

**SCHEDULE OF AMENDMENTS TO
THE APPROVED TSEUNG KWAN O OUTLINE ZONING PLAN NO. S/TKO/26
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A – Rezoning of a site at Chiu Shun Road from an area shown as ‘MTR Pak Shing Kok Ventilation Building’ and “Green Belt” (“GB”) to “Residential (Group A)8” (“R(A)8”) with stipulation of building height restriction.
- Item B – Rezoning of a strip of land along Chiu Shun Road from an area shown as ‘MTR Pak Shing Kok Ventilation Building’ to ‘Road’.

II. Amendment to the Notes of the Plan

- (a) Revision to the Notes for the “Residential (Group A)” (“R(A)”) zone to incorporate ‘Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances (on land designated “R(A)8” only)’ in Column 1, and ‘Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances (except on land designated “R(A)8”)’ in Column 2.
- (b) Revision to the Remarks of the Notes for the “R(A)” zone to incorporate development restrictions for the “R(A)8” sub-area, and to add a remark clarifying the plot ratio calculation regarding railway facilities.
- (c) Deletion of ‘Market’ from Column 1 of the Notes for the “Commercial/Residential” and “Other Specified Uses” annotated “Commercial/Residential Development with Public Transport Interchange” zones, and from Column 2 of the Notes for the “Comprehensive Development Area”, “Residential (Group B)”, Schedule I of “Residential (Group E)” and “Village Type Development” zones.
- (d) Revision of ‘Shop and Services’ to ‘Shop and Services (not elsewhere specified)’ in Column 2 of the Notes for the “R(A)” and “Government, Institution or Community” zones.

Town Planning Board

19 June 2020

**List of Representers in respect of
Draft Tseung Kwan O Outline Zoning Plan
No. S/TKO/27**

申述編號 Representation No.	申述人名稱 Name of 'Representer'
TPB/R/S/TKO/27-1	Yu Tsun Ning
TPB/R/S/TKO/27-2	Brandon Kenneth Yip
TPB/R/S/TKO/27-3	周賢明
TPB/R/S/TKO/27-4	呂文光
TPB/R/S/TKO/27-5	王卓雅
TPB/R/S/TKO/27-6	陳耀初
TPB/R/S/TKO/27-7	鄭仲文
TPB/R/S/TKO/27-8	黎煒棠
TPB/R/S/TKO/27-9	梁衍忻
TPB/R/S/TKO/27-10	Lee Yin Ho Ryan
TPB/R/S/TKO/27-11	黎銘澤
TPB/R/S/TKO/27-12	范國威
TPB/R/S/TKO/27-13	南豐廣場業主委員會
TPB/R/S/TKO/27-14	正澳
TPB/R/S/TKO/27-15	關注西貢規劃陣線
TPB/R/S/TKO/27-16	Tam Yee Ting
TPB/R/S/TKO/27-17	Lee Doi Yan Jenny
TPB/R/S/TKO/27-18	伍漢林
TPB/R/S/TKO/27-19	Chan Tong
TPB/R/S/TKO/27-20	Chow Kwan Yu
TPB/R/S/TKO/27-21	Lo Ping Shu
TPB/R/S/TKO/27-22	Lam Choi Ha
TPB/R/S/TKO/27-23	曹祺仲
TPB/R/S/TKO/27-24	Cham Kam Chi
TPB/R/S/TKO/27-25	Wong Lok Ki
TPB/R/S/TKO/27-26	Shum Tsz Ying Vien
TPB/R/S/TKO/27-27	Lai Wan Chi
TPB/R/S/TKO/27-28	Chow Tuen Yin
TPB/R/S/TKO/27-29	Tsang Sum Ying
TPB/R/S/TKO/27-30	余海寧

申述編號 Representation No.	申述人名稱 Name of 'Representer'
TPB/R/S/TKO/27-31	Leung Yau Shing
TPB/R/S/TKO/27-32	Chan Sze Man
TPB/R/S/TKO/27-33	Tsun Wan Yan
TPB/R/S/TKO/27-34	Huang Ching Ching
TPB/R/S/TKO/27-35	Mak Chi Wai Leo
TPB/R/S/TKO/27-36	Wong King Yan
TPB/R/S/TKO/27-37	Lai Wai Kit
TPB/R/S/TKO/27-38	Lo Man Yan
TPB/R/S/TKO/27-39	Wong Chun Yin
TPB/R/S/TKO/27-40	Tsang Chi Hong
TPB/R/S/TKO/27-41	Cheung Ka Lik
TPB/R/S/TKO/27-42	Leung Wai Lin
TPB/R/S/TKO/27-43	Ip Wing Hang
TPB/R/S/TKO/27-44	Tam Chung Tin
TPB/R/S/TKO/27-45	Cheung Yuen Ting Jacky
TPB/R/S/TKO/27-46	Lai Yat Yiu
TPB/R/S/TKO/27-47	Wong Yuk Ki
TPB/R/S/TKO/27-48	Lee Ka Ki
TPB/R/S/TKO/27-49	Lau Lai Nar Lena
TPB/R/S/TKO/27-50	Chu Suet Yee
TPB/R/S/TKO/27-51	Chan Kit Ying
TPB/R/S/TKO/27-52	Heun Ping Hay
TPB/R/S/TKO/27-53	Ip Wan Chi
TPB/R/S/TKO/27-54	Tsung Nga Kwok
TPB/R/S/TKO/27-55	Wong Lai Kuen
TPB/R/S/TKO/27-56	Wu Hong Yu
TPB/R/S/TKO/27-57	Wong Wai Lan
TPB/R/S/TKO/27-58	Yau Ho Tak
TPB/R/S/TKO/27-59	Eves Alice
TPB/R/S/TKO/27-60	Ling Wan Pong
TPB/R/S/TKO/27-61	Loo Kam Fai
TPB/R/S/TKO/27-62	Chan Cheuk Kwan
TPB/R/S/TKO/27-63	Lee So Han
TPB/R/S/TKO/27-64	Li Lok Pui
TPB/R/S/TKO/27-65	Tai Yiu Cho

申述編號 Representation No.	申述人名稱 Name of 'Representer'
TPB/R/S/TKO/27-66	Cheng Mei Yee
TPB/R/S/TKO/27-67	Li Yiu Chung Frederic
TPB/R/S/TKO/27-68	Ma Ka Chung
TPB/R/S/TKO/27-69	Ling Yu Kwong
TPB/R/S/TKO/27-70	Chung Man Ngan
TPB/R/S/TKO/27-71	Wong Pui Shan
TPB/R/S/TKO/27-72	YK Ng
TPB/R/S/TKO/27-73	Ku Sum Yi
TPB/R/S/TKO/27-74	Lam Lok Him
TPB/R/S/TKO/27-75	Lam Hoi Yuen
TPB/R/S/TKO/27-76	Lam Lok Sze
TPB/R/S/TKO/27-77	Wong Man Ling Alice
TPB/R/S/TKO/27-78	Lui Yin Ling
TPB/R/S/TKO/27-79	Fong Yick Yung
TPB/R/S/TKO/27-80	Ling Tsz Shan
TPB/R/S/TKO/27-81	Fan Suk Wa
TPB/R/S/TKO/27-82	Wong Chi Yim
TPB/R/S/TKO/27-83	Tsui Wa Po
TPB/R/S/TKO/27-84	Chiu Chun Lung
TPB/R/S/TKO/27-85	Lam Wai Mui
TPB/R/S/TKO/27-86	Tam Kam Yuen
TPB/R/S/TKO/27-87	Sin Lam Iao
TPB/R/S/TKO/27-88	Chan Wai Ching
TPB/R/S/TKO/27-89	Lau Choi Yee
TPB/R/S/TKO/27-90	Sun Yu Kit Stephen
TPB/R/S/TKO/27-91	Lee Siu Hing
TPB/R/S/TKO/27-92	Wong Chun
TPB/R/S/TKO/27-93	高安琪
TPB/R/S/TKO/27-94	Mary Mulvihill
TPB/R/S/TKO/27-95	Tse Sau Yin
TPB/R/S/TKO/27-96	Lam Sin Yee Ada
TPB/R/S/TKO/27-97	Mar Hoi Hing
TPB/R/S/TKO/27-98	Yue Shing Ho
TPB/R/S/TKO/27-99	Chau Hau Wah
TPB/R/S/TKO/27-100	Lau Chi Mei

申述編號 Representation No.	申述人名稱 Name of 'Representer'
TPB/R/S/TKO/27-101	Li Yuen Yee
TPB/R/S/TKO/27-102	Wong Chi Ho
TPB/R/S/TKO/27-103	Yeung Yi Ting
TPB/R/S/TKO/27-104	Ho Lap Choi
TPB/R/S/TKO/27-105	Wong Man Wai
TPB/R/S/TKO/27-106	Lau Wai Ming Priscilla
TPB/R/S/TKO/27-107	Ho Yeuk Lung Jacob
TPB/R/S/TKO/27-108	李俊榮
TPB/R/S/TKO/27-109	Leung Julie Sau Ching
TPB/R/S/TKO/27-110	Chan Chi Pong
TPB/R/S/TKO/27-111	Pichia Sister
TPB/R/S/TKO/27-112	Ip Lee Chuen
TPB/R/S/TKO/27-113	Lau Cheuk Wing
TPB/R/S/TKO/27-114	陳永真
TPB/R/S/TKO/27-115	Chan Lok Ting Cindy
TPB/R/S/TKO/27-116	林頌文
TPB/R/S/TKO/27-117	Yeung Wai Kin
TPB/R/S/TKO/27-118	Nip Chun Yu
TPB/R/S/TKO/27-119	Kwong Chi Kin
TPB/R/S/TKO/27-120	Yu Wen Fei Timothy
TPB/R/S/TKO/27-121	Wong Suet Mui
TPB/R/S/TKO/27-122	Leung Kam Hung
TPB/R/S/TKO/27-123	Chung Lai Chun
TPB/R/S/TKO/27-124	Siu Wing Hong
TPB/R/S/TKO/27-125	Cheung Stephen Lok Fook
TPB/R/S/TKO/27-126	Tsang Yuet Yan
TPB/R/S/TKO/27-127	楊懿恩
TPB/R/S/TKO/27-128	Chan Wai Kuen
TPB/R/S/TKO/27-129	Lai Cheuk Fung
TPB/R/S/TKO/27-130	The Hong Kong and China Gas Co. Ltd.

**List of Commenters in respect of
Draft Tseung Kwan O Outline Zoning Plan
No. S/TKO/27**

意見編號 Comment No.	提意見人名稱 Name of Commenter
TPB/R/S/TKO/27-C1	MTR Corporation Limited
TPB/R/S/TKO/27-C2	Ho Wing Hang
TPB/R/S/TKO/27-C3	Jonathan Wong
TPB/R/S/TKO/27-C4	Vincent Ng
TPB/R/S/TKO/27-C5	Chan Ka Lam
TPB/R/S/TKO/27-C6	Mary Mulvihill

Summary of Representations
in respect of the Draft Tseung Kwan O Outline Zoning Plan (OZP) No. S/TKO/27

Representation No. TPB/R/S/TKO/27-	Representer	Subject of Representations	Representer's Proposal
R1 to R10, R13 to R102	For the names of representers, please see Annex II	<ul style="list-style-type: none"> • Oppose all Amendment Items. <p><u>Grounds of representation:</u></p> <ul style="list-style-type: none"> • There is traffic congestion problem especially at Tseung Kwan O Tunnel. The MTR Tseung Kwan O Line is also operating at its capacity. The proposed development will over-burden the existing road and rail networks. • Chiu Shun Road and the adjoining hillslope is a major air corridor in Hang Hau. The proposed development would result in adverse air ventilation, as well as landscape, visual and environmental impacts to the area. • The proposed development would obstruct daylight penetration into surrounding residential developments. • The increased population arising from the proposed development would increase the demand for and further aggravate the shortage of social welfare, medical, educational, open space and other community facilities. • There is insufficient evidence to demonstrate that residential development atop ventilation building would not pose health risks to the residents. • Tseung Kwan O is in a state of over population. • The impact on traditions (fengshui and burial ground) in nearby villages (e.g. Fat Tau Chau Village) has not been considered. 	Community facilities such as open space and community centre should be provided at the site. (R67)

Representation No. TPB/R/S/TKO/27-	Representer	Subject of Representations	Representer's Proposal
		<ul style="list-style-type: none"> • Rezoning from “GB” zone to “R(A)8” zone is not in line with the planning intention of the “GB” zone. • There has not been sufficient public consultation with regards to the proposed amendments. The views of SKDC have not been taken into consideration. • The proposed development involves alleged transfer of benefits between the government and MTRCL. 	
R11 to R12, R103 to R129	For the names of representers, please see Annex II	<ul style="list-style-type: none"> • Oppose Amendment Item A. <p><u>Grounds of representation:</u></p> <ul style="list-style-type: none"> • There is traffic congestion problem especially at Tseung Kwan O Tunnel. The MTR Tseung Kwan O Line is also operating at its capacity. The proposed development will over-burden the existing road and rail networks. • Chiu Shun Road and the adjoining hillslope is a major air corridor in Hang Hau. The proposed development would result in adverse air ventilation, as well as landscape, visual and environmental impacts to the area. • The increased population arising from the proposed development would increase the demand for and further aggravate the shortage of social welfare, medical, educational, open space and other community facilities. • Tseung Kwan O is in a state of over population. • The government should consider other land use options. 	<ul style="list-style-type: none"> • Community facilities (social welfare facilities, open space) should be provided at the site. (R109, R122, R126 to R128) • Municipal building and market should be provided at the site instead. (R110)

R130	The Hong Kong and China Gas Co. Ltd.	<ul style="list-style-type: none">• Provide views on Amendment Item A. <p><u>Grounds of representation:</u></p> <ul style="list-style-type: none">• As the proposed development is in close vicinity to a high pressure pipeline along Chiu Shun Road, the future developer should conduct a Quantitative Risk Assessment and consult The Hong Kong and China Gas Co. Ltd. as appropriate.	Nil
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Summary of Comments
in respect of the Draft Tseung Kwan O Outline Zoning Plan (OZP) No. S/TKO/27 (the Plan)

Comment No. TPB/R/S/TKO/27-	Commenter	Related Representation(s)	Gist of Comments
C1	MTR Corporation Limited	R1 to R130	<ul style="list-style-type: none"> • Response to representations R1 to R130. • The proposed residential development is an initiative in response to the Policy Address to explore the development potential along railways with the objective to increase house supply. • A series of technical assessments confirm that no significant adverse impact will result from the proposed development from air ventilation, environmental, traffic, sewerage, drainage, geotechnical, quantitative risk, landscape and visual aspects. Given the scale of the proposed development, it is unlikely to cause an adverse impact on existing roads, infrastructure, railway network and GIC facilities.
C2	Ho Wing Hang	Not specify the representation to which it relates	<ul style="list-style-type: none"> • Supports Amendment Item A. • The proposed development utilises an idle site to increase housing supply. • Green space is more than sufficient in Tseung Kwan O, hence the proposed development would not result in any impact on nearby residents.
C3	Jonathan Wong	Not specify the representation to which it relates	<ul style="list-style-type: none"> • Supports Amendment Item A. <p style="margin-left: 20px;">There are precedent cases of residential development atop ventilation building in Yau Tong and rezoning “GB” sites into residential sites in Tseung Kwan O.</p> <ul style="list-style-type: none"> • Design measures can help alleviate adverse impacts on nearby residents. • Suggests to increase car parking spaces and recreational facilities in Tseung Kwan O.

C4	Vincent Ng	R43 to R66, R69 to R76, R85, R86, R95, R96, R101, R102 and R110	<ul style="list-style-type: none"> • Opposes the representations R43 to R66, R69 to R76, R85, R86, R95, R96, R101, R102 and R110. • Appropriate planning and design measures can alleviate adverse air ventilation impacts on surrounding developments. • Single ownership at the proposed development can speed up housing development.
C5	Chan Ka Lam	R1 to R129	<ul style="list-style-type: none"> • Supports the representations R1 to R129. • Shares the concerns regarding provision of community facilities, and visual and air ventilation impacts.
C6 (same representer of R94)	Mary Mulvihill	Not specify the representation to which it relates	<ul style="list-style-type: none"> • Adverse air ventilation impact and worsen urban heat island effect. • Not in line with the planning intention of “GB”. • Alleged transfer of benefits between MTRCL and the government.