



圖例
NOTATION

ZONES

COMMERCIAL	C
COMPREHENSIVE DEVELOPMENT AREA	CDA
RESIDENTIAL (GROUP A)	R(A)
RESIDENTIAL (GROUP B)	R(B)
RESIDENTIAL (GROUP E)	R(E)
VILLAGE TYPE DEVELOPMENT	V
INDUSTRIAL	I
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC
OPEN SPACE	O
OTHER SPECIFIED USES	OU
GREEN BELT	GB

地帶

商業

綜合發展區

住宅 (甲類)

住宅 (乙類)

住宅 (戊類)

鄉村式發展

工業

政府、機構或社區

休憩用地

其他指定用途

綠化地帶

COMMUNICATIONS

RAILWAY AND STATION

RAILWAY AND STATION (UNDERGROUND)

RAILWAY AND STATION (ELEVATED)

MAJOR ROAD AND JUNCTION

ELEVATED ROAD

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME

PLANNING AREA NUMBER

BUILDING HEIGHT CONTROL ZONE BOUNDARY

MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)

MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)

PETROL FILLING STATION

NON-BUILDING AREA

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
COMMERCIAL	5.45	0.53	商業
COMPREHENSIVE DEVELOPMENT AREA	6.35	0.62	綜合發展區
RESIDENTIAL (GROUP A)	171.88	16.77	住宅 (甲類)
RESIDENTIAL (GROUP B)	15.28	1.49	住宅 (乙類)
RESIDENTIAL (GROUP E)	3.92	0.38	住宅 (戊類)
VILLAGE TYPE DEVELOPMENT	2.32	0.23	鄉村式發展
INDUSTRIAL	40.65	3.97	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	117.86	11.50	政府、機構或社區
OPEN SPACE	113.80	11.11	休憩用地
OTHER SPECIFIED USES	177.58	17.33	其他指定用途
GREEN BELT	257.30	25.11	綠化地帶
MAJOR ROAD ETC.	112.31	10.96	主要道路等
TOTAL PLANNING SCHEME AREA	1024.70	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，
現經修訂並按照城市規劃條例第5條展示。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER
SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S/KC/30 的修訂
AMENDMENTS TO APPROVED PLAN No. S/KC/30

AMENDMENTS EXHIBITED UNDER SECTION 5
OF THE TOWN PLANNING ORDINANCE

按照城市規劃條例第5條
展示的修訂

AMENDMENT ITEM A1		修訂項目 A 1 項
AMENDMENT ITEM A2		修訂項目 A 2 項
AMENDMENT ITEM A3		修訂項目 A 3 項
AMENDMENT ITEM B		修訂項目 B 項
AMENDMENT ITEM C		修訂項目 C 項
AMENDMENT ITEM D		修訂項目 D 項

(參看附表)
(SEE ATTACHED SCHEDULE)

2022年11月18日 按照城市規劃條例第5條展示的
核准圖編號 S/KC/30 的修訂
AMENDMENTS TO APPROVED PLAN No. S/KC/30 EXHIBITED
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON
18 NOVEMBER 2022

香港城市規劃委員會依據城市規劃條例擬備的葵涌分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
KWAI CHUNG - OUTLINE ZONING PLAN

SCALE 1:1,600 比例尺

30 METRES 200 0 200 400 600 800 1,000 METRES 呎

C. K. Yip 葉子季
C. K. Yip
SECRETARY
TOWN PLANNING BOARD
城市規劃委員會秘書

規劃署遵照城市規劃委員會指示擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. **S/KC/31**

**SCHEDULE OF AMENDMENTS TO
THE APPROVED KWAI CHUNG OUTLINE ZONING PLAN NO. S/KC/30
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 a site to the east of Shek Pai Street from “Green Belt” (“GB”) to “Residential (Group A)3” (“R(A)3”) with stipulation of building height restriction (BHR) of 260 metres above Principal Datum (mPD).
- Item A2 – Rezoning of a site to the east of Lei Pui Street from “GB” to “Government, Institution or Community” (“G/IC”).
- Item A3 – Rezoning of a site to the east of On Chuk Street from “GB” to “G/IC”.
- Item B – Rezoning of a site to the east of Tai Lin Pai Road from “Industrial” to “Residential (Group A)4” (“R(A)4”) with stipulation of BHR of 125mPD while maintaining the existing 15m-wide building gap above 18mPD.
- Item C – Rezoning of a site at the southern end of Kwai Yue Street from “G/IC” to “Other Specified Uses” annotated “Columbarium (2)” (“OU(Columbarium)(2)”) with stipulation of BHR of 35mPD.
- Item D – Rezoning of a site at the junction of Kwok Shui Road and Lei Muk Road from “Open Space” to “Other Specified Uses” annotated “Buildings with Historical and Architectural Interests Preserved for Social Welfare Facility Use” (“OU(BHAI)”) with stipulation of BHR of 5 storeys.

Showing the railway alignment of the Hong Kong Section of Guangzhou-Shenzhen-Hong Kong Express Rail Link authorized by the Chief Executive in Council under the Railways Ordinance (Chapter 519) on the Plan for information. The authorised railway scheme shall be deemed to be approved pursuant to section 13A of the Town Planning Ordinance.

II. Amendment to the Notes of the Plan

- (a) Revision to “Residential (Group A)” (“R(A)”) zone to incorporate ‘Public Vehicle Park (excluding container vehicle) (on land designated “R(A)3” and “R(A)4” only)’ under Column 1, and to correspondingly replace ‘Public Vehicle Park (excluding container vehicle)’ under Column 2 by ‘Public Vehicle Park (excluding container vehicle) (not elsewhere specified)’.
- (b) Revision to the Remarks of “R(A)” zone to incorporate development restrictions and requirements for new “R(A)3” and “R(A)4” sub-zones.

- (c) Revision to the Remarks of “R(A)” zone to incorporate the existing 15m-wide building gap above 18mPD from Wing Yip Street to Kwai On Road at the “R(A)4” site at Tai Lin Pai Road.
- (d) Incorporation of two new sets of Notes for “OU(Columbarium)(2)” and “OU(BHAI)” zones.
- (e) Deletion of ‘Market’ from Column 1 of “Commercial” and “Commercial (3)” zones.
- (f) Deletion of ‘Market’ from Column 2 of “Comprehensive Development Area”, “Residential (Group B)” and Schedule I of “Residential (Group E)” zones.
- (g) Revision of ‘Shop and Services’ to ‘Shop and Services (not elsewhere specified)’ under Column 2 of the “R(A)” and Schedule I and Schedule II of “G/IC” zones.

Town Planning Board

18 November 2022

**List of Representatives in respect of the Draft Kwai Chung Outline Zoning Plan No. S/KC/31
有關《葵涌分區計劃大綱草圖編號 S/KC/31》的申述人名單**

申述編號 Rep. No. R/S/KC/31	申述人名稱 Name of Representer
R1	郭芙蓉議員
R2	趙文鳳
R3	Wu Sai Man
R4	黃建堅
R5	王靜雯
R6	陳偉芳
R7	香港觀鳥會
R8	長春社
R9	北葵涌交通關注組
R10	環保觸覺
R11	綠色和平
R12	嘉道理農場暨植物園公司
R13	林紹輝
R14	綠色力量
R15	創建香港
R16	Siu Wai Yuen
R17	Ng Sin Yu
R18	Ng Kam Kong
R19	Ng Ka Wang
R20	Man Ting Kwok
R21	Man Lung Yeung
R22	Ma Hau Kwan
R23	Luk Shum Yin
R24	Lo Yu Chun
R25	Lo Hung Hing
R26	Liu Man Ki
R27	Lin Ying Hua
R28	Lin Chui Ling
R29	Li Chi Man
R30	Leung Yan Yi Cindy

申述編號 Rep. No. R/S/KC/31	申述人名稱 Name of Representer
R31	Leung Wing Yin Vernon
R32	Leung Tsz Man
R33	Leung Nga Lam
R34	Leung Man Wai
R35	Leung Lok Man
R36	Leung Lai Yan
R37	Leung Ho Pui
R38	Lee Siu Yung
R39	Lee Pui Yu
R40	Lee Oi Yan
R41	Lee Lau Sheung
R42	Lee Hok Kan
R43	Lee Chak Fung
R44	Lau Wai Lam
R45	Lau Tsz Lin
R46	Lau Kam Lin Yvonne
R47	Lau Ka Yin
R48	Lam Po Yi
R49	Lam Tip Chui
R50	Lam Pui Yin Cindy
R51	Lam Mui Ki Irenne
R52	Lam Mei Yee
R53	Lam Fat Ming
R54	Lai Yin Men
R55	Lai Shuk Mei Angela
R56	Lai Ka Ying
R57	Lai Ka Wa
R58	Lai Hon Wan
R59	Lai Chun Yin

申述編號 Rep. No. R/S/KC/31	申述人名稱 Name of Representer
R60	Kwan Yin Laam
R61	Kwan Hiu Wei
R62	Hui Shuk Man
R63	Ho Yuen Yi
R64	Ho Si Hang
R65	Ho Pak Hei
R66	Ho Kin Fai
R67	Fung Joke Ian
R68	Connie Fong Shuet Ling
R69	Chu Siu Yan
R70	Chu Ka Wing Karene
R71	Chu Ho Fai
R72	Chow Yuk Ting Justin
R73	Choi Sai Lung
R74	Cheung Yui Chi
R75	Cheung Wai Lap
R76	Cheung Wai Fan Gigi
R77	Cheng Tsz Long
R78	Cheng Kwok Fan
R79	Cheng Chi Ho
R80	Chen Hua Hong
R81	Chan Yee Ha
R82	Chan Tsan Hing
R83	Chan Tin Yu
R84	Chan Po Yuk
R85	Chan Miu Ling
R86	Lau Sallie Hoi Yin
R87	Cheng Yik Ho
R88	林志豪

申述編號 Rep. No. R/S/KC/31	申述人名稱 Name of Representer
R89	Wong Lok Yung
R90	Lau Kwai Hoi
R91	黃耀裕
R92	黃穎桐
R93	黃季芬
R94	馬景鴻
R95	陳泳錡
R96	陳展鴻
R97	Chow Oi Chuen
R98	陳安妮
R99	譚六芬
R100	蕭美玲
R101	葉卓蓮
R102	胡倩霓
R103	潘文龍
R104	溫凱柔
R105	楊鎮馳
R106	林景豪
R107	李曉程
R108	朱柏強
R109	曾憲強
R110	廖俊皓
R111	尹學林
R112	周健朗
R113	吳昊然
R114	余詠儀
R115	伍秦賢
R116	Yung Yee Yee
R117	Yip Yee Ting
R118	Yip Kin Nam
R119	Yip Hau San
R120	Yip Ching
R121	Yip Cheuk Man
R122	Yeung Ting
R123	Yeung Sze Hau
R124	Yau Kwok Wai
R125	Yau Kit Sze
R126	Yang Guang

申述編號 Rep. No. R/S/KC/31	申述人名稱 Name of Representer
R127	Mak Opan John
R128	Kai Him Yung
R129	Xu Miao Jian
R130	Yeung Nga Yi
R131	Yeung Lai Chun
R132	Wu Ching Man
R133	Wong Wing Fai
R134	Wong Wan Sum
R135	Wong Wai Chu
R136	Wong Sze Man
R137	Wong Siu Yin
R138	Wong Siu Yin
R139	Wong Sau Kwan
R140	Wong Po Ki
R141	Wong King Ching
R142	Wong Kam Fai
R143	Wong In Ping
R144	Wong Ching Laam
R145	Wan Lai
R146	Tsui Kin Chung
R147	Tse Yat Long Anson
R148	Tse Hau Ying
R149	Tsang Wing Kwan
R150	Tong Sze Ki
R151	To Yat Lung
R152	Tang Yuen Ting
R153	Tang Nok Lam
R154	Tang Kin Tat
R155	Tam Wing Ki
R156	Tam Kwok Yin Kevin
R157	Tam Kit Yung
R158	Szeto Wai Tat
R159	Sze Wai Yee
R160	Sung Sin Yiu

申述編號 Rep. No. R/S/KC/31	申述人名稱 Name of Representer
R161	Sung Kar Man
R162	So Hei Ching
R163	So Chung Ting
R164	Shui Wun wun
R165	Lee Sau Sau
R166	Poon Wan Chun
R167	Peter Chan
R168	Aka Grape
R169	Lo Kwok Kei
R170	Wong Ka Yee
R171	Au Ki Fong Daisy
R172	Au Sin Lun
R173	Chan Chi Fai
R174	Chan Chi Wing
R175	Chan Ho Ting
R176	Chan Ka Tat
R177	Man Ting Pong
R178	Leung Kam Chin
R179	Lung Hau Sze
R180	Chow Yin Ying
R181	Fu Ka King
R182	Ma Chi Hang
R183	黎民健
R184	李學霖
R185	Cheung Hon Wah
R186	Wong Chun Hong
R187	Chan Tsz Ying
R188	Cheung Ka Hei Gabriel
R189	Chan Ka Lok
R190	Tsang Wing Kee
R191	葉碧綠
R192	Yip Cheuk Lin Iris
R193	Chung Yuk Fai
R194	Yip Mau Chung
R195	王筠宇
R196	Kong Chi Wing

申述編號 Rep. No. R/S/KC/31	申述人名稱 Name of Representer
R197	Chan Chung Yin
R198	Kerrie Huang
R199	Lai Sui Wa
R200	Leong Kwok Yi
R201	Ling Wai Sum
R202	Cheng Sau Lai
R203	Chan Mei Ying
R204	Yeung Yat Fai
R205	Chung Ho Yan
R206	Yau Lap Chung
R207	Lee Wai Lit
R208	梁嘉耀
R209	Chow Ka Wing
R210	Ryan Tai
R211	Alex Leung
R212	Au Kin Ming
R213	Wong Chi Chun
R214	Tsui Sau Yuet
R215	So Hing Kwan
R216	Chan Tung Ping
R217	吳卓恆
R218	Kwan Ming Fai
R219	Chan To
R220	Wu Ka Ho
R221	吳嘉恩
R222	Leung Hoi Sze
R223	Tang Yuen Yee
R224	Ho Ching Yan Constance
R225	Kan Hon Kin
R226	Ho Pak Kei
R227	Ma Ka Man Doreen
R228	Lyu Yinzhan
R229	Fan Yee Man
R230	Lee Mei Mei
R231	Wong Chi Ching
R232	Yip Fu Wing

申述編號 Rep. No. R/S/KC/31	申述人名稱 Name of Representer
R233	Lo Wai Yee
R234	Lee Wing Yau
R235	Chung Sau Man
R236	Lam Ching Yi
R237	Chim Cheuk Wan
R238	Lam Kin Wai
R239	Wong Chi Ching
R240	Chan Shuk Wan
R241	Wong Yuk Hong
R242	林昕樺
R243	Yip Man
R244	Li Ching Man
R245	Lau Mei Siu
R246	Ng Shan Dodo
R247	Ng Kam Ping Phoebe
R248	Ng Ka Yan
R249	Ng Chi Kin
R250	Wong Nana
R251	Ma Shun Kit
R252	Ma Man
R253	Ma Chun Pong
R254	Lui Ka Hei Andy
R255	Lui Chi Wai
R256	Lo Yu Tat Kelson
R257	Liu Tsz Yan
R258	Liu Kin Keung
R259	Lin Mu Gui
R260	Li Wing Yee
R261	Li Chin Pang
R262	Leung Yuk Chun
R263	Leung Yue Kwan Kammie
R264	Leung Wing Yee
R265	Leung Wai Lok
R266	Leung Siu Man
R267	Leung Po Lam
R268	Leung Nin Tai

申述編號 Rep. No. R/S/KC/31	申述人名稱 Name of Representer
R269	Leung Man Wai
R270	Leung Kin Tung
R271	Leung Kam Ping
R272	Leung Ka Wan
R273	Leung Hau Yi
R274	Lee Yu Wa
R275	Lee Yee Lun Yvonne
R276	Lee Wan Ting Willie
R277	Lee Wai Chun
R278	Lee Si Wing
R279	Lee Po Wing
R280	Lee Nok Ching Jane
R281	Lee Nicole
R282	Lee Hiu Lam
R283	Lau Siu Cheung
R284	Lau Sin Yu
R285	Lau Si Pun Joseph
R286	Lau Pak Cheung
R287	Lau Nga Ting
R288	Lau Ming Kwong Johnny
R289	Lau Ka Ming
R290	Lau Hoi Yee
R291	Lau Hoi Pui
R292	Lam Yiu Chung
R293	Lam Wing Yin
R294	Lam Wan Kin
R295	Lam On On
R296	Lam Man Wa
R297	Lai Tam Peggy
R298	Lai Sau Ha
R299	Lai Ho Ying
R300	Lai Chun Yin
R301	Lai Chun Ho
R302	Kwok Pui Ling

申述編號 Rep. No. R/S/KC/31	申述人名稱 Name of Representer
R303	Kwok Long Yin
R304	Kwok King Yiu
R305	Kwan Wing Sze
R306	Ku Pui Shan
R307	Kong Wai Yan
R308	Juy Lok Edgar
R309	Ip Tak Shing
R310	Ip Pik Ki
R311	Ip Chun Chung
R312	Hung Chi Shing
R313	Ho Shui Yan
R314	Ho Kwok Hei
R315	Ho Chung Man
R316	Fung Yim Lee
R317	Fung Kin Pong
R318	Fu Yi Ching
R319	Fong Heung Tak
R320	Fan Ling
R321	Chung Wai Yan
R322	Chung Miu Yi Joey
R323	Chung Chun Kong
R324	Chui Wai Tim Tobby
R325	Chow Cheuk Long
R326	Chong Mei Yi
R327	Cheung Sui Yee
R328	Cheung Hoi Yan
R329	Cheung Kwok Fai
R330	Cheng Fai
R331	Cheng Po Shing
R332	Chee Hiu Man
R333	Chang Kin Wai
R334	Chan Yan Ting Josephine
R335	Chan Wing Ki

申述編號 Rep. No. R/S/KC/31	申述人名稱 Name of Representer
R336	Chan Siu Tung
R337	Chan Siu Fong
R338	Chan Man Yee
R339	Chan Man Lung Ricky
R340	Chan Long Fung
R341	Chan Lai Wah
R342	Chan Kam Kong
R343	Ip Pui Man
R344	馮凱恩
R345	Wa Ka Cheong
R346	Ng Siu Wan
R347	Cheng Wai Ki
R348	Choi Pui Yee Patricia
R349	King Ying Ying
R350	Cheng Lai Chau Didi
R351	安夏萍
R352	Lee Hoi Yan
R353	Siu Wing Lam
R354	Tang So Wan
R355	Lo Yee Man Jenny
R356	Zhang Tsz Yu
R357	Choi Man Shan
R358	黎嘉晞
R359	黃梓軒
R360	黃卓謙
R361	麥正豪
R362	陳駿業
R363	陳頌軒
R364	陳蘭鑫
R365	陳華洪
R366	陳卓瑩
R367	鍾寶儀
R368	鄭律韻
R369	郭倩怡

申述編號 Rep. No. R/S/KC/31	申述人名稱 Name of Representer
R370	譚昊罡
R371	梁慧明
R372	梁美婷
R373	梁慧田
R374	李國輝
R375	朱智亮
R376	Yuen Kwun Tai
R377	Yuen Ki Fung
R378	Yuen Kam Shui
R379	Yuen Ka Chun
R380	Yuen Bik Yee
R381	Yuen Bik Kei
R382	Yue Hiu Tung
R383	Yuan Chun Chi
R384	Yu Wing Shan
R385	Yu Ka Yan
R386	Yip Shing Yin
R387	Yip King Ping
R388	Yeung Wai Keung
R389	Yeung Ngau Mui
R390	Yau Ching Ho
R391	Yeung Mei Ha
R392	Yau Wai Kwong
R393	Wu Tsz Ching Rachel
R394	Wu Hoi Ching
R395	Wong Yin Ching
R396	Wong Wing Hang
R397	Wong Wai Man
R398	Wong Pak Wing
R399	Wong Man Ying
R400	Wong Man Eric
R401	Wong Ka Yee Carrie
R402	Wong Ka Yan
R403	Wong Hiu Yan Grace

申述編號 Rep. No. R/S/KC/31	申述人名稱 Name of Representer
R404	Wong Hiu Lam
R405	Wong Chung Kam
R406	Wong Ching Lam Iris
R407	Wong Chak Hing
R408	Wing Kam Lung
R409	Wan Mo Wai
R410	Wan Fung
R411	Tsoi Yiu Chung
R412	Tse Man Yee
R413	Tsang Tsz To
R414	Tsang Tsz San
R415	Tsang Ming Wai
R416	Tsang Man Hing
R417	Tsang Ka Chun
R418	Tong Ka Yee
R419	Ting Wai Chung
R420	Tang Yuet Kuk
R421	Tang Ming Sum
R422	Tang Lai Yan
R423	Tang Lai Fan
R424	Tang Ka Man
R425	Tam Kai Hong
R426	Tam Ching In
R427	Tai Tsun Ho Joy
R428	So Yee Ching
R429	So Siu Lun
R430	Siu Man Lai
R431	Sin Wing Sing
R432	Shum Tsz Ying
R433	Shum Mau Sum
R434	Shiu Kwan Ling
R435	Shek Wai Yan
R436	Poon Kai Ho
R437	Or Kwok
R438	Ngai Chor Ho
R439	Ng Wing Hei

申述編號 Rep. No. R/S/KC/31	申述人名稱 Name of Representer
R440	Au Mei Lun Micky
R441	Au Pui Lun
R442	Au Sze Man
R443	Au Wai Lun
R444	Calvin Cheng
R445	Chan Cheung
R446	Chan Fong Ting
R447	Chan Hau Kan
R448	Nip Sui Fong
R449	Chow Wai Keung
R450	Chan Mun Yee
R451	Chung Ping Wa
R452	Tam Man Wai
R453	Yung Pui Yee
R454	Chow King Sheung
R455	Nanxi Liu
R456	Chan Yuk Kwong
R457	Chan Chiu Wah
R458	Jennifer Chiu
R459	Lau Hei Man
R460	Kong Ka Yan
R461	Ho Lok Ting
R462	Fung Siu Fung
R463	Chan Wai Tung
R464	Choi Ka Ku
R465	Chan Ka Fung
R466	Tse Wan Sze Vivien
R467	曹美玲
R468	Mak Ching Fong
R469	Yu Shing
R470	Lam Siu Chung
R471	Ng Sek Kwan
R472	Ng Yeuk Nam
R473	Sin Ka Man
R474	Chang Sin Tung

申述編號 Rep. No. R/S/KC/31	申述人名稱 Name of Representer
R475	Fung Wai Ki
R476	Lau Po Yu
R477	Foo Wing Yan
R478	Lee Wai Ping
R479	Au Wai Yin
R480	卓達豪
R481	Suen Pui Lam
R482	Wong Nga Man
R483	Yeung Yin Kwan
R484	Lo Kin Hei
R485	Cheung San Kuen
R486	Li Pui Sze
R487	Fu Ka Wing
R488	Lam Ka Lai
R489	Lam Wai Chung
R490	Lau Yuen Keung
R491	Leung Wing Sze
R492	Ho Kin Ho
R493	Chan Mo Lin
R494	Lui Wing Yan
R495	Chang Tsz Ying
R496	Cheng Chi Kan
R497	Cheung Ka Wing Carrie
R498	So Leung Yan
R499	Ho Tsz Chung
R500	So Yee Fong
R501	Tam Yun Faat
R502	Chan Sze Wai
R503	Ma Nga Ping
R504	Li Ming Tat
R505	Law Wing Laam
R506	Lai Ka Hei
R507	Lai Ka Faat
R508	Ho Kwok Yan
R509	Ho Hang Yi
R510	Chan Yee Yan
R511	Chan Tak Yan

申述編號 Rep. No. R/S/KC/31	申述人名稱 Name of Representer
R512	Chan Ka Yiu
R513	Yip Mau Wah Dino
R514	黃孟映
R515	陳慧嵐
R516	郭志傑
R517	張玄頌
R518	張少紅
R519	代永美
R520	Yip Kin Man
R521	Yau Ka Yee
R522	Wong King Fung
R523	Wong Ming Ki
R524	Wong Hoi Yin Tinkerbelle
R525	Tso Tsz Ping
R526	Sun Tung Fong
R527	Wong Kin Chiu
R528	黃志凌
R529	Ko TSz Wing
R530	Chan Ching Ling
R531	Yung Wai Man
R532	Tang Chun Yin Terence
R533	Cho Kai Kai
R534	Chow Suet Yan
R535	Leung Pui Ching Christina
R536	林世民
R537	Chow Wai Shan
R538	Liu Kar Ho
R539	Ngan Lai Yin
R540	Law Wing Sum
R541	Chung Kai Fung
R542	Chan Kam Yeung
R543	Ng Mei Lin
R544	Ng Man Sze
R545	Ng Ching In

申述編號 Rep. No. R/S/KC/31	申述人名稱 Name of Representer
R546	Ma Wai Kwan
R547	Lun Jiale
R548	Lo Ho Yee Connie
R549	Lin So Hing
R550	Li Muk Kwan
R551	Leung Pak Him
R552	Leung Kam Hing
R553	Lee Wai Ming
R554	Lee Ming Wai
R555	Lam Hoi Ching
R556	Lam Choi Ha
R557	Lai Chun Yin
R558	Kwok Hiu Laam
R559	Kwan Tsz Kit
R560	Hui Nok Hang
R561	Chow Cheuk Wai
R562	Choi Hon Yin
R563	Cheung King Lam
R564	Chen Nga Mei
R565	Chan Wing Sham
R566	Chan Wan Ting
R567	Tang Wang Kei
R568	黃隆尊
R569	黃筠婷
R570	黃慧心
R571	黃少青
R572	鄭嫻曼
R573	鄧惠珍
R574	翟軼佳
R575	潘小寶
R576	林木鄰
R577	朱飛虹
R578	曾妍
R579	劉子恒
R580	Yuen Wing Yan
R581	Yu Zigan
R582	Yip Sui Yu

申述編號 Rep. No. R/S/KC/31	申述人名稱 Name of Representer
R583	Yip Fung Ting
R584	Yik Ming Chau
R585	Yeung Suet Ting
R586	Yau Po Ki
R587	Wong Siu Ping
R588	Wong Shu Ki
R589	Wong Shi Hei
R590	Wong Fu Keung
R591	Wong Chi Fai Rolan
R592	Wen Kuai
R593	Tung Ho Yee
R594	Tang King Hei Ivan
R595	Tang Ka Yung
R596	Tai Ying Yu
R597	Suen Ka Ting
R598	So Ka Po
R599	Siu Chi Ching
R600	Shum Ching Yi Dodo
R601	Oi Na Ng
R602	Au Kai Ming
R603	Au Kam Fung
R604	Chan Ka Lo
R605	Chung Hung Tak
R606	Li Ngai Ning
R607	Suen Kai Kit
R608	謝宗頤
R609	Cheung Kin Chun
R610	Wong Ching Kwan
R611	Tse Pui Wing
R612	Wong So Yung
R613	Ho Tsz Hin
R614	Lee Pui Yi
R615	布浚延
R616	Wong Lap Ho

申述編號 Rep. No. R/S/KC/31	申述人名稱 Name of Representer
R617	Hui Wai Tung
R618	Fun Hau Yi
R619	Lee Ka Man
R620	Leung Wing Ka
R621	Cheng Lok Fai
R622	Or Chun Leung
R623	Yung Man Kit
R624	Kwok Ho Hin
R625	Chung Wai Lam Janet
R626	Lam Man Lok
R627	黎愷正
R628	Chan Siu Ping
R629	Ng Ting Yan Carrie
R630	Luo Long Zhi
R631	Li Ka Wai
R632	Li Cheuk Ying
R633	Leung Wai Yee
R634	Leung Muk Wing
R635	Lee Kit Shan
R636	Lai Tsz Wai
R637	Fu Ka Lok
R638	Fong Chi Ling
R639	Chui Kin Nui
R640	Chu Hoi Kwan
R641	Chow Yiu Wah
R642	Chow Chi Hung
R643	Chiu Sin Pong
R644	Chen Tsz Lam
R645	Chan Yin Chung
R646	Chan Wun Ching
R647	Chan Kai Cheung
R648	Ho Yee Lin
R649	黎美鳳
R650	黃晶晶
R651	馮曉彤
R652	鄭國治

申述編號 Rep. No. R/S/KC/31	申述人名稱 Name of Representer
R653	賴海慈
R654	莊依蓓
R655	梁栩雯
R656	梁劍雄
R657	張偉民
R658	劉美德
R659	Yung Ka Lai
R660	Yu Siu Ying
R661	Yeung Yuen Fan
R662	Yeung Ngau Mui
R663	Wong Yuk Mui Kristy
R664	Wong Sau Man
R665	Wong Man Kit
R666	Wong Ho Yan
R667	Wong Chun Kit Jacky
R668	Wan Lai Shan
R669	Tam Hoi Yan
R670	So Sze Wing
R671	Shek Wan Tung
R672	Qin Fang
R673	Pang Lai Har Januray
R674	Ng Yuk Ngai
R675	Au Shuk Ling Rebecca
R676	Chan Ka Ho
R677	Leung Wing Yi
R678	Wong Tak Kin
R679	Tong Yat Long
R680	Chu Oi Ling
R681	Yue Ka Yan
R682	Kong Yuk Chi
R683	Chan Sze chung
R684	黃思略
R685	莊駿圻
R686	Chan Hang Yi

申述編號 Rep. No. R/S/KC/31	申述人名稱 Name of Representer
R687	陳偉成
R688	Mak Sin Hang
R689	Li Man Yi
R690	Wong Sze Kit
R691	Ka Man
R692	Chow Cheung Fung
R693	Chan Suk Fong
R694	Ting Chi Ho
R695	Ng Wai Ling
R696	黎麗玲
R697	林諾泳
R698	Ng Kai Pong
R699	鄭映藍
R700	Tung Chi Waj
R701	Leung On Ching
R702	Ho Sui Fan
R703	Chan Wing See Louise
R704	劉笑珍
R705	Ho Lok Sze
R706	Kwok Wai Ling
R707	Chan Sin Ting
R708	Wong Yu Ling
R709	Chan Mei Sze
R710	Li Bo Chi
R711	Yu Man Yin
R712	葉茂明
R713	Wong Tat Keung
R714	Kong Man Kit
R715	Wong Tsun Wai
R716	劉加揚
R717	陳朗升
R718	劉貴梅
R719	Cheuk Ming Chu Pearl
R720	Leung Lai Wan
R721	Eyt Lee

申述編號 Rep. No. R/S/KC/31	申述人名稱 Name of Representer
R722	陳梓言
R723	Hong Tin Yau
R724	呂兆成
R725	呂智財
R726	呂兆基
R727	黃景峰
R728	葉蕎
R729	周嘉發
R730	Kwok Chi Yin
R731	Tam Choi Hung
R732	Yu Hon Lun
R733	Chan Siu Kuen
R734	Lee Kam Wing James
R735	Ng Yan Kit
R736	Sung Wai Yan
R737	Lam Wai Ki Yvonne
R738	Leung Ip Keung
R739	Fung Yu Yan
R740	杜逸雅
R741	Cheng Kwok Wai
R742	Cheng Kwok Fan
R743	Ho Hoi Tong
R744	Chan Suet Ling
R745	謝啟雄
R746	范小雲
R747	杜逸儒
R748	譚六芬
R749	Lu Miaojian
R750	劉文英
R751	Wan Chi Yeung Mark
R752	Chan shuk Ying
R753	To Chun Ming
R754	Fung Pui Shan
R755	Lee Siu Hong
R756	Lun Hon Cheong

申述編號 Rep. No. R/S/KC/31	申述人名稱 Name of Representer
R757	Chu Ka Sum
R758	Au Kwok Kuen
R759	Ling Yuet Fung
R760	Lai Chi Leung
R761	Ng Anny
R762	Chu Kwong Chi
R763	陳景年
R764	Hung Sze In
R765	謝錦昌
R766	陳彩順
R767	馮信儀
R768	陳嘉華
R769	陳國標
R770	凡友春
R771	陳錦蜜
R772	Wong King Wai
R773	Poon Yip Keung
R774	Xie Tian Quan
R775	Xie Xue Qin
R776	Leung Kam Kai
R777	Leung Kin Keung
R778	Tam Sze Ki
R779	Poon Tzs Yu
R780	廖建強
R781	Chan Tung Kuen
R782	謝卓軒
R783	Cheng Wai Leuk
R784	Xie Xueq Iong
R785	連龍騰
R786	林盛言
R787	連正興
R788	Cheng Kwok Foon
R789	Cheng Kwok Fai
R790	周藹棋
R791	馮永樂
R792	Fung Shun Lung

申述編號 Rep. No. R/S/KC/31	申述人名稱 Name of Representer
R793	Cheng Yeuk Ching
R794	Au Yeung Ho Nam
R795	Lau Sin Pang
R796	何家豪
R797	Lai Chung Hong
R798	Chow Chor Kwan
R799	Yeung Shu Fan
R800	Li Vivian Michelle
R801	Kong Man Yi
R802	Lui Sze Nga
R803	Yan wing Kwong Paul Anthony
R804	Ma Yuen Man
R805	Lau Shing Mo
R806	Chan Wai Man
R807	Chan Hoi Ying
R808	Lau Yui Hang
R809	陳婉思
R810	Manimala Dharmangadan
R811	陳婉瑩
R812	陳婉儀
R813	Hung Yat Lan
R814	Hun Pak Ho
R815	林諾熙
R816	鄧永泉
R817	陳思騫
R818	鄧惠珍
R819	Kwok Wai Kuen
R820	葉茂中
R821	朱敏儀
R822	葉熙嵐
R823	Leung Shing Hei
R824	Wong Chun Yip
R825	Ng Chi Pong

申述編號 Rep. No. R/S/KC/31	申述人名稱 Name of Representer
R826	Lee Chui Mei
R827	Leung Po Shan Anthony
R828	So Lok Hin
R829	Kong Tin Long
R830	Wong Man Hin
R831	張嘉麟
R832	Cheung Ho
R833	Lam Mei Ling
R834	郭嘉明
R835	孫東芳
R836	馬振邦
R837	黃景青
R838	Leung Po Hang
R839	Chan Miu Ling
R840	張素嬌
R841	陳賢華
R842	Tse Suet Mui
R843	Yip Mau Bond
R844	董福東
R845	陳玉蘭
R846	黃景俊
R847	杜逸民
R848	Yip Shu Kai
R849	黃香娜
R850	馬詩婷
R851	馬偉強
R852	Wong Foon
R853	馮信翔
R854	Fung Tang
R855	Cheng Chin Pang
R856	Yung Mo Yan
R857	Mary Mulvihill
R858	連潤鵬
R859	Lyu Jinxin
R860	香港鐵路有限公司

List of Commenters in respect of the Draft Kwai Chung Outline Zoning Plan No. S/KC/31
有關《葵涌分區計劃大綱草圖編號 S/KC/31》的提意見人名單

意見編號 Comment No. R/S/KC/31	提意見人名稱 Name of Commenter
C1	香港觀鳥會 (also R7)
C2	長春社 (also R8)
C3	創建香港 (also R15)
C4	北葵涌交通關注組 (also R9)
C5	林紹輝議員 (also R13)
C6	劉貴梅議員 (also R718)
C7	葉雯 (石籬改建關注 組) (also R243)
C8	周藹銓 (石籬改建關 注組) (also R97)
C9	Chow Kin Yi
C10	Mok King Wai
C11	Chan Tung Ping (also R216)
C12	Kwan Pui Ling
C13	Kung Wing Tai
C14	Lai Wai Lam
C15	王靖琳
C16	吳振球
C17	Tsang Lok Yan
C18	Kwok Sze Wai
C19	Cheng Kwok Fan (also R742)
C20	Kam Ho Yin
C21	Yeung Hiu Man
C22	Mang Hiu Ying Maggie
C23	Lin Guoying
C24	Kwok Chi Yin (also R730)
C25	Leung Ka Wan

意見編號 Comment No. R/S/KC/31	提意見人名稱 Name of Commenter
C26	Shiu Kwan Ling (also R434)
C27	Ko Wui Kei Malvin
C28	Lam Hau Ying
C29	Leung Yin Yee
C30	Cheung Kwai Tung
C31	Tang Fai Cheong
C32	Fung Wing Lam
C33	Lo Kin Man Ken
C34	Chan Yuen Sze
C35	尹子軒
C36	Poon Sin Man Ivaline
C37	Cheung Ho Yiu
C38	Choi Yuen Ting
C39	Lam Kwo Wai
C40	Leung Yee Tak
C41	林世民 (also R536)
C42	Lau Carrie
C43	Choi Yuen Yi
C44	Yau Oi Lin
C45	黎麗玲 (also R696)
C46	Ho Lok Hin
C47	Tang Ho Yin
C48	Lee Hiu Lam (also R282)
C49	余海琦
C50	Lu Ying Ting
C51	Wong Yat To
C52	Wong Foon (also R852)
C53	杜卓軒
C54	Fung Sze Wai
C55	Wu Kong Wai
C56	Lo Kin Hei (also R484)
C57	Leung Kwok Yin

意見編號 Comment No. R/S/KC/31	提意見人名稱 Name of Commenter
C58	黃旭
C59	Pang Siu Chun Chris
C60	Yip Fu Wing (also R232)
C61	Wan Pik Shing
C62	朱樂明
C63	曾妍 (also R578)
C64	Yip Wing Man
C65	Ng Kwan Yu
C66	Lam Wai Lan Kina
C67	Chan Man Yee (also R338)
C68	Yu Siu Mei
C69	Ho Hang Yi (also R509)
C70	Ngai Sin Yiu
C71	Tai On
C72	Lee Hong Ting
C73	Tsang Cheung Sing Leo
C74	Lam Ka
C75	Cheung Wing Chuen
C76	Lam Pui Yin Cindy (also R50)
C77	Leung Ka Lok
C78	Chan Hang Yi (also R686)
C79	Wong Chak Hing (also R407)
C80	Chan Ho Ting (also R175)
C81	Hui Wah Kin
C82	王振康
C83	陳展鴻 (also R96)

意見編號 Comment No. R/S/KC/31	提意見人名稱 Name of Commenter
C84	Kan Hon Kin (also R225)
C85	Wan Hok Lam
C86	Ma Nga Ping (also R503)
C87	Li Ka Yu
C88	王 玉 芝
C89	Wong Chun Kit Jacky (also R667)
C90	Yeung Hau Yi
C91	Chu Doi Wai
C92	Kong Chiu Fung
C93	Choi Lok Ching Caesar
C94	Yu yuk Cho
C95	莊曉彤
C96	Lui Sze Nga (also R802)
C97	Liu Tsz Ying
C98	Yu Po Yan
C99	Kwan Yuen Ying Remmi
C100	陳逸朗
C101	Lam Man Ki
C102	Chan Wing Yan
C103	Yiu Kwan Ho
C104	Chan Suet Yan
C105	Chan Yin Hung
C106	黎世光
C107	Tse Yat Long Anson (also R147)
C108	Hui Shuk Kwan
C109	尹紅紅
C110	Wong Chak Ying
C111	Lam Yuk Ping
C112	Li Siu Ling Stella
C113	Cheng Man Yee
C114	Chan Chung Wing

意見編號 Comment No. R/S/KC/31	提意見人名稱 Name of Commenter
C115	Chow Kwun Ho
C116	Yeung Suet Ting (also R585)
C117	Yeung Chi Yu
C118	Fung Kon Wai
C119	Tsang Pui Chu
C120	Cheung Ho Kwan
C121	Siu Wing Lin
C122	Ng Angus
C123	黃卓賢
C124	Ho Chau Ying
C125	楊志成
C126	Lau Chi Wai Catherine
C127	Cheung Ching Kit
C128	Kwan Tsz Kit (also R559)
C129	Chan Ka Tat (also R176)
C130	Lam Wai Mei
C131	蘇天頌
C132	Lee Cheng Fong
C133	Chow Oi Ki
C134	Lee In Ming
C135	鄭俊豪
C136	So Wai Nam
C137	Wong Chi Ching (also R231)
C138	Ng Ka Fat
C139	Ip Ka Shun
C140	Lau Sin Pang (also R795)
C141	Leung Man Wai (also R269)
C142	Chan Long Fung
C143	Wong Man Hon
C144	Yue Ying Ching
C145	Tam Kwo Fung

意見編號 Comment No. R/S/KC/31	提意見人名稱 Name of Commenter
C146	Leung Chun Fai
C147	Lo Hung Hing (also R25)
C148	Lee So Shan
C149	Mak Hei Man
C150	Li Man Ching
C151	Ng Cheuk Sze Joyce
C152	So Hing Kwan (also R215)
C153	Lee Si Wing
C154	Cheung Ho Tin
C155	Wong Lai Ming
C156	Sin Kwan Yu Queenie
C157	Lauw Yung
C158	Chan Man Yuet
C159	Yim Wing Sze
C160	Cheung Siu Hei
C161	Leung Kam Hung
C162	Fung Kit Man
C163	Chan Ka Man
C164	Fung Yuen Yee Amy
C165	Hui Cheuk Yun
C166	Chong Tsz Kiu
C167	Suen Man Hing
C168	Wong Tsz Kwan
C169	Tsui Ka Yi
C170	Chan Shun Cheong
C171	Chan K C Simon
C172	黎尚倫
C173	Tse Kam Cheong
C174	Chong Yee Sin
C175	Cheung Hui Yuet Celeste
C176	Li Pui Sze (also R486)
C177	Chan Sze Nok Charlet
C178	Lam Sze Wan
C179	Chen Shu Wei Connie

意見編號 Comment No. R/S/KC/31	提意見人名稱 Name of Commenter
C180	Chan Hiu Ching
C181	Yu Hok Man
C182	Leung Man Fai
C183	Leung Lok Shan
C184	So Lok Sang Brian
C185	Kwan Wing Lam
C186	Yuen Yan Yan
C187	Hong Ho Wan
C188	Wong Wing Fai (also R133)
C189	Lui Wing Yan (also R494)
C190	Chow Wai Shan (also R537)
C191	Lok Hui Wang
C192	Lau Shing Mo (also R805)
C193	柯藝欣
C194	Fung Kin Pong (also R317)
C195	Cheuk Long Chow
C196	Lau Kam Mei
C197	Chung Wai Lun Adino
C198	Cheung Miu Ling
C199	何諺琳
C200	Yeung Tsz King
C201	Man Jin Yau
C202	Wan Shuk Yee
C203	葉晴
C204	劉海龍
C205	Wong Wai Chu (also R135)
C206	Tang Wing Shan
C207	Leung Tung Ying
C208	Wong Ka Yee (also R170)
C209	Lee Pak Long

意見編號 Comment No. R/S/KC/31	提意見人名稱 Name of Commenter
C210	Chu Kong
C211	李子軒
C212	Lun Hon Cheong (also R756)
C213	Wong Wan Fai
C214	Wa Ka Cheong (also R345)
C215	So Ka Wai
C216	Chung Pik Lun
C217	Wong King Tang
C218	Pau Ho Yan
C219	Chan Chi Hing
C220	Tsang Tsz Yee
C221	Cheung Hoi Yan (also R328)
C222	Leung Sai To
C223	Tai Man Shun Fabio
C224	Chu Mun Ki
C225	Yau Kit Sze (also R125)
C226	陳雯寶
C227	Tsang Pak Lun
C228	潘焯鴻
C229	Chan Ngo Hay
C230	Wong Sze Man (also R136)
C231	Chow Kin Lonv
C232	Xu Miao Jian (also R129)
C233	Lo Tin Long
C234	Sung Wai Yan (also R736)
C235	Ng Hiu Wing
C236	To Chun Ming (also R753)
C237	文浩天
C238	Ma Tsz Kiu

意見編號 Comment No. R/S/KC/31	提意見人名稱 Name of Commenter
C239	Leung Yan Yi
C240	Low Uen Tsam
C241	Poon Sing Chau
C242	Leung Wing Ka (also R620)
C243	Lee Hiu Man
C244	Cheng Hoi Ling
C245	Poon Jason
C246	Wong Tsun Wai (also R715)
C247	Leung Wan Man Gillary
C248	張茜柔
C249	Cheung Hin Wah
C250	Wong Sze Leuk
C251	馬家婷
C252	陳念慈
C253	余嘉俊
C254	Lau Pui Shan
C255	Lam Wai Kit
C256	Lai K
C257	Lau Hiu Wah
C258	Ngo Hiu Yan
C259	Cheung Wan Lam
C260	Ng Tsz Ying
C261	Tang Hoi Shan
C262	Chan Yuk Wai
C263	Man Chui Ying
C264	Lam Hau Ying
C265	凌中雲
C266	Yuen Chi Yan
C267	Cheng Tsz Hong
C268	梁洛熙
C269	Chan Yat
C270	Wong Ka Man
C271	吳建勳
C272	Lau Pak Shing

意見編號 Comment No. R/S/KC/31	提意見人名稱 Name of Commenter
C273	Ng Wai Pan
C274	黎泳希
C275	Au Yee Wing
C276	Yan Kin Chung Ken
C277	Chan Wai Pui
C278	張天宥
C279	溫凱柔 (also R104)
C280	Ho Kwok Pan
C281	Cheung Sai Fan
C282	Ng Siu Ngai
C283	Yuen Chin Hung
C284	Liang Wing Shan
C285	Liu Wing Chi
C286	Ho Lai Yin
C287	Leung Yi Lun Andre
C288	Ho Man Ning
C289	Ku Pit Man
C290	Yau Kwok Wai (also R124)
C291	Chai Chung Ming Tony
C292	Ng Ka Wang (also R19)
C293	Djap Sui Khion
C294	Tang Fei Lung
C295	Mak Pui Ying
C296	Wan Chi Wai
C297	Tang Wai Chun
C298	So Cho Sik
C299	黎紫凝
C300	So Siu Lun (also R429)
C301	高靖
C302	Lun Jiale (also R547)
C303	Huen Chi Shing
C304	Lai Chi Yuen
C305	Wong Chun Wai
C306	Lee Wai Yin

意見編號 Comment No. R/S/KC/31	提意見人名稱 Name of Commenter
C307	Hui Man Shan
C308	Man Yuk Keung
C309	陳柳伊
C310	Leung Kam Chin (also R178)
C311	Tung Pui Sze
C312	Tong Sze Ki (also R150)
C313	Chan Wing Kit
C314	Cheng Lai Shan
C315	Chan Wai Man (also R806)
C316	Yuen Bik Kei (also R381)
C317	Chu Tin Ho
C318	Lai Choi Yan
C319	Cheung Yuk
C320	黃盛恒
C321	Tsang Sin Yi
C322	Man Nga Lok Esther
C323	Stanley Ng
C324	Fung Wing
C325	Fung Pan Ka Biancha
C326	劉藹怡
C327	Tsang Yuk Fong
C328	邓文光
C329	Lau Yin Kam Vito
C330	李潔璋
C331	Lam Ka Hei
C332	Lai Sin Kwan Janelle
C333	Chui Chi Kong
C334	Chan Lok Jone Nigel
C335	Tse Fong Wa
C336	Lau Hon Cheong Eric
C337	吳婉萍
C338	曾麗嬋
C339	Yiu Tung Wing

意見編號 Comment No. R/S/KC/31	提意見人名稱 Name of Commenter
C340	Suen Kai Kit (also R607)
C341	Lum Mei Ling
C342	Yow Chung Ying
C343	Lau Mei Wa
C344	Chan Hon Chiu Marco
C345	Kit Kong Fung
C346	Ho Sze Lok
C347	Kan Hung Tai
C348	Cheung Hok Yee
C349	Lee Yin Ting
C350	Li Yik Ki
C351	Ho Loy
C352	李樂敏
C353	Chan Chun Yip
C354	Yu Pui See
C355	Cheung Shuk Yi
C356	Lo Pei Lai Janice
C357	Lo Ka Wing
C358	Chan Siu Wing
C359	Chan Chun Yu Lucas
C360	Chan Sum Ying
C361	Yeung Ka Wai
C362	Au Mei Lun Micky (also R440)
C363	伍金綱
C364	林世民
C365	陳妙玲
C366	Wong Siu Yin (also R137)
C367	Luk Wing Tung
C368	Lui Yu Ming
C369	Ho Yuen Hing
C370	Ho Sin Ying
C371	Leung Wing Kam
C372	Yu Lun Au

意見編號 Comment No. R/S/KC/31	提意見人名稱 Name of Commenter
C373	Tsang Ka Chun (also R417)
C374	傅家怡
C375	高遂彤
C376	譚希淳
C377	Mok Ka Man
C378	Ma Kitty
C379	Cheng Kwok Foon (also R788)
C380	Tse Ying Fung
C381	Tsang Hau Yim
C382	Chiu Sze Chai
C383	Lau Kai Kit
C384	楊洛彤
C385	To Ching Wa
C386	Lai Ka Yuet
C387	Ngai Yuk Ying
C388	Wong David
C389	Laura Lavinia Lau
C390	Chan Yiu Chun
C391	Fan Lam Tung
C392	Lee Kit Shan (also R635)
C393	梁家浩
C394	梁劍雄 (also R656)
C395	Wong Sze Wai
C396	Susanna Ching
C397	Siu Man
C398	Cheng Yu Yan
C399	Chan Chun Hung
C400	Wong Lok Chun
C401	徐以樂
C402	Wong Chi Hin
C403	Lau Tsz Wing
C404	Wong Wai Shing
C405	Chan Ying Sum

意見編號 Comment No. R/S/KC/31	提意見人名稱 Name of Commenter
C406	Lam Ching Yi (also R236)
C407	Chun Wai Sum
C408	Tam Nathanael
C409	Kwok Elim
C410	Ng Choi Lam
C411	Lai Ching Yan
C412	Chui Ka Wa
C413	Chan Kui Lam
C414	楊振武
C415	Cheng Hang Yin
C416	Cheung Yiu
C417	Lam Yeung Yin
C418	Chan Lai Ying
C419	So Di Lang Rachel
C420	Mang Pui Yan
C421	Pang Pik Shan
C422	Chan Chik
C423	Yeung Ka Wa
C424	陳仲熙
C425	曾俊傑
C426	Leung Wai Yee (also R633)
C427	鍾嘉儀
C428	Chung Yat Long
C429	Leung Wai Man
C430	姚冬穎
C431	吳丹婷
C432	Kan Pui Ki
C433	胡筠弦
C434	Li Ho Ying
C435	謝文曦
C436	Ho Cheuk Ying
C437	Chang Ka Ka
C438	Lau Ka Yin (also R47)
C439	楊哲
C440	Law Hang Yi

意見編號 Comment No. R/S/KC/31	提意見人名稱 Name of Commenter
C441	Lam Man Yee
C442	Wong Isabella
C443	Chang Sin Tung (also R474)
C444	Leung Wing Yan
C445	Cheuk Hei Man Alison
C446	鄭卓峰
C447	林瑋淦
C448	Li Wing Sze
C449	Luk Lai Wa
C450	Tin Hiu Lam
C451	Chang Kin Wai (also R333)
C452	Lun Jiale
C453	Wong Po Ting
C454	林嬋儀
C455	Yung Choi Ping
C456	Mak Wing Yan
C457	Ke Chun Sam
C458	Mak Ka Ying
C459	Chow Kit Yee
C460	羅燁熙
C461	Chan Kyle
C462	Chan Yee Ha (also R81)
C463	Leung Ching Hei
C464	Choi Ho Yin
C465	Wong Sum Wa
C466	Sze Siu Tik
C467	Sin Sum Yin
C468	黃奕凱
C469	Li Chi Shing
C470	Liu Chi Fung
C471	Choi Yan Tung
C472	Kwan Long Hei Linus
C473	Kwok Sin Yee
C474	Ng Kim Fung

意見編號 Comment No. R/S/KC/31	提意見人名稱 Name of Commenter
C475	Liu Chun Ho
C476	Wong Wing Man
C477	Cheung Hoi Tung
C478	Leung Wing Yan
C479	Mok Ka Sin
C480	Chu Pik Wai
C481	Ho Tsz Ying
C482	朱曉彤
C483	Chan Siu Tung (also R336)
C484	Tam Hoi Yan (also R669)
C485	Lam Sze Man
C486	Mak Wai Yau
C487	Cheng Ying Nam
C488	黃慧心 (also R570)
C489	Lee Alice Kong Wah
C490	Chan Yan Ki
C491	Chan Man Lee
C492	Chan Hiu Tung
C493	Man Ting Kwok (also R20)
C494	陳倩玉
C495	Chow Yin Ying (also R180)
C496	Chan Tin Yu (also R83)
C497	Cheung Ka Wing Carrie (also R497)
C498	To Yat Man
C499	黎德香
C500	Ho Tsz Ching
C501	Tsang Man Hing (also R416)
C502	Ng Ka Yan
C503	Ling Wai Sum (also R201)

意見編號 Comment No. R/S/KC/31	提意見人名稱 Name of Commenter
C504	Kam Chin Leung
C505	Tam Will
C506	Shum Mau Sum (also R433)
C507	Cheuk Wai Chow
C508	Qin Fang (also R672)
C509	Chow Yiu Wah (also R641)
C510	Yeung Mei Ha (also R391)
C511	王彥程
C512	黃耀裕 (also R91)
C513	So Yee Fong (also R500)
C514	陳美瑩
C515	Fung Yim Lee (also R316)
C516	Wong Mang Ying
C517	Fong Chi Ling (also R638)
C518	Chow Chi Hung
C519	Lee Hok Lam
C520	Fung Hiu Tung
C521	Tsui Kin Chung (also R146)
C522	To Yat Lung (also R151)
C523	Ip Pui Man (also R343)
C524	Ho Yee Lin (also R648)
C525	Yeung Nga Yi (also R130)
C526	Liu Man Ki (also R26)
C527	Ho Ching Yan Constance (also R224)
C528	Chan Suk Fong (also R693)

意見編號 Comment No. R/S/KC/31	提意見人名稱 Name of Commenter
C529	Lin Ying Hua (also R27)
C530	Chan Cheung (also R445)
C531	Siu Wing Lam (also R353)
C532	Poon Wan Chun (also R166)
C533	Yik Ming Chau (also R584)
C534	Liu Kar Ho
C535	Liu Nan Xi
C536	Lin So Hing (also R549)
C537	李藝寧
C538	Choi Man Shan (also R357)
C539	Tang Ka Man (also R424)
C540	Ng Ka Yan (also R248)
C541	Yip Siu Ling
C542	Ng Sai Yu
C543	He Chung To
C544	Nip Yin
C545	Ng Wing Si
C546	Ho Tsz Hin (also R613)
C547	Tam Heung Ping
C548	Shum Kam Yin
C549	Cheng Yin Tat
C550	Leung Lai Kwan
C551	Chan Po King
C552	Ng Sin Ting
C553	Chan Man Wai
C554	Chan Sze Chung (also R683)
C555	Tsang Chi Kwan

意見編號 Comment No. R/S/KC/31	提意見人名稱 Name of Commenter
C556	Fung Sze Ching
C557	Wong Tsz Shan
C558	Yeung Po Yuk
C559	Koon Lap Kei
C560	Li Wing Yee (also R260)
C561	Fan Sik Lun
C562	陳啟豐
C563	Leung Po Ting
C564	陳瑞玲
C565	Leung Wei Ching
C566	Chan Chi Lam
C567	Lau Kai Yin
C568	Tam Ka Wing
C569	Cheng Tsz Long (also R77)
C570	羅桂方
C571	Yeung Tsz Hin
C572	Lee Kwok Yi
C573	Hui Ka San
C574	邵智恒
C575	Chen Chung Yee
C576	Wong Hiu Wing
C577	黎家杰
C578	Liu Kai Lok
C579	Lau Sin Wai
C580	Wu Ho Yan Holly
C581	陳博文
C582	Ng Chak Long
C583	Chan Nok Yin Ronny
C584	Woo Sing Yi
C585	Foo Chau Nui Clara
C586	Chan Yat Hin Arthur
C587	Chan Wai Laam
C588	Wong Tin Long
C589	鄭嘉雯
C590	Cheng Wai Lam

意見編號 Comment No. R/S/KC/31	提意見人名稱 Name of Commenter
C591	Lee Yee Lun Yvonne (also R275)
C592	Tsang Lai Sim
C593	Wong Chun Hei
C594	梁嘉琪
C595	Li Shing Chun
C596	But Cheuk Sin
C597	Chen Yue Meng
C598	Lai Hon Wan (also R58)
C599	余家龍
C600	Lung Hau Sze (also R179)
C601	Ying Yu Hin Eros
C602	Lo Kar Lam
C603	Yip Sui Yu (also R582)
C604	袁俊華
C605	Lau Sallie Hoi Yin (also R86)
C606	Leung Suk Ha
C607	羅鎮明
C608	Ng Lai Seong
C609	Chan Choi Hung
C610	Wong Yee Shan
C611	Chan Ka Yi
C612	Chan Choi Lee
C613	Chung Kai Fung (also R541)
C614	余文彥
C615	Chan Sen
C616	賴卓盈
C617	陳子熙
C618	Lee Wang Sing
C619	Lo Chun Sing
C620	Chum Tsan Wa
C621	Leung Ling Fung
C622	Hung Man Po

意見編號 Comment No. R/S/KC/31	提意見人名稱 Name of Commenter
C623	Mak Hoi Ching
C624	Yang Kung Wing
C625	梁慧明 (also R371)
C626	陳子鋒
C627	Tam Yuki
C628	Chan Wing Ki (also R335)
C629	Chu Oi Ling (also R680)
C630	Lam Sam Choi
C631	Chan Kam Wah
C632	Au Mei Yee
C633	Hou Cheung Shing
C634	Law Nga Wing
C635	Chan Ka Ho Kelvin
C636	Chan Parkes
C637	Wong Man Chun
C638	陳卓朗
C639	Luk Cheuk Ho
C640	Fan Kok Ting
C641	Ng Cheuk Nam
C642	Choi Shing Luk
C643	Chu Hon Man
C644	Lum Mo Ching
C645	Mok Chi Kit
C646	Wong Suet Yi
C647	Lo Hoi Kin
C648	Wong Wing Sze
C649	Chan Suet Man
C650	So Pui Man
C651	Ho Ka Iu Venus
C652	Chan Sin Ting (also R707)
C653	Ip Wing Sze
C654	Chau Pik Yi
C655	Hung Ka Yu
C656	Tam Man Yi

意見編號 Comment No. R/S/KC/31	提意見人名稱 Name of Commenter
C657	周子岐
C658	So Tsz Yin
C659	孫瑋聲
C660	Cheung Suk Yin Karen
C661	郭俊樂
C662	Chan Mo Lin (also R493)
C663	Cheng Shuk Yin
C664	Lo Mei Lai
C665	Lo Mei Ling
C666	Hung Ka Lam
C667	Choi Sau Fong
C668	Chan Hing Fai
C669	Yau King Yin
C670	Yeung Chun Ho
C671	Leung Man Him Chris
C672	王文譽
C673	Pang Chi Hung
C674	Chung Chuen Tung
C675	Hui Chun Wai
C676	Tang Wai Chun
C677	Nam Kai Kong
C678	Chan Nga Ting
C679	Chan Hoi Tung
C680	Ho Wai Ling
C681	Yuen Wing Yan (also R580)
C682	Kwok Long Yin (also R303)
C683	Chow King Sheung (also R454)
C684	楊松泰
C685	Suen Wai Hung
C686	Lau Mat
C687	Fung King Ip
C688	吳嘉怡
C689	萬嶠依

意見編號 Comment No. R/S/KC/31	提意見人名稱 Name of Commenter
C690	Lau Siu Cheung
C691	Lam Hui Nam Stanley
C692	Chan Chi Wan
C693	Wong Tak Kin (also R678)
C694	Leung Ip Keung (also R738)
C695	Lau Yuk Ying
C696	Yip Siu Tung
C697	Wong Hang Yee
C698	Tai Chi Shing
C699	Chung Nga Man
C700	Lau Kai Tung Justin
C701	Cheung Sin Chun
C702	Tam Tsz Kin
C703	Chung Chi Keung
C704	徐綺晴
C705	方敏玲
C706	Chow Chi Wai
C707	Wong Wing In
C708	Chan Ka Wing
C709	Lau Ka Yiu
C710	Tam Chun Kit
C711	Chui Wing Hong
C712	潘小寶 (also R575)
C713	Li Ka Yan
C714	Fung Ho Yuk Yee Salina
C715	Lam Wun Long
C716	Law Wing Fai Teddy
C717	Li Ming Yan
C718	Ho Ka Yan
C719	Liu Sui Ting
C720	Chan Ka Chun
C721	Wong Lok Yan
C722	Chung Hiu Tung
C723	Lam Chi Sum

意見編號 Comment No. R/S/KC/31	提意見人名稱 Name of Commenter
C724	Yu Man Weng Madelaine
C725	Chow Pui Ka
C726	Chan Chun Yip
C727	Leung Yuen Ting
C728	何正軒
C729	Leung Ho Yi
C730	Lin On Yeung
C731	Fok Lincoln
C732	Yeung Yat Fai (also R204)
C733	Fong Tsz Ying
C734	Wong Ho Yan (also R666)
C735	Li Siu Man Peter
C736	Ip Zhuo Xuan
C737	Cheng Lok Yiu
C738	Lee Wing Sze
C739	Poon Po Yan
C740	李樂怡
C741	Chow Ka Wai
C742	Law Lam Lam
C743	Shum Ching Ki Jade
C744	Chu On Ni Annie
C745	吳芷寧
C746	Lau Hei Chun Natalie
C747	Ho Man Ling
C748	Chan Yat Kwan
C749	Wong Kui Kwan
C750	Tam Ka Seng
C751	Wong Shuk Ting
C752	Kong Man Kit (also R714)
C753	Kong Ka Yan (also R460)
C754	Leung Shuk Man Veronica

意見編號 Comment No. R/S/KC/31	提意見人名稱 Name of Commenter
C755	Mak Ching Fong (also R468)
C756	Lau Kwai Hoi (also R90)
C757	Leung Tsz Lun
C758	Lo Ka Keong
C759	Leung Ting Ting
C760	吳燕彤
C761	Leung Hing Cheung
C762	Lam Sau Wai Terry
C763	Lee Yan Ho Shawn
C764	Chan Wing Yin
C765	Lee Pui Yee
C766	Kwok Wai Shun
C767	Shi Ting Ting
C768	Leung On Ching (also R701)
C769	Lam Mui Ki Irenne (also R51)
C770	Cho Shek Man
C771	Wong Lai Kuan
C772	Leung Ka Wan (also R272)
C773	盧百恒
C774	Chu Man Hin Anson
C775	Lee Sheung Kei
C776	Cheung Ting Hoi
C777	Tse Candy
C778	Wong Lai Yan
C779	Ho Kin Lung
C780	Lo Nga Ching
C781	Chan Tsun Hei
C782	梁蕙施
C783	Lau Tsz Lin (also R45)
C784	Wong Hei Wan
C785	Lam Ping Kuen
C786	Woo Sau Pui

意見編號 Comment No. R/S/KC/31	提意見人名稱 Name of Commenter
C787	Wong Lao Son
C788	Mui Ka Wai
C789	陳宛禧
C790	Wong Lai Shun
C791	Lee Hoi Hei
C792	Lee Hoi Ching
C793	So Tsz Hin
C794	鄭曉君
C795	Cheng Sau Lai (also R202)
C796	Mak Hei Yip
C797	Cheung Kin Chun (also R609)
C798	Wong Chi Kwong
C799	黎浩霖
C800	Lui Siu Wai
C801	Yip Cheuk Yi
C802	Wong Sze Mei
C803	Wong Sin Ting
C804	Doguet Cadman Hin Chung
C805	Lin Lai Sum
C806	Lam Cheuk Wing
C807	Ng Sin Yu (also R17)
C808	Lin Lee Lee
C809	Tsang Hon Wa Albert
C810	Chow I Man
C811	Cheun Chiu Yat
C812	Leung Ho Kin
C813	Loo See Yui
C814	Wan Yu Hin
C815	Leung Hei Shun
C816	Chung Chau Yung
C817	Leung Wai Lam
C818	Wong Man Ying (also R399)
C819	Chan Ching Kwong

意見編號 Comment No. R/S/KC/31	提意見人名稱 Name of Commenter
C820	Mak Sui Fong
C821	Lam Wai Chi
C822	Wong Ting Kwan Tilie
C823	Au Kai Ming (also R602)
C824	王碧惠
C825	Yip Man Nga
C826	陳惠鄉
C827	潘俊彥
C828	盧秀尖
C829	陳煥嫻
C830	Lo Ka Sin Cass
C831	Wong Shing Tat
C832	Lam Lok Yiu Yolenda
C833	蔡欣容
C834	Au Lai Yan
C835	Leung Ching Yin
C836	Lau Po Kei
C837	Chow On Fan
C838	Cheung Sui Yu
C839	Kuo Po Hung
C840	Cheung Ching Ping Gary
C841	Cham Hiu Tung Serena
C842	Poon Kwai Lan
C843	Chan Tsz Ching
C844	Cheng Siu Lan
C845	Au Pui Yi
C846	Chu Lik Hang Hugo
C847	Choy Man Pok
C848	Leung Cho Yiu Joe
C849	Chan Wing Kiu
C850	Wong Wai Yu
C851	Tze Wing Yan
C852	Ng Kwan Wai
C853	Yau Pui Chung
C854	Tong Wing Yin

意見編號 Comment No. R/S/KC/31	提意見人名稱 Name of Commenter
C855	Tsui Wai Yin
C856	Lam Tip Chui (also R49)
C857	陳曉晴
C858	周藹棋 (also R790)
C859	Lee Shuk Yee
C860	Leung Yin Lok
C861	Kam Tsoi Lam
C862	Siu Chi Ching (also R599)
C863	Kwok Yuet Yi
C864	Lee Man Yi
C865	高昌盛
C866	Choi Lok Lam
C867	Kwong Hoi Lam
C868	Chan Wing Lai
C869	Tang Kit Yi
C870	Wu Tsz Ching Rachel (also R393)
C871	Fong Sin Yu
C872	Ng Ka Yi
C873	Lau Tsz Shan
C874	Lam Siu Cheung
C875	Hoo Kwok Hung
C876	Chau Wing Lam
C877	Chan Chi Tsun
C878	Tse Hei Tung
C879	Wong Shu Ki (also R588)
C880	Poon Ching Yee
C881	Leung Ka Chun
C882	Cheung Siu Fung
C883	Hui Wang Chi
C884	Lui Tak Man
C885	Chung Ka Ying
C886	Chiu Hau Yin
C887	Fung Wai Shing

意見編號 Comment No. R/S/KC/31	提意見人名稱 Name of Commenter
C888	Pun Hiu Yan
C889	黎家威
C890	Choi Ming Tak
C891	Kwan Ka Hei
C892	Ma Ying Ying
C893	Yeung So Sum
C894	葉梓源
C895	Cheung Shing Yan
C896	Ng Wai Yip
C897	Tam Kin Ting
C898	Lo Sum Yi
C899	Chan Yuk Shing Alan
C900	梁家寶
C901	Chu Shuk Yu
C902	Lee Kit Ling
C903	王欣希
C904	Li Yuk Ming Sylvia
C905	Wong Tsz Yuen
C906	Chan Ka Chun
C907	Leung Po Lam (also R267)
C908	Wong Chi Fai Rolan
C909	Yip Chun Hin
C910	Wan Wai Yu
C911	Mok Lai Yuen
C912	Kwong Chi Chung
C913	Tam Tsz Wa
C914	Li Sau Ting
C915	Ng Wai Kwan
C916	Hon Nga Kwan
C917	容啓謙
C918	Chung Wai Yan (also R321)
C919	Choy Yuan Yen
C920	Mok Ching Man
C921	Chung Miu Yi Joey (also R322)

意見編號 Comment No. R/S/KC/31	提意見人名稱 Name of Commenter
C922	Ma Hau Kwan (also R22)
C923	Tang Yuen Ting (also R152)
C924	Cheung Ka Man
C925	陳嘉鋒
C926	Kwan Man Ho
C927	Lam Kwun Ho
C928	Lui Ka Lam
C929	蒙嘉瑤
C930	Yip Mau Wah Dino (also R513)
C931	Wong Siu Ping (also R587)
C932	Ko Sum Yee
C933	Chan Lai Sze
C934	蔡綾恩
C935	Leung Hiu Sun
C936	Lai Tsz Ying
C937	Tam Wing Yan
C938	Fung Sinclair
C939	Chong Man Man
C940	Wong Lok Wing
C941	Cheng Oi Yan
C942	Chow Wing Ki
C943	Wong Ka Man
C944	Tang Ka Ho
C945	Lam Ka Ho
C946	Ngai Kwan Ling
C947	Yip Yee Ting (also R117)
C948	Wu Sau Ling Tethys
C949	Tsang Hiu Fung
C950	Suen Ka Ting (also R597)
C951	Lau Hoi Yin
C952	Lau Wing Elizabeth

意見編號 Comment No. R/S/KC/31	提意見人名稱 Name of Commenter
C953	Lam Pui Kei
C954	Cheung Hui Ching Charmaine
C955	Cheung Snow
C956	黃梓汶
C957	Lee Huen Man
C958	Chow Man Ling
C959	梁倩兒
C960	Hai Linna
C961	黃金輝
C962	Tung Cheuk Yan
C963	朱錦嫦
C964	Chi Hoi Kwan
C965	Tsang Hin Fat
C966	Chiu Man Ting
C967	梁景鴻
C968	Poon Po Wah
C969	Wong Siu Wai
C970	Fu Hiu Fung
C971	黃妍萍
C972	李妍穎
C973	伍晉弘
C974	Lam Yuen Ting
C975	Wong Wai To
C976	Tong Yat Long (also R679)
C977	梁耀新
C978	Lau Tin Wing
C979	夏淳權
C980	Wong Yee Man
C981	Poon Ming Him Arnold
C982	Chan Sze Wai (also R502)
C983	Wong Siu Kwan
C984	Au Po Yi
C985	Chan Chi Sum Anna

意見編號 Comment No. R/S/KC/31	提意見人名稱 Name of Commenter
C986	Wong Hiu Tung
C987	Tang Wang Kei (also R567)
C988	Leung Hiu Man
C989	Cheng Ka Yin
C990	Ko Cheuk Yat
C991	Oi Ming Fung
C992	Li Wing Hei
C993	Cheung Suet Ying
C994	Ng Man Sze (also R544)
C995	張衍傑
C996	Cheung Long Kiu
C997	Chau King Man
C998	Yeung Bozco Yik Chun
C999	Pang Yuk Shan
C1000	Yeung Ting (also R122)
C1001	Ng Kam Pan
C1002	Lai Pui Wan
C1003	Lau Hei Man (also R459)
C1004	Ko Pui Ki
C1005	吳雪藍
C1006	Leong Kwok Yi (also R200)
C1007	Lai Tsz Wai (also R636)
C1008	Siu Lok Hei
C1009	Chan Lok Yi
C1010	Cheng On Ming
C1011	Lee Hoi Yan (also R352)
C1012	Chan Hiu Yan
C1013	Chiu Yi Tung
C1014	潘文傑

意見編號 Comment No. R/S/KC/31	提意見人名稱 Name of Commenter
C1015	張凱維
C1016	Tse Po Yee
C1017	Yeung Sze Hau (also R123)
C1018	Yu Yat Fai
C1019	Chung Chloe
C1020	Wong Tricia
C1021	Li Yuen Tai
C1022	Ho Siu Po
C1023	Wen Kuai (also R592)
C1024	Yeung Pik Nga Meran
C1025	Yip Fung Ting (also R583)
C1026	Chong Ching Man
C1027	Chau Man Kit
C1028	Sun Tung Fong (also R526)
C1029	Lau Sin Yu (also R284)
C1030	Wong Ka Ho
C1031	Ng Tat San
C1032	Tang Cheuk Him
C1033	Chan Yan Kiu
C1034	Hui Shuk Man (also R62)
C1035	Yuen Kwok Kin
C1036	Wong Kin Yeung
C1037	Li Chi Man
C1038	Chan Lok Tung
C1039	Wong King Fung (also R522)
C1040	Kong Chi Ho
C1041	Leung Lok Ching
C1042	Wong Pui Yi
C1043	郭倩怡 (also R369)
C1044	Chu Tsz Wang
C1045	Tsang Wing Yin
C1046	Wong Tsz Hei

意見編號 Comment No. R/S/KC/31	提意見人名稱 Name of Commenter
C1047	Tang Yee Lam
C1048	Wong Pui Sum
C1049	Tam Enoch
C1050	Chen Wai
C1051	Ho Kin Fai (also R66)
C1052	Wong Tsz Wai
C1053	Cheung Wai Lap (also R75)
C1054	Lau Kwun Chee Cinzia
C1055	Tsang Tsz To (also R413)
C1056	黃喜威
C1057	Wan Nga Man
C1058	Lee Man Ho
C1059	蔡嘉兒
C1060	Sung Yi Tim
C1061	Leung Ka Ho
C1062	Ng Kam Ping
C1063	Chan Ka Hei
C1064	Keung Yan Ling
C1065	程浩然
C1066	陳詠詩
C1067	Tin Ka Yiu
C1068	Cheung Ka Hei Gabriel (also R188)
C1069	Kwan Wing Lun
C1070	Lee Wai Ying
C1071	Kwan Wing Sze
C1072	Lai Ka Wa (also R57)
C1073	Yip Yuk Wing
C1074	Pang Hong Yu
C1075	Chan Angeline
C1076	余曉琳
C1077	Wong Wing Hang (also R396)
C1078	Wong Ying Ho
C1079	Cheng Zi Yun

意見編號 Comment No. R/S/KC/31	提意見人名稱 Name of Commenter
C1080	Ho Shuk Ping
C1081	Leung Kin Tung (also R270)
C1082	Ip Wai Wah
C1083	Jossie Ng
C1084	Tong Kin Ho
C1085	Wong Nga Fai Josephine
C1086	Yeung Wai Fong
C1087	Ng Chui Yin
C1088	Chan Shuk Ying (also R752)
C1089	Chan Yee Yan (also R510)
C1090	Leung Ho Nam Banson
C1091	Kwan Ming Fai (also R218)
C1092	Yau Ka Wan
C1093	Au Ki Fong Daisy (also R171)
C1094	Ma Chi Hong Andrew
C1095	Leung Hau Yi (also R273)
C1096	Ng Yeuk Nam (also R472)
C1097	陳靜其
C1098	Chui Nga Tung
C1099	Ho Ka Yin
C1100	Chan Hon Fai David
C1101	Cheuk Yin Tung
C1102	Chiu Yin Yee
C1103	魏敏君
C1104	張順智
C1105	Lai Sze Wai
C1106	Tsang Po Krr
C1107	Pak Lai Shan
C1108	Lau Pui Tung

意見編號 Comment No. R/S/KC/31	提意見人名稱 Name of Commenter
C1109	Wu Wing Chung
C1110	Po Yi Lam
C1111	Poon Hiu Tung
C1112	Man Kuen Yat Blessy
C1113	Lam Ho Wai
C1114	尹醫掉唔
C1115	Poon Ping Ping
C1116	Poon Hiu Yan
C1117	Kwan Wing Sze (also R305)
C1118	Leung Yan Kiu
C1119	Au Yuk Ying
C1120	Wong Chung Kam (also R405)
C1121	Yu Yuk Sim
C1122	Lau Kwai Chi
C1123	劉元勳
C1124	Issac Mau
C1125	黃梓峰
C1126	Wong Pui Ying
C1127	張凱欣
C1128	Yan Fai Cheung
C1129	Chan Yan Ting Josephine (also R334)
C1130	Ho Tsz Chung (also R499)
C1131	To Yat Nga
C1132	Leung Man Wai (also R34)
C1133	Ka Chi Yip
C1134	Tsang Chun Kit
C1135	Leung Tak Ming
C1136	Ngai Long Hin
C1137	Lau Hoi Wah
C1138	Chan Kwai Sang
C1139	Tam Nga Wai
C1140	Leung Lap Hin

意見編號 Comment No. R/S/KC/31	提意見人名稱 Name of Commenter
C1141	Wong Pak Kin
C1142	Wang Xuan Yu
C1143	Ng Yui Him
C1144	Chow Chung Kan
C1145	Yeung Ngau Mui (aslo R389)
C1146	Lee Wai Chun (also R277)
C1147	Yu Kwok Wai
C1148	Lam Fong Wa
C1149	Lee Kwai Ying
C1150	Lo Cheuk Man
C1151	羅宇達
C1152	Cheung Siu Man Alan
C1153	陳偉庭
C1154	Chong Chun Wing
C1155	Lui Yan Tung
C1156	Tang Wai Yin
C1157	Wong Yin Kwan
C1158	Chaung Wing Yee
C1159	Tam Kwan Tai
C1160	Ma Wing Yu Winny
C1161	Fung Po Yee
C1162	Wong Kui Chung
C1163	陳迅
C1164	林康敏
C1165	Wong Chi Fai Rolan (also R591)
C1166	Cheung Sum Yuet
C1167	Chau Chun Pong
C1168	談一樣
C1169	Mui Lok Ya
C1170	鄭錦葵
C1171	陳永洪
C1172	林果蔚
C1173	李雪芬
C1174	張敏華

意見編號 Comment No. R/S/KC/31	提意見人名稱 Name of Commenter
C1175	陳美球
C1176	陳兆
C1177	張嘉詠
C1178	林國蓉
C1179	鄭財
C1180	譚靜
C1181	王觀生
C1182	Shum Tsz Ying (also R432)
C1183	Hsang On
C1184	謝天泉
C1185	Yeung Yam Wang
C1186	Ho Ka Lu Venus
C1187	Kwok Ka Yu
C1188	曾石
C1189	黎如如
C1190	譚容娣
C1191	陳錦桃
C1192	陳麗琼
C1193	熊雯婷
C1194	劉紹舜
C1195	蕭海晏
C1196	賴天友
C1197	何嬌生
C1198	彭明
C1199	盧翠興
C1200	陳新
C1201	陳興英
C1202	Chiu Yue Yee
C1203	陳潔貞
C1204	李繼承
C1205	羅芹
C1206	陳紹洪
C1207	Chan Lai Lin
C1208	To Lai Ling
C1209	劉玉華
C1210	Tong Pui Ching

意見編號 Comment No. R/S/KC/31	提意見人名稱 Name of Commenter
C1211	Ip Kwok Fai
C1212	玉琼
C1213	Leung Shan Ching
C1214	Wan Wong Fai
C1215	Lui Tsz Tak
C1216	陳少妹
C1217	Wong Han
C1218	鄭婉如
C1219	謝雪梅
C1220	謝雪琼
C1221	余鳳好
C1222	何敏寧
C1223	Hung Pui Man
C1224	曾忻坤
C1225	藍麗麗
C1226	葉雅
C1227	周治
C1228	李嫦姦
C1229	徐慧姿
C1230	林佩媛
C1231	韋懋玉
C1232	湯金蘭
C1233	Yip Pui Kwan
C1234	鄧玉儀
C1235	許月霜
C1236	張霖
C1237	劉仙妹
C1238	Yuen Kam Ping
C1239	Lo Hung Hing
C1240	Chan Kwok Wai
C1241	Szeto Chung Wai
C1242	Wong Chi Lun
C1243	郭嬋卿
C1244	Lau Choi Nai
C1245	甘麗怡
C1246	陳亞妮
C1247	劉賢鋌

意見編號 Comment No. R/S/KC/31	提意見人名稱 Name of Commenter
C1248	張映如
C1249	趙仲能
C1250	馮容妹
C1251	鄭平
C1252	Kwok Ka Yu Rachel
C1253	劉淑香
C1254	陳穎思
C1255	Lyu Xinhuan
C1256	Chan Ka Tat
C1257	Lai Yun Tun
C1258	Mia Wenjing
C1259	Liu Caiyan
C1260	Huang Ku Hua
C1261	Chow Oi Ki
C1262	Chiu Sau Ting
C1263	Fung Yin Ling
C1264	Ho Moi Ig
C1265	Ng Kze Ying
C1266	許志豪
C1267	楊家慧
C1268	葉祺雋
C1269	葉俊言
C1270	李蓮
C1271	陳麗斯
C1272	林早
C1273	林梅青
C1274	Leung Hui Laam
C1275	Wong Chi Ching
C1276	Kwong Mei Hing
C1277	Lee Hai Yan
C1278	曾小容
C1279	楊碧祺
C1280	梁德杰
C1281	鄭建南
C1282	李曉林
C1283	林沛影
C1284	林軍

意見編號 Comment No. R/S/KC/31	提意見人名稱 Name of Commenter
C1285	Lee Fung Ling
C1286	黎家杰
C1287	袁天震
C1288	Chan Wang
C1289	劉麗
C1290	Leung Shuk Ying
C1291	Yid Sung Tim
C1292	Lau Wan Sang
C1293	尚美嬌
C1294	廖有芳
C1295	莊嬋娟
C1296	鍾可欣
C1297	何小芳
C1298	孫永昌
C1299	袁鈺妹
C1300	求曉春
C1301	何麥明
C1302	林良彬
C1303	梁少顏
C1304	李榮昌
C1305	陳秀瑜
C1306	謝建方
C1307	林正萱
C1308	麥從的
C1309	梁展皓
C1310	林成峯
C1311	陳偉東
C1312	何逢彩
C1313	黃天益
C1314	甄快祥
C1315	馮幹偉
C1316	胡慧敏
C1317	陳利
C1318	陳少梅
C1319	鄭木昌
C1320	鄧繼明
C1321	李煥儀

意見編號 Comment No. R/S/KC/31	提意見人名稱 Name of Commenter
C1322	黃雅茵
C1323	余妙琴
C1324	劉秀珍
C1325	張淑珍
C1326	梁麗芬
C1327	吳妙荷
C1328	杜春艷
C1329	劉遠娣
C1330	羅琳
C1331	李巧珍
C1332	湯敬琴
C1333	湯敬秀
C1334	鄧惠珍 (also R818)
C1335	黃恩素
C1336	林美玲
C1337	鄺月芬
C1338	Chiu Shuk Ting
C1339	楊發琮
C1340	彭艷蘭
C1341	溫淑芬
C1342	張少微
C1343	彭銀英
C1344	顏春苗
C1345	韋少平
C1346	司徒佩歡
C1347	謝佩嫻
C1348	尹淑芬
C1349	張燕玲
C1350	麥修華
C1351	劉麗英
C1352	徐健女
C1353	李共
C1354	Yip Tin Sang
C1355	鄧雪蘭
C1356	Ng Ka Man
C1357	黃隆尊 (also R568)
C1358	黃興隆

意見編號 Comment No. R/S/KC/31	提意見人名稱 Name of Commenter
C1359	黃佩璐
C1360	黃焙楷
C1361	蒙歲卿
C1362	馮偉明
C1363	王釗勇
C1364	黃思各
C1365	Alan Cheung
C1366	So Yiu Ming
C1367	Yip Noi Chun
C1368	區達勝
C1369	羅美文
C1370	林漢強
C1371	Jeffrey Lam
C1372	洪桂珍
C1373	鄧美玲
C1374	Andy
C1375	何奇
C1376	Ip Cheng
C1377	Chui Su San
C1378	陳澤雄
C1379	劉巧娟
C1380	吳梅英
C1381	Chan Man Ha
C1382	曾志雄
C1383	謝雪琴
C1384	陸寧學
C1385	吳詠詩
C1386	鄭鴻僑
C1387	馮永樂 (also R791)
C1388	林文峰
C1389	鍾潤光
C1390	張藝
C1391	鍾德華
C1392	蕭曼麗
C1393	丁志豪
C1394	楊寶華
C1395	劉承武

意見編號 Comment No. R/S/KC/31	提意見人名稱 Name of Commenter
C1396	葉茂中 (also R820)
C1397	莫景維
C1398	吳子榮
C1399	余嘉俊
C1400	陳耀進
C1401	陳綺霞
C1402	陳錦洪
C1403	楊麗雲
C1404	蔡翰賢
C1405	Wong Chi Ho
C1406	謝錦昌 (also R765)
C1407	劉可恩
C1408	陳凱冰
C1409	陳慶儀
C1410	Ho Yin Yi
C1411	Tang Wai Lok
C1412	Lee Kin Wah
C1413	張明煥
C1414	Lo Kam Biu
C1415	Kong Pik Ching
C1416	林茂釗
C1417	梁學風
C1418	梁金海
C1419	何鳳霞
C1420	謝天水
C1421	陳志明
C1422	李遠珍
C1423	農健英
C1424	陳國華
C1425	張芳琳
C1426	陳蘭鑫 (also R364)
C1427	潘梓諾
C1428	張茹芳
C1429	張飛雲
C1430	管惜惠
C1431	吳超傑
C1432	黃銀

意見編號 Comment No. R/S/KC/31	提意見人名稱 Name of Commenter
C1433	韋桂芳
C1434	王小明
C1435	馬麗娟
C1436	Leung Mei Yee
C1437	Tan Qiu Hong
C1438	Cheung Yan Tung
C1439	Au Wai Lung
C1440	Lau Shuk Ming
C1441	雲麗嬋
C1442	陳福興
C1443	王永紅
C1444	袁振華
C1445	Sin Yu Sang
C1446	馬月意
C1447	陳青原
C1448	謝日朗
C1449	蔡諾正
C1450	鄭樂遙
C1451	張順智
C1452	方敬輝
C1453	梁海權
C1454	黃愛雯
C1455	陳志全
C1456	鄧壽仁
C1457	吳厚嬋
C1458	Tang Mei Wa
C1459	楊綺雲
C1460	陳應蟬
C1461	霍文
C1462	霍霞
C1463	謝琴
C1464	張法英
C1465	梁成光
C1466	黎少榮
C1467	林國華
C1468	梁訊誠
C1469	劉潤方

意見編號 Comment No. R/S/KC/31	提意見人名稱 Name of Commenter
C1470	周裕群
C1471	Ngan Ka Yee
C1472	代永聲
C1473	鄺嫻曼 (also R572)
C1474	Ngo Sau King
C1475	Lau Kwong Chiu
C1476	梁家強
C1477	雷振鵬
C1478	葉峰
C1479	Cheng Kwok Fun
C1480	陳彩香
C1481	Kwong Shing Shun
C1482	楊玉霞
C1483	Wong Tat Wing
C1484	Chiu Kwan Cin
C1485	Lai Suet Man
C1486	Lee Ka Yee
C1487	劉嘉雯
C1488	徐惠花
C1489	Kenny
C1490	鄧耀球
C1491	李春華
C1492	熊葵蓮
C1493	何家豪
C1494	黎家成
C1495	林銘福
C1496	胡俊傑
C1497	胡芷晴
C1498	石宏良
C1499	曾憲發
C1500	Hui Siu Chuen
C1501	何耀雄
C1502	許輝
C1503	陳嘉慧
C1504	黃金城
C1505	葉良金
C1506	Mok Wai Kit

意見編號 Comment No. R/S/KC/31	提意見人名稱 Name of Commenter
C1507	Ma Yan Yu
C1508	Chan Po Yi
C1509	陳敏賢
C1510	莊芷盈
C1511	蔡思嫻
C1512	林癸月
C1513	嚴潤佳
C1514	金兢
C1515	林燕鈴
C1516	周玉龍
C1517	鍾德明
C1518	楊瑞永
C1519	林建威
C1520	張彩濃
C1521	莊建秋
C1522	陳秋梅
C1523	李雪霞
C1524	曾福海
C1525	梁麗玲
C1526	曹忠全
C1527	何沛迪
C1528	謝梓翔
C1529	梁成邦
C1530	朱永豪
C1531	彭志
C1532	劉慧嫻
C1533	吳浩賢
C1534	吳浩明
C1535	曾瑋琳
C1536	黃煜庭
C1537	林文昊
C1538	胡芷晴
C1539	吳裕玲
C1540	郭雲
C1541	陳傑燁
C1542	黃文皓
C1543	向梓琪

意見編號 Comment No. R/S/KC/31	提意見人名稱 Name of Commenter
C1544	李坤堡
C1545	馮樂瑤
C1546	曾鈺隆
C1547	戴詠欣
C1548	韋永琛
C1549	龐凱駱
C1550	劉家言
C1551	羅嘉欣
C1552	郭偲睿
C1553	唐麗妍
C1554	曾慶家
C1555	葉樂琳
C1556	楊瑤瑤
C1557	區靈兒
C1558	黃頌婷
C1559	張曉嵐
C1560	甘文舜
C1561	周國威
C1562	李思濶
C1563	盧子欣
C1564	于嘉欣
C1565	黃紫欣
C1566	周藹鳳
C1567	李子靜
C1568	高芷昌
C1569	梁美婷 (also R372)
C1570	黃銘燦
C1571	楊嘉俊
C1572	莫俊豪
C1573	華紫兆
C1574	周蓀峻
C1575	廖卓曦
C1576	陳銘瑜
C1577	陳祖情
C1578	張曉悅
C1579	胡凱淇
C1580	譚希淳

意見編號 Comment No. R/S/KC/31	提意見人名稱 Name of Commenter
C1581	康珀琦
C1582	梁栢豪
C1583	吳漢族
C1584	梁杰
C1585	伍鴻業
C1586	陳銘淳
C1587	黃海龍
C1588	梁穎琳
C1589	謝壽昌
C1590	Wong Yat Long
C1591	黃成發
C1592	梁顯文
C1593	Lam Nga Tai
C1594	Yu Sai Ngau
C1595	梁華帶
C1596	鄧少英
C1597	蘇桂興
C1598	司徒現橋
C1599	呂蓮花
C1600	李天愛
C1601	Szeto Wai Tat (also R158)
C1602	Chan Ka Lam
C1603	麥秀參
C1604	許惠文
C1605	李建華
C1606	Chang Hing
C1607	鄭志勇
C1608	黃雲光
C1609	顧伙建
C1610	曾雲
C1611	Karen Li
C1612	廖盛文
C1613	馮耀華
C1614	黎錦順
C1615	陳澤林
C1616	陳和又

意見編號 Comment No. R/S/KC/31	提意見人名稱 Name of Commenter
C1617	陳鈞
C1618	柯麗珊
C1619	梁松認
C1620	鄧小賢
C1621	黃景騰
C1622	陳行正
C1623	Chan Hoi Ling
C1624	陳桂林
C1625	翁惠慈
C1626	梁月嬋
C1627	李佩珊
C1628	施廣燕
C1629	胡秀芳
C1630	陳新花
C1631	陳興蘭
C1632	Wong Tsz Yu
C1633	麥志里
C1634	Lee Lin Chon
C1635	Lam Ho Wan
C1636	Wong Yuk Mui
C1637	黃麗萍
C1638	梁栩雯 (also R655)
C1639	賀俊男
C1640	嚴珮珈
C1641	李惠儀
C1642	鄭瑞芳
C1643	Lai Choi Wa
C1644	陳妙興
C1645	蔡金連
C1646	嚴家賢
C1647	吳鳳群
C1648	鄭仲芬
C1649	袁佩霞
C1650	詹錦強
C1651	林芷柔
C1652	林浩然
C1653	李裕芬

意見編號 Comment No. R/S/KC/31	提意見人名稱 Name of Commenter
C1654	Yau Ping
C1655	潘金梅
C1656	梁錦就
C1657	徐嘉足
C1658	李春霞
C1659	Cheng Ngo Pong
C1660	白舒淇
C1661	黃佩蓮
C1662	程玉蓮
C1663	吳元愛
C1664	梁琮芳
C1665	鄭朝霞
C1666	陳烈
C1667	葉金宝
C1668	麥結美
C1669	胡秀元
C1670	黃玉英
C1671	Ho Wing Yin
C1672	林雪澤
C1673	楊佩儀
C1674	吳沛然
C1675	Wong Ling Fom
C1676	任紅寧
C1677	葉巧英
C1678	陳玉德
C1679	賴志芳
C1680	黃金珠
C1681	李美玲
C1682	Leung Yim Ping
C1683	郭益群
C1684	梁惠珍
C1685	關銀送
C1686	侯國營
C1687	傅秀玉
C1688	林文昇
C1689	李芹菜
C1690	黃后儀

意見編號 Comment No. R/S/KC/31	提意見人名稱 Name of Commenter
C1691	黃錦匿
C1692	白世碧
C1693	李蕭怡
C1694	陳儀安
C1695	劉和平
C1696	曾良欣
C1697	Tse Ying
C1698	Pan Ho Yan
C1699	林水安
C1700	李少杏
C1701	羅梅芬
C1702	鄭林
C1703	Lau Mei Sei
C1704	Chan Hok Chun
C1705	Chan Yi Yin
C1706	Wong Chi Ho
C1707	Yip Maggie
C1708	Ng Mui Lo
C1709	Chan Hok Sun
C1710	李永立
C1711	黃玉琮
C1712	董本協
C1713	許子怡
C1714	卓嘉軒
C1715	祝妙恩
C1716	洪少英
C1717	馮桂珍
C1718	范健民
C1719	何會
C1720	江秋梅
C1721	姚錫光
C1722	許祖錫
C1723	鍾志亨
C1724	何志生
C1725	呂志靜
C1726	趙秀華
C1727	陳偉全

意見編號 Comment No. R/S/KC/31	提意見人名稱 Name of Commenter
C1728	Cheng Tina
C1729	蔣金良
C1730	Wong Cing Ting
C1731	劉滿蘭
C1732	叶恩
C1733	Chan Ching Shing
C1734	Yin Ka Ya
C1735	黃煥琮
C1736	李少芳
C1737	Leung Joey
C1738	梁桂培
C1739	黎冠億
C1740	潘梓軒
C1741	蔣婉媚
C1742	曾惠尋
C1743	馮蘭笑
C1744	陳惠
C1745	關鐔嬋
C1746	徐松順
C1747	張國能
C1748	麥染莫
C1749	郭妙玲
C1750	周境鋒
C1751	龍結杏
C1752	高仲明
C1753	曾欣寧
C1754	黃丹渝
C1755	王金萍
C1756	朱濠冲
C1757	蘇彩媚
C1758	楊惠紅
C1759	俞小玉
C1760	趙潔玲
C1761	程靜
C1762	黃詠心
C1763	陳子晴
C1764	錢梓楓

意見編號 Comment No. R/S/KC/31	提意見人名稱 Name of Commenter
C1765	李子煬
C1766	潘雅彤
C1767	黃煥培
C1768	譚寶玲
C1769	施欣婷
C1770	毛澈希
C1771	黃浩輝
C1772	黃建遵
C1773	Tsang Kwok Hung Clarence
C1774	Kwok Ming Ko
C1775	Lee Ming
C1776	Au Kwok Kuen (also R758)
C1777	郭志傑 (also R516)
C1778	Lau Ka Yeung
C1779	Kong Tin Long (also R829)
C1780	Kwok Ching Laam
C1781	Au Yeung Yat
C1782	Siu Wai Yuen (also R16)
C1783	Chan Sze Wan Wendy
C1784	何家豪 (also R796)
C1785	張嘉麟 (also R831)
C1786	Leung Po Hang (also R838)
C1787	Mary Mulvihill (also R857)
C1788	Lau Ching Yan
C1789	Chan Chi Wing (also R174)
C1790	Tam Kit Yung (also R157)
C1791	Cheung Siu Hei
C1792	Wong Chun Man

意見編號 Comment No. R/S/KC/31	提意見人名稱 Name of Commenter
C1793	Ling Yuet Fung (also R759)
C1794	Melanie Ann Moore
C1795	Wong Yu Ling (also R708)
C1796	羅正靖
C1797	Chan Hoi Shan
C1798	區婉柔
C1799	Ho Chun Ki Jacky
C1800	Ng Hing Wah
C1801	Chan Nim Chi
C1802	Ho Pui Ying
C1803	Lo Pui Mei Lara
C1804	Lau Carrie
C1805	Kee On Tse
C1806	Yip Kiu
C1807	Chan Sai Sai
C1808	Siu Kwok Hing
C1809	謝曉陽
C1810	Ching Chin Ming
C1811	環保觸覺 (also R10)

**Summary of Representations and Comments and Planning Department's (PlanD's) Responses
in respect of Draft Kwai Chung Outline Zoning Plan (OZP) No. S/KC/31**

(I) Representations

(1) *Supportive Views*

The views of two supportive representations (**TPB/R/S/KC/31-R2** and **R3**) and PlanD's response are summarised below:

Views		PlanD's Response
<i>Supportive Representations</i>		
(R-S1)	The proposed public housing development (PHD) could help increase housing supply and rejuvenate the Kwai Chung district through introducing younger generation to the community.	The supportive views are noted.

(2) *Opposing/Adverse/Providing Views*

The grounds and views of the remaining 858 adverse representations/representations providing views (**TPB/R/S/KC/31-R1, R4 to R860**) and PlanD's responses in consultation with concerned government bureaux/departments (B/Ds) are summarised below: (See Table 1 below on the corresponding grounds/views of the respective representations)

Grounds and Views		PlanD's Responses
<i>Items A1 to A3</i>		
<i>A. Site Suitability for Housing Development</i>		
(R-A1)	The proposed amendments will undermine the buffering function of the "Green Belt" ("GB") zone. It is not in line with the planning intention of the	(i) The Government has been adopting a multi-pronged approach to build up land reserve with a view to meeting the acute housing and other development needs progressively based on the eight priority land supply options recommended by Task Force on Land Supply (TFLS) ¹ , together with other land supply initiatives such as expediting the pace of urban renewal. To expedite housing land supply in

¹ The eight land supply options recommended by TFLS include (a) expediting brownfield development, (b) unleashing development potential of private agricultural land in the New Territories, (c) development of the 32 hectares (ha) of land east of Fan Kam Road of Fanling Golf Course for the purpose of housing development, (d) expediting studies on near-shore reclamation projects, (e) expediting studies on the 1000-ha artificial islands in the Central Waters, (f) continuing cavern and underground space development and studies, (g) pressing ahead with new development area projects and (h) commencing studies on the River Trade Terminal site and the coastal areas of Tuen Mun.

	“GB” zone and the Government’s GB review criteria, and will set an undesirable precedent for such rezoning.	the short-to-medium term, various land use reviews including the GB Review as well as that on Government sites that are vacant, under Short Term Tenancies or different short-term or government uses are conducted. Concerted efforts by the Government to identify suitable land for housing development will persist. Should there be any other potential site considered suitable for housing development, the relevant B/Ds would proceed to review its feasibility and suitability as appropriate with a view to increasing the housing land supply.
(R-A2)	There are already large-scale planned development projects including the Northern Metropolis, the East Lantau Metropolis and other New Development Areas. There are also alternative land supply options, such as developing readily available brownfield sites, vacant Government sites, expediting implementation of other planned PHDs, resuming part of the Fanling Golf Course, redeveloping older urban areas and relocating the Kwai Tsing Container Terminals (KTCTs) etc. When the Shek Foon House site (Plan H-2a) was proposed to be used for PHD in 2005, HD promised verbally that it would be the last PHD in Northeast Kwai Chung.	<p>(ii) The second stage of GB Review has been conducted covering those in the fringe of built-up areas close to existing urban areas and new towns, and those vegetated “GB” sites with relatively less buffering effect and lower conservation value. Item A sites have been identified suitable for development of public housing and associated Government, Institution or Community (GIC) facilities. They are located at the fringe of the existing built-up areas in Northeast Kwai Chung, in close proximity to the clusters of PHDs namely On Yam Estate, Shek Lei (II) Estate and Shek Yam Estate, and has a relatively low conservation value with a distance of over 100m away from Kam Shan Country Park (KSCP). The site has met the site selection criteria for the second stage of “GB” Review and is considered suitable for residential development. The findings of the Engineering Feasibility Study (EFS) have also confirmed that the proposed developments are technically feasible with no insurmountable technical problems. As such, it is considered suitable to rezone Item A sites from “GB” to “Residential (Group A)3” (“R(A)3”) and “Government, Institution or Community” (“G/IC”) respectively to meet the acute housing demand with necessary GIC facilities.</p> <p>(iii) In view of the growing demand on public housing units, the Hong Kong Housing Authority (HKHA) has also continued identifying suitable vacant land within or in the vicinity of existing PRH estates, as well as opportunities to intensify the site potential of the redevelopment site such as Shek Lei Interim Housing and the adjacent vacant school in Shek Lei (II) Estate to increase public housing supply.</p> <p>(iv) As for the proposed relocation of KTCTs, there is a need for Hong Kong to retain these container terminals for maintaining their current handling capacity.</p>
(R-A3)	The history of the affected Shek Lei Hang Village can be traced back to the year of 1875-1908. Over the decades, the village has witnessed the tremendous transformation of Northeast Kwai Chung from squatter settlements, resettlement estates to public housing estates. The	<p>(i) According to the Lands Department (LandsD), the ‘Shek Lei Hang Village’ is not a recognised village and there is no private lot located within Item A sites. As at June 2023, there are about 30 households and 60 persons registered in the clearance programme involving squatters on the Government land and some structures under two Government Land Licences issued firstly in 1972. The two licences allow the licencees to use the land for temporary structures and cultivation purposes including accommodation and is subject to three months’ notices by the Government to cancel the licences upon request. These building structures are not graded historic buildings or</p>

	village is now the only remaining squatter settlement in the area. To this day, agricultural and beekeeping practices are still found in the village. In this regard, it possesses significant historical value and should be preserved as status quo.	pending grading on the list of 1,444 Historic Buildings nor the List of New Items to be assessed by the Antiquities Advisory Board (as at 8.6.2023). There are no strong reasons to preserve them.
(R-A4)	The Government should better manage vacant public housing units and ensure equitable and fair allocation of public housing units.	<p>(i) HKHA will adhere to the principle of optimising public housing resources and allocate lettable rental flats to various categories of applicants as soon as possible. According to the Housing Department (HD), the number of vacant flats in Public Rental Housing (PRH) estates varies daily depending on circumstances (e.g. renovation works in progress, awaiting replies from applicants under offer, being reserved for internal transfer of households on social, medical or compassionate grounds etc.).</p> <p>(ii) For equitable distribution of PRH resources, according to the prevailing allocation policy, PRH units are allocated to applicants by random computer batching according to the order of registration date/G-number Equivalent Date (if any) of applications, their family size, the choice of district and PRH allocation standards, and subject to the availability of resources when the applications are due for allocation.</p>
<i>B. Ecological and Landscape Aspects</i>		
(R-B1)	The proposed development will cause adverse ecological impacts, including fragmentation of the mature woodland and streams habitat and disturbance to wildlife including lighting generated by the proposed PHD at Shek Pai Street (SPS). There is missing data in dry season, no detailed vegetation survey and tree survey, no adequate compensation for the loss of trees, and no proper mitigation measures to minimise impacts on natural streams.	<p>(i) The overall approach and methodology of Ecological Impact Assessment (EcoIA), including the survey method and period and the necessary assessments and mitigation measures, are in line with the relevant standards and guidelines, such as the Technical Memorandum on Environmental Impact Assessment Process, Environmental Impact Assessment Ordinance (EIAO) and its related guidance note. As the proposed developments within Item A sites do not include any Designated Project items under Schedules 2 and 3 of EIAO, EIAO Guidance Note 8/2010 and Technical Memorandum on Environmental Impact Assessment Process are not applicable to the EcoIA under the concerned EFS. The EcoIA with ecological surveys had been carried out for the proposed developments covering six months in the wet season to collect ecological baseline information, and identify and evaluate ecological impacts. With respect to the habitat types within the study area and seasonality pattern of the target taxa groups, a 6-month ecological survey during the wet season, when the target taxa groups are more active, is considered appropriate, and the Agriculture, Fisheries and Conservation Department (AFCD) has no comment on the methodology including the six-month survey period.</p> <p>(ii) Although permanent loss of some secondary and plantation woodlands, orchard/cultivation fields,</p>

		<p>shrubland-grassland mosaic and watercourses within the site is unavoidable due to the proposed developments, mitigation strategy and measures to alleviate or compensate the anticipated ecological impact have been proposed (refer to paragraphs (iii) and (iv) below). According to the EcoIA, with the implementation of mitigation measures, no unacceptable residual impact is anticipated from the proposed development. AFCD has no adverse comment on the EcoIA.</p> <p>(iii) Amongst the 2,554 trees identified within Item A sites and the proposed works area, about 2,140 trees of common species will be felled, 408 will be retained and six (including five <i>Aquilaria sinensis</i> and one <i>Artocarpus hypargyreus</i>) will be transplanted. No registered or potential Old Valuable Trees (OVTs) are recorded within the affected areas. Potential sites for afforestation and plantation enrichment were identified in the areas between KSCP and the project site. About 1,620 trees will be planted for compensation including about 1,000 of native plant species in the “GB” zone to the northeast, east and southeast of Item A sites to create 1.41 ha woodland (afforestation) (WA1, WA2 and WA3 coloured in brownish yellow on Plan H-6, Drawings H-8a and H-8b) and to enhance 1.37 ha plantation woodland (plantation enrichment planting) (WE1, WE2 and WE3 coloured in solid green on Plan H-6, Drawings H-8a and H-8b)². It will provide a continuous ecological linkage of the compensated habitats to the surrounding woodlands to increase the ecological function of the area. More detailed survey to identify the distribution and abundance of floral species of conservation interest before the commencement of site clearance work is recommended in the EcoIA.</p> <p>(iv) In order to alleviate or compensate the loss of stream habitats, the ecological conditions of two sections of the upper course of the affected perennial stream as well as a section of an ephemeral stream in between Item A sites and KSCP with a total length of 288m (streams coloured in purple on Plan H-6, Drawings H-8a and H-8c) will be enhanced by improving the physical conditions of the streams, including clearance of the refuse dumped within or alongside the streams; removal of any undesired fabricated structures/concrete slab; vegetation that obstruct the water flow of the stream; and stream bed modification to increase the diversity of micro-habitats and hence the ecological niche available to aquatic fauna. Any fruit trees or exotic plants within the streams would also be removed in enhancing the physical conditions of the streams.</p>
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² The 3 potential locations for undertaking afforestation include two patches of cultivation fields near the northern and southern end of the project area (WA1 and WA2), as well as a shrubland-grassland mosaics north of the project site (WA3). On the other hand, plantation enrichment planting is recommended for a young Acacia plantation north of the site (WE1), as well as two orchards (WE2 and WE3) on the east of the project site. According to the recommendations in the EcoIA, a Woodland Compensatory Planting and Enrichment Planting Plan detailing the planting approach including the planting plan, planting schedule and programme, as well as the monitoring and maintenance requirement should be prepared. Pre-planting site preparation works that would be required for afforestation should involve soil improvement in all of the 3 patches as well as removal of any temporary structures and re-profiling in WA1 and WA2; whereas the plantation enrichment planting would involve selective clearance of ground cover and removal of the planted exotic/fruit trees within the plantation/orchard habitat.

		<p>(v) Most of the wildlife with conservation interest recorded within or adjacent to the project area are highly mobile and would elude the work site when disturbed, and direct loss of those animals would not be expected. The animals of conservation interest with restricted or limited mobility, if found within the project area, will be captured and relocated to the suitable habitats beyond the project site before commencement of the construction works. They include the Brown Forest Skink <i>Sphenomorphus incognitus</i> (股鱗蜓蜥), the fish <i>Parazacco spilurus</i> (異鱲), the Lesser Spiny Frog (小棘蛙) (tadpole or adult) and two freshwater crabs <i>Nanhaipotamon hongkongense</i> (香港南海溪蟹) and <i>Cryptopotamon anacoluthon</i> (鰓刺溪蟹).</p> <p>(vi) The ecological resources within KSCP will not be directly affected by the proposed developments, which are at least 100m away and 30m below KSCP with a physical separation by a catchwater in-between. Furthermore, the EcoIA demonstrates that the recommended mitigation measures, on which AFCD has no adverse comment, would be sufficient and adequate to mitigate the identified impacts.</p>
(R-B2)	The EcoIA has failed to cover the impacts on moths, fireflies, monkeys, Danaid butterflies, <i>Muntiacus vaginalis</i> (赤麂) and protected tree species such as <i>Aquilaria sinensis</i> (土沉香).	<p>(i) The EcoIA report has covered ecological impacts on butterflies, odonates and terrestrial mammals recorded within the 500m assessment area. Given the project site is located on the fringe of a highly urbanised area and next to several existing housing estates with tall residential buildings, potential interruption of the flight path of any overwintering butterflies, or light disturbance to this habitat, arising from the proposed development would not be anticipated. It is unlikely that the butterflies will fly into KSCP through the existing urbanised area, and the potential light glare from the urbanised area has already been screened off by the local topography or woodland habitat at lower altitude.</p> <p>(ii) According to AFCD, target faunal groups for ecological baseline survey for terrestrial ecological assessment are vertebrates, butterflies, odonates and freshwater invertebrates (e.g. freshwater crabs) while moths and fireflies are generally not the target faunal groups. <i>Muntiacus vaginalis</i> is widely distributed in countryside areas throughout Hong Kong; whereas the Rhesus Monkey also has a fairly wide distribution and is adapted to different types of habitats, such as woodlands, grasslands and even in urbanised areas.</p> <p>(iii) The ecological baseline surveys of the proposed developments have recorded 10 <i>Aquilaria sinensis</i> within Item A sites and five of them would be transplanted and the remaining five would be retained on site.</p>
(R-B3)	Future residents may be disturbed by monkeys' and wild boars' intrusions.	<p>(i) Wild boars and monkeys are common and widespread in Hong Kong with some close to existing developed areas. The proposed developments will adopt a suitable design with proper estate</p>

		management to minimise nuisance caused by wild animals.
C. Environment, Air Ventilation and Visual Aspects		
(R-C1)	The proposed PHD of 260mPD in height is visually incompatible with the surrounding areas and will obstruct the view of the ridgeline. The height of the proposed primary school should also be restricted to 8 storeys.	<p>(i) The proposed PHD falls within the northeastern part of Kwai Chung, of which the height bands seek to respond to the upwardly sloping foothill. It is perceived as an extension of the surrounding high-rise residential clusters. Progressively ascending height bands from 160mPD to 225mPD corresponding to the contours were imposed to the residential developments on the steeper topography to the east of Wo Yi Hop Road (Plan H-5). The urban design principles on the need to preserve the green mountain backdrop and the stepped BH concept that respects the natural topographic profile have been adopted. The building height restriction (BHR) of 260mPD for the proposed PHD was determined assuming an absolute building height (BH) of about 140m to 160m (i.e. about 40 to 50 domestic storeys) sitting on a podium for carpark, retail facilities and Public Transport Interchange (PTI) ranging from about 100mPD to 110mPD. It is considered not incompatible with the BH profile of the surrounding high-rise residential neighbourhood with Golden Hill (peak at about 370mPD) to the further east and Smuggler's Ridge (peak at about 330mPD) to the further northeast as backdrop and will not adversely affect the local ridgeline.</p> <p>(ii) While the proposed PHD would result in loss of visual openness to some of the selected viewpoints (Drawing Nos. H-4a to H-4g), to minimise potential visual impacts, building separation of not less than 15m wide between the building blocks, sensitive and chromatic treatment of architectural facades with the use of compatible finishing materials/colour/façade, provision of amenity planting/landscape treatment, as well as reinstatement of the affected slope area will be adopted at the detailed design stage. Taking these measures into account, the proposed development is considered not incompatible with the surrounding developments from visual point of view.</p> <p>(iii) While the standard school design is 8 storeys in general, it is considered not necessary to impose a BHR for the subject "G/IC" site so as to allow greater flexibility in future school design.</p>
(R-C2)	The proposed PHD will cause adverse air ventilation impact.	<p>(i) An air ventilation assessment (AVA) in the form of Initial Study (AVA-IS) using computational fluid dynamic (CFD) modelling has been carried out to compare the pedestrian wind environment in the surrounding areas of the notional layout prepared for the proposed developments and the existing conditions without the development.</p> <p>(ii) Under the annual wind conditions, deterioration on the overall ventilation performance is anticipated since the proposed developments are located at the upwind location for the majority of annual prevailing winds, including those from east and east-northeast directions (Drawing H-6). Although the proposed developments would inevitably affect the overall ventilation performance of some</p>

		<p>frequently accessed pedestrian areas at the downstream side, the wind environment in some areas remains unchanged or even improved (e.g. On Yam Estate and Shek Lei Catholic Primary School) by employing a series of wind enhancement features in the notional layout.</p> <p>(iii) Under summer wind conditions when thermal comfort would be of greater concern, the overall ventilation performance of the proposed developments are relatively more similar to the existing condition since the dominant prevailing winds come from south-southwest and southwest directions (Drawing H-6) and the proposed developments are therefore located at the leeward region, and the ventilation impact to the surrounding areas would be relatively insignificant in summer in general.</p> <p>(iv) Substantial efforts have been made to alleviate potential ventilation impacts. The design and disposition of the low-rise blocks and high-rise towers in the notional layout have incorporated a number of wind enhancement features, in particular the three building gaps across the site aligning with the easterly and south-easterly prevailing wind direction, and some 15m-wide empty bays under the proposed residential towers and retail & welfare blocks to further enhance building permeability (Drawing H-6). At the detailed design stage, to further enhance the pedestrian wind environment, additional mitigation measures will be explored including the provision of cross-ventilated community garden between the towers and podium, empty bays in the Social Welfare Facilities/Carpark Block as well as maximisation of building separation between Block 5 and the school building. Quantitative AVA would also be carried out to further optimise the air ventilation performance of the scheme.</p>
(R-C3)	The proposed PHD will cause light, air and noise pollution during construction stage. Smokes from nearby temples will also cause adverse impacts to residents.	<p>(i) The Civil Engineering and Development Department's (CEDD) Preliminary Environmental Study (PES) under EFS has demonstrated that with the implementation of dust suppression measures, good site practices and other mitigation measures such as quiet Powered Mechanical Equipment, movable noise barriers and acoustic materials, adverse air quality and noise impacts are not anticipated during construction stage.</p> <p>(ii) The development site is located in close proximity to the developed areas (e.g. existing Shek Lei Estates) and extensive night construction works is not anticipated. Therefore, light pollution during construction is not anticipated.</p> <p>(iii) After preliminary consultation with Kwai Tsing District Council (K&TDC) members, HD has already taken into account the interface with the surroundings including the existing temples in formulating the indicative layout in which the proposed PHD site boundary has incorporated a setback of 13m from the nearest existing temple. HD will further review the interface with the existing temples during detailed design stage with a view to avoiding nuisances to future residents</p>

		<p>through better layout design, building disposition and orientation.</p> <p>(iv) In general, temple operator should follow “Guidelines on Air Pollution Control for Joss Paper Burning at Chinese Temples, Crematoria and Similar Places” and “Guidelines on Air Pollution Control for Paper Artifacts Burning at Funeral Parlours and Other Places of Worship”. Any air pollution or nuisance of the concerned temples to their nearby receivers is subject to the control under the Air Pollution Control Ordinance. With suitable PHD design and proper operation practice of joss paper burning in the temples, no adverse air quality impact is anticipated from nearby temples to the future residents.</p>
(R-C4)	The operation of the temples nearby will be affected.	<p>(i) A buffer distance of 10m to 60m from the temples has been adopted in formulating the layout of the proposed PHD. HD will review the design of PHD in the detailed design stage with a view to addressing the concerns on nuisances. Among other things, the temporary and permanent accesses to all the four concerned temples will be maintained during construction and after completion of the development. Mitigation measures will be made to minimise the adverse impacts to the temples during the construction period.</p>
D. Traffic and Transportation		
(R-D1)	The traffic capacity in the area has already been overloaded. There are insufficient public transport services and parking facilities to support the additional demand arising from the proposed development. The proposed relocation of bus stop is considered undesirable and inconvenient to local residents. A new station connecting to the Central Rail Link (CRL) should be constructed in Northeast Kwai Chung.	<p>(i) A Preliminary Traffic and Transport Impact Assessment (“PTTIA”) was conducted by CEDD. It was conducted based on established criteria and practice with reasonable assumptions on traffic conditions. According to the PTTIA, with the implementation of road improvement works at (i) Lei Muk Road / Wo Yi Hop Road Junction; (ii) SPS / On Chit Lane / Tai Pak Tin Street Junction; (iii) SPS / Wai Kek Street Junction; and (iv) Castle Peak Road – Kwai Chung / SPS Junction, the traffic conditions of the area within the Area of Influence (AOI) would be at an acceptable level. It is anticipated that there will be no insurmountable problem arising from the proposed developments without the need of KCCR or provision of new station at Northeast Kwai Chung, if any, of CRL³ (Drawing Nos. H-17 to H-20). TD has no objection in principle to the PTTIA and its recommendations/mitigation measures.</p> <p>(ii) The proposed PHD will provide a new PTI with 2 bus bays and 2 minibus bays, subject to detailed design, to cater for the future additional demand on public transport. The proposed public transport services in the area will be reviewed holistically at around 2 years before the proposed population intake of the proposed PHD to suit local demand.</p> <p>(iii) High-end car parking provision under the Hong Kong Planning Standards and Guidelines (HKPSG)</p>
(R-D2)	The traffic impact assessment underestimated the expected increase in traffic flow; contained inaccurate observations on the queuing of vehicles at	

³ As indicated in the Strategic Studies on Railways and Major Roads beyond 2030, the preliminary alignment of CRL will pass through Northeast Tsuen Wan/ Northeast Kwai Chung. The Studies will consider the public’s views received during the public consultation period which ended on 31.3.2023.

	peak hours; did not take into account the impact of learner drivers and driving tests; and did not provide information regarding the implementation of the planned Kwai Chung Circumferential Road (KCCR). In view of the design of the proposed new road, it may be difficult for emergency vehicles to reach the site in case of traffic accidents.	is proposed in the PPTIA for the proposed PHD in order to provide more car parking spaces.
(R-D3)	The proposed PHD and GIC facilities are located on a slope and is poorly connected to other areas, which makes it difficult for the elderlies and people with disabilities to access to. Escalators and elevators should be constructed to improve connectivity between neighbourhoods uphill and downhill.	(i) To enhance the pedestrian connectivity to the local communities, an elevated walkway connected to Shek Lei Street Development would be provided by HKHA in the proposed PHD. The indicative location of the elevated walkway is shown on Drawing H-1 .
<i>E. Provision of GIC, Recreational and Other Supporting Facilities</i>		
(R-E1)	There are insufficient recreational, sports, refuse collection, medical, children and elderly facilities in Northeast Kwai Chung to support the increase in population. Small-scale commercial uses such as retail facilities should be provided to serve the future residents.	(i) Based on HKPSG, the existing and planned provision of GIC facilities are generally adequate to meet the demand of the overall planned population in the Kwai Chung Planning Area (including the proposed PHDs), except for sports centre (-1 centre), primary school (-6 classrooms), some of the elderly, child care and rehabilitation services/facilities (Annex VII). (ii) Although sports centre will be in deficit for the Kwai Chung Planning Area, the provision is planned on a district basis, and thus, the deficit can be met by the provision in the Kwai Tsing District as a whole. The Shek Foon House site at Tai Pak Tin Street which is zoned “R(A)” has been developed as a public housing block with an indoor recreation centre to maximise its development potential (Plan H-2a).
(R-E2)	The proposal to construct a new primary school is not justified considering that there has been a reduction in number of students in recent years.	(iii) In view of the anticipated primary school students arising from the proposed PHD in Item A1 and the surroundings developments and there is no surplus of primary school places in Kwai Chung Planning Area, a 24-classroom primary school is proposed at Item A2 site to meet the demand. (iv) As the HKPSG requirements for the social welfare facilities are long-term goal, the actual provision would be subject to consideration of the Social Welfare Department (SWD) in the planning and

		<p>development process as appropriate. Opportunities have been taken to provide social welfare facilities in the proposed PHDs at Items A1 and B sites, possibly including elderly, child care and rehabilitation facilities. PlanD and SWD will also work closely to ensure that more community facilities can be included in new and redevelopment proposals from both public and private sectors in Kwai Chung.</p> <p>(v) Retail facilities with an Internal Floor Area of about 2,400m² are proposed to serve the future residents of the proposed PHD. Furthermore, the construction of elevated walkway and the provision of public transport services will enhance the pedestrian and transport connection to retail facilities in the surrounding areas.</p> <p>(vi) The proposed PHD will be provided with centralised refuse collection facilities. In general, the collected refuse in Kwai Chung area will be transported directly to West Kowloon Refuse Transfer Station. In order to reduce waste disposal and develop a waste recycling culture, HKHA has actively encouraged PRH residents to separate domestic waste at source to facilitate recycling. HKHA has also collaborated with the Environmental Protection Department (EPD) to implement various publicity and education activities and trial projects in PRH estates so as to enhance PRH residents' awareness on waste reduction and recycling. As for public refuse collection facilities, there are four refuse collection points (RCPs) near the Shek Lei Area and no overload of the RCPs were reported.</p> <p>(vii) Regarding the provision of hospital beds, the Hospital Authority plans its services on a cluster basis. In planning and developing various public healthcare services, Hospital Authority has taken into account a number of factors, including the increase of service demand as a result of population growth and demographic changes, advancement of medical technology, manpower availability as well as the organisation of services of the clusters and hospitals. Hospital Authority monitors the service utilisation and updates the service demand projection regularly according to the latest population projection parameters and development plan of the Government, to inform the service planning. The Kowloon West Cluster (KWC) provides services for residents in Kwai Tsing, Sham Shui Po, Tsuen Wan and Lantau Island. There are a number of hospital redevelopment projects planned in the First and Second Ten-year Hospital Development Plans (HDPs), which will provide additional beds for serving the population in KWC. The projected service demand will be catered for in the First and Second Ten-year HDPs.</p> <p>(viii) Regarding the provision of clinics and night time consultation, the Hospital Authority is committed to providing community-based primary health care services. General Out-patient Clinic's (GOPC) service users are mainly the elderly, low-income individuals, and patients with chronic diseases.</p>
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		Patients under the care of GOPCs can be broadly divided into two main categories, namely chronic disease patients with stable conditions (e.g. diabetes mellitus, hypertension) and episodic disease patients with relatively mild symptoms (e.g. influenza, colds, gastroenteritis). Currently, there are six GOPCs in Kwai Tsing District, two of which are located in Northeast Kwai Chung, namely Mrs Wu York Yu General Out-patient Clinic (310 Wo Yi Hop Road, Lei Muk Shue, Kwai Chung) and North Kwai Chung General Out-patient Clinic (125 Tai Pak Tin Street, Kwai Chung).
<i>F. Hiking Trails and Open Space Provision</i>		
(R-F1)	The proposed PHD will affect hiking trails linking to KSCP and undermine its recreational function.	(i) Among the four existing walking trails in the area connecting to MacLehose Trail and Wilson Trail within KSCP, a short section of the two within Item A1 site will be affected (about 240m and 130m respectively) (Plan H-7). Trail users may gain access to the upper unaffected sections through the pavement of the new road to the east of the proposed PHD or via the pedestrian facilities within the completed PHD from SPS (Drawing No. H-1). Temporary access through the site will also be provided during construction period. Besides, there are other walking trails in the area connecting to the two major Trails, including one at Po Lei Street near Shek Lei (I) Estate (about 300m to the southwest of Item A2 site) and one at On Chit Street to the north of On Yam Estate (about 450m to the northwest of Item A1 site) (Plan H-7).
(R-F2)	The proposed developments will result in the loss of open space. The areas surrounding Shek Lei Hang Village, including KSCP, serve as natural open space for local residents and should be preserved.	(i) While the existing Shek Lei Street Sitting-out Area of about 882m ² will be affected, there is a surplus of local open space of about 37.8 ha in the Kwai Chung Planning Area. The Leisure and Cultural Services Department (LCSD) advises that reprovisioning of it is not necessary because local open space of 15,000m ² will be provided in the proposed PHD to serve the residents in accordance with HKPSG (i.e. 1m ² per person). It should be noted that KSCP will not be affected.
<i>G. Infrastructure and Geotechnical Aspects</i>		
(R-G1)	The proposed development will require extensive mitigation and stabilisation works to protect the site from natural terrain hazards. The extensive vegetation clearance may increase the risk of landslides.	(i) The Preliminary Geotechnical Assessment under EFS has been conducted to assess the stability of the affected slopes and its results show that no insurmountable geotechnical issue is anticipated. A detailed Natural Terrain Hazard Study will be conducted during the detailed design stage to formulate details of the necessary terrain mitigation works for the proposed development.
(R-G2)	The power lines located around 50m from the proposed PHD might pose health impacts to future residents.	(i) The 50m-wide physical separation between the 400 kV overhead transmission lines and the proposed PHD has been allowed according to Chapter 7 of HKPSG regarding Utility Services to address the concerns related to electric and magnetic fields exposure limit in terms of health consideration.

(R-G3)	The proposed development will undermine the potential for cavern development.	(i) Item A Sites only covers a small portion of the strategic cavern area (SCA) No.17 – Golden Hill. The Geotechnical Engineering Office of CEDD has no intention for cavern development at the portion of the SCA covered by Item A Sites and the potential of cavern development at the remaining portion would not be undermined.
(R-G4)	Northeast Kwai Chung was subject to water pipe bursts in the past and opportunities should be taken to improve related infrastructure in the area.	(i) Starting from 2000, the Water Supplies Department (WSD) implemented a comprehensive and systematic management programme for the water supply networks, involving the replacement and rehabilitation of about 3,000km of aged water mains in 4 stages to rejuvenate the water supply network in Hong Kong. The programme had been completed in 2015, and the number of water mains burst case in Kwai Tsing District has dropped significantly from 102 in 2000 to 3 in 2022.
H. Implementation		
(R-H1)	The proposed developments involve large-scale excavation of existing slopes which makes the project overly costly and time-consuming.	(i) The findings of EFS have confirmed that the proposed developments are technically feasible with no insurmountable technical problem. CEDD and HD will closely coordinate on the extent and levels of the site formation works to rationalize the overall construction cost and time in order to achieve a cost-effective scheme.
(R-H2)	It will take a few years to complete but no clear implementation timeline is available.	(i) The construction works of the proposed PHD will be carried out after the completion of the relevant statutory procedures and site clearance/formation works. The anticipated completion of the project is in 2034/35.
I. Compensation and Rehousing Arrangement		
(R-I1)	The proposed developments will result in the relocation of villagers and temples. Some affected villagers may find it difficult to adapt to the new living environment. The Government should negotiate with and provide due compensation to affected stakeholders.	(i) According to LandsD, no private land resumption is required within the project boundary whereas the four concerned temples are located outside of the project boundary and would not be affected. The clearance, compensation and rehousing of the affected structures and occupiers are outside of the scope of the OZP, and will be handled separately by the Government in accordance with prevailing policies and established mechanism.
J. Local Consultation		
(R-J1)	There is a lack of public consultation for the proposed development and the Government did not take into account the needs of different stakeholders.	(i) The statutory and administrative procedures in consulting the public on the OZP amendments have been duly followed. PlanD together with other relevant departments, including CEDD and HD, jointly consulted K&TDC and their views received were duly relayed to MPC in considering the proposed OZP amendments. The exhibition of the OZP for public inspection and the provisions for submission of representations and comments form part of the statutory consultation process under

		the Town Planning Ordinance.
Item B		
(R-K1)	The proposed PHD at Tai Lin Pai Road (TLPR PHD) will be subject to noise pollution from nearby industrial operations.	(i) The industrial developments surrounding Item B site have been gradually phased out and a number of “Other Specified Uses” annotated “Business” sites were transformed into commercial and office/business uses through redevelopment, wholesale conversion or land disposal. The Environmental Assessment Study (EAS) conducted by HD took into account the operations of the nearby industrial buildings and KCVB and its results demonstrated that adverse noise impact is not anticipated with the implementation of noise mitigation measures such as acoustic windows. EPD has no objection to the assessment result.
(R-K2)	Given the proximity of TLPR PHD to the Kwai Chung Ventilation Building (KCVB), HKHA should ensure that future residents of the PHD will not be exposed to excessive noise impacts. Future environmental assessment study should take into account and address any air-borne noise issue from KCVB and implement all necessary noise mitigation measures.	
(R-K3)	TLPR PHD will generate adverse impact arising from additional traffic to the area.	(i) The results of Traffic Impact Assessment (TIA) conducted by HD demonstrated that the traffic impact will be at an acceptable level after implementation of the proposed junction improvement works at Kwai On Road/TLPR junction and Kwai Chung Road/Kwai Yik Road/Kwai On Road Interchange (Drawing H-21). Besides, Item B site is at about 380m away from MTR Kwai Hing Station to the northwest and is well-served by franchised bus and green minibus services along Kwai Chung Road.
(R-K4)	There is a lack of public consultation.	(i) Response to R-J1 above is relevant.
Item C		
(R-L1)	Considering the size of the proposed columbarium at Kwai Yue Street, the number of niches (i.e. 68,500 niches) should be further increased.	(i) The Government has conducted various assessments on the columbarium proposal, covering land use compatibility, visual and landscape impacts, supporting infrastructural capacities, traffic and environmental impacts, geographical condition, etc. Taking into account these factors as well as the space and height constraints of the site itself, the Government concluded that the proposed number of niches to be provided at the site is at its optimum under current circumstances.
Item D		

(R-M1)	The proposed rezoning from “Open Space” (“O”) to “Other Specified Uses” annotated “Buildings with Historical and Architectural Interests Preserved for Social Welfare Facility Use” (“OU(BHAI)”) will result in a reduction in public open space (POS).	(i) Although Item D involves a reduction of 1.08 ha of the area zoned “O”, there is still a surplus of about 37.8 ha existing and planned local open space within the Kwai Chung Planning Area after the rezoning (Annex VII). It is also stipulated on the Notes of the OZP for the “OU(BHAI)” zone that a POS of not less than 1,270m ² shall be provided within the zone.
(R-M2)	The Government should guarantee that the main building block and the chapel building of the former Salvation Army Girls’ home will be retained and renovated.	(i) The planning intention of the “OU(BHAI)” zone is primarily for the preservation and adaptive re-use of the existing historical buildings for social welfare facility uses with the provision of POS. Planning permission from the Town Planning Board (the Board) is required for any new development, or demolition of, addition, alteration and/or modification to or redevelopment of any of the existing historic buildings. It is also stated in the Explanatory Statement of the OZP that a Conservation Management Plan would be required for submission as approval condition at the planning application stage for the scrutiny and examination of concerned authority/department and the Board.

Table 1 : Corresponding Major Grounds/Views of Respective Adverse Representations/Representations Providing Views

Representers	Major Grounds/Views
R1	R-D1, R-E1, R-G4
R4	R-C3
R5	R-B1, R-C3
R6	R-A1, R-B1
R7	R-A1, R-B1, R-B2, R-G1
R8	R-A1, R-B1, R-F1
R9	R-D1, R-D2
R10	R-B1, R-B2, R-C1, R-C2, R-D1, R-E2
R11	R-A1, R-B1, R-C3
R12	R-A2
R13	R-A1, R-A3, R-C2, R-C3, R-D1, R-E1, R-F2
R14	R-A1, R-B1, R-B2, R-G2
R15	R-A1, R-C2, R-C3, R-G1
R16 to R703	R-A1, R-A2, R-A3, R-A4, R-B1, R-B3, R-C2, R-C3, R-C4, R-D1, R-D2, R-E1, R-E2, R-F1, R-F2, R-H1, R-J1

<i>(submitted based on a standard letter format with various combinations of grounds)</i>	
R704	R-D1, R-E1
R705	R-D1, R-E1
R706	R-A1, R-A3, R-D1, R-E1, R-F2
R707	R-A1, R-D1, R-E1
R708	R-A1, R-B1, R-C3
R709	R-A2, R-B1, R-C3, R-D1, R-E1, R-F2
R710	R-B1, R-C3, R-D1, R-E1, R-F2
R711	R-A1, R-A2, R-A3, R-D1, R-E1
R712	R-F2
R713	R-D1, R-E1
R714	R-A2, R-B1, R-C3, R-C4, R-D1, R-E1, R-G1, R-G2, R-H1, R-H2
R715	R-D1, R-E1
R716	R-A1, R-B1, R-B2, R-C3, R-D1, R-D2, R-E1, R-E2
R717	R-A1, R-A3, R-D1, R-E1
R718	R-A2, R-B1, R-C3, R-D1, R-E1
R719	R-B1, R-C3, R-D1, R-E1, R-F2, R-G2, R-H1, R-J1, R-H2
R720	R-A1, R-D1, R-E1
R721	R-D1, R-E1, R-H1, R-H2
R722	R-D1, R-E1
R723	R-A1, R-D1, R-E1
R724	R-A1, R-D1, R-E1
R725	R-A1, R-D1, R-E1
R726	R-B1, R-C3, R-D1, R-E1
R727	R-B1, R-C3, R-D1, R-E1, R-F2
R728	R-A1, R-D1, R-E1, R-J1
R729	R-B1, R-C3, R-D1, R-E1
R730	R-D1, R-E1
R731	R-A2, R-B1, R-C3, R-D1, R-E1
R732	R-B1, R-C3, R-D1, R-E1
R733	R-A1, R-A2, R-B3, R-D1, R-E1, R-H1

R734	R-A2, R-B1, R-C3
R735	R-A1, R-B1, R-C3
R736	R-A1, R-D1, R-E1, R-H1, R-H2
R737	R-A2, R-B1, R-C3
R738	R-B1, R-C3
R739	R-B1, R-C3, R-F1
R740	R-A1, R-B1, R-C3
R741	R-A1, R-A2
R742	R-A1, R-B1, R-B3, R-C3
R743	R-B1, R-C3
R744	R-A1
R745	R-B1, R-C3
R746	R-A1, R-C4, R-I1
R747	R-A1, R-B1, R-C3
R748	R-A1, R-B1, R-C3
R749	R-B1, R-C3, R-D1, R-E1
R750	R-B1, R-C3
R751	R-A1, R-A2, R-B1, R-C3
R752	R-A1, R-A3, R-G1
R753	R-A1, R-B1, R-C3
R754	R-A2, R-B1, R-C3
R755	R-A1, R-B1, R-C3
R756	R-B1, R-C3, R-D1, R-E1
R757	R-A1, R-A2
R758	R-B1, R-C3, R-D1, R-E1
R759	R-B1
R760	R-B1, R-C3, R-D1, R-E1
R761	R-B1, R-C1, R-C3
R762	R-A2, R-B1, R-C3
R763	R-B1, R-C3
R764	R-A2, R-B1, R-C3
R765	R-A2, R-A3, R-B1, R-C3, R-C4, R-I1

R766	R-B1, R-C3
R767	R-B1, R-C3
R768	R-B1, R-C3
R769	R-B1, R-C3
R770	R-B1, R-C3
R771	R-B1, R-C3, R-J1
R772	R-B1, R-C3
R773	R-B1, R-C3
R774	R-A3, R-B1, R-C3
R775	R-A3, R-B1, R-C3
R776	R-A3, R-B1, R-C3
R777	R-B1, R-C3
R778	R-B1, R-C3
R779	R-B1, R-C3
R780	R-B1, R-C3
R781	R-A3, R-B1, R-C3
R782	R-A3, R-B1, R-C3
R783	R-B1, R-C3
R784	R-A3, R-B1, R-C3
R785	R-B1, R-C3
R786	R-B1, R-C3
R787	R-B1, R-C3
R788	R-A3, R-B1, R-C3, R-D1, R-E1, R-F2
R789	R-A2, R-B1, R-C3
R790	R-A3, R-B1, R-C3, R-C4, R-D1, R-E1, R-I1
R791	R-B1, R-C3
R792	R-A1
R793	R-B1
R794	R-B1, R-C3
R795	R-B1, R-C3, R-C4, R-I1
R796	R-A2
R797	R-A1, R-B1, R-C3

R798	R-B3
R799	R-B1, R-B3, R-C3, R-C4, R-F2, R-I1
R800	R-B1, R-C3
R801	R-A2, R-A4, R-B1, R-C3
R802	R-A1, R-A2
R803	R-B1, R-C3
R804	R-A1
R805	R-D1, R-E1
R806	R-A1
R807	R-A2, R-B1, R-C3
R808	R-A1
R809	R-A1, R-A2, R-C1, R-C4, R-D1, R-E1, R-I1
R810	R-A1, R-B1, R-C1, R-C3, R-D1, R-E1
R811	R-A1, R-C1, R-C4, R-D1, R-E1, R-I1
R812	R-A1, R-C1, R-C4, R-D1, R-E1, R-I1
R813	R-B1, R-C3
R814	R-A1, R-D1, R-E1
R815	R-B1, R-C3, R-H2
R816	R-A1
R817	R-A1
R818	R-A1
R819	R-A1
R820	R-B1, R-C3, R-D1, R-E1
R821	R-A1
R822	R-B1, R-C3, R-C4, R-D1, R-E1, R-I1
R823	R-A1
R824	R-A1, R-B1, R-C3
R825	R-A1
R826	R-A1, R-B1, R-C3
R827	R-A1
R828	R-A1, R-C4, R-I1
R829	R-A1, R-A2, R-C1, R-C3, R-C4, R-D1, R-I1, R-J1, R-K1, R-K3

R830	R-B1, R-C3, R-E1
R831	R-A2, R-D3, R-E1, R-G3
R832	R-E1
R833	R-B1, R-C3, R-C4, R-E1, R-I1
R834	R-B1, R-C3, R-E1
R835	R-B1, R-C3, R-E1
R836	R-E1
R837	R-C4, R-E1, R-I1
R838	R-B1, R-C1, R-C3, R-D1, R-D2, R-E1
R839	R-A2
R840	R-C4, R-I1
R841	R-C4, R-I1
R842	R-A3
R843	R-A3
R844	R-A3, R-C4, R-I1
R845	R-I1
R846	R-I1
R847	R-C4, R-I1
R848	R-A3
R849	R-B1, R-C3
R850	R-B1, R-C3
R851	R-B1, R-C3
R852	R-B1, R-C3
R853	R-B1, R-C3
R854	R-B1, R-C3
R855	R-B1, R-C3
R856	R-B1, R-C3
R857	R-A2, R-B1, R-C1, R-C2, R-C3, R-F1, R-K4, R-L1, R-M1, R-M2
R858	R-B1, R-C3
R859	R-A3, R-B1, R-C3
R860	R-K2

(II) Comments

(1) *Supportive*

The comment (**TPB/R/S/KC/31-C1800**) supporting the amendments shown on the draft OZP without providing ground is noted.

(2) *Opposing/Adverse/Providing Views*

All the remaining 1,810 comments (**TPB/R/S/KC/31-C1 to C1799 and C1801 to C1811**), some of which were submitted by representers, opposed or provided views to Items A1 to A3 (except **TPB/R/S/KC/31-C1794** opposing all items but provided grounds to Items A1 to A3 only). Their grounds and views and the PlanD's responses in consultation with relevant B/Ds are summarised below: (See Table 2 below on the corresponding grounds/views of the respective comments)

Grounds and Views		PlanD's Responses
Items A1 to A3		
A. Site Suitability for Housing Development		
(C-A1)	The proposed amendments will undermine the buffering function of the "GB" zone. It is not in line with the planning intention of the "GB" zone and the Government's "GB" review criteria, and will set an undesirable precedent for such rezoning. The proposed development is also not in line with HKPSG Chapter 2, which stated that residential densities shall be limited/reduced in areas not well served by high capacity transport systems, highly congested districts and where the visual impact will be the prime concern.	(i) Responses to R-A1 and R-A2 above are relevant. (ii) According to HKPSG Chapter 2, the maximum domestic PR for new development area within Density Zone R1 for Tsuen Wan, Kwai Chung and Tsing Yi Island is normally 5, which would be raised generally by about 20% (i.e. PR 5 to 6) as appropriate for housing sites (except for the north of Hong Kong Island and Kowloon Peninsula) as announced in the 2014 Policy Address. A further increase of domestic PR of 10% (i.e. PR 6 to 6.5) for public housing sites, where technically feasible, was agreed by the Executive Council in December 2018. Taking into account the above and the findings of the EFS, the proposed maximum domestic and non-domestic PR of 6.5 and 0.12 are considered appropriate and not incompatible with the surrounding residential developments.
(C-A2)	There are already large-scale planned development projects including the Northern Metropolis, the East Lantau Metropolis and other New Development Areas. There are also alternative land supply options, such as developing readily available brownfield sites, vacant Government sites, expediting	

	implementation of other planned PHDs, resuming part of the Fanling Golf Course, redeveloping older urban areas and relocating KTCTs etc. When the Shek Foon House site (Plan H-2a) was proposed to be used for PHD in 2005, HD promised verbally that it would be the last PHD in Northeast Kwai Chung. In view of the shrinking population and the abundance of empty units in the Greater Bay Area, the proposed PHD is not well-justified.	
(C-A3)	The history of the affected Shek Lei Hang Village can be traced back to the year of 1875-1908. Over the decades, the village has witnessed the tremendous transformation of Northeast Kwai Chung from squatter settlements, resettlement estates to public housing estates. The village is now the only remaining squatter settlement in the area. To this day, agricultural and beekeeping practices are still found in the village. In this regard, it possesses significant historical value and should be preserved as status quo.	(i) Response to R-A3 above is relevant.
(C-A4)	The Site should be used for the development of Home Ownership Scheme (HOS) Flats instead of PRH. There is a lack of supervision on the income level of public housing tenants. The Government should set up a dedicated team to look into the issue of abuse of PRH units.	<p>(i) According to HD, housing types for HKHA's PHDs are determined on a case-by-case basis taking into account individual site conditions and characteristics, engineering and technical considerations, overall district planning and urban design considerations, views of the local community, etc. Meanwhile, based on the concept of "inter-changeability", flexibility in housing types to cater for the shift of demand among PRH, Green Form Subsidised Home Ownership Scheme (GSH) and HOS would be allowed. In the planning and feasibility stage, scenarios covering both PRH/GSH and HOS are to be assessed.</p> <p>(ii) Meanwhile, HKHA is committed to combating tenancy abuses and striving to take stringent action against all tenancy abuse cases and adopts a multi-pronged approach to combat the abuse of PRH proactively including preventive detection, in-depth investigation, publicity and</p>

		education etc. HKHA has set up the Public Housing Resources Management Sub-section (PHRM) under HD to combat abuses of public housing resources. Apart from looking into suspected tenancy abuse cases, the PHRM also closely examines the declarations of incomes and assets made by PRH tenants and applicants of various subsidised housing schemes to prevent public housing abuse.
B. Ecological and Landscape Aspects		
(C-B1)	The proposed development will cause adverse ecological impacts, including fragmentation of the mature woodland and streams habitat and disturbance to wildlife including lighting generated by the proposed PHD. There is missing data in dry season, no detailed vegetation survey and tree survey, no adequate compensation for the loss of trees, and no proper mitigation measures to minimise impacts on natural streams.	(i) Response to R-B1 above is relevant.
(C-B2)	The EcoIA has failed to cover the impacts on moths, fireflies, monkeys, Danaid butterflies, <i>Muntiacus vaginalis</i> (赤麂) and protected tree species such as <i>Aquilaria sinensis</i> (土沉香). The EcoIA should follow the standards and requirements under EIAO.	(i) Response to R-B2 above is relevant.
(C-B3)	Future residents may be disturbed by monkeys' and wild boars' intrusions.	(i) Response to R-B3 above is relevant.
C. Environment, Air Ventilation and Visual Aspects		
(C-C1)	The proposed PHD will cause adverse air ventilation impact.	(i) Response to R-C2 above is relevant.
(C-C2)	The proposed PHD will cause light, air and noise pollution during construction stage, which could pose threats to public health. Smokes from nearby temples will also	(i) Response to R-C3 above is relevant.

	cause adverse impacts to residents.	
(C-C3)	The operation of the temples nearby will be affected.	(i) Response to R-C4 above is relevant.
(C-C4)	The Preliminary Landscape and Visual Impact Assessment (PLVIA) was oversimplified and not conducted in accordance with TPB PG-No.41.	(i) The PLVIA was prepared in accordance with EIAO, EIAO Guidance Note 8/2010, and the Technical Memorandum on Environmental Impact Assessment Process, particularly Annexes 10 and 18. All the key assessments required in TPB PG-No.41 has been considered and incorporated in the LVIA. It is a comprehensive assessment including sensitivity, magnitude of change and significance of visual impact of viewing points identified within the visual envelope, associated with photomontages showing conditions of existing, without mitigation measure, 1st day with mitigation measures and 10th year with mitigation measures.
<i>D. Traffic and Transportation</i>		
(C-D1)	The traffic capacity in the area has already been overloaded. There are insufficient public transport services and parking facilities to support the additional demand arising from the proposed development. The proposed relocation of bus stop is considered undesirable and inconvenient to local residents. A new station connecting to CRL should be constructed in Northeast Kwai Chung.	(i) Responses to R-D1 and R-D2 above are relevant. (ii) According to CEDD, the traffic survey was conducted before the pandemic situation and adjusted with annual growth and included in the assessment of traffic condition in design scenario. TD had no objection in principle to the PTTIA.
(C-D2)	The traffic impact assessment did not take into account the impact of learner drivers and driving tests; contained inaccurate observations on the queuing of vehicles at peak hours; underestimated the expected increase in traffic flow; and did not provide information regarding the implementation of the planned KCCR. In view of the design of the proposed new road, it may be difficult for emergency vehicles to reach the site in case of traffic accidents.	

	Also, following the subsiding of the pandemic and the resumption of normal traveler clearance between Hong Kong and Mainland, there has been a significant increase in traffic and pedestrian flow, including a 10% increase in bus patronage. The TIA is unable to reflect the current traffic condition and the potential impact on several key junctions.	
(C-D3)	The proposed PHD and GIC facilities are located on a slope and is poorly connected to other areas, which makes it difficult for the elderlies and people with disabilities to access to. Escalators and elevators should be constructed to improve connectivity between neighbourhoods uphill and downhill.	(i) Response to R-D3 above is relevant.
<i>E. Provision of GIC, Recreational and Other Supporting Facilities</i>		
(C-E1)	There are insufficient recreational, sports, refuse collection, medical, children and elderly facilities in Northeast Kwai Chung to support the increase in population. Small-scale commercial uses such as retail facilities should be provided to serve the future residents.	(i) Responses to R-E1 and R-E2 above are relevant.
(C-E2)	The proposal to construct a new primary school is not justified considering that there has been a reduction in number of students in recent years.	
<i>F. Hiking Trails and Open Space Provision</i>		
(C-F1)	The proposed PHD will affect hiking trails linking to KSCP and undermine its recreational function.	(i) Response to R-F1 above is relevant.

(C-F2)	The proposed developments will result in the loss of open space. The areas surrounding Shek Lei Hang Village, including KSCP, serve as natural open space for local residents and should be preserved.	(i) Response to R-F2 above is relevant.
G. Infrastructure and Geotechnical Aspects		
(C-G1)	The proposed development will require extensive mitigation and stabilisation works to protect the site from natural terrain hazards. The extensive vegetation clearance may increase the risk of landslides.	(i) Response to R-G1 above is relevant.
(C-G2)	The power lines located around 50m from the proposed PHD might pose health impacts to future residents.	(i) Response to R-G2 above is relevant.
(C-G3)	Northeast Kwai Chung was subject to water pipe bursts in the past and opportunities should be taken to improve related infrastructure in the area.	(i) Response to R-G4 above is relevant.
H. Implementation		
(C-H1)	The proposed PHD involves large-scale excavation of existing slopes which makes the project overly costly and time-consuming.	(i) Response to R-H1 above is relevant.
I. Compensation and Rehousing Arrangement		
(C-I1)	The proposed development will result in the relocation of villagers and temples. Some affected villagers may find it difficult to adapt to the new living environment. The Government should	(i) Response to R-I1 above is relevant.

	negotiate with and provide due compensation to affected stakeholders.	
(C-I2)	The freezing survey was conducted without prior notice or communication with villagers, which deviated from the established Government practices.	(i) The established procedures for pre-clearance survey (commonly known as “freezing survey”) for the implementation of Government development projects had been followed. Notification would not be given prior to the date of survey so as to capture the occupation and status of the occupiers within the project area to serve as a basis for assessment of eligibility for government’s ex-gratia compensation and rehousing arrangements for those residing/operating in the locality and those genuinely affected/to be cleared by the project.
J. Local Consultation		
(C-J1)	There is a lack of public consultation for the proposed development and the Government did not take into account the needs of different stakeholders.	(i) Response to R-J1 above is relevant.

Table 2 : Corresponding Major Grounds/Views of Respective Adverse Comments/Comments Providing Views

Commenters	Related Representations	Major Grounds/Views
C1	Supports R8, R10 to R12, R14 to R15	C-A1, C-B1, C-C2
C2	Supports R7, R10 to R12, R14 to R15 , provides views on R10 and R14	C-A1, C-B2
C3	Supports R7, R8, R10 to R12, R14 , provides views on R10 and R14	C-A1, C-B1, C-B2
C4	Supports R4 to R802, R804 to R859	C-D2
C5	Nil	C-A2, C-C3, C-E1, C-F1
C6		C-A2, C-B1, C-E1, C-F1
C7		C-B1, C-C2, C-F2
C8		C-A2, C-A3, C-E1, C-I2
C9 to C1169 (submitted based on a standard letter format with various combinations of	Support R97	C-A1, C-A2, C-A3, C-A4, C-B1, C-B2, C-B3, C-C1, C-C2, C-D1, C-D2, C-D3, C-E1, C-E2, C-F1, C-F2, C-G1, C-G2, C-G3, C-I1, C-I2, C-J1

<i>grounds)</i>		
C1170 to C1772 (submitted in the form of joint signature)	Nil	C-A1, C-A3, C-D1, C-E1
C1773	Provides views to R1	C-A1, C-A3, C-D1, C-E1
C1774	Provides views to R1	C-A1, C-A3, C-D1, C-E1
C1775	Provides views to R1 to R6	C-A2
C1776	Opposes R1 to R3	C-C3, C-I1
C1777	Opposes R1 to R3 , supports R7 to R15	C-A1, C-A2, C-A3, C-B1, C-D1, C-E1, C-E2, C-J1
C1778	Opposes R1 and R4 , supports R4 to R802 and R804 to R859	C-A3, C-B1, C-D2, C-E1
C1779	Opposes R2 and R3	C-A2, C-A3, C-B1, C-D2, C-E1
C1780	Supports R7 to R15	C-C4
C1781	Supports R7, R8, R10 to R12, R14, R15, R97 and R243	C-A1, C-A2, C-B1, C-I1
C1782	Supports R16	C-A1, C-A2, C-A3, C-B1, C-D1, C-E1, C-E2, C-F1, C-F2
C1783	Supports R97	C-A1, C-A3, C-B1, C-F2
C1784	Supports R796	C-A1, C-A2, C-B1
C1785	Supports R831	C-C3, C-D1, C-D2, C-E1, C-E2, C-G2
C1786	Supports R838	C-A1, C-A2, C-C3, C-E1
C1787	Nil	C-A2, C-A4
C1788		C-A1, C-C1, C-D1, C-E1
C1789		C-A1, C-A3, C-D1, C-E1, C-H1
C1790		C-A1, C-A2, C-A3, C-D1, C-E1, C-F1
C1791		C-A1, C-D1, C-E1
C1792		C-A1, C-C1, C-D1, C-E1
C1793		C-B1, C-B2
C1794		C-A1, C-D1, C-E1
C1795		C-A1, C-C1, C-C2
C1796		C-A1, C-A2, C-A3, C-D1, C-E1, C-F1, C-I1
C1797		C-A1, C-A2, C-D1, C-E1, C-F1
C1798		C-A1, C-A3
C1799		C-A1, C-A3

C1801		C-A2, C-A3, C-C1, C-D1, C-E1
C1802		C-A1
C1803		C-A1, C-A2
C1804		C-A1, C-A2, C-D1, C-E1, C-II
C1805		C-A1, C-A2, C-D1, C-E1, C-II
C1806		C-A2, C-A3
C1807		C-A2, C-D1, C-E1, C-F1
C1808		C-A1
C1809		C-A1, C-A2
C1810		C-A3
C1811	Supports R7 to R9, R11, R12, R14 and R15	C-B1

(Extract)

(Translation)

**Minutes of the 136th Meeting
of the Kwai Tsing District Council**

Date: 13 September 2022

Time: 2:33 p.m. – 4:57 p.m.

Venue: K&T DO Conference Room

<u>Attendee</u>	<u>Time of Arrival</u>	<u>Time of Departure</u>
Miss LO Yuen-ting, MH (Chairman)	Start of Meeting	End of Meeting
Mr CHAN Chi-wing (Vice Chairman)	Start of Meeting	End of Meeting
Miss KWOK Fu-yung, MH	Start of Meeting	End of Meeting
Mr LAM Siu-fai	Start of Meeting	4:28 p.m.
Ms LAU Kwai-mui	Start of Meeting	4:28 p.m.
Mr LEUNG Chi-shing	Start of Meeting	End of Meeting
Ms LEUNG Kar-ming	Start of Meeting	End of Meeting
Mr TSUI Hiu-kit	Start of Meeting	End of Meeting

In Attendance

Mr TANG Huggin	District Officer (Kwai Tsing), Kwai Tsing District Office
Mr TSE Pui-keung, Derek	District Planning Officer/Tsuen Wan and West Kowloon, Planning Department
Mr CHAN Chung-yun, Stephen	Senior Town Planner/Kwai Tsing, Planning Department
Mr CHUNG Ho-ting, Elton	Town Planner/Kwai Tsing 2, Planning Department
Mr LEUNG Chi-foon	Chief Engineer/Special Duties (Works), Civil Engineering and Development Department
Mr LEE Kwai-wing	Senior Engineer/5, Civil Engineering and Development Department
Mr WONG Chi-man, Calvin	Engineer/1, Civil Engineering and Development Department
Miss LAU Ka-man, Carmen	Engineer/3, Civil Engineering and Development Department
Miss TY Fay, Carol	Senior Architect 31, Housing Department
Ms WONG Ka-yin, Polly	Senior Architect 39, Housing Department
Mr CHAN Lai-cheung	Senior Planning Officer 8, Housing Department
Mr YU Lap-kei, Lake	Planning Officer 9, Housing Department

**Responsible
Department**

Ms WONG Chung-yee, Joyce	Architect 82, Housing Department
Ms LAM Wai-ki, Vicky	Architect 94, Housing Department
Ms YEUNG Ying-ngai, Fiona	Civil Engineer 1, Housing Department
Ms LAM Wing-ki, Winky	Civil Engineer 2, Housing Department
Mr LEUNG Wing-cheong, Alvin	Geotechnical Engineer 27, Housing Department
Ms CHAN Wai-mei, May	Senior Housing Manager/Tai Po, North & Shatin 2, Housing Department
Mrs CHIU TSE Shuk-yin	Term Housing Manager/Tai Po, North & Shatin, Housing Department
Mr CHOW Yun-tong	Senior Project Manager, Architectural Services Department
Mr CHAN Ka-yip	Senior Superintendent (Public Columbaria Project Team), Food and Environmental Hygiene Department
Mr. Henry CHUNG	Project Engineer, Atkins China Ltd
Mr. Enoch CHEUNG	Traffic Engineer, Atkins China Ltd
Mr CHAN Ho-tak, Ted	Acting Divisional Commander 'South West' (New Territories South), Fire Services Department
Mr YEUNG Chi-yung	Acting Divisional Officer 'South' (New Territories South), Fire Services Department
Mr SUN Fat-yee	Station Commander Kwai Chung Fire Station, Fire Services Department
Mr KWOK Chun-man, Roger	Building Surveyor/D1-3, Buildings Department
Ms TSE Sau-lai, Vivianne	Acting District Lands Officer/Tsuen Wan and Kwai Tsing (District Lands Office, Tsuen Wan and Kwai Tsing), Lands Department
Mr YU Hok-chi, Raymond	Acting Administrative Assistant/Lands (District Lands Office, Tsuen Wan and Kwai Tsing), Lands Department
Mr SO Tak-wo	District Environmental Hygiene Superintendent (Kwai Tsing), Food and Environmental Hygiene Department
Ms LIM Ting-ting, Sylvia	Chief Leisure Manager (New Territories West), Leisure and Cultural Services Department
Ms HUE Kam-ching	District Leisure Manager (Kwai Tsing), Leisure and Cultural Services Department
Ms TAM Nga-ching, Monita	District Commander (Kwai Tsing), Hong Kong Police Force
Ms WONG Wai-yin	Assistant District Commander (Crime) (Kwai Tsing), Hong Kong Police Force

**Responsible
Department**

Ms TSE May-may	Police Community Relations Officer (Kwai Tsing), Hong Kong Police Force
Ms MA Ming-wai	Officer-in-charge, District Intelligence Section (Kwai Tsing), Hong Kong Police Force
Ms WONG Siu-fan, Phoebe	District Social Welfare Officer (Tsuen Wan/Kwai Tsing), Social Welfare Department
Mr LUK Ka-wing	Senior Engineer/7 (West), Civil Engineering and Development Department
Mr MOK Ka-sing, Mark	Chief Transport Officer/New Territories South West, Transport Department
Ms CHAU Hoi-yi, Shirley	Senior Engineer/Kwai Tsing, Transport Department
Mr LO Chun-hin	Engineer/Kwai Chung, Transport Department
Mr LEE Ying-yin	Engineer/Special Duties 4, Transport Department
Mr CHAN Tsz-kim, Joe	Senior Housing Manager (Kwai Chung), Housing Department
Mr WONG Man-kit, Timothy (Secretary)	Senior Executive Officer (District Council), Kwai Tsing District Office
Miss NG Po-wan, Priscilla (Assistant Secretary)	Executive Officer I (District Council), Kwai Tsing District Office

Opening Remarks

The Chairman welcomed all to the 136th meeting of the Kwai Tsing District Council (K&T DC). She said that as the epidemic persisted, a contingency measure would be applied to meetings of K&T DC that there would be no petition areas and public galleries at all meetings of K&T DC and Committees to reduce the risk of infection due to group gathering. The measure would continue until further notice.

2. The Chairman said that Mr TANG Huggin succeeded Mr CHENG Kin, Kenneth on 13 September and was promoted from Assistant District Officer (Kwai Tsing) to District Officer (Kwai Tsing).

3. Mr TANG Huggin, District Officer (Kwai Tsing) (the District Officer) said that K&T DC was an important bridge between the Government and the district. He hoped that Kwai Tsing District Office (K&T DO) would continue to work closely with K&T DC to serve the public.

Confirmation of the Minutes of the 135th Meeting of K&T DC Held on 12 July 2022

4. The Chairman said that the Secretariat had received no proposed amendments to the minutes of the above meeting from Members prior to the meeting and she invited Members to endorse the minutes of the above meeting.

5. Mr TSUI Hiu-kit moved a motion. The motion was seconded by Miss KWOK Fu-yung. Members endorsed the minutes of the above meeting.

Discussion Items

Proposed Amendments to the ‘Approved Kwai Chung Outline Zoning Plan No. S/KC/30’ and Feasibility Study for the Related Items on Public Housing Development

(Proposed by the Planning Department, Civil Engineering and Development Department and Housing Department)

(K&T DC Paper No. 12/D/2022)

Public Housing Development at Shek Pai Street, Kwai Chung

(Proposed by the Housing Department)

(K&T DC Paper No. 13/D/2022)

Redevelopment of Kwai On Factory Estate in Kwai Chung for Public Housing Development

(Proposed by the Housing Department)

(K&T DC Paper No. 14/D/2022)

6. The Chairman said that as the points of concern involved in the above three agenda items were interconnected, she suggested combining the discussion of the above three items.
7. Mr TSE Pui-keung, Derek, District Planning Officer/Tsuen Wan and West Kowloon, the Planning Department (PlanD), Miss TY Fay, Carol, Senior Architect 31, Ms WONG Ka-yin, Polly, Senior Architect 39, and Ms LAM Wing-ki, Winky, Civil Engineer 2, the Housing Department (HD), and Mr LEE Kwai-wing, Senior Engineer/5, the Civil Engineering and Development Department (CEDD) introduced the papers with presentation slides.
8. Ms LAU Kwai-mui put forth opinions and enquiries as follows:
- (i) The captioned housing production programme involved 5 400 units and population growth of 15 000. Besides, additional provision of educational, medical and social welfare related facilities would attract users from other districts. She was worried that the ancillary transport facilities would fail to meet the needs of the residents.
 - (ii) For the proposed columbarium at Kwai Yue Street, she requested the government departments to provide the statistics of the traffic flow during Ching Ming and Chung Yeung Festivals.
9. Mr LAM Siu-fai put forth opinions and enquiries as follows:
- (i) The design of the captioned housing was similar to that of the redevelopment programme of Shek Lei Interim Housing, but the design of the facilities of the latter had not yet been confirmed. He was worried that the facilities proposed in the captioned housing production programme would only be empty talk.
 - (ii) As the project area of the captioned housing production programme covered the catchwater connecting to Kam Shan Country Park, he enquired how the government departments would deal with the monkeys and hiking trails

within the affected area.

- (iii) In addition to Fook Tak Temple, how other affected temples would be handled.
- (iv) The current road improvement works at the junction of Lei Muk Road and Wo Yi Hop Road were time-consuming and met with challenges. He asked how the government departments could ensure a smooth completion of the improvement works at the junction to tie in with the housing development.
- (v) There had been vehicle-pedestrian conflicts along On Chuk Street and On Chit Street where many schools were located. Additional traffic flow might jeopardise pedestrian safety when they were crossing the roads.
- (vi) Suggested that the Government should address the traffic problems in the area before construction of the public housing. Given the narrow roads in Northeast Kwai Chung, Kowloon Motor Bus Route No. 31M was currently the only route travelling between Shek Pai Street and Lei Pui Street with a relatively short bus length. As for the road section from Shek Pai Street to On Chuk Street, the road conditions were similar. As the design of the captioned public housing development programme was similar to that of Shek Lei (I) Estate, he was worried that the public housing development programme would also lead to the above traffic problems. He suggested provision of an MTR station in Northeast Kwai Chung to solve the traffic problems in the area in the long run.
- (vii) Asked if the Government would resume the land of Shek Lei Hang Village.

10. Mr LO Chun-hin, Engineer/Kwai Chung, the Transport Department (TD) responded that the footpath widening works at the junction of Lei Muk Road and Wo Yi Hop Road were suspended due to temporary traffic arrangements. The contractor was exploring the feasibility of arranging temporary traffic diversions and would resume the works. As for the road improvement works required for the above housing development, the contractor had to submit temporary traffic measures to the government departments concerned before commencement of the works.

11. Mr LEUNG Chi-foon, Chief Engineer/Special Duties (Works), CEDD responded as follows:

- (i) When conducting the traffic impact assessment, CEDD and the government departments concerned would estimate the population growth and the increase in the number of vehicles in the future, taking into account the planning parameters such as other large-scale housing developments in the district, so as to assess the traffic conditions in 2037 (i.e. 3 years after the population intake of the captioned public housing). According to the assessment, it was required to conduct road improvement works at a total of 4 junctions to ensure that the traffic flow of the roads would be acceptable.
- (ii) Before the population intake, TD would discuss with public transport operators on the schemes to optimise traffic routes and strengthen services.
- (iii) Ecological survey had been conducted within 500 metres of the periphery of the development. As *Nanhaipotamon hongkongense* and *Cryptopotamon anacoluthon* were found in the nearby water bodies, it was recommended that the affected aquatic animals should be relocated before commencement of the works. Furthermore, the *Aquilaria sinensis* and *Artocarpus hypargyreus* found in the assessment would be handled properly by transplantation. Trees in the Register of Old and Valuable Trees were not identified in the assessment.
- (iv) The captioned development programme was located at the periphery of the green belt, while the monkeys mostly resided in the deep mountains of the green belt. Given that the habitats of the monkeys were not found in the ecological survey and they moved around in an extensive area, the captioned development programme would not pose a serious threat to the monkeys' survival.
- (v) The hiking trails affected by the development programme would be relocated.
- (vi) The feasibility of widening Lei Pui Street and On Chuk Street would be explored.

12. Mr CHAN Lai-cheung, Senior Planning Officer 8, HD responded that the Hong Kong Housing Authority (HA) would take population scale into account under the current mechanism when planning for public housing programmes. In the planning process of the above two public housing programmes, HA had also referred to the Hong Kong

Planning Standards and Guidelines (HKPSG) and consulted the relevant government departments so as to provide parking facilities to meet the needs of the future residents. Furthermore, to align with the Government's latest measures, HA had reserved additional space equivalent to 5% of the gross floor area for Government, Institution or Community use to benefit the neighbourhood.

13. Miss KWOK Fu-yung said that the public housing development at Shek Li Street under planning was in proximity to the development at Shek Pai Street site, which reflected that the population growth in the future would be much higher than 15 000. Therefore, she suggested that the Government should plan for the housing development holistically and address the long-standing problem of inadequate ancillary transport facilities in the district as soon as possible.

14. Mr LEUNG Chi-shing asked how the government departments concerned could ensure that the incense smoke from Fook Tak Temple would not affect the nearby dwellings.

15. The Chairman put forth opinions and enquiries as follows:

- (i) There were serious problems of traffic congestion and illegal parking near Kwai On Factory Estate. Additional provision of traffic lights at the junction of the area might worsen the above problems.
- (ii) There was still room for improvement for the schemes to provide livelihood facilities and facilities for the disabled and to alleviate environmental pollution in the industrial zone. She asked why the government departments still proposed to develop public housing in the zone.
- (iii) Suggested that the government departments should provide the presentation slides displayed at the meeting for Members' reference after the meeting.

(Post-meeting note: Upon the request of the Chairman, the Secretariat requested the government departments to provide the presentation slides on 14 September. The departments made relevant replies on the same day, providing K&T DC Papers No. 12/D/2022 (Powerpoint Slides), No. 13/D/2022 (Powerpoint Slides) and No. 14/D/2022 (Powerpoint Slides).)

16. Mr LEUNG Chi-foon responded as follows:

- (i) Would explore with TD the impact of the public housing development programme at Shek Pai Street on the traffic in the district so as to discuss and formulate traffic improvement schemes together.
- (ii) As there was vertical level difference between the proposed housing and Fook Tak Temple nearby, there would be sufficient buffer to reduce the impact of incense burning in Fook Tak Temple on the proposed housing. Other temples, including Pak Wan Tung, Shun Fung Temple and Chat Sing Kung, were in no need of clearance as they were not included in the area of the development programme.

17. Mr MOK Ka-sing, Mark, Chief Transport Officer/New Territories South West, TD responded that TD would consult Members and collect local views before the population intake of the captioned public housing. TD would also coordinate the traffic arrangements with transport operators, such as considering the provision of new bus routes at the proposed public transport interchange at Shek Pai Street, subject to the actual public transport patronage and the current ancillary facilities.

18. Ms CHAU Hoi-yi, Shirley, Senior Engineer/Kwai Tsing, TD responded as follows:

- (i) Would follow up on the problem of pedestrian road-crossing safety at On Chuk Street and On Chit Street with Members after the meeting.
- (ii) Stopping restrictions had been imposed at several locations of Tai Lin Pai Road at different hours of the day to avoid traffic congestion due to car parking.
- (iii) Had previously arranged staff to inspect the junction where vehicles turned from Tai Lin Pai Road into Kwai On Road. It was found that the drivers drove through the junction in an orderly manner. To cater for the population growth brought by the Kwai On Public Housing Development Programme, the consultant suggested that traffic lights should be added at the junction. Upon assessment, it was found that additional provision of traffic lights could improve the operation of the junction and the traffic queues would be at an acceptable level.
- (iv) Widening of Lei Pui Street and On Chuk Street would be explored when feasible. It would be ensured that the roads could accommodate large

vehicles in the planning of the captioned public housing programme.

19. Mr TSE Pui-keung, Derek responded as follows:

- (i) Whether Kwai On Factory Estate was suitable for redevelopment for residential use had been taken into consideration from the perspectives of the overall compatibility of land uses, characteristics of the district and technical analysis.
- (ii) The west of Tai Lin Pai Road, which had been zoned as a business zone, was the main business area in Kwai Chung under planning. The redevelopment in the district had gradually shaped a more quality environment to keep up with the planning requirement.
- (iii) The main residential area in the district, which included Kwai Hing Estate and Kwai Fong Estate, was located not far from the construction site at the west of the business area in Kwai Chung. The facilities in the residential area could cater to the daily needs of the future residents.
- (iv) According to the survey conducted by PlanD previously, the industrial activities within the “Industrial” zone in the surroundings of Kwai On Factory Estate (i.e. along the east of Tai Lin Pai Road) were not active. Among the sites of the “Industrial” zone, about 58% was for storage use, about 18% was for office use, and some 10% was involved in the manufacturing industry. Therefore, the area was not considered as a traditional industrial area which was more polluted.
- (v) Taking into account the importance of the construction site for housing supply, the uniqueness of its position, and that HA’s technical feasibility study had confirmed that there would be no insurmountable difficulties for the development, the construction site could be considered for rezoning for residential use.

20. Ms WONG Ka-yin, Polly responded as follows:

- (i) Regarding the connectivity of the public housing, residents might walk from Kwai Hing MTR station to Kowloon Commerce Centre (KCC) via a footbridge with relatively long opening hours. KCC was situated right at the northwest of Kwai On Factory Estate. Furthermore, at other times,

residents might walk to the MTR station via Kwai On Road with a distance of about 400 metres.

- (ii) According to consultant company's assessment, there was appropriate spacing between the building and the roads which could reduce the impact of vehicle emission on the nearby dwellings and complied with the requirements of the HKPSG.
- (iii) Shopping centres such as KCC, Sun Kwai Hing Plaza, Hang King Shopping Arcade, Kwai Chung Plaza and Wing Fong Street Market were located within 500 metres of the development bringing convenience to residents' lives.

21. Miss KWOK Fu-yung put forth opinions and enquiries as follows:

- (i) Currently, only one community hall, as well as the North Kwai Chung Market and the Shek Lei Market were located in Northeast Kwai Chung to serving the 200 000 residents in the district. There was also a lack of child care services and parking spaces.
- (ii) Asked if the above ancillary facilities had been included in the HKPSG. If not, it might constitute an act of improper planning.
- (iii) The underground water mains in Northeast Kwai Chung had aged seriously. She suggested that the Government should replace the mains along with the public housing development.
- (iv) Shek Lei Chiu Kiu Yu Lan Festival was listed as an intangible cultural heritage of Hong Kong. While Fook Tak Temple was not within the area of the public housing development programme, other temples nearby might be affected by the development programme. Therefore, she suggested that the Government should consult the local stakeholders by phases when planning for the public housing development programme to encourage community engagement in the planning.

22. Mr LEUNG Chi-shing put forth opinions and enquiries as follows:

- (i) Taxi queues often appeared at the Liquefied Petroleum Gas (LPG) filling station at Kwai On Road, obstructing the traffic.

- (ii) Supported the captioned public housing development programme as it could provide more public housing units to satisfy the housing needs of the grassroots residents.
- (iii) Considered that for the walking route from Kwai On Factory Estate to Kwai Hing MTR station, people usually took the path via the footbridge of KCC. The route passing through KC100 and Kwai Chung Road was less preferred.
- (iv) Worried that after the population intake of the new public housing, the lack of pedestrian crossing facilities would cause dangers.

23. The Vice Chairman asked if the public housing concerned would be a public housing estate.

24. Ms WONG Ka-yin, Polly responded that according to the data of the traffic and pedestrian flow assessment for Kwai On Factory Estate conducted by the consultant, there were about 650 people per hour during morning peak hours, which did not bring significant impact on the pedestrian network nearby.

25. Mr CHAN Lai-cheung responded as follows:

- (i) In planning the public housing programme at Shek Pai Street, HA would make reference to the HKPSG, consider the number of population growth and consult the relevant departments in formulating suitable social welfare, recreational and daily living facilities. After consultation with the Social Welfare Department (SWD), the provision of elderly, youth and rehabilitation facilities, etc. will be planned, together with other ancillary facilities such as green leisure facilities, children's playgrounds, basketball courts, kindergartens, retail facilities, car parking spaces, etc.
- (ii) In accordance with the HKPSG and after consultation with TD, the proposed public housing programme at Shek Pai Street would provide parking facilities to meet the needs of the residents at a ratio of 1:8 (excluding 1-2 person flats), i.e. 548 parking spaces for private cars, 5 additional visitor parking spaces for each block and 28 parking spaces for the shopping centre. The department would fine-tune the development programme according to actual needs and would report to K&T DC in due

course for updated information of the development if necessary.

26. Mr TSE Pui-keung, Derek responded as follows:

- (i) The HKPSG did not set out standards for the provision of community halls and markets. PlanD would consult the relevant departments at the planning stage.
- (ii) The HKPSG had incorporated the latest population standards for elderly, child care and rehabilitation services. These population standards were long-term planning requirements. There was a shortfall in the provision of these facilities in Kwai Tsing, but in the course of planning and development, SWD would provide appropriate services and facilities according to actual situation. Moreover, an additional space equivalent to 5% of the domestic floor area had been reserved for Government, Institution and Community facilities in the above two public housing developments.
- (iii) PlanD would consult the relevant government bureaux and departments in the course of planning with a view to enhancing land use planning.

27. Ms CHAU Hoi-yi, Shirley responded as follows:

- (i) The LPG filling station at Kwai On Road was a dedicated LPG filling station under the supervision of the Electrical and Mechanical Services Department (EMSD) and was therefore relatively inexpensive, thus attracting taxis to fill up at the station during shift hours. However, there should be no overlap with the peak travel time of the residents around Kwai On Road.
- (ii) When EMSD re-tendered the above-mentioned gas filling station two years ago, TD urged EMSD to require the tenderers to include relevant traffic control measures in the tender document, including ensuring sufficient manpower at the gas filling station, increasing the number of nozzles, reserving sufficient waiting space at the station for taxis, and to implement such measures thoroughly after winning the tender. At the same time, EMSD encouraged operators to offer discounts to vehicles during off-peak hours to encourage taxis to refill during off-peak hours. It was hoped that the combination of the above measures would provide a

long-term solution to the taxi queuing problem.

- (iii) The Kwai Chung Outline Development Plan specified the requirements for building setback along Kwai On Road and Tai Lin Pai Road, e.g. Chinabest International Centre had been set back. The road widening project under planning mentioned above was expected to improve traffic congestion in the long run.
- (iv) The consultant had updated the data in the traffic impact assessment of the proposed columbarium at Kwai Yu Street conducted in 2019. Due to the decrease in the number of people worshipping their ancestors during Ching Ming and Chung Yeung Festivals amid the epidemic, the department and the consultant had also made reference to the pedestrian flow data of the nearby columbarium so as to give accurate assessment of the additional traffic flow upon the completion of the Kwai Yu Street columbarium. With the implementation of the measures recommended by the consultant, such as the footpath widening works and the existing temporary traffic control measures, it was believed that the completion of the Kwai Yu Street columbarium would not have much impact on the traffic load of the area.

28. Mr LEUNG Chi-foon responded that a separate water main would be constructed from Shek Pai Street to Wo Yi Hop Road for the public housing development programme. A survey would be conducted to identify the location of the water mains before ground excavation was carried out, and when in close proximity to the water mains, manual excavation would be adopted instead of using heavy mechanical plant to avoid affecting the existing water mains. The Water Supplies Department and other relevant departments would also be informed before the works were carried out so as to tie in with other concurrent works and minimise inconvenience caused to the public.

29. Mr CHAN Ka-yip, Senior Superintendent (Public Columbaria Project Team), Food and Environmental Hygiene Department (FEHD) responded that the Kwai Yu Street columbarium would be expected to be completed in 2028. The consultant engaged by the Architectural Services Department had adopted the data three years after the completion of the facility (i.e. 2031) for assessment. It was expected that the operation of the Kwai Yu Street columbarium would not bring about insurmountable traffic impact to the local area after the implementation of the relevant traffic relief measures and traffic control arrangements during festive seasons.

30. Miss TY Fay, Carol responded that the contractor would be required to implement

mitigation measures during the construction period, including restricting the source of noise, using low-noise powered mechanical equipment and installing noise barriers in accordance with the site code, and avoiding noisy works during school examinations and public examinations. In the meanwhile, the contractor would be required to follow the relevant dust suppression guidelines to reduce the impact on nearby temples, schools, etc. during construction.

31. Mr CHAN Lai-cheung responded as follows:

- (i) HA would maintain flexibility regarding the housing categories of the above two public housing development programmes to cater for the change of demands between public rental housing, Green Form Subsidised Home Ownership Scheme and other subsidised sale flats, and adjust their supply in a timely manner to better respond to the market changes and the housing needs of the community at large. Based on the concept of “inter-changeability”, in planning public housing projects, HA would consider a number of factors including local housing need and that of the community as a whole.
- (ii) For the issue about public housing development programmes affecting residents of Shek Lei Hill Village and Shek Lei Hang Village, the department would collaborate with CEDD and the Lands Department (LandsD). Upon receipt of the Clearance Application Form from the works departments, LandsD would cooperate to initiate the clearance process, provide non-statutory compensation to eligible persons affected by the land resumption or clearance operation and process statutory compensation claims under the relevant ordinances.

32. The Chairman put forth opinions as follows:

- (i) Suggested that TD should give an account of the current operation situation of the Kwai On Road LPG filling station after the meeting.

(Post-meeting note: TD responded that according to the information of EMSD, the contract for the operation of the dedicated gas station at Kwai On Road had expired. For gas safety reasons, the new operator of the dedicated gas station was required to complete the refurbishment works of the station, including the replacement of the LPG supply equipment in the station, within 180 days from the date of the station being handed over,

and therefore the filling service had to be suspended from 9:00 am on 27 June 2022. According to the new contract, the refurbishment works would be completed no later than early January 2023.)

- (ii) Suggested that HD should provide the number of residents affected by the clearance operation after the meeting.

(Post-meeting note: CEDD responded that according to the feasibility study conducted by the consultant for the housing development programme at Shek Pai Street in Kwai Chung, there were about 100 to 200 residents in Shek Lei Hang Village and Shek Lei Hill Village and the exact number had to be verified by the relevant departments during the detailed design stage of the project.)

Discuss the Uncontrolled Vending in Kwong Fai Circuit

(Proposed by Mr. LEUNG Chi-shing)

(K&T DC Paper No. 15/D/2022 & 15a/D/2022)

33. Mr LEUNG Chi-shing introduced the paper and indicated that the department should solve the problem as soon as possible to prevent it from getting worse.

34. Mr LAM Siu-fai put forth opinions as follows:

- (i) In the case of shops placing obstructions in public areas on Shek Yam Road, the department should solve the problem as soon as possible so as to prevent other shop owners from imitating the illegal act.
- (ii) Suggested tackling the problem through inter-departmental joint operations.

35. The Chairman indicated that it was noted apart from cracking down on unlicensed barbecue sites in Kau Wah Keng at the end of last year, the Kwai Tsing District Management Committee (K&T DMC) had also successfully cracked down on shops in the district erecting illegal structures and placing goods in public areas through joint enforcement and clearance operations by means of removal orders and ticketing.

36. The District Officer responded that day-to-day street management was the responsibility of each government department concerned. In case of more complex problems, K&T DMC would take appropriate actions such as inter-departmental joint

(Extract)

TOWN PLANNING BOARD

Minutes of 706th Meeting of the
Metro Planning Committee held at 9:00 a.m. on 28.10.2022

Present

Director of Planning
Mr Ivan M. K. Chung

Chairman

Mr Wilson Y.W. Fung

Vice-chairman

Ms Sandy H.Y. Wong

Mr Daniel K.S. Lau

Ms Lilian S.K. Law

Professor Jonathan W.C. Wong

Mr Ricky W.Y. Yu

Professor Roger C.K. Chan

Mr Ben S.S. Lui

Mr Timothy K.W. Ma

Assistant Commissioner for Transport (Urban), Transport Department
Mr Patrick K.H. Ho

Chief Engineer (Works), Home Affairs Department
Mr Paul Y.K. Au

Principal Environmental Protection Officer (Metro Assessment),
Environmental Protection Department
Dr Sunny C.W. Cheung

Assistant Director/Regional 1,
Lands Department
Ms Trevina C.W. Kung

Deputy Director of Planning/District
Mr C.K. Yip

Secretary

Absent with Apologies

Mr Franklin Yu

Mr Stanley T.S. Choi

Ms Bernadette W.S. Tsui

In Attendance

Assistant Director of Planning/Board
Ms Lily Y.M. Yam

Chief Town Planner/Town Planning Board
Ms Kitty S.T. Lam

Town Planner/Town Planning Board
Ms Denise M.S. Ho

Agenda Item 1

Confirmation of the Draft Minutes of the 705th MPC Meeting held on 14.10.2022

[Open Meeting]

1. The draft minutes of the 705th MPC meeting held on 14.10.2022 were confirmed without amendments.

Agenda Item 2

Matter Arising

[Open Meeting]

2. The Secretary reported that there were no matters arising.

Tsuen Wan and West Kowloon District

Agenda Item 2A

[Open Meeting]

Proposed Amendments to the Approved Kwai Chung Outline Zoning Plan No. S/KC/30
(MPC Paper No. 13/22)

3. The Secretary reported that the proposed amendments involved, amongst others, two proposed public housing sites to be developed by the Hong Kong Housing Authority (HKHA). The following Members had declared interests on the item:

- | | | |
|------------------------------|---|--|
| Mr Paul Y.K. Au | - | being a representative of the Director of Home |
| <i>as the Chief Engineer</i> | | Affairs who was a member of the Strategic |
| <i>(Works), Home Affairs</i> | | Planning Committee and the Subsidized Housing |
| <i>Department</i> | | Committee of HKHA; |
| Mr Franklin Yu | - | being a member of the Building Committee and |
| | | Tender Committee of HKHA; |
| Mr Daniel K.S. Lau | } | being members of the Hong Kong Housing |
| Ms Lilian S.K. Law | | |
| | | Society (HKHS) which currently had discussion |
| | | with HD (the executive arm of the HKHA) on |
| | | housing development issues; and |
| Mr Timothy K.W. Ma | - | being a member of the Supervisory Board of |
| | | HHKS which currently had discussion with HD |
| | | (the executive arm of the HKHA) on housing |
| | | development issues. |

4. The Committee noted that Mr Franklin Yu had tendered an apology for being unable to attend the meeting. The Committee noted that according to the procedure and practice adopted by the Town Planning Board (the Board), as the proposed amendments to the Outline Zoning Plan (OZP) in relation to the public housing developments were proposed by the Planning Department (PlanD), the interests of Members in relation to HKHA only needed to be recorded and they could stay in the meeting.

Presentation and Questions Sessions

5. The following representatives from PlanD, HD, Civil Engineering and Development Department (CEDD), Architectural Services Department (ArchSD), Food and Environmental Hygiene Department (FEHD) and Atkins China Limited (ATKINS) (consultant of CEDD) were invited to the meeting at this point:

PlanD

- | | | |
|----------------------|---|--|
| Mr Derek P.K. Tse | - | District Planning Officer/Tsuen Wan & West Kowloon (DPO/TWK) |
| Mr Stephen C.Y. Chan | - | Senior Town Planner/Tsuen Wan & West Kowloon (STP/TWK) |
| Mr Elton H.T. Chung | - | Town Planner/Tsuen Wan & West Kowloon |

HD

- | | | |
|--------------------|---|-----------------------------|
| Mr L.C. Chan | - | Senior Planning Officer (8) |
| Ms Joyce C.Y. Wong | - | Architect (82) |
| Ms Vicky W.K. Lam | - | Architect (94) |
| Ms Winky W.K. Lam | - | Civil Engineer (2) |

CEDD

- | | | |
|--------------|---|---|
| Mr K.W. Lee | - | Chief Engineer/Special Duties (Works) (CE/SD (W)) |
| Mr S.M. Tam | - | Senior Engineer 5/Special Duties (Works) |
| Ms K. M. Lau | - | Engineer 3/Special Duties (Works) |

ArchSD

Mr Y.T. Chow - Senior Project Manager 321

FEHD

Mr K.Y. Chan - Senior Superintendent (Public Columbaria Project Team)

ATKINS

Mr Dickson Law

Mr Henry Chung

6. With the aid of a PowerPoint presentation, Mr Stephen C.Y. Chan, STP/TWK, briefed Members on the background of the proposed amendments to the OZP, the technical considerations, consultation conducted and the departmental comments as detailed in the Paper. The proposed amendments were as follows:

- (a) Amendment Item A1 - rezoning of a site to the east of Shek Pai Street from “Green Belt” (“GB”) to “Residential (Group A)3” (“R(A)3”) with stipulation of building height restriction (BHR) of 260mPD for a public housing development;
- (b) Amendment Item A2 - rezoning of a site to the east of Lei Pui Street from “GB” to “Government, Institution or Community” (“G/IC”) for a primary school;
- (c) Amendment Item A3 - rezoning of a site to the east of On Chuk Street from “GB” to “G/IC” for a reprovisioned fresh water pump house;
- (d) Amendment Item B - rezoning of Kwai On Factory Estate (KOFE) from “Industrial” (“I”) to “R(A)4” with stipulation of BHR of 125mPD for a public housing development;
- (e) Amendment Item C - rezoning of a site at the southern end of Kwai Yue Street from “G/IC” to “Other Specified Uses” annotated “Columbarium

(2)” (“OU(Columbarium)(2)”) with stipulation of BHR of 35mPD for a columbarium development; and

- (f) Amendment Item D - rezoning of a site at the junction of Kwok Shui Road and Lei Muk Road, from “Open Space” (“O”) to “Other Specified Uses” annotated “Buildings with Historical and Architectural Interests Preserved for Social Welfare Facility Use” (“OU(BHAI)”) with stipulation of BHR of five storeys for the development of a residential care home for the elderly.

7. As the presentation by PlanD’s representative had been completed, the Chairman invited questions from Members.

Items A1 to A3 – Area to the east of Shek Pai Street for Public Housing and GIC Developments

Need for a Primary School

8. Some Members raised the following questions:

- (a) the site area of the proposed primary school;
- (b) noting a decline in school-age children and a surplus of 271 secondary school classrooms in the planning area, whether there was a need to provide a primary school at the Item A2 site (Site A2), and whether those surplus secondary school premises could be converted for primary school use; and
- (c) whether Site A2 was suitable for primary school development given its location at the uphill area.

9. In response, Mr Derek P.K. Tse, DPO/TWK, made the following main points:

- (a) an area of about 5,690m² was reserved for the proposed primary school;
- (b) the proposed primary school was required by the Education Bureau (EDB)

to serve the additional population from the public housing development at the Item A1 site (Site A1). The proposed public housing development would have a population of about 15,000 and about 600 primary school places would be needed. According to the Hong Kong Planning Standards and Guidelines (HKPSG), a 24-classroom primary school was hence required. Even after taking into account the primary school provision at Site A2, there would still be a shortfall of 6 classrooms for primary school in the planning area;

- (c) according to the HKPSG, the provision of adequate primary school places within comprehensive housing developments would have the merit of minimising the travelling time required of students residing in the estates. Existing primary schools in Kwai Chung such as Shek Lei St. John's Catholic Primary School and Salesian Yip Hon Primary School were located within public housing estates. Although there was surplus of secondary school classrooms in the planning area, there was no indication from EDB that there were vacant secondary school premises suitable for conversion; and
- (d) given the scale of the proposed public housing and school developments at Shek Pai Street (about 6 ha), a public transport interchange was proposed to serve the future residents. A footbridge and a lift tower were proposed to connect Site A1 with Shek Lei Estate and Shek Pai Street respectively for enhancing the pedestrian connectivity.

Modular Integrated Construction

10. Noting that HD would adopt Modular Integrated Construction (MiC) method for the public housing development at Site A1, a Member enquired whether adequate allowance had been included in the proposed BHR. In response, Mr Derek P.K. Tse, DPO/TWK, said that according to the Engineering Feasibility Study (EFS) conducted by CEDD, a building height of 250mPD was assumed in the original conceptual scheme. After taking into account HD's advice, a BHR of 260mPD was subsequently proposed to allow flexibility in design for using MiC.

11. A Member enquired whether there would be any change in building bulk and potential air ventilation impact arising from gross floor area (GFA) and site coverage concessions associated with MiC. In response, Mr Derek P.K. Tse, DPO/TWK, said that even if the building bulk was increased, adequate building separation (i.e. 15m) as proposed by EFS would have to be provided through building design to facilitate air ventilation. In addition, HD would conduct a further quantitative air ventilation assessment during the detailed design stage to alleviate the impact on air ventilation. Ms Joyce C.Y. Wong, Architect, HD, supplemented that they had conducted a preliminary design assessment related to MiC. Even though the buildings might be slightly bulkier adopting the method, the building separation requirement would still be met.

Ecological and Landscape Impacts

12. The Chairman and some Members raised the following questions:

- (a) whether the existing streams, wildlife such as monkeys and hiking trails within and near Site A1 would be affected and the proposed mitigation measures; and
- (b) noting that among the 2,554 trees identified within the site boundary, 408 trees would be retained but only about 1,600 new trees would be planted, whether the proposed tree compensation was adequate.

13. In response, Mr Derek P.K. Tse, DPO/TWK and Mr K.W. Lee, CE/SD(W), CEDD, made the following main points :

- (a) according to the findings of the Ecological Impact Assessment (EcoIA), there were three streams at Site A1 including one perennial stream in the north and two ephemeral streams in the south. Some species with conservation interest (e.g. endemic freshwater crab (*Nanhaipotamon hongkongense* (香港南海溪蟹) and *Cryptopotamon anacoluthon* (鰓刺溪蟹)) were found in the stream at the northern part of the site. The 'capture and relocation' method would be adopted for those species of conservation

interest and they would be relocated to suitable habitats outside the site, e.g. upper stream area in the vicinity. Such method had been adopted in other public works projects and was considered effective;

- (b) although some monkeys were found in the nearby Kam Shan Country Park, Site A1 was not identified as a habitat for monkeys according to the EcoIA. In addition, monkeys were highly mobile. To avoid potential disturbance to wildlife including monkeys in the hillside area, the site would be fenced off during the construction period;
- (c) there were existing footpaths at Sites A1 and A2 providing connections to the hiking trails in Kam Shan Country Park and villages/temples in the uphill area. Temporary pedestrian routes would be provided prior to commencement of site formation works to cater for the need of trail users. In the future, trail users would gain access through the new public road or pedestrian access through the proposed public housing development; and
- (d) on tree proposal, a total of about 1,600 new trees were proposed and efforts had been made to maximise the number of new trees to be planted within Site A1, i.e. about 350 trees and 277 trees would be planted within the public housing site and along the proposed public road respectively. Given the site constraint with significant level difference, suitable areas within the adjacent “GB” zone had also been identified for off-site compensation with a view to enhancing the conditions of the existing secondary woodland and enriching the habitat of woodland with planting of native species. The biodiversity of the area would be enhanced.

Others

14. A Member enquired whether the proposed development had taken into consideration visual impact on ridgelines. In response, Mr Derek P.K. Tse, DPO/TWK, said that for preservation of views to ridgelines, it referred to the protection of ridgelines at Victoria Peak and Lion Rock around Victoria Harbour. For areas outside Victoria Harbour, new developments should respond to the local topographical and landscape setting. For the proposed public housing development at Site A1, the proposed building height of 260mPD

was below the highest point of Golden Hill (about 370mPD). As demonstrated in the visual impact assessment, public views towards the mountain backdrop would unlikely be affected.

15. Noting that many social welfare facilities were proposed at various developments in the current round of OZP amendments, a Member said that the Social Welfare Department (SWD) should take the opportunity to provide more community-based carers' services in the planning area to take care of elders in the community. The Chairman said that the Member's view would be conveyed to SWD for follow-up actions, as appropriate.

Item B – Public Housing Development at KOFE

16. A Member raised the following questions:

- (a) noting that the site was located within the “Industrial” zone, whether the public housing development would have interface problem with surrounding warehouse and data centre developments; and
- (b) whether connectivity to other residential developments and open spaces in the area was adequate.

17. In response, Mr Derek P.K. Tse, DPO/TWK, made the following main points:

- (a) the area to the west of KOFE was zoned “Other Specified Uses” annotated “Business” (“OU(B)”) and some sites were already redeveloped into commercial and office/business uses in recent years. Those completed developments had improved and uplifted the local environment. The traditional and polluting industries in the surrounding areas had been gradually phased out due to economic transformation. In general, there were no polluting industrial uses in the vicinity of KOFE and the industrial buildings within the “I” zone at large were mainly for warehouse/storage and office uses; and
- (b) there was an existing footbridge system via the Kowloon Commercial

Centre (KCC) providing connection to the MTR Kwai Hing Station. The footbridge across Kwai Chung Road was opened to the public for 24 hours daily. Besides, the public could use the passageways inside KCC during business hours, and the lift tower/ staircases at Kwai Cheong Road after business hours for connection to the footbridge system. There were also existing at-grade crossings in the area providing connections between KOFE and Kwai Fong Estate.

18. In response to the Chairman's question on the design of the proposed public housing development, Mr L.C. Chan, Senior Planning Officer, HD said that there would be two residential blocks and a building gap of 15m wide above 18mPD would be provided to enhance air ventilation. Social welfare facilities of about 5% of attainable domestic GFA and 20% greenery area would also be provided within the development. Since there were shops and services in the vicinity, retail facilities were not proposed in the conceptual scheme. The site was located within an area with mainly office and non-polluting industrial uses, and the environmental quality was generally acceptable. The layout of the proposed public housing development would be subject to refinements at the detailed design stage.

Item C – Proposed Columbarium at Kwai Yue Street

19. Noting that the proposed columbarium was located at the waterfront, a Member enquired whether the proposed development would have any adverse visual impact on the scenic waterfront setting and whether alternative site for the proposed columbarium development had been considered. In response, Mr Derek P.K. Tse, DPO/TWK, said that after a few rounds of site search, the site at Kwai Yue Street was considered the most suitable since there was no residential development in the vicinity. In addition, the proposed low-rise development with a BH of not more than 35mPD was visually compatible with the surrounding waterfront context. The Kwai Tsing District Council (K&TDC) had been consulted and in general supported the proposal.

20. In response to a Member's question on the basis for providing 68,500 niches at the subject site, Mr Y.T. Chow, Senior Project Manager, ArchSD, said that the proposed number of niches was based on the findings of the Traffic Review Study completed in May 2022. The additional traffic and pedestrian volume arising from the proposed columbarium would be manageable with the implementation of mitigation measures including crowd

management plan and temporary closure of Kwai Yue Street during the Ching Ming and Chung Yeung Festivals, and minor road improvement works along sections of Kai Tai Road.

Item D – Site at Junction of Kwok Shui Road and Lei Muk Road

21. In response to the Chairman's question on whether the development parameters stipulated in the Notes of the OZP were based on the development scheme in the section 12A application agreed by the Committee on 23.10.2020, Mr Derek P.K. Tse, DPO/TWK, said that the development parameters including the maximum GFA and public open space (POS) requirement stipulated in the Notes were based on the development scheme submitted by the applicant. In response to some Members' previous comments on the provision of the residential care home for the elderly (RCHE) bed spaces and POS in considering the development scheme, after liaison with the applicant and relevant Government departments, it was initially assessed that there would be scope to further increase the RCHE bed spaces up to about 20%, i.e. 170 spaces with corresponding increase in GFA, as well as an increase of POS up to about 1,524m². As more compatible GIC uses had been proposed as Columns 1 and 2 uses as previously requested by the Committee, the applicant would holistically review the development scheme, taking into account the Committee's views and the latest Columns 1 and 2 uses, and submit a revised development scheme together with the necessary technical assessments and a Conservation Management Plan through section 16 planning application to the Committee for consideration in future, should the site be rezoned to the said "OU(BHAI)" zone.

22. After deliberation, the Committee decided to :

- “(a) agree to the proposed amendments to the approved Kwai Chung Outline Zoning Plan (OZP) No. S/KC/30 and that the draft Kwai Chung OZP No. S/KC/30A at Attachment II (to be renumbered to S/KC/31 upon exhibition) and its Notes at Attachment III of MPC Paper No. 13/22 were suitable for exhibition under section 5 of the Town Planning Ordinance; and
- (b) adopt the revised Explanatory Statement (ES) at Attachment IV of MPC Paper No. 13/22 for the draft Kwai Chung OZP No. S/KC/30A as an expression of the planning intentions and objectives of the Board for

various land use zonings of the OZP and the revised ES would be published together with the draft OZP.”

23. Members noted that, as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft OZP including the Notes and ES, if appropriate, before their publication under the Town Planning Ordinance. Any major revision would be submitted for the Board’s consideration.

[The Chairman thanked the government representatives and the consultants from ATKINS for their attendance to answer Members’ enquiries. They left the meeting at this point.]

Agenda Item 3

Section 16 Application

[Open Meeting]

A/KC/494	Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Industrial Use in “Industrial” Zone, 19-21 Wing Kin Road, Kwai Chung, New Territories (MPC Paper No. A/KC/494)
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24. The Committee noted that the applicant’s representative requested on 13.10.2022 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

25. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee’s consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information, and no further deferment would be granted unless under very special

Provision of Major Community Facilities and Open Space in Kwai Chung OZP

休憩用地及主要社區設施規劃標準及供應
葵涌分區大綱圖

Type of Facilities 設施	Hong Kong Planning Standards and Guidelines (HKPSG) 《香港規劃標準與準則》的人口標準	HKPSG Requirement (based on planned population) 按照人口標準而計算的設施數量	Provision 供應情況		Surplus/ Shortfall (against planned provision) 剩餘/短缺 (按照已計劃的供應而計算)
			Existing Provision 現有的供應	Planned Provision (including Existing Provision) 已規劃的供應	
District Open Space 地區休憩用地	10 ha per 100,000 persons [#] 每 100,000 人 10 公頃	35.80 ha 公頃	11.94	33.43	-2.37
Local Open Space 鄰舍休憩用地	10 ha per 100,000 persons [#] 每 100,000 人 10 公頃	35.80 ha 公頃	65.52	73.61	+37.81
Sports Centre 體育中心	1 per 50,000 to 65,000 persons [#] 每 50,000 至 65,000 人 1 間 (assessed on a district basis) (按地區估算)	5	4	4	-1
Sports Ground/ Sport Complex 運動場館／運動場	1 per 200,000 to 250,000 persons [#] 每 200,000 至 250,000 人 1 間 (assessed on a district basis) (按地區估算)	1	2	2	+1
Swimming Pool Complex – standard 標準游泳池	1 complex per 287,000 persons [#] 每 287,000 人 1 間 (assessed on a district basis) (按地區估算)	1	2	2	+1

Type of Facilities 設施	Hong Kong Planning Standards and Guidelines (HKPSG) 《香港規劃標準與準則》的人口標準	HKPSG Requirement (based on planned population) 按照人口標準而計算的設施數量	Provision 供應情況		Surplus/ Shortfall (against planned provision) 剩餘/短缺 (按照已計劃的供應而計算)
			Existing Provision 現有的供應	Planned Provision (including Existing Provision) 已規劃的供應	
District Police Station 警區警署	1 per 200,000 to 500,000 persons 每 200,000 至 500,000 人 1 間 (assessed on a regional basis) (按區域估算)	0	0	0	0
Divisional Police Station 分區警署	1 per 100,000 to 200,000 persons 每 100,000 至 200,000 人 1 間 (assessed on a regional basis) (按區域估算)	1	1	1	0
Magistracy (with 8 courtrooms) 裁判法院 (8 個法庭)	1 per 660,000 persons 每 100,000 人 1 間 (assessed on a regional basis) (按區域估算)	0	0	0	0
Community Hall 社區會堂	No set standard	N.A.	5	5	N.A.
Library 圖書館	1 district library for every 200,000 persons ^π 每 200,000 人 1 間 (assessed on a district basis) (按地區估算)	1	2	2	+1
Kindergarten/ Nursery 幼兒班與幼稚園	34 classrooms for 1,000 children aged 3 to under 6 每 1,000 人屬於 3-6 歲年齡組別 34 間全日制課室	171 classrooms 課室	240	246	+75
Primary School 小學	1 whole-day classroom for 25.5 persons aged 6-11 每 25.5 人屬於 6-11 歲年	487 classrooms 課室	457	481	-6

Type of Facilities 設施	Hong Kong Planning Standards and Guidelines (HKPSG) 《香港規劃標準與準則》的人口標準	HKPSG Requirement (based on planned population) 按照人口標準而計算的設施數量	Provision 供應情況		Surplus/ Shortfall (against planned provision) 剩餘/短缺 (按照已計劃的供應而計算)
			Existing Provision 現有的供應	Planned Provision (including Existing Provision) 已規劃的供應	
	齡組別 1 間全日制課室 (assessed by EDB on a district/school network basis) (由教育局按地區/學校網估算)				
Secondary School 中學	1 whole-day classroom for 40 persons aged 12-17 每 40 人屬於 12-17 歲年齡組別 1 間全日制課室 (assessed by EDB on a territory-wide basis) (由教育局按全港估算)	414 classrooms 課室	685	685	+271
Hospital 醫院病床	5.5 beds per 1,000 persons^ 每 1,000 人 5.5 張病床 (assessed by Hospital Authority on a regional/cluster basis) (由醫院管理局按區域/聯網估算)	2,068 beds 病床	2,680	4,042	+1,974
Clinic/Health Centre 普通科診療所/健康中心	1 per 100,000 persons 每 1,000 人 5.5 張病床 (assessed on a district basis) (按地區估算)	3	4	4	+1
Child Care Centre 幼兒中心	100 aided places per 25,000 persons#@ 每 25,000 人設 100 個資助服務名額	1,432 places 名額	360	532	-900

Type of Facilities 設施	Hong Kong Planning Standards and Guidelines (HKPSG) 《香港規劃標準與準則》的人口標準	HKPSG Requirement (based on planned population) 按照人口標準而計算的設施數量	Provision 供應情況		Surplus/ Shortfall (against planned provision) 剩餘/短缺 (按照已計劃的供應而計算)
			Existing Provision 現有的供應	Planned Provision (including Existing Provision) 已規劃的供應	
	(assessed by SWD on a local basis) (由社會福利署按社區估算)				
Integrated Children and Youth Services Centre 綜合青少年服務中心	1 for 12,000 persons aged 6-24 [#] 每 12,000 人屬於 6-24 歲年齡組別 1 間 (assessed by SWD on a local basis) (由社會福利署按社區估算)	4	6	6	+2
Integrated Family Services Centre 綜合家庭服務中心	1 for 100,000 to 150,000 persons [#] 每 100,000 至 150,000 人 1 間 (assessed by SWD on a service boundary basis) (由社會福利署按服務範圍估算)	2	3	3	+1
District Elderly Community Centres 長者地區中心	One in each new development area with a population of around 170,000 or above [#] 每個人口約為 170,000 人或以上的新發展區設 1 間 (assessed by SWD) (由社會福利署估算)	N.A.	2	2	N.A.

Type of Facilities 設施	Hong Kong Planning Standards and Guidelines (HKPSG) 《香港規劃標準與準則》的人口標準	HKPSG Requirement (based on planned population) 按照人口標準而計算的設施數量	Provision 供應情況		Surplus/ Shortfall (against planned provision) 剩餘/短缺 (按照已計劃的供應而計算)
			Existing Provision 現有的供應	Planned Provision (including Existing Provision) 已規劃的供應	
Neighbourhood Elderly Centres 長者鄰舍中心	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing [#] 每個人口為 15,000 人至 20,000 人的新建和重新發展的住宅區(包括公營及私營房屋)設一間 (assessed by SWD) (由社會福利署估算)	N.A.	9	10	N.A.
Community Care Services (CCS) Facilities 社區照顧服務設施	17.2 subsidised places per 1,000 elderly persons aged 65 or above ^{**@} 每 1,000 名年滿 65 歲或以上的長者設 17.2 個資助服務名額 (assessed by SWD on a district basis) (由社會福利署按地區估算)	2,055 places 名額	1,142	1,953	-102
Residential Care Homes for the Elderly 安老院舍	21.3 subsidised beds per 1,000 elderly persons aged 65 or above ^{#@} 每 1,000 名 65 歲或以上的長者設 21.3 個資助床位 (assessed by SWD on a cluster basis) (由社會福利署按聯網估算)	2,544 beds 床位	2,944	3,028	+484
Pre-school Rehabilitation Services 學前康復服務	23 subvented places per 1,000 children aged 0-6 [#] 每 1,000 名 0 至 6 歲兒童設 23 個資助服務名額 (assessed by SWD on a	255 places 名額	271	421	+166

Type of Facilities 設施	Hong Kong Planning Standards and Guidelines (HKPSG) 《香港規劃標準與準則》的人口標準	HKPSG Requirement (based on planned population) 按照人口標準而計算的設施數量	Provision 供應情況		Surplus/ Shortfall (against planned provision) 剩餘/短缺 (按照已計劃的供應而計算)
			Existing Provision 現有的供應	Planned Provision (including Existing Provision) 已規劃的供應	
	district basis) (由社會福利署按地區估算)				
Day Rehabilitation Services 日間康復服務	23 subvented places per 10,000 persons aged 15 or above [#] 每 10,000 名 15 歲或以上人士 設 23 個資助服務名額 (assessed by SWD on a district basis) (由社會福利署按地區估算)	727 places 名額	610	690	-37
Residential Care Services 院舍照顧服務	36 subvented places per 10,000 persons aged 15 or above [#] 每 10,000 名 15 歲或以上人士設有 36 個資助服務名額 (assessed by SWD on a cluster basis) (由社會福利署按聯網估算)	1,138 places 名額	1,467	+1,607	+469
Community Rehabilitation Day Centre 日間社區康復中心名單	1 centre per 420,000 persons [#] 每 420,000 人設 1 間中心 (assessed by SWD on a district basis) (由社會福利署按地區估算)	0	0	0	0
District Support Centre for Persons with Disabilities 殘疾人士地區支援中心	1 centre per 280,000 persons [#] 每 280,000 人設 1 間中心 (assessed by SWD on a	1	1	1	0

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			Existing Provision 現有的供應	Planned Provision (including Existing Provision) 已規劃的供應	
	district basis) (由社會福利署按地區估算)				
Integrated Community Centre for Mental Wellness 精神健康綜合社區中心	1 standard scale centre per 310,000 persons [#] 每 310,000 人設 1 間標準規模中心 (assessed by SWD on a district basis) (由社會福利署按地區估算)	1.0	0.8	0.8	-0.2

Note 註：

The Planned Resident Population is about 358,000. If including Transients, the overall planned population is about 376,100. All population figures have been adjusted to the nearest hundred.

規劃居住人口約為 358 000 人。如包括流動人口，整體規劃人口約為 376 100 人。所有人口數字已調整至最接近的百位數字。

Remark 備註：

The requirements exclude planned population of transients.
有關要求不包括規劃流動人口。

^ The provision of hospital beds is to be assessed by the Hospital Authority on a regional basis. The deficit in provision is based on OZP planned population while the Hospital Authority plans its services on a cluster basis, and takes into account a number of factors in planning and developing various public healthcare services. The Kowloon West Cluster (KWC) provides services for residents in Sham Shui Po, Kwai Tsing, Tsuen Wan and Lantau Island districts. There are a number of hospital redevelopment projects planned in the First and Second Ten-year Hospital Development Plans (HDPs), which will provide additional beds for serving the population in KWC. The projected service demand will be catered for in the First and Second Ten-year HDPs.

病床數目的供應是由醫院管理局按區域評估。欠缺的病床數目是根據葵涌區的規劃人口計算得出，而醫院管理局是根據醫院聯網規劃其服務，並會在規劃及發展各項公營醫療服務時考慮多項因素。九龍西聯網為深水埗、葵青、荃灣及離島區的居民提供服務。第一個及第二個十年醫院發展計劃已籌劃進行多項醫院重建項目，以提供額外病床服務九龍西聯網的人口。第一個及第二個十年醫院發展計劃可應付預計的服務需求。

* Consisting of 40% centre-based CCS and 60% home-based CCS.
四成為中心為本的社區照顧服務，六成為家居為本的社區照顧服務。

@ This is a long-term goal and the actual provision would be subject to the consideration of the Social Welfare Department (SWD) in the planning and development process as appropriate.

修訂後的標準旨在反映有關供應的長遠目標，而在規劃和發展的過程中，社會福利署（下稱「社署」）會就實際供應作出適當考慮。

π Small libraries are counted towards meeting the HKPSG requirement.
小型圖書館亦計算在內，以符合《香港規劃標準與準則》的要求。

~ The deficit in provision is based on OZP planned population while the SWD adopts a wider spatial context/cluster in the assessment of provision for such facility. In applying the population-based planning standards, the distribution of welfare facilities, supply in different districts, service demand as a result of the population growth and demographic changes as well

as the provision of different welfare facilities have to be considered. As the HKPSG requirements for these facilities are a long-term goal, the actual provision will be subject to consideration of the SWD in the planning and development process as appropriate. The Government has been adopting a multi-pronged approach with long-, medium- and short-term strategies to identify suitable sites or premises for the provision of more welfare services which are in acute demand.

欠缺的設施數目是根據葵涌區的規劃人口計算得出，而社署在評估這些設施的供應時所採用的範圍／地區較大。當局採用以人口為基礎的規劃標準時，須考慮福利設施的分布情況、不同地區的供應、人口增長及人口結構轉變所帶來的服務需求，以及不同福利設施的供應等因素。由於《香港規劃標準與準則》就這些設施所訂立的要求乃長遠目標，在規劃和發展過程中，社署會就實際供應作出適當考慮。政府一直採取多管齊下的方式，透過長、中和短期策略，物色合適的用地或處所，以提供更多需求殷切的福利服務。