

## **5 LAND USE IMPACT ASSESSMENT**

### **5.1 Introduction**

- 5.1.1 The purpose of the Land Use Impact Assessment is to assess both the long term and short term implications on land uses in the vicinity of the proposed alignment (including works area) and to recommend appropriate cost effective mitigation measures to minimise the adverse effects cause by the proposed alignments.
- 5.1.2 The boundary of the *Study Area* for the purpose of this land use impact assessment is, in general, 300m from either side and along the full stretch of the proposed road alignments.
- 5.1.3 The *Study Area* is located in Ma On Shan which is covered by the approved Ma On Shan OZP No. S/MOS/5. Reference to the Land Use Impact Study for the Ma On Shan OZP No. S/MOS/5 will be made with identification of the existing and proposed developments that will be affected.
- 5.1.4 The *Study Area* includes Area Nos. 100, 103, 108, 100 and 111.
- 5.1.5 The proposed alignment, which is scheduled to be completed in the year 2003, is covered by the approved Ma On Shan OZP No. S/MOS/5. The Land Use impacts Study will include land uses on both side of the proposed road alignment. This section will identify the existing land and planned / future land uses of the study Area.

### **5.2 Baseline Conditions**

- 5.2.1 The area to the west of the proposed roundabout is substantially developed. The area to the east comprises mainly planned / future land uses and development (refer to *Figure 25* and *26*).

#### ***Public Residential Development***

- 5.2.2 Existing public rental estates include Lee On in Planning Area 108. Two HOS developments have been completed, namely Kam Ying Court in Planning Area 103 and Kam Lung Court in Planning Area 108. In addition, one PSPS development which is located in Planning Area 103, namely Saddle Ridge Garden, has also been completed. Within these estates, local open spaces, neighbourhood shopping and community facilities are provided to serve the needs of the residents.
- 5.2.3 Planning Area 103 and 108 (part) are zoned for residential purpose and are for public housing development including public rental estates, HOS, together with PSPS.

### ***Private Residential Development***

- 5.2.4 The Study Area also covers land provided for private residential development. Private housing includes the proposed residential development to the eastern part of Planning Area 108 and the area to the south of the existing Wu Kai Sha Youth Village in Planning Area 110, namely Villa Athena.

### ***Village Type Development***

- 5.2.5 The *Study Area* also intended for the retention and expansion of the existing villages as well as for the reprovisioning of village houses affected by Government development projects.
- 5.2.6 Within the *Study Area*, there is one traditional village, namely Wu Kai Sha comprising the areas of Wu Kwai Sha New Village, Kwai Po Lau and Lok Wo Sha. These three components together have a population of approximately 1,000 persons. It is necessary to ensure that any future development or redevelopment within the villages will retain the village character.

### ***G/IC Facilities***

- 5.2.7 A wide range of government, institution and community facilities are located in the *Study Area* to serve the local residents, together with those from other parts of the Territory.
- 5.2.8 Existing or planned G/IC facilities serving the wider community include the existing Wu Kai Sha Youth Village in Planning Area 100, the Li Po Chun United World College and a holiday centre for the elderly in Area 11, a hotel in Planning Area 100 and a regional police headquarters in Planning Area 103.
- 5.2.9 Sites have been reserved in Planning Area 103 for the provision of service reservoirs and a water pumping station. A number of primary and secondary schools are also situated within the *Study Area*.

### ***Open Space***

- 5.2.10 This Study Area also provides land for major active and passive recreational uses. There are two existing open spaces in the *Study Area*. One open space area located to the east of Lee On Estate in Planning Area 108 and the other in Planning Area 111 to the south of Li Po Chun United World College.
- 5.2.11 In addition to major open spaces as listed above, local open spaces will also be provided within the public housing estates and the large private residential developments for the enjoyment of local residents.

### ***Green Belt***

- 5.2.12 A strip of land to the west of Saddle Ridge Garden in Planning Area 103 is reserved for Green Belt uses.

### ***Proposed Residential Development***

- 5.2.13 A residential development is proposed in the site located to the eastern part of Planning Area 108. This private housing development will provide 1,600 flats and accommodate a population of approximately 4,100. This development has recently begun construction and is proposed to be completed in approximately 2001.
- 5.2.14 The proposed railway depot with commercial / residential uses is located next to the proposed residential development stated above. The residential uses of this development is expected to accommodate a population of 6,000.
- 5.2.15 There is also a proposed private residential development with ancillary commercial and recreational facilities in Planning Area 111 by the Harvest Development Ltd. The existing uses are largely vacant with small scale agricultural uses. This development is situated on a site of approximately 12.57ha. 1,432 flats are provided with this new residential development. The anticipated date of completion of this proposed development is 2003.

### ***Whitehead - Area 111***

- 5.2.16 Whitehead (part of Area 111) is an area where further detailed planning study is required to identify the future uses of the land. Whitehead falls within the zoning for undetermined uses. A major portion of this headland was formerly occupied by the Whitehead Detention Centre for Vietnamese refugees.

### ***Proposed Rail Depot with Commercial / Residential Development***

- 5.2.17 A site in the north-eastern part of Planning Area 108 is reserved for a rail depot with commercial / residential uses above. The intermediate capacity rail system is proposed to terminate at this point and will be provided with comprehensive pedestrian linkages or bus feeder services, so that the Cheung Muk Tau area would also be served.
- 5.2.18 The existing pier for the Wu Kai Sha Youth Village in Planning Area 110 is also covered by the Study Area.

## **5.3 Land Use Impacts**

- 5.3.1 The existing developments which will be affected include:
- Lok Wo Sha
  - Lee On Estate
  - Wu Kwai Sha New Village
  - Part of Saddle Ridge Garden and Villa Athena

5.3.2 The proposed alignment will adversely affect the following:

- the proposed commercial / residential development over the Railway Depot at Area 108, to the east of the existing Lee On Estate;
- the proposed residential development in Area 111 and the existing Wu Kwai Sha villages;
- the proposed residential development, which is located south of the Railway Depot site;
- the proposed open space which is located east of the existing Lee On Estate and the open space sites located to the south of the Li Po Chun United World College;
- part of Villa Athena and Saddle Ridge Garden; and,
- the Green Belt area which is located to the west of Saddle Ridge Garden.

5.3.3 According to the approved Ma On Shan OZP S/MOS/S/5 the land use impact of the proposed Sai Sha Road widening would be minimal. However, the full extent of land resumption along the proposed alignment has to be further investigated.

## **5.4 Mitigation Measures**

5.4.1 Particular attention should be paid to avoid adverse land use impact caused to any proposed developments at the above areas. In addition, the widening of the Sai Sha Road has the potential to generate noise impacts at properties which lie alongside it. Possible noise and visual screening mitigation measures should be included along the proposed Sai Sha Road widening should they be required in the noise, landscape or visual impacts assessment.

5.4.2 It would be necessary to ensure control on the adverse land use impacts from the proposed developments at these areas. Mitigation measures should be identified for implementation with the proposed developments at the construction and operation phases.

## **5.5 Conclusion**

5.5.1 According to the approved Ma On Shan OZP S/MOS/S/5 the land use impact of the proposed Sai Sha Road widening would be minimal.