

NOTE FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

Supplementary Information on 681CL – Formation, roads and drains in Area 54, Tuen Mun – phase 2

INTRODUCTION

When considering PWSC(2001-02)11 on 3 May 2001 on **681CL** “Formation, roads and drains in Area 54, Tuen Mun – phase 2”, Members requested the Administration to provide supplementary information on -

- (a) the current conditions of the area rezoned from “Green Belt” (“GB”) to “Village Type Development” (“V”);
and
- (b) details of the four objections to the rezoning of land.

THE ADMINISTRATION’S RESPONSE

Current conditions of the area rezoned from “GB” to “V”

2. An area of 3.4 hectares (ha) has been rezoned from “GB” to “V”. The “GB” zone in question is currently largely occupied by storage yards, vehicle parking lots, small industrial undertakings and village type houses. According to the Environmental Impact Assessment conducted under the Planning and Development Study of the Potential Housing Site in Area 54, the land in question is of low amenity value and no species of ecological/conservation interest will be affected from the change in land use.

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The Four Objections

3. The draft Tuen Mun Outline Zoning Plan (OZP) No. S/TM/12, incorporating necessary amendments arising from the proposed developments in Tuen Mun Area 54 as well as other amendments to the OZP, was exhibited for public inspection under section 5 of the Town Planning Ordinance (TPO) on 28 April 2000. By the end of the exhibition period on 28 June 2000, a total of four objections relating to the proposed developments in Tuen Mun Area 54 were received.

4. Two of the objections were against the rezoning of land from “V” to “Residential (Group A)” (“R(A)”), on the grounds that the “V” zones are primarily intended for village development of the four recognised villages in Area 54, Tuen Mun, and the rezoning would reduce the amount of land available for future village expansion. The objectors also considered that the proposed “R(A)” zoning was not compatible with the adjacent “V” zone, and the access road to Tsz Tin Road was too close to the village area. One objection was against the proposed sewage pumping station being too close to Tsz Tin Tsuen, and another objection against the land zoned for “V” in Po Tong Ha being excessive.

5. Regarding the objections relating to the amount of land zoned for “V” in Area 54, Tuen Mun, we had taken into account the future development of the concerned recognised villages and had, in accordance with the accepted planning practice, earmarked sufficient land to meet their development needs for the next ten years.

6. The proposed housing and associated developments in Area 54 are located within the Tuen Mun New Town and are considered compatible with the existing and planned development in its vicinity. The technical assessments undertaken as part of the Study for the Tuen Mun Area 54 development showed that, with the proposed mitigation measures and infrastructure upgrading/improvement works, the proposed developments including the access road to Tsz Tin Road, would not have adverse impacts on the villages.

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7. As for the proposed sewage pumping station, we have to make reference to the distribution of existing and planned sewers in determining the location of the station. The proposed location is considered most suitable having considered the physical constraints and requirements. The Territory Development Department will carry out a separate environmental impact assessment to ensure that the environmental impact of the plant will be kept within existing standards.

8. The Town Planning Board has given preliminary consideration and further consideration (at the Objection Hearing Committee) to the four objections on 29 September 2000 and 19 December 2000 respectively, and decided not to change the OZP to meet the objections. We plan to submit the proposed amendments to the OZP together with the unwithdrawn objections to the Chief Executive in Council for consideration and approval in July 2001.

Planning and Lands Bureau
May 2001

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