

**SCHEDULE OF AMENDMENTS TO THE
APPROVED TONG YAN SAN TSUEN
OUTLINE ZONING PLAN NO. S/YL-TYST/12
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A1 – Rezoning of two sites to the west of Kung Um Road and to the east of Lam Tai East Road from “Undetermined” (“U”) to “Government, Institution or Community(1)” (“G/IC(1)”).
- Item A2 – Rezoning of two sites to the west of Kung Um Road and to the east of Lam Tai East Road from “U” to “G/IC(2)”; and a site to the east of Tong Yan San Tsuen Interchange from “Open Storage” (“OS”) to “G/IC(2)”.
- Item A3 – Rezoning of five sites to the south, southwest and west of Tin Liu Tsuen and east of Shan Ha from “U” to “Residential (Group A)3” (“R(A)3”).
- Item A4 – Rezoning of four sites to the north, west and south of Tin Liu Tsuen and east and south of Shan Ha from “U” to “Open Space” (“O”).
- Item A5 – Rezoning of strips of land along Lam Tai East Road and Lam Tai West Road and to the west of Kung Um Road from “U” to areas shown as ‘Road’.
- Item B – Rezoning of a site to the east of Lam Tai East Road and to the northwest of Tin Liu Tsuen; and a site to the southwest of Tin Liu Tsuen from “U” to “Residential (Group D)” (“R(D)”).
- Item C – Rezoning of a site to the west of Lam Tai West Road and to the east of Shan Ha from “U” to “Village Type Development (1)” (“V(1)"); and a site to the east of Long Hon Road and to the west of Shan Ha from “R(D)” to “V(1)”.
- Item D1 – Rezoning of a site to the south of Yuen Long Highway and to the north of Tong Yan San Tsuen Road from “Industrial (Group D)” (“I(D)”) and “Green Belt” (“GB”) to “Other Specified Uses” (“OU”) annotated “Storage and Workshop Use” (“OU(SW)"); a site to south and east of Tong Yan San Tsuen Road from “I(D)”, “G/IC” and “Residential (Group B)1” (“R(B)1”) to “OU(SW)”; and a site to the south of Tin Shui Wai West Interchange (TSWWI) and to the east of Yuen Long Highway from “GB” to “OU(SW)”.

- Item D2 – Rezoning of a site to the south of TSWWI and to the east of Yuen Long Highway from “GB” to “OS”.
- Item D3 – Rezoning of strips of land to the south, west and north of Tong Yan San Tsuen Road, to the north and west of Park Villa and to the south of TSWWI from “R(B)1”, “GB”, “I(D)” and “G/IC” to “O”.
- Item D4 – Rezoning of a strip of land to the south and east of TSWWI from “GB”, “I(D)” and “R(B)1” to an area shown as ‘Road’.
- Item E – Rezoning of a site to the southern end of Kung Um Road from “U” to “OU” annotated “Sewage Treatment Works” (“OU(STW)”).

II. Amendments to the Notes of the Plan

- (a) Revision to the Remarks of the Notes for the “R(A)” zone to incorporate the “R(A)3” sub-zone and a corresponding exemption clause for plot ratio calculation.
- (b) Incorporation of ‘Public Vehicle Park (excluding container vehicle) (on land designated “R(A)3” only)’ as a Column 1 use under the Notes for the “R(A)” zone and corresponding amendment to replace ‘Public Vehicle Park’ (excluding container vehicle)’ under Column 2 by ‘Public Vehicle Park (excluding container vehicle) (not elsewhere specified)’.
- (c) Deletion of restriction on site coverage in the Remarks of the Notes for the “Residential (Group C)” zone.
- (d) Revision to the planning intention in the Notes of the “V” zone to incorporate the planning intention of the “V(1)” sub-zone.
- (e) Incorporation of ‘Art Studio (excluding those involving direct provision of services or goods)’ as a Column 1 use under the Notes of the “Industrial” (“I”) zone and corresponding amendment to replace ‘Place of Recreation, Sports and Culture’ under Column 2 by ‘Place of Recreation, Sports and Culture (not elsewhere specified)’.
- (f) Incorporation of ‘Eating Place (not elsewhere specified) (in wholesale conversion of an existing building only)’ as a Column 2 use under the Notes of the “I” zone.
- (g) Incorporation of ‘Institutional Use (not elsewhere specified) (in wholesale conversion of an existing building only)’ as a Column 2 use under the Notes of the “I” zone.
- (h) Incorporation of ‘Public Clinic (in wholesale conversion of an existing building only)’ as a Column 2 use under the Notes of the “I” zone.

- (i) Replacement of 'Educational Institution (ground floor only except in wholesale conversion of an existing building)' under Column 2 of the Notes of the "I" zone by 'Educational Institution (in wholesale conversion of an existing building only)'.
- (j) Replacement of 'Place of Entertainment (ground floor only except in wholesale conversion of an existing building)' under Column 2 of the Notes of the "I" zone by 'Place of Entertainment (in wholesale conversion of an existing building only)'.
- (k) Replacement of 'Religious Institution (ground floor only except in wholesale conversion of an existing building)' under Column 2 of the Notes of the "I" zone by 'Religious Institution (in wholesale conversion of an existing building only)'.
- (l) Replacement of 'Training Centre' under Column 2 of the Notes of the "I" zone by 'Training Centre (in wholesale conversion of an existing building only)'.
- (m) Revision to the planning intention in the Notes of the "I" zone to include 'selected uses akin to industrial production and would not compromise building and fire safety' as being always permitted in the "I" zone.
- (n) Deletion of the Notes of the "I(D)" zone.
- (o) Revision to the Remarks of the Notes for the "G/IC" zone to incorporate the "G/IC(1) and "G/IC(2)" sub-zones.
- (p) Incorporation of a new set of Notes for the "OU(SW)" zone.
- (q) Incorporation of a new set of Notes for the "OU(STW) zone.
- (r) Incorporation of 'Picnic Area' as a Column 1 use under the Notes for the "Conservation Area" ("CA") zone and corresponding deletion of 'Picnic Area' under Column 2 of the "CA" zone.
- (s) Deletion of 'Market' from Column 2 of the Notes for the "Comprehensive Development Area", "R(B)", "R(D)" and "V" zones.
- (t) Revision of 'Shop and Services' to 'Shop and Services (not elsewhere specified)' under Column 2 of the Notes for the "R(A)" and "G/IC" zones.

Town Planning Board

10 July 2020

**List of Representers in respect of the
Draft Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/13**

Representation No. TPB/R/S/YL-TYST/13-	Name of Representer
R1	饒春娣
R2	溫慶豐
R3	羅林華
R4	梁德明
R5	伍靜茵
R6	王楚山
R7	麥倩雯
R8	Leung Lai Yan
R9	方志豐
R10	蔡凱倫
R11	劉海龍
R12	彭樂欣
R13	郭慧欣
R14	Yeung Wing Chi
R15	葉卓怡
R16	Chung Yee Mei
R17	蔡映彤
R18	鄧建達
R19	蔡淑芬
R20	林宇亨
R21	甘安穎
R22	麥笑蓮
R23	梁宛兒
R24	Yeung Ching Man
R25	Capital Apex Development Limited
R26	張伯超
R27	鄭綺雲
R28	郭勇
R29	李紹蓮
R30	潘志成
R31	陳志堅

Representation No. TPB/R/S/YL-TYST/13-	Name of Representer
R32	黎家宜
R33	Lok Chu Hei
R34	李俊文
R35	張思敏
R36	Se-to Sai Nang
R37	黃國俊
R38	馬惠娜
R39	黃祥光
R40	黃洪光
R41	江巧華
R42	黃光明
R43	黃達光
R44	黃國政
R45	黃德光
R46	陳麗娟
R47	Cheung Chun Hin
R48	唐少萍
R49	梁錦明
R50	蕭祥斌
R51	Li Chi Chung
R52	張倩彤
R53	Best Well Holdings Limited
R54	Orlando Yiu Kui Chan
R55	Chan Anson
R56	Chan Johnson
R57	High Asset Limited
R58	Dicktec Investment Limited
R59	朱慶才
R60	邱威斌
R61	Wong Kam Yu

Representation No. TPB/R/S/YL-TYST/13-	Name of Representer
R62	Wong Lok Sze
R63	蔡安妮
R64	徐明團
R65	The Hong Kong and China Gas Company Limited
R66	屏山鄉鄉事委員會 Ping Shan Heung Rural Committee
R67	十八鄉鄉事委員會 Shap Pat Heung Rural Committee
R68	司徒博文
R69	方浩軒
R70	李俊威
R71	Lo Chi Shing Ivan

Representation No. TPB/R/S/YL-TYST/13-	Name of Representer
R72	新界倉庫及物流業經營 者聯會 New Territories Warehouse & Logistic Business Association
R73	十八鄉區居民協會 Shap Pat Heung District Resident Association
R74	新界元朗白沙村村公所
R75	大棠村青年團 Tai Tong Village Youth Association
R76	Mary Mulvihill
R77	Honchat Limited
R78	Chu Chun Sing
R79	潘博厚

**List of Commenters in respect of the
Draft Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/13**

Comments on Representation No. TPB/R/S/YL-TYST/13-	Name of Commenter
C1	公庵路居民組
C2	劉俊熙
C3	杜桂根
C4	黎家宜
C5	趙粉英
C6	文英葵
C7	梁錦明
C8	胡任輝
C9	張秀玲
C10	吳達文
C11	鍾柏秋
C12	黎桂清
C13	莫枝旺
C14	潘志成
C15	Chu Wing Hang
C16	余偉強
C17	吳佩芳
C18	朱慶才
C19	Yeung Wai Leung Sunny
C20	Chu Kin Hang
C21	Lee Siu Ling
C22	Lo Lam Wa
C23	唐少萍
C24	陳錦華
C25	高勝慶
C26	鄧偉昇
C27	鄧巧兒
C28	鄧偉強
C29	Mo Wai Lin
C30	Mo Wai Yan
C31	張思敏

Comments on Representation No. TPB/R/S/YL-TYST/13-	Name of Commenter
C32	Law Kin Chong
C33	李作榮
C34	Li Pui Sze
C35	陳群中
C36	張伯超
C37	汪樂思
C38	饒春娣
C39	何星行
C40	張冠雄
C41	Lau Pui Shan
C42	Wong Hoi Tung
C43	Cheung Chun Hin
C44	汪卿中
C45	江美英
C46	黃河清
C47	Chiu Man Yi
C48	劉文龍
C49	余小燕
C50	黃順源
C51	王楚山
C52	蕭祥斌
C53	李秋
C54	陳添鑠
C55	陳鏗
C56	郭勇
C57	Chan Yuen Fong
C58	陳志堅
C59	余來發
C60	郭炳坤
C61	趙潔瑩
C62	郭婉彤

Comments on Representation No. TPB/R/S/YL-TYST/13-	Name of Commenter
C63	郭玉貞
C64	陳丁仁
C65	陳仲婷
C66	陳威
C67	郭蟬
C68	郭牛
C69	阮信儒
C70	李義會
C71	張錦昌
C72	張致階 (元朗山廈村村代表)
C73	張友強
C74	Ma Kwok Lun
C75	張國聰
C76	張植棠
C77	張達成
C78	黃連好
C79	So Po Lin
C80	溫美田
C81	張強
C82	張加慶
C83	張伙光
C84	張國基
C85	Pang Wai Yung Helen
C86	Yeung Nga Wun
C87	Tang Tse Ching
C88	張安南
C89	邱錦榮
C90	張彧峯
C91	張根伙
C92	張土南
C93	張業祥
C94	鄧嘉亭
C95	張福賢
C96	李彩蓮
C97	張伯倫

Comments on Representation No. TPB/R/S/YL-TYST/13-	Name of Commenter
C98	張炳祥
C99	張煜照
C100	鄧玉芬
C101	張錦貴
C102	馬啟賢
C103	張添祥
C104	張捷興
C105	張兆金
C106	葉遠紅
C107	袁侃榮
C108	鄧蘭芳
C109	張招財
C110	張永明
C111	廖玉鳳
C112	莫月平
C113	張偉芳
C114	Wong Lai Chu
C115	葉概昌
C116	葉玉清
C117	Lau Tip Shing
C118	張彬棠
C119	Lau Kin Bong
C120	張群芳
C121	張英貴
C122	張泉新
C123	Chan Yin Shek
C124	張祖
C125	張定有
C126	張繼興
C127	張秀祥
C128	張國興
C129	陳啟文
C130	Li Ka Wing Karen
C131	文蘭芳
C132	張兆琮
C133	Luk Joh Wing

Comments on Representation No. TPB/R/S/YL-TYST/13-	Name of Commenter
C134	屏山鄉鄉事委員會 Ping Shan Heung Rural Committee
C135	司徒博文
C136	林楚強
C137	黃保盛

Comments on Representation No. TPB/R/S/YL-TYST/13-	Name of Commenter
C138	Mary Mulvihill
C139	何俊賢
C140	鍾惠庭 鍾健康 (屯門鄉鍾屋村原居民 村代表)

Summary of Representations
in respect of the Draft Tong Yan San Tsuen (TYST) Outline Zoning Plan (OZP) No. S/YL-TYST/13

Representation No. TPB/R/S/YL-TYST/13-	Representer	Subject of Representation	Representer's Proposal
R1 (also C38)	饒春娣	<p><i>Oppose All Amendment Items</i></p> <ul style="list-style-type: none"> • Aggrieved by the upcoming land resumption. • The current compensation and rehousing (C&R) arrangement is inadequate and incomprehensive. Instead of monetary compensation, “land-for-land” and/or “flat-for-flat” compensation should be made available. 	<ul style="list-style-type: none"> • To rezone an additional piece of land for village resite purpose (R1).
R2	溫慶豐		
R3	羅林華		
R4	梁德明	<p><i>Oppose All Amendment Items</i></p> <ul style="list-style-type: none"> • The lack of employment opportunities in Yuen Long district (including the Yuen Long South (YLS) Development) and the anticipated increase in population will overload the district further, especially the transport network. • The concentration of development in Northwest New Territories (NWNT) is pretence to pave the way for major regional and cross-boundary infrastructures in the future. • The Government should opt for other land supply options, such as military sites and vacant Government land. • The Government should not bundle development projects with transport infrastructure improvements. The traffic impact assessment (TIA) should be made available for public scrutiny before proceeding with planning further. • There are limitations and constraints regarding the proposed multi-storey buildings (MSBs) in housing the affected brownfield operations. 	<ul style="list-style-type: none"> • To rezone another 1-2ha of land for village resite area (R4). • To rezone equivalent areas of land to accommodate the affected livestock farms (R4). • To prescribe bicycle parking requirement in “Other Specified Uses” (“OU”) annotated “Mixed Use” (“OU(MU)”) and “Commercial” sites (R4).
R5	伍靜茵		
R6 (also C51)	王楚山		
R7	麥倩雯		
R8	Leung Lai Yan		
R9	方志豐		
R10	蔡凱倫		
R11	劉海龍		
R12	彭樂欣		
R13	郭慧欣		
R14	Yeung Wing Chi		
R15	葉卓怡		
R16	Chung Yee Mei		
R17	蔡映彤		

Representation No. TPB/R/S/YL-TYST/13-	Representer	Subject of Representation	Representer's Proposal
R18	鄧建達	<ul style="list-style-type: none"> • The inadequate C&R arrangement for brownfield operations will lead to further proliferation of brownfield uses elsewhere and further undermine the livelihood of recycling operations. • Existing local community networks and local economies (including agricultural uses) will be destroyed by the YLS Development. • The C&R arrangement is inadequate and incomprehensive. There should be option for village resite. • The ratio in each type of proposed public housing should be made clear (R4). • Bicycle-priority/bicycle-only lanes should be designated on proposed roads, especially those connecting to key activity nodes (R4). • Oppose the proposed location of the sewage treatment works (STW), which should be located close to the MSBs sites (R6). • Agricultural priority areas should be designated (R24). • To retain/offer relocation proposal to the pig farm that is far away from local residents (R24). 	
R19	蔡淑芬		
R20	林宇亨		
R21	甘安穎		
R22	麥笑蓮		
R23	梁宛兒		
R24	Yeung Ching Man		
R25	Capital Apex Development Limited	<p><i>Oppose Amendment Items A1, A3 and A4</i></p> <ul style="list-style-type: none"> • Development intensities should be further optimised to achieve wider policy objectives, such as mixed tenancy development. • Avoid single “Open Space” (“O”) use; rooftop open space atop government, institution or community (GIC) facilities should be considered. 	<ul style="list-style-type: none"> • Introduce rooftop open space at the two “G/IC(1)” zones (Item A1). • Rezone two sites from “Residential (Group A)3” (“R(A)3”) (Item A3) to “R(A)4” with total plot ratio (PR) of 9 (including domestic PR of 7.5 and non-domestic PR of 1.5) and

Representation No. TPB/R/S/YL-TYST/13-	Representer	Subject of Representation	Representer's Proposal
			building height of 180mPD. • Rezone two sites from “O” (Item A 4) to “R(A)4” with total PR of 9.
R26 (also C36)	張伯超	<p><i>Oppose Amendment Items A1, A4 and E</i></p> <ul style="list-style-type: none"> • There is insufficient detail on the proposed STW. There are sensitive receivers in the vicinity of the proposed STW site and the proposed STW will generate environmental nuisance and cause ecological damage. • The current C&R arrangement neglects the rights of individual landowners. The YLS Development will destroy local community networks. • Option for village resite should be made available to non-indigenous villagers. 	<ul style="list-style-type: none"> • To include Item E as part of Stages 1 and 2 development, or rezone Item E at a later stage. • Rezone Item A1 as “Village Type Development” (“V”) for village resite instead of “G/IC(1)”. • Rezone a site to the south of Shan Ha to “V(1)” instead of “O” (Item A4).
R27	鄭綺雲	<p><i>Oppose Amendment Items A1 and E</i></p> <ul style="list-style-type: none"> • There is insufficient detail on the proposed STW. There are sensitive receivers in the vicinity of the proposed STW site and the proposed STW will generate environmental nuisance and cause ecological damage. • The current C&R arrangement is inadequate and incomprehensive; it also neglects the rights of individual landowners. There should be option for village resite. • Aggrieved by the upcoming land resumption. Oppose the resumption of land for low-density private development, which is unlawful (R29). • If the widening of Kung Um Road and Kiu Hing Road does not involve land resumption and disruption to existing residents, it can be supported. Full 	<ul style="list-style-type: none"> • To include Item E as part of Stages 1 and 2 development, or rezone Item E at a later stage. • Rezone Item A1 as “V” for village resite instead of “G/IC(1)”. • Full decking of nullah or widening of Kung Um Road and Kiu Hing Road without land resumption.
R28 (also C56)	郭勇		
R29	李紹蓮		
R30 (also C14)	潘志成		

Representation No. TPB/R/S/YL-TYST/13-	Representer	Subject of Representation	Representer's Proposal
		<p>decking of the nullah should be considered to minimise the need for land resumption (R29).</p> <ul style="list-style-type: none"> • The transport network in NWNT could not cope with the proposed new population (R30). • The Government should not bundle development projects with transport infrastructure improvements. The TIA should be made available for public scrutiny before proceeding with planning further (R30). • Existing local community networks and local economies (including agricultural uses) will be destroyed by the development (R30). 	
R31 (also C58)	陳志堅	<p><i>Oppose Amendment Items A1, A2, D2 and D3</i></p> <ul style="list-style-type: none"> • There is insufficient land designated for brownfield operations. There are limitations and constraints regarding the proposed MSBs in housing the affected brownfield operations. • The transport infrastructure in TYST should be enhanced. • The current C&R arrangement is inadequate and incomprehensive; it also neglects the rights of individual landowners. • Land should be allocated for a designated rehousing estate/public housing with priority for rehousing given to those residents affected by the YLS Development. 	<ul style="list-style-type: none"> • Rezone Item A1 as “V” for village resite instead of “G/IC(1)”. • Rezone a site to the west of Kung Um Road (Item A2) to “R(A)3” annotated “Hong Kong Housing Society (HKHS) Rehousing Estate/ Public Housing”. • More land should be zoned as “Open Storage” (“OS”) (Item D2). • Reduce the extent of land zoned “O” to enable more land for brownfield purposes (Item D3).
R32 (also C4)	黎家宜	<i>Oppose Amendment Item A2</i>	<ul style="list-style-type: none"> • Rezone a site to the west of Kung

Representation No. TPB/R/S/YL-TYST/13-	Representer	Subject of Representation	Representer's Proposal
R33	Lok Chu Hei	<ul style="list-style-type: none"> Land should be allocated for a designated rehousing estate/public housing with priority for rehousing given to those residents affected by the YLS Development. 	Um Road (Item A2) to "R(A)3" annotated "HKHS Rehousing Estate/Public Housing".
R34	李俊文		
R35 (also C31)	張思敏	<p><i>Oppose Amendment Items A2 and A4</i></p> <ul style="list-style-type: none"> Land should be allocated for a designated rehousing estate/public housing with priority for rehousing given to those residents affected by the YLS Development. Option for village resite should be made available. 	<ul style="list-style-type: none"> Rezone a site to the west of Kung Um Road (Item A2) to "R(A)3" annotated "HKHS Rehousing Estate/Public Housing". Rezone a site to the south of Shan Ha to "V(1)" instead of "O" (Item A4).
R36	Se-to Sai Nang	<p><i>Oppose Amendment Items A2, A4, C, D1 and E</i></p> <ul style="list-style-type: none"> If the remaining development stages are not materialised, the location of the proposed STW would be incompatible with the rest of the development nearby. Insufficient land has been reserved to accommodate the affected vehicle repair workshops; this would have severe impact to vehicle safety in Hong Kong. Land should be allocated for a designated rehousing estate/public housing with priority for rehousing given to those residents affected by the YLS Development. 	<ul style="list-style-type: none"> Rezone a site to the west of Kung Um Road (Item A2) to "R(A)3" annotated "HKHS Rehousing Estate/Public Housing". Rezone Item A4 as multi-storey vehicle repair workshops. Relocate the proposed STW (Item E) to the northern part of Kung Um Road and reschedule it to the next phase of zoning amendment.
R37	黃國俊	<p><i>Oppose Amendment Item A3</i></p> <ul style="list-style-type: none"> Aggrieved by the upcoming land resumption. The subject concerned land parcel is not suitable for residential development. 	Nil
R38	馬惠娜		
R39	黃祥光		

Representation No. TPB/R/S/YL-TYST/13-	Representer	Subject of Representation	Representer's Proposal
R40	黃洪光	<ul style="list-style-type: none"> The future influx in population will worsen the existing traffic congestion problems in the area. The population of YLS Development should be significantly reduced. 	
R41	江巧華		
R42	黃光明		
R43	黃達光		
R44	黃國政		
R45	黃德光		
R46	陳麗娟		
R47 (also C43)	Cheung Chun Hin		
R48 (also C23)	唐少萍	<i>Oppose Amendment Item A4</i>	<ul style="list-style-type: none"> Rezone the two “O” sites (Item A4) to “R(A)3” annotated “HKHS Rehousing Estate/Public Housing”.
R49 (also C7)	梁錦明	<ul style="list-style-type: none"> Land should be allocated for a designated rehousing estate/public housing with priority for rehousing given to those residents affected by the YLS Development. 	
R50 (also C52)	蕭祥斌	<p><i>Oppose Amendment Items A4, C, D1 and E</i></p> <ul style="list-style-type: none"> If the remaining development stages are not materialised, the location of the proposed STW would be incompatible with the rest of the development nearby. Insufficient land has been reserved to accommodate the affected vehicle repair workshops; this would have severe impact to vehicle safety in Hong Kong. The nullah should be decked over to avoid land resumption when widening Kung Um Road and Kiu Hing Road. 	<ul style="list-style-type: none"> Relocate the proposed STW (Item E) to the northern part of Kung Um Road and reschedule it to the next phase of zoning amendment. Rezone parts of “O” or “G/IC” land for multi-storey vehicle repair workshops.
R51	Li Chi Chung	<p><i>Support Amendment Items D1, D3 and D4</i></p> <ul style="list-style-type: none"> Consolidation of brownfield operations into MSBs could help ameliorate their existing environmental impacts on nearby residents. 	Nil

Representation No. TPB/R/S/YL-TYST/13-	Representer	Subject of Representation	Representer's Proposal
		<ul style="list-style-type: none"> • The proposed continuous open space strip could act as a buffer between the brownfield operations and existing residents. • The additional access from Yuen Long Highway could alleviate traffic congestion in the area. <p><i>Other Comments and Suggestions</i></p> <ul style="list-style-type: none"> • The proposed buildings and development areas should be compatible with the surrounding environment. • Access roads should be constructed first. 	
R52	張倩彤	<p><i>Oppose Amendment Item D</i></p> <ul style="list-style-type: none"> • Rezoning “Green Belt” (“GB”) land for development will damage local habitats and undermine its enjoyment by the public. Development should take place on disturbed land and brownfields first. 	Nil
R53	Best Well Holdings Limited	<p><i>Oppose Amendment Items D1 and D4</i></p> <ul style="list-style-type: none"> • The existing access road of Tong Tai Road should be recognised. • The widening of TYST Road would encroach onto the subject concerned premises and affect the existing workshop. The proposed road works should be reconsidered once the Environmentally Friendly Transport Services mode is confirmed. 	<ul style="list-style-type: none"> • To rezone Tong Tai Road as ‘Road’. • Proposed partial cancellation and extension of Item D4.
R54	Orlando Yiu Kui Chan	<p><i>Oppose Amendment Items D2 to D4</i></p> <ul style="list-style-type: none"> • Aggrieved by the upcoming land resumption. The proposed YLS Development would damage an ancestral hall and its fung shui. 	Nil

Representation No. TPB/R/S/YL-TYST/13-	Representer	Subject of Representation	Representer's Proposal
R55	Chan Anson	<i>Oppose Amendment Items D1 to D4</i>	Nil
R56	Chan Johnson	<ul style="list-style-type: none"> • The permissible use of 'Petrol Filling Station' under Item D1 will generate environmental pollution and traffic congestion. • The proposed "OS" zone will generate environmental pollution and traffic congestion. Its close proximity to a memorial hall will affect its fung shui and natural landscape. • There is no need to rezone land for "O" as the subject concerned lot is already well landscaped by the landowner. 	
R57	High Asset Limited	<i>Oppose Amendment Item D3</i>	<ul style="list-style-type: none"> • To retain the original zoning of "R(B)1" (R57).
R58	Dicktec Investment Limited	<ul style="list-style-type: none"> • The proposed "O" zone serves no tangible environmental purpose. Private land should not be resumed to construct public parks. There is already sufficient buffer in place for the existing residential developments. • Resumption of "R(B)1" land for open space contradicts the Government's efforts in developing housing land. The existing zoning, including the original "R(B)1" zoning, is more compatible with the surrounding area. • There are active plans to develop private residential development at the subject concerned lot (R57). 	
R59 (also C18)	朱慶才	<i>Oppose Amendment Item E</i>	<ul style="list-style-type: none"> • To relocate the proposed STW (Item E) closer to the Stages 1 and 2 developments (R59). • To reduce the area of land zoned "OU(STW)" (Item E) (R60, R64),
R60	邱威斌	<ul style="list-style-type: none"> • There is insufficient detail on the proposed STW. There are sensitive receivers in the vicinity of the proposed STW site and the proposed STW will generate environmental nuisance, traffic congestion and/or cause ecological damage. • Construction of the proposed STW should take place only after land resumption 	
R61	Wong Kam Yu		
R62	Wong Lok Sze		
R63	蔡安妮		

Representation No. TPB/R/S/YL-TYST/13-	Representer	Subject of Representation	Representer's Proposal
R64	徐名團	<p>for all development phases is completed.</p> <ul style="list-style-type: none"> • YLS Development has neglected the importance of agricultural uses and the complicated procedures with relocation of livestock farms. The intention for livestock farm to relocate elsewhere is flawed and would actually signal the end of the industry. • The extent of “OU(STW)” zone should be reduced so that there is minimal disturbance to an existing fire service installations at the subject concerned lot (R64). • The Government should issue licenses to affected warehouses and logistic centres so they can relocate their operations elsewhere (R64). 	<p>instead more land should be zoned as “OU” annotated “Rural Use” and “Agriculture” to enable livestock farms to relocate (R60).</p>
R65	The Hong Kong and China Gas Company Limited	<p><i>Comments on Amendment Item B</i></p> <ul style="list-style-type: none"> • The future project proponent shall consult his company and conduct a Quantitative Risk Assessment in view of the presence of a high pressure gas pipeline in the vicinity. 	Nil
R66 (also C134)	Ping Shan Heung Rural Committee	<p><i>Other Comments and Suggestions</i></p> <ul style="list-style-type: none"> • As large areas of brownfield land will be affected, more land should be rezoned/existing “OS” zoning should be retained for brownfield operations. • As some indigenous villagers intend to build Small Houses on their land, a “V” zoning would be more appropriate for the subject concerned lots. • Suggestions on various road improvement works. 	<ul style="list-style-type: none"> • Rezone existing “GB” land to “Industrial” or “OU” to the south of Long Hon Road. • Retain the zoning of an existing piece of land near Shan Ha Road (Item A2). • Delete a village resite area (Item C) and rezone land to its south as “V”.

Representation No. TPB/R/S/YL-TYST/13-	Representer	Subject of Representation	Representer's Proposal
R67	Shap Pat Heung Rural Committee	<p><i>Other Comments and Suggestions</i></p> <ul style="list-style-type: none"> • Some land is being used as private gardens and should not be resumed for YLS Development. Some land parcels should be resumed as a whole. • The entire proposed Road D1 should be advanced to Stage 1 works. 	Nil
R68 (also C135)	司徒博文	<p><i>Other Comments and Suggestions</i></p> <ul style="list-style-type: none"> • The Government should not bundle development projects with transport infrastructure improvements. Road improvement works, such as widening of Kung Um Road and Kiu Hing Road (with additional cycle tracks), should be expedited. • The scale of the YLS Development should be reassessed once road improvement works have been completed. • The per capita living space for public housing should be increased to 300 sq ft. The median family income should be used to evaluate the price of subsidised sale flats. • The active agricultural land near Yeung Ka Tsuen should not be developed. The Government should identify suitable land to relocate affected livestock farms. • Compensation packages for affected stakeholders should be enhanced. Early rehousing of affected residential care home occupants should be carried out. 	Nil
R69	方浩軒		
R70	李俊威		
R71	Lo Chi Sing Ivan	<p><i>Other Comments and Suggestions</i></p> <ul style="list-style-type: none"> • Aggrieved by the upcoming land resumption and demands “no removal”. • Land should be designated for a rehousing estate to rehouse those affected by 	Nil

Representation No. TPB/R/S/YL-TYST/13-	Representer	Subject of Representation	Representer's Proposal
		<p>the YLS Development. The price of the rehousing flats should be equivalent to its construction cost. Other restrictions and eligibility criteria should be relaxed and/or removed.</p> <ul style="list-style-type: none"> The current C&R arrangement is inadequate and incomprehensive. 	
R72	New Territories Warehouse and Logistic Business Association	<p><i>Other Comments and Suggestions</i></p> <ul style="list-style-type: none"> Suggestions on various road improvement works. Public transport interchange and road works should be shown on the OZP and be expedited. The entire proposed Road D1 should be advanced to Stage 1 works. More "OS" land should be designated to accommodate those brownfield operations that cannot be relocated into MSBs. The future rent of the proposed MSBs should be made affordable. The current C&R arrangement is inadequate and incomprehensive. Development intensities should be suitably enhanced in the remaining stages. More "Recreation" zone should be designated for the benefit of future residents. 	<ul style="list-style-type: none"> A "OU(MU)" site to the south of Item A1 should be advanced to the current stage of zoning amendment (R74).
R73	Shap Pat Heung District Resident Association		
R74	新界元朗白沙村村公所		
R75	Tai Tong Village Youth Association		
R76 (also C138)	Mary Mulvihill	<p><i>Other Comments and Suggestions</i></p> <ul style="list-style-type: none"> The extent of "V" zones should be reviewed. The open space and GIC provision targets under Hong Kong 2030+ should be adopted. Affected residential care home occupants should be rehoused expediently. 	<ul style="list-style-type: none"> The roads under Item D4 can be placed underground, thereby releasing space for more open space at-grade.

Representation No. TPB/R/S/YL-TYST/13-	Representer	Subject of Representation	Representer's Proposal
		<ul style="list-style-type: none"> • The population figure for YLS Development is underestimated. • The quality of the proposed "O" strip (Item D3) is questioned. 	
R77	Honchat Limited	<p><i>Other Comments and Suggestions</i></p> <ul style="list-style-type: none"> • Aggrieved by the upcoming land resumption. 	Nil
R78	Chu Chun Sing	<p><i>Other Comments and Suggestions</i></p> <ul style="list-style-type: none"> • The Government should not bundle development projects with transport infrastructure improvements. • Suggestions on various road improvement works. 	Nil
R79	潘博厚	<p><i>Other Comments and Suggestions</i></p> <ul style="list-style-type: none"> • Local agriculture should be supported. There should be harmonious connection between the new development and existing communities. Affected residents should be appropriately compensated and rehoused. • Questioned whether former brownfield land can be used for open space, other community facilities or agricultural rehabilitation. • The role of buses, minibuses and cycling should be elevated. • Employment opportunities should be created to provide more choices for future residents. 	Nil

Summary of Comments
in respect of the Draft Tong Yan San Tsuen (TYST) Outline Zoning Plan (OZP) No. S/YL-TYST/13

Comment No. (TPB/R/S/YL-TYST/13-)	Commenter	Related Representation(s)	Gist of Comments
C1	公庵路居民組	R1 to R24, R26 to R36, R48 to R50, R59 to R63, R68 to R71	<ul style="list-style-type: none"> • Oppose the Yuen Long South (YLS) Development unless the compensation and rehousing (C&R) arrangement is reasonable and acceptable to affected stakeholders, including non-indigenous villagers and squatter residents. • Options for resettlement of operations and village resite should be made available. • Land should be designated within the YLS Development for public housing or designated rehousing estate to rehouse those affected by the development in-situ.
C2 to C3, C4 (also R32), C5, C6, C7 (also R49), C8 to C13, C14 (also R30), C15 to C17, C18 (also R59), C19 to C22, C23 (also R48), C24 to C30, C31 (also R35), C32 to C35, C36 (also R26), C37, C38 (also R1), C39 to C42, C43 (also R47), C44 to C50, C51 (also R6), C52 (also R50), C53 to C55, C56 (also R28), C57, C58 (also R31), C59 to C70	Individuals (see Annex III)	R1 to R24, R26 to R36, R48 to R50, R59 to R63, R68 to R71	<p><i>Support the representations</i></p> <ul style="list-style-type: none"> • Oppose the bundling of the YLS Development with transport infrastructure improvement works; the latter should be expedited. • The proposed sewage treatment works (STW) should be developed in conjunction with YLS Development Stages 1 and 2. There are sensitive receivers in the vicinity of the proposed STW site and the proposed STW will generate environmental nuisance and cause ecological damage. • The C&R packages should be enhanced and its applicability be extended. Land should be designated within the YLS Development for public housing and designated rehousing estate to rehouse those affected by the development. The pricing of the rehousing flats should be equivalent to its construction cost. Other restrictions and eligibility criteria should be relaxed and/or removed. • Resumption of land for low-density private development is unlawful.

Comment No. (TPB/R/S/YL-TYST/13-)	Commenter	Related Representation(s)	Gist of Comments
			<ul style="list-style-type: none"> The Government should proactively identify relocation arrangement for the affected livestock farms.
C71	張錦昌	R66	<p><i>Support the representation</i></p> <ul style="list-style-type: none"> The increased employment opportunities would enable villagers to work closer to their homes in Shan Ha, saving commuting time and costs in the process.
C72	張致堦 (元朗山廈村村代表)	R66	<p><i>Oppose the representation</i></p> <ul style="list-style-type: none"> The proposed industrial area is too close to the village of Shan Ha; environmental nuisance, pollution and traffic congestion are anticipated. Consideration may be given to rezone the area to the west of Long Hon Road near TYST instead. <p><i>Other comments not related to the representation</i></p> <ul style="list-style-type: none"> The transportation needs of villagers should be recognised and be responded to. Generally agree with the proposed village resite area to the west of Shan Ha (Item C), though the area should be extended to cover two concerned lots in order to respect the rights to build Small Houses by indigenous villagers. An emergency vehicular access should be provided at the fringes of Shan Ha.
C73 to C133	Individuals (see Annex III)	R66	<p><i>Oppose the representation</i></p> <ul style="list-style-type: none"> The proposed industrial area is too close to the village of Shan Ha, and could affect the living quality and health quality of villagers. Given the large vacancies in industrial areas and industrial buildings in Hong Kong, there is no strong justification for such uses in the area. Sufficient floorspace has already been proposed in the multi-storey buildings to accommodate industrial operations.

Comment No. (TPB/R/S/YL-TYST/13-)	Commenter	Related Representation(s)	Gist of Comments
			<ul style="list-style-type: none"> Existing villagers have long suffered from the environmental and traffic impacts brought by the brownfield operations around Shan Ha. The perpetuation of these impacts from the proposed industrial area would be unfair on the villagers and would contradict the visions of a liveable YLS. Consideration could be given to rezone the area to the west of Long Hon Road near TYST as industrial area; though the area to the south of Long Hon Road is not suitable for such purpose (C111 to C133).
C134 (also R66)	Ping Shan Heung Rural Committee	R66	<ul style="list-style-type: none"> Largely reiterated its representations of R66. Further suggested to delete/realign two roads on subject concerned lots and to rezone the lots for “Residential” use.
C135 (also R68)	司徒博文	Did not specify the representation to which it relates to	<ul style="list-style-type: none"> Reiterated his representations of R68.
C136	林楚強	Did not specify the representation to which it relates to	<ul style="list-style-type: none"> Oppose inclusion of subject concerned lots in the proposed public housing development, which would affect his livelihood and property rights. Proposed to retain the area for open storage and warehouse uses.
C137	黃保盛		
C138 (also R76)	Mary Mulvihill	Did not specify the representation to which it relates to	<ul style="list-style-type: none"> Oppose a representation’s suggestion that the extent of “Open Space” should be reduced with open spaces placed on podium rooftops.
C139	何俊賢	Did not specify the representation to which it relates to	<ul style="list-style-type: none"> Oppose the proposed zoning amendments unless various legislative/regulatory, policy, operational, compensatory and licensing issues raised by the agricultural trade are resolved.

Comment No. (TPB/R/S/YL-TYST/13-)	Commenter	Related Representation(s)	Gist of Comments
C140	鍾惠庭 鍾健康 (屯門鄉鍾屋村原居民村代表)	Did not specify the representation to which it relates to	<ul style="list-style-type: none">• Oppose the proposed zoning amendments if public works are carried out within 200m of the ancient graves of Chung Uk Tsuen.