planning Officer/Tuen Mun & Yuen Long West, Planning Department
Mr CHIU Chi-yeung, Eric	Senior Town Planner/Yuen Long West 2, Planning Department
Ms KWOK Man-heng, Jessie	Town Planner/Tuen Mun 3, Planning Department
Mr NG Kwok-suen, Carl	Senior Engineer/10 (West), Civil Engineering and Development Department
Mr CHOY Chi-wai, Ray	Engineer/24 (West), Civil Engineering and Development Department
Mr LAW Kin-wah (transliteration)	Deputy Project Manager, AECOM Asia Company Limited
Mr WONG Yiu-sing (transliteration)	Principal Engineer, AECOM Asia Company Limited
Ms KWOK Ching-man (transliteration)	Project Engineer, AECOM Asia Company Limited

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#### **Opening Remarks**

The Chairman welcomed Members and departmental representatives to the first meeting of the Town Planning and Development Committee (“TPDC”) of the Yuen Long District Council (“YLDC”) in 2024.

#### **Discussion Items**

- Item I: Development of San Tin Technopole Phase 1 works – Site Formation and Engineering Infrastructure (TPDC Paper No. 1/2024)**
- Item II: Proposed Draft San Tin Technopole Outline Zoning Plan No. S/STT/C (TPDC Paper No. 2/2024)**
- Item III: Proposed Amendments to the Approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12 and the Approved Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/6 (TPDC Paper No. 3/2024)**

2. The Chairman said that there would be a combined discussion of Items I to III since they were related to the San Tin Technopole (“STT”). He referred Members to Paper Nos. 1 to 3 and welcomed the following representatives to the meeting:

Development Bureau (“DEVB”):

Deputy Director, Northern Metropolis Co-ordination Office  
Head, Planning & Development Team (1) (Acting),  
Northern Metropolis Co-ordination Office  
Engineer (Northern Metropolis) 1

Ms Pecvin YONG

Mr Eric CHUNG

Mr Heinz WONG

Civil Engineering and Development Department  
 (“CEDD”):

Project Manager, North Development Office  
Chief Engineer/N4  
Senior Engineer/8(N)

Mr Tony CHEUNG

Mr Gavin WONG

Mr CHAN Chi-yam

Planning Department (“PlanD”):

District Planning Officer/Fanling, Sheung Shui &  
Yuen Long East  
Senior Town Planner/Yuen Long East 1  
Town Planner/Yuen Long East 2  
Town Planner/Fanling, Sheung Shui 7

Mr NG Kim-wai

Mr Kimson CHIU

Ms Karen CHAN

Mr Louis CHEUNG

Lands Department (“LandsD”):

Chief Estate Surveyor (Acquisition Section)  
Principal Land Executive/Yuen Long Projects  
(Acquisition Section)

Mr Tommy CHEN

Mr Vincent YIM

Agriculture, Fisheries and Conservation Department  
 (“AFCD”):

Senior Conservation Officer (Technical Services) (Acting)  
Conservation Officer (Wetland) 2  
Fisheries Officer (Technical Services) 5

Dr Evelyne KUO

Ms Scarlet CHENG

Dr William SIU

3. Mr MAN Luk-sing declared his role as Chairman of the San Tin Rural Committee (“STRC”) as well as his ownership of land in San Tin. Mr WONG Yuen-tai also declared his engagement in agriculture as well as his ownership of land in San Tin. Mr Donald MAN also declared his status as a village representative in San Tin as well as his ownership of land in San Tin.

4. Members’ views and enquiries on the items were summarised as follows:

- (1) Attracting incoming talent was identified as a critical factor in the development of the STT. Queries were raised regarding the “talent apartment”, including its size and unit mix, whether its number was sufficient to accommodate the required talent, and its compatibility with the Top Talent Pass Scheme (“TTPS”);
- (2) A query was raised regarding the types of educational facilities planned for the development area, such as international schools and the university town;
- (3) Proposals were put forth to enhance the existing land resumption compensation mechanism. Given the volatility in housing prices, it was recommended that the Government calculate

land resumption compensation based on the highest transaction price per square foot achieved during the period between the announcement of the land resumption plan and the gazetting of the land resumption notice. Furthermore, it was proposed that the Government should initiate land searches in parallel with the announcement of the land resumption plan, with the aim of reducing the time taken to process land resumption compensation. A question was also raised with regard to the tiers of land resumption compensation under the aforesaid mechanism;

- (4) It was hoped that the Government would maintain communication with the STRC during the construction phase of the STT;
- (5) Queries were raised regarding the reason for excluding fishponds in the Sam Po Shue area from the site formation works, as well as the Government's decision to divide the adjoining fishpond wetlands into seven sections for an environmental impact assessment. Furthermore, Members suggested to develop recreational fishing in the Sam Po Shue Wetland Conservation Park ("WCP");
- (6) The absence of notes or explanatory statements within the three draft Outline Zoning Plans ("OZPs") referred to in the papers made it challenging to ascertain the plot ratios for the majority of the sites in question. In addition, more stringent height restrictions around the Sam Po Shue WCP were proposed by Members to safeguard the wetland environment;
- (7) A concern was raised regarding the ancillary transport facilities in the development area. As San Tin Highway might not be able to cope with the anticipated increase in traffic flow resulting from the STT development project, it was proposed that a new highway or tunnel be provided to enhance accessibility to urban areas. Furthermore, an enquiry was made about the schedule for the Northern Metropolis Highway ("NMH") project;
- (8) A query was raised regarding the possibility of linking the STT to the innovation and technology ("I&T") zone in Futian;
- (9) The proposed building developments around several villages as part of the STT development project had prompted concerns regarding a potential wall effect. Furthermore, the elevation of these new buildings above the existing villages could make these villages more prone to flooding in the future. Therefore, it was suggested that the existing village sewerage systems be enhanced and connected to the sewerage facilities within the New Development Area ("NDA");
- (10) A query was raised regarding the Government's plan to construct "warehouse buildings" to address the shortage of land. Additionally, there was an enquiry about the construction model planned for the proposed Multi-storey Buildings ("MSBs") for Modern Industries under the project;
- (11) It was hoped that a concrete schedule for the STT development project would be released as early as possible, allowing affected operators and residents to make early preparations. Members also pointed out that the current arrangement for environmental groups to manage fishponds and wetlands was unfair to fish farmers, and thus it was proposed that the fish farmers be permitted to resume cultivating fish in the original fishponds and assist with the management of the wetlands within the Sam Po Shue WCP after completion of the project;
- (12) It was hoped that the Government would make proper planning for cycle tracks within the NDA;

- (13) There were queries about the dimensions of the wetlands in the Sam Po Shue WCP, the flight paths of migratory birds, and the wetland compensation measures to be taken during the STT construction. There was also a query regarding whether the flight paths of birds would impact the Wo Sang Wai and Tai Sang Wai areas;
- (14) A query was raised regarding the Government's plans to deal with the mobile cabin hospitals in the NDA;
- (15) There was a query concerning whether the Government had plans to accelerate the resumption of land in Ngau Tam Mei;
- (16) Since Mai Po Nature Reserve located to the west of Sam Po Shue WCP, and there was a conservation area to the east of Lok Ma Chau Station, it was proposed that the two sites be merged and jointly developed with the Sam Po Shue WCP; and
- (17) As some of the land within the Sam Po Shue WCP was Tso/Tong land, it was forecasted that Tsos/Tongs in the New Territories would cease to exist if the Government resumed the land there.

5. A consolidated reply provided by Ms Pecvin YONG of the DEVB was as follows:

- (1) The unit number of "talent apartment" was only a provisional estimate at the stage of preliminary planning. The exact number, size and type mix for the apartments in question could only be finalised once the relevant studies had been completed by the Innovation, Technology and Industry Bureau. Furthermore, a significant number of residential units designed for those employed in the STT would be available in the areas of the southern STT, Kwu Tung North and Ngau Tam Mei. With regard to the TTPS, it applied to all eligible individuals permitted to work in Hong Kong, including those employed in the STT;
- (2) In accordance with the Northern Metropolis Action Agenda, which was unveiled by the Government in October of 2023, land would be reserved in the Northern Metropolis for the development of the "Northern Metropolis University Town" and international schools;
- (3) The DEVB had been in consistent communication with the STRC regarding matters pertinent to the STT development project. On 1 February 2024, the DEVB briefed the STRC on the proposed OZPs for the project and the planned scope of works for the first phase of the project, and solicited opinions from its members. The DEVB would maintain communication with the STRC and other stakeholders following the commencement of the construction process;
- (4) The STT could create a synergistic effect with the I&T zone of Shenzhen. The HKSAR Government rendered its full support for the Development Plan for Shenzhen Park of Hetao Shenzhen-Hong Kong Science and Technology Innovation Co-operation Zone, which was promulgated by the State Council in August 2023. Concurrently, the HKSAR Government would work with the Shenzhen Municipal Government to foster the synergistic development of the Shenzhen Park and Hong Kong Park. The spatial planning of the STT would be aligned with the development positioning of the co-operation zone;
- (5) Upon commissioning of the NMH, a more convenient travel option for a multitude of areas within the Northern Metropolis would be provided;
- (6) When determining the permissible height of buildings across different land use zones, the

PlanD would assess the prospective impact of new buildings on existing villages. In general, land use zones in close proximity to existing villages would be subject to a lower building height restriction;

- (7) A 16-hectare logistics site in the STT development project had been reserved for the construction of MSBs intended to accommodate some of the affected brownfield operators. The DEVB might consider disposing of the site by open tender with reference to the experience of developing similar sites in Yuen Long InnoPark and the Hung Shui Kiu/Ha Tsuen New Development Area (“HSK/HT NDA”);
- (8) When designing the sewerage system outside villages, the Government would give due consideration to the convenience of connecting to village sewers;
- (9) The Government had previously unveiled plans to relocate the mobile cabin facility situated in proximity to the western end of the Loop. Yet, there had been no demolition plans for the emergency hospital located to the eastern end of the Loop;
- (10) The existing system for land resumption compensation comprised two tiers: Tier 1 and Tier 2. Land resumed for development fell under Tier 1, and the compensation amount under Tier 2 was half that of Tier 1. Given that the compensation amount was subject to review every six months, the final amount would be determined only after formal land resumption proceedings had been conducted; and
- (11) In accordance with the land use proposal recently unveiled by the Government, the plot ratio for I&T sites could reach as much as six. However, the I&T site adjacent to the Sam Po Shue WCP would be subject to a lower plot ratio.

6. A consolidated reply provided by Mr Tony CHEUNG and Mr Gavin WONG of the CEDD was as follows:

- (1) Given the extensive wetland area at Sam Po Shue and the associated ecological values, the land plot in question had to be subdivided into seven sections for conducting an ecological impact assessment. However, a comprehensive evaluation of the entire area would eventually be conducted. Meetings with pertinent environmental groups were recently held to provide an explanation of this approach;
- (2) The STT development project was expected to commence as early as the end of 2024. However, the CEDD would continue to engage with fish farmers at the Sam Po Shue area and would also establish a working group with the AFCD to finalise the arrangements for the Sam Po Shue WCP works. It should be noted that the CEDD did not anticipate commencing the pond-filling works at the fishponds at the Sam Po Shue area before 2026- 27. Instead, the CEDD would proceed to identify any abandoned fishponds within the specified area that could potentially be restored prior to the commencement of the works;
- (3) It was understood that the Highways Department (“HyD”) had initiated an investigation study for the NMH. However, the investigation was still at a preliminary stage, a confirmed works schedule was not yet available;
- (4) With regard to transport infrastructure, the CEDD had plans to enhance the existing Shek Wu Wai Interchange, which encompassed the construction of a new link road to connect with San Tin Highway, the widening of a portion of San Tin Highway to expand capacity,

and the proposed construction of a new road at Pang Loon Tei to connect with the NMH in the future;

- (5) The CEDD had plans to create a 300-metre-wide bird flight path in the northern part of the STT, situated in close proximity to the Loop;
- (6) The CEDD also had plans to widen and revitalise two main channels, located in the east and west respectively. In addition, a flood storage pond would be constructed in the southern part to improve discharge capability; and
- (7) The majority of roadways within the STT would come with a dedicated cycle track and footpath. Some sections of the cycle track would be designed in a way that would allow cyclists to remain on their bikes throughout their journey, thereby enhancing accessibility. Furthermore, the new cycle track would integrate with the existing network of cycle tracks in the district.

7. A consolidated reply provided by Mr NG Kim-wai of the PlanD was as follows:

- (1) The PlanD was still working on the notes and explanatory statements for the draft OZPs and would incorporate the input from both the YLDC and the STRC in the process. The PlanD was inclined to adopt a more flexible approach in land use zoning for I&T sites;
- (2) The PlanD would conduct air ventilation assessments within the NDA in accordance with past practice to ensure that the existing villages had reached adequate ventilation levels;
- (3) The STT development project was confined to the area designated in the STT OZP. Revisions made to the Ngau Tam Mei OZP and the Mai Po and Fairview Park OZP were technical amendments; and
- (4) Neither the Wo Sang Wai area nor the Tai Sang Wai area was included in either the STT development project or the Sam Po Shue WCP.

8. Mr Tommy CHEN of the LandsD responded that on 15 November 2023, the Legal Advisory and Conveyancing Office of the LandsD had issued Circular Memoranda No. 85, which provided detailed information about the general procedures of the LandsD in title checking and the required submission of documents by landowners. This was to enhance transparency of the title checking process and to shorten the processing time so that the land resumption and compensation procedures could be expedited.

9. Dr Evelyn Kuo of the AFCD responded that the Sam Po Shue WCP would provide eco-education and recreation facilities, dual-functional eco-friendly fishponds and enhanced freshwater wetland habitats. She added that there would also be a fisheries enhancement area of approximately 40 hectares to serve as a pilot testing site for modernised aquaculture.

10. The Chairman concluded that the paper in question was unanimously seconded by Members. He hoped that relevant departments carefully consider and act upon the views expressed by Members regarding the impact of the proposed development project on local traffic conditions and potential flooding in surrounding low-lying villages. Furthermore, he suggested streamlining the compensation procedures for land reclamation and engaging in comprehensive consultations with the



STRC and relevant landowners.

**Item IV: Proposed amendments to the Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 and public housing development at Ping Shan South, Yuen Long (TPDC Paper No. 4/2024)**

**Item V: Site Formation and Infrastructure Works for Public Housing Development at Ping Shan South, Yuen Long – Proposed Construction of Public Roads and Sewage Facilities (TPDC Paper No. 5/2024)**

11. The Chairman said that there would be a combined discussion of Items III and IV since they were related to public housing developments at Ping Shan South, Yuen Long. He referred Members to Paper Nos. 4 to 5 and welcomed representatives from the following departments to the meeting:

PlanD:

District Planning Officer/Tuen Mun & Yuen Long West  
Senior Town Planner/Tuen Mun 2  
Senior Town Planner/New Territories Headquarters 2

Mr Raymond AU  
Mr Alexander MAK  
Mr Tony WU

CEDD:

Project Team Leader/Housing, Housing Projects 1 Unit  
Senior Engineer/5, Housing Projects 1 Unit  
Engineer/2, Housing Projects 1 Unit

Mr Peter MOK  
Miss Kenny CHIU  
Mr Jimmy HUI

Housing Department (“HD”):

Senior Architect/T301  
Senior Planning Officer/1  
Architect/2  
Planning Officer/27  
Civil Engineer/25

Ms Mabel NG  
Ms Bess CHENG  
Ms Joey FUNG  
Mr Matthew WONG  
Mr Wilson CHEUNG

AECOM Asia Company Limited:

Project Director  
Deputy Project Director

Mr Igor HO  
Mr CHOI Tat-cheong

12. Members’ views and enquiries on the items were summarised as follows:

- (1) The owners’ corporations, school sponsoring bodies, residents and stakeholders in the vicinity of Tan Kwai Tsuen Road did not want the Government to continue using the road as the main entrance to the worksite of the public housing development project (“housing project”) in Ping Shan South. They expressed concerns that the current use of the road by works vehicles posed a safety hazard to passers-by, and suggested provision of a dedicated route for workers and vehicles to access the worksite;
- (2) The proposed plot ratio of 6.8 for the housing project was deemed exceedingly high in comparison to those for the village houses and housing estates in the vicinity, which were all low-density housing;
- (3) It was recommended that the proposed public transport interchange (“PTI”) for the housing project be relocated to the side of Yuen Long Highway. In addition, the installation of noise barriers was suggested to minimise the impact on the neighbourhood during operation of the PTI;

- (4) A query was raised regarding the way to dispose of the trees that had been removed because of the works;
- (5) A concern was raised that ancillary transport facilities might not be able to accommodate the large population growth. It was therefore recommended that ancillary transport facilities be meticulously planned in advance of the housing project to help prevent traffic congestion from worsening in the district and bringing inconvenience to prospective residents;
- (6) Due to the proximity of the housing project to Yuen Long Highway, it was suggested that an additional road be constructed to connect directly to the highway as an alternative to the current plan to widen Tan Kwai Tsuen Road. Additionally, it was hoped that the improvement works at Tong Yan San Tsuen Interchange could progress at a faster pace in order to facilitate vehicular access to and from Lam Tei;
- (7) The resumption of brownfield sites would have impacts on employment opportunities for grassroots residents, prompting a proposal to explore rezoning the Green Belt (“GB”) zone along Yuen Long Highway for other development purposes as a potential rehousing solution for brownfield operators affected by land resumption;
- (8) A proposal was put forth to reconsider the necessity of planning kindergartens in the housing project in view of the excessive supply of such facilities in the district;
- (9) It was proposed that the housing project should include additional amenities and facilities, such as public markets;
- (10) It was indicated that the number of parking space for private car in public housing estates failed to meet the standards set out in the Hong Kong Planning Standards and Guidelines (“HKPSG”), and thus a query was raised as to whether the parking facilities provided by the housing project would comply with the relevant standards; and
- (11) It was recommended that, as part of the planning process for new housing developments, consideration should be given to the provision of adequate ancillary facilities for new residents. This would also serve to enhance the ancillary facilities for nearby residents.

13. A consolidated reply provided by Mr Raymond AU of the PlanD was as follows:

- (1) The 6.8 plot ratio for the housing project comprised a domestic plot ratio of 6.5 and a non-domestic plot ratio of 0.3 (such as for commercial use). The proposed domestic plot ratio of 6.5 was determined in accordance with the existing principle of optimising the use of public housing sites as well as relevant technical evaluations;
- (2) The current layout of the housing project was conceptual and subject to modification. The proposed PTI would be located in a central position within the housing project, with a view to providing convenient access to all residents from different building blocks in the future;
- (3) In line with the Government’s policy of developing brownfield sites to optimise the use of land resources, periodic reviews of suitable GB zones for residential development had been conducted. However, the possibility of rezoning other GB zones in the Yuen Long District for other uses would be considered on a case-by-case basis;
- (4) Upon reaching the detailed design stage, relevant government departments would liaise

with the Education Bureau once again to ascertain the necessity of providing kindergartens in the housing project; and

- (5) In accordance with the HKPSG, the housing project was required to provide a total of 400 to 800 parking spaces for private cars. However, it should be noted that the exact number would only be determined following the completion of the detailed design for the housing project by the HD and consultations with relevant departments.

14. A consolidated reply provided by Mr Peter MOK and Miss Kenny CHIU of the CEDD was as follows:

- (1) Widening works of Yuen Long Highway (a section between Lam Tei and Tong Yan San Tsuen) was to be undertaken by the HyD. As part of the works, noise barriers were to be installed on a section of the highway adjacent to the housing project;
- (2) It was learnt that the passage of works vehicles on Tan Kwai Tsuen Road for the construction of a public housing development near Tan Kwai Tsuen, Yuen Long affected the residents of the local area. In order to address this issue, the CEDD was involved in the construction of a temporary bridge which allowed vehicles to access the worksite from Shun Tat Street. Furthermore, the contractor was required to monitor the speed of works vehicles passing through Tan Kwai Tsuen Road prior to the completion of the bridge, and to address concerns related to dust and sewage generated by works vehicles. Further details would be furnished to Members in a written reply later;

(Post-meeting note: The CEDD submitted a follow-up reply after the meeting. The Secretariat had forwarded the reply on 6 March 2024 for the TPDC's information.)

- (3) Regarding the two trees of significant value that had been identified for removal as a result of the housing project, the preliminary assessment identified a limited number of viable options for transplantation. However, the CEDD would continue investigating transplantation possibilities. As for the other several hundred trees that would be removed due to the works, they would be delivered to Y·PARK in Tsang Tsui, Tuen Mun for recovery and recycling purposes in accordance with the prevailing guidelines;
- (4) It was anticipated that upon population intake of the housing project in 2035-36 at the earliest, residents would benefit from the widened Yuen Long Highway, the fully commissioned Route 11 and Northern Link. In the future, residents could have convenient access to their housing estates via Tan Kwai Tsuen Road, they could travel from Shui Fu Road to Yuen Long Highway via the road network near the public housing at Tan Kwai Tsuen and the Yuen Long South Development;
- (5) Based on the preliminary traffic and transport impact assessment conducted by the consultancy firm, the proposed PTI would be served by five bus routes. The Transport Department would engage in discussions with the bus companies regarding the routeing; and
- (6) The widening of Yuen Long Highway and the Route 11 project were scheduled for completion in 2033. In addition, further road improvement works were to take place in the HSK/HT NDA and the Yuen Long South Development. Upon completion of the housing project, residents could access Shun Tat Street and the Yuen Long South Development area via Shui Fu Road which connected to a link road constructed near the public housing development in Tan Kwai Tsuen. It was anticipated that all these works

would be completed in advance of the population intake of the housing project in order to alleviate traffic congestion in the district.

15. The Chairman concluded that Members expressed in-principle support for the housing project, and hoped that the Government consider Members' input on the project, particularly in relation to plot ratio, ancillary transport facilities, and other issues. Furthermore, he hoped that the Government would try to minimise the impact on local residents during construction and would engage fully with the Ping Shan Rural Committee and district councilors concerned.

**Item VI: Proposed Amendments to the Approved Tin Shui Wai Outline Zoning Plan No. S/TSW/16  
(TPDC Paper No. 6/2024)**

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16. The Chairman referred Members to Paper No.6 and welcomed representatives of the following departments to the meeting:

PlanD:

District Planning Officer/Tuen Mun & Yuen Long West  
Senior Town Planner/Yuen Long West 2  
Town Planner/Tuen Mun 3

Mr Raymond AU  
Mr Eric CHIU  
Ms Jessie KWOK

CEDD:

Senior Engineer/10 (West)  
Engineer/24 (West)

Mr Carl NG  
Mr Ray CHOY

AECOM Asia Company Limited:

Deputy Project Manager  
Principal Engineer  
Project Engineer

Mr LAW Kin-wah  
Mr WONG Yiu-sing  
Ms KWOK Ching-man

17. Members' views and enquiries on the item were summarised as follows:

- (1) A query was raised regarding the suitability of the domestic plot ratio of six for the proposed private housing development in Area 14. A suggestion was thus made to lower this ratio in order to mitigate the impact of the development on the district's traffic;
- (2) A concern was raised that the development of private housing would result in an increase in the number of private vehicles, further exacerbating the parking shortage in the district. To mitigate this issue, it was proposed that a public multi-storey or underground car park with electric vehicle charging facilities be constructed at the proposed "Government, Institution or Community" ("GIC") site located at the junction of Tin Yip Road and Tin Kwai Road. Furthermore, it was proposed that the reserved Light Rail Transit site near Area 14 be rezoned for development;
- (3) The proposed housing site in Area 14 was close to public housing and public recreational facilities, and was therefore recommended for redevelopment for public housing or a Home Ownership Scheme project in order to meet the housing needs of grassroots;
- (4) A question was raised as to the availability of any wetland compensation scheme in relation to the proposed private housing development in Area 14; and

- (5) The possibility of rezoning the site from “Comprehensive Development Area” to “Residential (Group A)” rather than “Residential (Group B)” to allow for the construction of more ancillary facilities was raised in relation to the amendments for the completed residential developments in Areas 112 and 115.

18. A consolidated reply provided by Mr Raymond AU of the PlanD was as follows:

- (1) Taking into account the larger public housing supply and smaller private housing supply in Tin Shui Wai, the district would still fall short of the Government’s proposed 7:3 public/private housing ratio even after the Area 14 site was developed for private housing. Therefore, the Government considered that the Area 14 site to be more suitable for the development of private housing;
- (2) The concept plan for the proposed private housing development project in Area 14 indicated that the parking facilities would be located underground, with a capacity of 200 to 400 parking spaces for private cars. The CEDD had completed a traffic and transport impact assessment for the development project, which found that the project would have no significant impact on the overall traffic and transport. The provision of a public car park was an always permitted use on GIC Zone, exempting it from the need to obtain planning permission from the Town Planning Board;
- (3) Member’s views on the proposed plot ratio were noted. The proposed plot ratio of six for the Area 14 site was in keeping with the surrounding context, which was predominantly composed of high-density residential developments (such as Tin Tsz Estate and a public housing project at Tin Tsz Road);
- (4) No proposal for wetland compensation in connection with the proposed private housing development in Area 14 had been put forward, as the area in question did not fall within a Wetland Conservation Area or a Wetland Buffer Area; and
- (5) The two respective sites in Areas 112 and 115 were rezoned from “Comprehensive Development Area” to “Residential (Group B)” to reflect the actual intention of the existing land use of the sites. As “Residential (Group A)” zone was intended primarily for high-density residential developments, rezoning Areas 112 and 115 from “Comprehensive Development Area” to “Residential (Group B)” would better reflect the existing medium-density developments on the sites.

19. The Chairman concluded that Members generally supported the above amendments, and hoped that the Government give due consideration to the views of Members on the proposed private housing development in Area 14 in respect of plot ratio and transport facilities.

**Item VII: Any other business**

**Item VIII: Date of next meeting**

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20. The Chairman announced that the next TPDC meeting would be held at the Conference Room of the YLDC at 2:30 p.m. on 18 April 2024.

21. There being no other business, the meeting adjourned at 5:25 p.m.

Yuen Long District Council Secretariat  
April 2024