

TOWN PLANNING BOARD

TPB PAPER NO. 10190
FOR CONSIDERATION BY THE TOWN PLANNING BOARD
ON 25.10.2016

城市規劃委員會文件第 10190 號
考慮日期：2016 年 10 月 25 日

CONSIDERATION OF FURTHER REPRESENTATIONS
NO. F1 TO F72, F77 TO F2219 AND F2450 TO F2473
ON PROPOSED AMENDMENT TO
THE DRAFT TSING YI OUTLINE ZONING PLAN (OZP) NO. S/TY/27
ARISING FROM CONSIDERATION OF REPRESENTATIONS AND COMMENTS
ON THE OZP

早前考慮《青衣分區計劃大綱草圖編號 S/TY/27》
的申述及意見後對該圖作出的建議修訂
而考慮有關的進一步申述
編號 F1 至 F72、F77 至 F2219 及 F2450 至 F2473

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NO. F1 TO F72, F77 TO F2219 AND F2450 TO F2473 ON PROPOSED AMENDMENT TO
THE DRAFT TSING YI OUTLINE ZONING PLAN (OZP) NO. S/TY/27
ARISING FROM CONSIDERATION OF REPRESENTATIONS AND COMMENTS
ON THE DRAFT TSING YI OZP NO. S/TY/27**

Subject of Further Representations	Further Representers
Support the proposed Amendment Item A with additional comments/proposals on the draft Tsing Yi Outline Zoning Plan (OZP)	Designing Hong Kong Limited (F1) Individuals (F2 to F72)
Provide views on the proposed Amendment Item A with additional comments/proposals on the draft Tsing Yi OZP	Mayfair Gardens Owners' Corporation (F77) Individuals (F78 to F2219)
Oppose the proposed Amendment Item A with additional comments/proposals on the draft Tsing Yi OZP	Tsing Hung Road Housing Development Concern Group (青鴻路建屋計劃關注組) (F2450) Individuals (F2451 to F2473)

Note : A CD-ROM containing names of all valid further representers as well as their submissions is enclosed at **Enclosure X** [for TPB Members only]. The names of all further representers can be found at the Board's website at http://www.info.gov.hk/tpb/en/plan_making/S_TY_27.html.

1. Introduction

- 1.1 On 7.8.2015, the draft Tsing Yi OZP No. S/TY/27 involving mainly the rezoning of a site at Tsing Hung Road from "Open Space" ("O") to "Residential (Group A)4" ("R(A)4") (hereinafter referred to as 'the original representation site') was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). During the two-month exhibition period, a total of 961 representations were received. On 20.11.2015, the representations were published for three weeks for public comments. Upon expiry of the publication period on 11.12.2015, a total of 350 comments were received.
- 1.2 After consideration of the representations and comments under section 6B of the Ordinance on 21.4.2016, 26.4.2016, 20.5.2016 and 17.6.2016, the Town Planning Board (the Board) decided to propose amendment to the draft Plan to partially meet the adverse representations (namely R2 to R961) by rezoning the northern portion of the "R(A)4" zone back to "O". The relevant Town Planning Board Paper and minutes of meeting are at **Enclosures I and IIa to IId** respectively.

- 1.3 On 8.7.2016, the proposed amendment to the draft OZP, i.e. the proposed rezoning of the northern portion of the "R(A)4" zone to "O" (**Amendment Item A**) (hereinafter referred to as 'the further representation site'), was considered and agreed by the Board. The relevant Town Planning Board Paper and extract of the minutes of meeting are at **Enclosures III** and **IV** respectively. On 22.7.2016, the proposed amendment to the draft OZP was exhibited for public inspection under section 6C(2) of the Ordinance. A copy of the Schedule of Proposed Amendment, Amendment Plan No. R/S/TY/27-A1 and Proposed Amendments to the Explanatory Statement of the draft OZP is attached at **Enclosures Va to Vc**. Upon expiry of the three-week exhibition period which ended on 12.8.2016, a total of 2,476 further representations (FRs) were received.
- 1.4 Among the 2,476 FRs, **F73 to F76, F2220 to F2449 and F2474 to F2476** are representers or commenters that have made representations/comments relating to the proposed amendment. On 23.9.2016, the Board decided that these 237 FRs are invalid and should be treated as not having been made under section 6D(1) of the Ordinance¹. The Board also decided to hear the remaining FRs, i.e. **F1 to F72, F77 to F2219 and F2450 to F2473** (the valid FRs) collectively in one group as they are related to the proposed amendment. This Paper is to provide the Board with information for the consideration of the valid FRs. A summary of the valid FRs with the responses from the concerned departments is at **Enclosure VI** and samples of the submission of the valid FRs are at **Enclosure VII**. A full set of valid FRs will be deposited at the meeting for Members' inspection. The location of the valid FRs is shown on **Plan FH-1**.
- 1.5 The original representers/commenters and the further representers **F1 to F72, F77 to F2219 and F2450 to F2473** are invited to the meeting.
- 1.6 On 3.6.2016, the Chief Executive, under section 8(2) of the Ordinance, agreed to extend the statutory time limit for the Board to submit the draft OZP to the Chief Executive in Council for approval for a period of six months from 7.7.2016 to 7.1.2017.

2. Background

At the deliberation sessions held on 20.5.2016 and 17.6.2016, taking into account the views of the representers and commenters, surrounding land uses, the planning intention of the "O" zone at the original representation site and technical feasibility of the proposed PRH development (paragraphs 15-33 of the minutes of the meeting on 17.6.2016 at **Enclosure IId**), the Board considered that the original representation site was suitable for the proposed PRH development and there were no noise, air ventilation, light pollution and traffic issues which could not be resolved technically. However, in order to facilitate a more acceptable PRH development, the majority of the Members considered that the representations (namely R2 to R961) should partially be met by rezoning the northern part of the original representation site from "R(A)4" zone to "O", so as to form a consolidated open space with the existing Tsing Hung Road Playground. The remaining "R(A)4" zone was considered to be more convenience to future residents in terms of its accessibility and synergy effect with retail and welfare facilities in the area.

¹ Pursuant to section 6D(1) of the Ordinance, any person, other than those who have made any representation or comment after the consideration of which the proposed amendments are proposed, may make further representation to the Board in respect of the proposed amendments.

3. The Further Representations

- 3.1 Among the 2,239 valid FRs, 72 (**F1 to F72**) are supporting Amendment Item A, 2,143 (**F77 to F2219**) with majority welcome the Amendment Item A and providing views on the remaining “R(A)4” zone, and 24 (**F2450 to F2473**) are opposing Amendment Item A. These FRs are submitted by the following parties:
- (a) 1 supportive FR submitted by Designing Hong Kong Limited (**F1**);
 - (b) 1 FR providing views submitted by Mayfair Gardens Owners’ Corporation (**F77**);
 - (c) 1 adverse FR submitted by Tsing Hung Road Housing Development Concern Group (**F2450**); and
 - (d) 2,236 submitted by individuals including 71 supportive FRs (**F2 to F72**), 2,142 FRs providing views (**F78 to F2219**) and 23 adverse FRs (**F2451 to F2473**).
- 3.2 Out of the 2,239 valid FRs, 2,232 FRs propose to rezone the remaining “R(A)4” zone to “O” and 84 FRs propose to rezone the remaining “R(A)4” zone to “Government, Institution or Community” (“G/IC”). The grounds, views and proposals of the FRs are summarised below.

Supportive FRs

- 3.3 **F1 to F72** support Amendment Item A but express concerns on the remaining “R(A)4” zone for the proposed public rental housing (PRH) development. They provide similar concerns and grounds as those raised in the written submissions of the original representers and commenters and their oral submissions made at the hearing sessions on 21.4.2016 and 26.4.2016. Their key concerns are summarized as follows:
- (a) according to the Final Report of the South-East Tsing Yi Port Development Planning & Engineering Feasibility Study for CT9 (the CT9 Study), the planning intention of ‘the original representation site’, which comprises the further representation site and the remaining “R(A)4” zone, was an open space serving as a buffer between CT9 and the residential developments of Mayfair Gardens and Cheung Ching Estate;
 - (b) the remaining “R(A)4” zone is not suitable for residential development as the site will be subject to noise and glare impacts from the operation of CT9 as well as other environmental impacts from the nearby developments which are also operating 24 hours daily including Tsing Yi Preliminary Treatment Works (TYPTW) and the petrol filling station (PFS);
 - (c) the proposed PRH development would impose adverse impacts on environment, traffic, air ventilation, visual and tree felling;
 - (d) there are insufficient public transport facilities, community facilities, recreation

facilities and medical facilities in Tsing Yi South. The injection of additional population from the proposed PRH development would impose burden on the demand of these facilities;

- (e) the technical assessments including the traffic impact assessment and environmental assessment were conducted improperly and have serious errors;
- (f) trees in the remaining “R(A)4” zone were planted by the local residents. The proposed PRH development will involve substantial tree felling which would adversely affect the harmony of the community;
- (g) construction cost would be higher for building the proposed PRH development at the remaining “R(A)4” zone which is situated on a slope with soft soil and the proposed housing development requires adoption of additional mitigation measures such as acoustic windows, noise barriers, architectural fins and road widening. This would contradict the pragmatic principle adopted by the Housing Department (HD);
- (h) the public consultation of the rezoning was conducted improperly. The views from the Kwai Tsing District Council (K&TDC) were not taken into account. The K&TDC was not well informed about the details of the OZP amendment. The statutory consultation procedure was also carried out improperly;
- (i) community facilities should be provided at the remaining “R(A)4” zone to serve the residents of Tsing Yi South; and
- (j) there are alternative sites suitable for public housing development such as the brownfield land in the New Territories, other vacant sites and open-air car parks in Tsing Yi, etc. And, the logistics car parks along Kwai Tsing Road can be relocated to the planned Kwai Chung Park, which is left vacant for years, to make way for the proposed PRH development.

FRs Providing Views

- 3.4 **F77 to F2219** welcome Amendment Item A but express strong grievance against the Board’s decision of not rezoning the entire “R(A)4” to “O” with similar concerns as those supportive FRs mentioned in paragraph 3.3 (a) to (j) above.

Adverse FRs

- 3.5 **F2450 to F2473** oppose Amendment Item A as they consider that rezoning area under Amendment Item A is too small. Their grounds are similar to those supportive FRs mentioned in paragraph 3.3 (a) to (j) above; and they request that the entire “R(A)4” zone should be rezoned back to “O” instead of only rezoning part of it.

3.6 The proposals made by the FRs are summarised below:

- (a) to rezone the remaining “R(A)4” to “O” for resuming the buffer function (proposed by 2,232 FRs as listed out in **Enclosure VI**) and providing recreation facilities such as air-conditioned indoor sports complex (proposed by 140 FRs as listed out in **Enclosure VI**); and
- (b) to rezone the remaining “R(A)4” to “G/IC” for the expansion of the Hong Kong Institute of Vocational Education (Tsing Yi) (the Tsing Yi IVE) and Technological and Higher Education Institute of Hong Kong (THEi) or providing GIC facilities such as air-conditioned library and civic centre (proposed by 84 FRs as listed out in **Enclosure VI**).

4. Planning Considerations and Assessments

The Further Representation Site and the Surrounding Areas (Plans FH-1 to FH-4)

- 4.1 The “O” zone under Amendment Item A covers an area of about 2 ha. It is located to the northeast of the reduced “R(A)4” zone. It comprises a drainage reserve, which is composed of an open nullah, and embankment slope covered with vegetation. Together with the existing Tsing Hung Road Playground located to its immediate southeast, it could form a larger open space to serve the area. A PFS is located to its immediate north and a high-rise development, Rambler Crest, which comprises a service apartment and a hotel development is located to its immediate east.
- 4.2 The reduced “R(A)4” zone is to the south of the “O” zone under Amendment Item A. It is on government land and currently vacant. It comprises sloping area covered with vegetation and some formed platforms. The proposed PRH development on the “R(A)4” zone will provide some retail and community facilities as well as local open space to serve the future population and the locals. Subject to detailed design, updated key development parameters of the proposed PRH development at the reduced “R(A)4” zone are as follows:

Site Area	2.29 ha (about)
Plot Ratio	domestic : 6 or non-domestic : 9.5 under composite formula
Building Height	140mPD
No. of Blocks	3
No. of Flats	2,800 (about)
Estimated Population	6,500 (about)
Local Open Space	6,500 m ² (about)
Retail Gross Floor Area (GFA)	2,000m ² (about)
GIC Facilities	kindergarten, neighbourhood elderly centre, integrated

	support service for persons with severe physical disabilities, early education and training centre, and special child care centre
Bus / mini-bus laybys	4 nos. at Tsing Yi Road

Planning Intention

- 4.3 The planning intention of the “O” zone is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

Responses to Grounds of Further Representations and Further Representers’ Proposals

General

- 4.4 The supporting views of the supportive FRs (F1 to F72) are noted. The comments, grounds and/or proposals provided by the supportive FRs are very similar to the adverse FRs (F2450 to F2473) and those FRs providing views (F77 to F2219). The adverse FRs (F2450 to F2473) are not objecting to the proposed “O” zone under Amendment Item A as such. They are more concerned about the extent of the proposed “O” zone and propose to rezone the remaining “R(A)4” zone to “O”. However, it should be noted that the remaining “R(A)4” zone is not an amendment item gazetted under section 6(C)2 of the Ordinance on 22.7.2016.
- 4.5 Regarding the FRs’ request to enlarge the proposed “O” zone under Amendment Item A to cover the remaining “R(A)4” zone to its south, it should be noted that after taking into account all relevant planning considerations as mentioned in paragraph 2 above, the Board considered that the original representation site was suitable for the proposed PRH development with no insurmountable noise, air ventilation, light pollution and traffic issues, and agreed that the southern portion of the original representation site should be retained for the proposed PRH development.
- 4.6 Most of the comments, grounds and/or proposals submitted by the FRs are mainly related to the proposed PRH development at the reduced “R(A)4” site and are similar to those considered by the Board at the hearing on 21 and 26 April 2016. Some additional points in the FRs mainly covering the CT9 Study, higher construction cost of providing acoustic window, trees planted by local residents, and lack of consultation after the Board’s decision are raised by the FRs. Responses to these additional points are set out in the following paragraphs.

Site Suitability

- 4.7 The proposed “O” zone under Amendment Item A is considered appropriate as it would enable a consolidated open space to be provided in between Cheung Ching Estate, Mayfair Gardens and Rambler Crest.

The Recommendations of CT9

- 4.8 Regarding the planning intention of the previous “O” zone at the original representation site at Tsing Hung Road, according to the Conceptual Land-Use Plan formulated under the CT9 Study in 1990, it was proposed for open space use with an intention to provide landscaping as well as to provide recreational facilities for the population nearby. The original representation site was not identified to screen off the noise and glare impacts from CT9. While the CT9 Study recommended that the sensitive receivers including Mayfair Gardens and Cheung Ching Estate should be protected from the nuisances generated by CT9, the sites surrounding CT9 (including the Rambler Crest site) were recommended in the CT9 Study to act as screens between the existing sensitive receivers and CT9. The recommendations of the CT9 Study were incorporated as amendments to the draft Tsing Yi OZP No. S/TY/8. The original representation site was thus rezoned from “Industrial” (“I”) (where oil depots were located at that time) to “O” on the draft Tsing Yi OZP No. S/TY/9 on 3.4.1992 and the Rambler Crest site was zoned as “I” to serve as a buffer for noise and glare impacts from CT9 to Mayfair Gardens and Cheung Ching Estate. This “I” zone at the Rambler Crest site was subsequently rezoned to “Commercial” (“C”) on the draft OZP No. S/TY/12 on 31.1.1997 which maintained its buffer function to screen off the possible noise and glare from the CT9 and to reduce their effects on the nearby residential developments. The “C” site has been developed into Rambler Crest and the hotel development.
- 4.9 With the proposed rezoning to “O” zone under Amendment Item A and the proposed greening ratio of 30% at the reduced “R(A)4” site, the planning intention of providing landscaping and recreation facilities can by and large be maintained.

Technical Assessments

- 4.10 Technical assessments have been conducted to ascertain the feasibility of the proposed PRH development at the original representation site and it is confirmed that there would be no insurmountable technical problems. All technical assessments were submitted to the Board for consideration in the TPB Paper No. 10085 (Appendices VI to X of **Enclosure I**). In view of the reduction in site area of the proposed PRH development resulted from Amendment Item A, HD has prepared a covering note to examine the technical implications of the proposed PRH development at the reduced “R(A)4” zone. It is confirmed that there would be no insurmountable environmental, traffic, visual, air ventilation and landscape impacts on the surrounding developments. The concerns on various impacts are detailed in **Enclosure VIII**.

High Construction Cost

- 4.11 As regards the concern on higher construction cost in view of the site constraints and the proposed mitigation measures, HD does not envisage any unusual difficulties that will render the PRH development at the “R(A)4” site particularly costly. Based on the preliminary design, the construction cost is estimated to be comparable with recent PRH

developments.

Trees Planted by the Local Residents

- 4.12 The trees planted by the local residents involved an area of about 1,500m² along the Tsing Sha Highway, which was a community planting activity - 'Community Planting for Route 8 - Nam Wan Tunnel and Tsing Yi Viaduct' organized by the Highways Department on 24.5.2008.

Public Consultation

- 4.13 After consideration of the representations and comments under section 6B of the Ordinance on 21.4.2016 and 26.4.2016, and deliberation on 20.5.2016 and 17.6.2016, the Board decided to partially uphold the adverse representations by rezoning the northern portion of the "R(A)4" zone back to "O". On 22.7.2016, the proposed amendment to the draft OZP was exhibited for public inspection in accordance with the provision of the Ordinance. The Amendment Plan (**Enclosure Va**) was provided to the K&TDC Members for information. The Kwai Tsing District Office of the Home Affairs Department (K&TDO, HAD) posted the proposed amendment on the notice boards at his office, the Cheung Fat Estate Community Centre and the Cheung Ching Estate Community Centre for public to inspect. No comment was received by his office.
- 4.14 The statutory and administrative procedures in consulting the public on the proposed zoning amendment have been duly followed. All representers/commenters were invited to the meeting to present their views under section 6B(3) of the Ordinance on 21.4.2016 and 26.4.2016. The original representers/commenters who have made representations/comments on which the proposed amendment have been made and the further representers **F1 to F72, F77 to F2219 and F2450 to F2473** are invited to the meeting under section 6F(3) of the Ordinance.
- 4.15 Besides, HD will further consult K&TDC at the detailed design stage of the proposed PRH development.

Proposal of Rezoning the Remaining "R(A)4" to "O" (2,232 FRs as listed out in **Enclosure VI**)

- 4.16 All FRs propose to rezone the remaining "R(A)4" to "O" to resume the buffer function of the original representation site and provide recreation facilities. It should be pointed out that after giving due consideration of the original representations/comments, the Board had decided that the reduced "R(A)4" zone was suitable for PRH development.
- 4.17 The proposed rezoning of the remaining "R(A)4" zone to the south of the "O" zone under Amendment Item A to "O" is considered not justified for the following reasons :

- (i) land suitable for housing development in Hong Kong is scarce and there is a need for optimising the use of land available to meet the pressing demand for housing land. The area will contribute to the Government's effort in meeting the pressing need for housing supply in the short term;
- (ii) the area is supported with good transport network and residential, commercial and educational developments nearby. The proposed development intensity and building heights are technically feasible and will not have insurmountable problems;
- (iii) the proposed public housing development on the area would not generate unacceptable impacts in terms of traffic, environment, ecological, landscape, infrastructure, air ventilation and visual impacts on the surrounding areas; and
- (iv) the planned provision of major GIC facilities and open space in the district and those at the area are generally sufficient to meet the demand of the future population as well as additional demand from the new housing development in the area.

4.18 There is no strong planning justification provided by the FRs to illustrate a change in planning circumstances to support the rezoning of the remaining "R(A)4" zone to "O".

Proposal of Rezoning the Remaining "R(A)4" to "G/IC" (84 FRs as listed out in Enclosure VI)

4.19 For the proposal of rezoning the remaining "R(A)4" to "G/IC", there is basically no shortfall in major community facilities in the district (**Enclosure IX**). Besides, the technical assessments (**Enclosure VIII**) have confirmed that it is technically feasible and environmentally acceptable to develop at the "R(A)4" site for the PRH development with the planned intensity of domestic/non-domestic PR 6/9.5 and BHR of 140mPD. The relevant Government bureaux/departments have no objection to the "R(A)4" zone and no request for rezoning the site for "G/IC" purpose. Regarding the proposal of using the "R(A)4" site for the expansion of Tsing Yi IVE and THEi, it should be noted that the existing campus of TY IVE has not fully utilized the permissible development potential of the campus of TY IVE. As such, should there be a need, there is scope for expansion within its existing campus.

Summary

4.20 There is no strong planning justification provided by the FRs to illustrate a change in planning circumstances for a departure from the Board's previous decision in revising the boundary of the proposed "O" zone under Amendment Item A. Taking into account all the relevant planning considerations and expert advices from concerned government departments, it is technically feasible and environmentally acceptable to develop the "R(A)4" site for PRH development with the planned intensity of domestic/non-domestic

PR 6/9.5 and BHR of 140 mPD.

5. Consultation

The following government departments have been consulted on the FRs and their comments have been taken into account in the above paragraphs, where appropriate:

- (a) DEP;
- (b) C for T;
- (c) DAFC;
- (d) D of SW;
- (e) CE/MS, DSD;
- (f) CTP/UD&L, PlanD;
- (g) D of HyD;
- (h) DLCS;
- (i) DLO/TW&KT, LandsD;
- (j) K&TDO, HAD; and
- (k) D of H

6. Planning Department's Views

6.1 The supportive views of **F1 to F72** to the proposed amendment are noted.

6.2 Based on the assessment in paragraph 4 above, PlanD does not support the views of **F77 to F2219** and the opposing views of **F2450 to F2473** and considers that the draft OZP should be amended by the proposed amendment. The delineation of the "O" zone under Amendment Item A and the adjoining "R(A)4" zone is considered appropriate for the following reasons:

- (a) the proposed amendment of "O" zone under Amendment Item A is appropriate as it would enable the development of a consolidated open space among the surrounding residential developments;
- (b) the reduced "R(A)4" site was considered suitable for the proposed PRH development with no insurmountable noise, air ventilation, light pollution and traffic issues, and there is no strong planning justification for the proposed rezoning of the site from "R(A)4" to "O" or "G/IC"; and
- (c) the statutory and administrative procedures in consulting the public on the proposed zoning amendments have been duly followed. The exhibition of 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.

7. Decision Sought

The Board is invited to give consideration to the FRs taking into consideration the points raised in the hearing, and decide whether to amend the draft OZP by the proposed Amendment Item or by the proposed amendment(s) as further varied during the hearing.

8. Follow-up Action

- 8.1 Should the Board decide to amend the draft OZP by the proposed amendments or the proposed amendment(s) as further varied, such amendment(s) shall form part of the draft Tsing Yi OZP No. S/TY/27. In accordance with section 6H of the Ordinance, the OZP shall thereafter be read as including the amendment(s). The amendment(s) shall be made available for public inspection until the Chief Executive in Council has made a decision in respect of the draft OZP in question under section 9 of the Ordinance.
- 8.2 Administratively, the Building Authority and relevant government departments will be informed of the decision of the Board and will be provided with a copy/copies of the amendment(s).

Enclosures

Plan FH-1	Location Plan of Further Representations
Plan FH-2	Site Plan of Amendment Item
Plan FH-3	Aerial Photo of Amendment Item
Plan FH-4	Site Photo of Amendment Item
Enclosure I	TPB Paper No. 10085 for consideration of representations and comments made on the draft Tsing Yi OZP No. S/TY/27
Enclosure IIa to IId	Minutes of the TPB Meeting held on 21.4.2016, 26.4.2016, 20.5.2016 and 17.6.2016
Enclosure III	TPB Paper No. 10140 for proposed amendment to the draft Tsing Yi OZP No. S/TY/27 arising from the consideration of representations and comments on the draft Tsing Yi OZP No. S/TY/27
Enclosure IV	Extract of the Minutes of the TPB Meeting held on 8.7.2016
Enclosure Va to Vc	Schedule of Proposed Amendment, Amendment Plan and proposed amendments to the Explanatory Statement of the Plan
Enclosure VI	Summary of valid further representations and responses
Enclosure VII	Samples of submission of valid further representations
Enclosure VIII	Covering Note on Technical Assessments
Enclosure IX	Provision of Major Community Facilities in Tsing Yi Area
Enclosure X	CD-ROM containing names of all valid further representers as well as submission of all valid further representations (for Members only)

早前考慮《青衣分區計劃大綱草圖編號 S/TY/27》
的申述及意見後對該圖作出的建議修訂而考慮有關的進一步申述
編號 F1 至 F72、F77 至 F2219 及 F2450 至 F2473

進一步申述的內容	進一步申述人
支持建議的修訂項目 A，並就青衣分區計劃大綱草圖提出另外的意見／建議	創建香港(F1) 個別人士(F2 至 F72)
就建議的修訂項目 A 提供意見，並就青衣分區計劃大綱草圖提出另外的意見／建議	美景花園業主立案法團(F77) 個別人士(F78 至 F2219)
反對建議的修訂項目 A，並就青衣分區計劃大綱草圖提出另外的意見／建議	青鴻路建屋計劃關注組(F2450) 個別人士(F2451 至 F2473)

註：載有有效的進一步申述人的全份名單及所有書面陳述的光碟，夾附於附件 X(只提供予城規會委員)。全部進一步申述人的名單，亦載於城規會網頁 http://www.info.gov.hk/tpb/tc/plan_making/S_TY_27.html。

1. 引言

1.1 二零一五年八月七日，城市規劃委員會(下稱「城規會」)根據《城市規劃條例》(下稱「條例」)第 5 條展示《青衣分區計劃大綱草圖編號 S/TY/27》(下稱「分區計劃大綱草圖」)，以供公眾查閱，當中涉及一幅位於青鴻路主要由「休憩用地」改劃為「住宅(甲類)4」的修訂項目(下稱「原本申述地點」)。在為期兩個月的展示期內，共接獲 961 份申述。二零一五年十一月二十日，城規會公布申述的內容，為期三個星期，讓公眾提出意見。公布期在二零一五年十二月十一日屆滿，其間共接獲 350 份意見書。

1.2 二零一六年四月二十一日，四月二十六日，五月二十日及六月十七日，城規會根據條例第 6B 條考慮有關申述及意見後，決定部分接納表示反對的申述(即 R2 至 R961)，把「住宅

(甲類)4」地帶的北部改劃為原初的「休憩用地」地帶。相關的城規會文件及會議記錄，分別載於附件 I 及附件 IIa 至 II d。

- 1.3 二零一六年七月八日，城規會考慮後同意分區計劃大綱草圖的建議修訂，把「住宅(甲類)4」地帶的北部改劃為「休憩用地」地帶(修訂項目 A)(下稱「進一步申述地點」)。相關的城規會文件及會議記錄摘要，分別載於附件 III 及 IV。二零一六年七月二十二日，城規會根據條例第 6C(2)條展示分區計劃大綱草圖的建議修訂，以供公眾查閱。有關的建議修訂項目附表、修訂圖則編號 R/S/TY/27-A1 及建議對分區計劃大綱草圖的《說明書》所作的修訂，夾附於附件 Va 至 Vc。為期三個星期的展示期在二零一六年八月十二日屆滿，其間共收到 2 476 份進一步申述。
- 1.4 在收到的 2 476 份進一步申述中，F73 至 F76、F2220 至 F2449 及 F2474 至 F2476 來自曾提出關乎建議修訂的申述／意見的申述人或提意見人。二零一六年九月二十三日，城規會根據條例第 6D(1)條¹，決定把這 237 份進一步申述列作無效，並視為不曾作出。城規會亦決定把其餘的申述，即 F1 至 F72、F77 至 F2219 及 F2450 至 F2473(有效的進一步申述)悉數納為一組，一併進行聆聽，理由是這些申述都是與建議的修訂項目有關。本文件旨在提供資料，以便城規會考慮這些有效的進一步申述的內容。有效的進一步申述連同相關政府部門的回應摘要，載於附件 VI；有效的進一步申述的樣本，則載於附件 VII。整套有效的進一步申述備存於會議席上，以供委員查閱。有效的進一步申述所指的位置，在圖 FH-1 顯示。
- 1.5 城規會已邀請原先的申述人／提意見人及進一步申述人 F1 至 F72、F77 至 F2219 及 F2450 至 F2473，出席會議。
- 1.6 二零一六年六月三日，行政長官根據條例第 8(2)條同意延長城規會呈交分區計劃大綱草圖予行政長官會同行政會議批准

¹ 根據條例第 6D(1)條，任何人(但如該等建議修訂是在考慮該人作出的任何申述或提出的任何意見後建議的，則該人除外)可就該等建議修訂向城規會作出進一步申述。

的法定期限，由二零一六年七月七日延長六個月，至二零一七年一月七日。

2. 背景

在二零一六年五月二十日及六月十七日的商議部分中，經考慮申述人及提意見人的意見、附近的土地用途、在原本申述地點劃作「休憩用地」的規劃意向、以及發展租住公屋(下稱「公屋」)的技術可行性後(見附件 II d 有關二零一六年六月十七日會議記錄的第 15 至 33 段)，城規會認為在原本申述地點發展公屋是合適的，並認為噪音、空氣流通、光污染及交通問題均可以技術解決。不過，大部分委員認為應順應部分反對申述(即 R2 至 R961)，把原本申述地點的「住宅(甲類)4」地帶的北面部分改劃為「休憩用地」地帶，使之與現有的青鴻路遊樂場組合成一塊綜合休憩用地，從而提供一個更可接受的公屋發展，在餘下的「住宅(甲類)4」部分，由於具備可達性條件，可以為日後居民提供方便的出入，以及公屋發展所提供的設施可與區內的零售及社福設施形成協同效應。

3. 進一步申述

3.1 在 2 239 份有效的進一步申述中，有 72 份(F1 至 F72)表示支持修訂項目 A，在 2 143 份(F77 至 F2219)提供意見的進一步申述中，大多數表示歡迎修訂項目 A，並就「住宅(甲類)4」地帶餘下部分提供意見；另有 24 份(F2450 至 F2473)反對修訂項目 A。這些進一步申述由下述各方提交：

- (a) 1 份表示支持的進一步申述由創建香港(F1)提交；
- (b) 1 份提供意見的進一步申述由美景花園業主立案法團(F77)提交；
- (c) 1 份表示反對的進一步申述由青鴻路建屋計劃關注組(F2450)提交；以及
- (d) 2 236 份由個別人士提交的進一步申述，包括 71 份表示支持(F2 至 F72)，2 142 份提供意見(F78 至 F2219)及 23 份表示反對(F2451 至 F2473)。

- 3.2 在 2 239 份有效的進一步申述中，有 2 232 份建議把餘下的「住宅(甲類)4」地帶改劃為「休憩用地」地帶，84 份建議把餘下的「住宅(甲類)4」地帶改劃為「政府、機構或社區」地帶。這些進一步申述所提出的理由、意見及建議，撮錄於下文。

表示支持的進一步申述

- 3.3 F1 至 F72 支持修訂項目 A，但對餘下的「住宅(甲類)4」地帶擬用作公屋發展表達關注。進一步申述人提出的關注和理由，與二零一六年四月二十一日及四月二十六日聆聽會上的申述人及提意見人所提出的相似。其主要關注撮錄如下：

- (a) 根據《青衣東南港口發展規劃及第九號貨櫃碼頭工程可行性研究》(下稱「九號貨櫃碼頭研究」)的最後報告，原本申述地點的規劃意向，即包括進一步申述地點及餘下的「住宅(甲類)4」地帶，是用作休憩用地，作為九號貨櫃碼頭與住宅發展項目美景花園和長青邨之間的緩衝地帶；
- (b) 餘下的「住宅(甲類)4」地帶是不適合作住宅發展，因為該用地會受到九號貨櫃碼頭運作的噪音和眩光影響，以及附近每日 24 小時運作的發展的其他環境影響，包括青衣基本污水處理廠及加油站；
- (c) 擬議公屋發展會對環境、交通、通風、視覺及砍伐樹木造成負面影響；
- (d) 青衣南的公共交通設施、社區設施、康樂設施及醫療設施不足。因擬議公屋發展新增的人口，會對這些設施的需求造成負擔；
- (e) 技術評估方面(包括交通影響評估和環境評估)有欠妥當，並有嚴重錯誤；
- (f) 在餘下的「住宅(甲類)4」地帶內的樹木，是由區內居民種植的。擬議公屋發展會涉及砍伐大量樹木，影響社區和諧；

- (g) 在餘下的「住宅(甲類)4」地帶興建擬議公屋，會涉及較高的建築成本，因為該地帶位於軟土斜坡上，另外又須採用額外緩解措施，例如減音窗、隔音屏障、建築簷片和道路擴闊。這將會有違房屋署採取的務實原則；
- (h) 改劃用途地帶的公眾諮詢進行得不恰當。當局無視葵青區議會的意見，亦未有充分告知葵青區議會分區計劃大綱圖修訂的細節。法定諮詢程序亦進行得不恰當；
- (i) 在餘下的「住宅(甲類)4」地帶應提供社區設施，以服務青衣南居民；以及
- (j) 有其他用地適合作公屋發展，例如新界棕地、青衣其他空置用地及露天停車場等。此外，葵青路沿途的物流停車場，可遷往已空置多年並規劃作葵涌公園的用地，以騰出空間作擬議公屋發展。

提供意見的進一步申述

- 3.4 F77 至 F2219 中，大部分歡迎修訂項目 A，但對城規會不把整個「住宅(甲類)4」地帶改劃為「休憩用地」地帶的決定，表達強烈不滿。他們的關注，與上文第 3.3(a)至(j)段提及的表示支持的進一步申述相似。

表示反對的進一步申述

- 3.5 F2450 至 F2473 反對修訂項目 A，認為該項修訂擬改劃的用地面積太小，理由與上文第 3.3(a)至(j)段提及的表示支持的進一步申述相似，而整個「住宅(甲類)4」地帶應改劃回「休憩用地」地帶，而非僅改劃部分地帶。

- 3.6 進一步申述提出的建議撮錄如下：

- (a) 把餘下的「住宅(甲類)4」地帶改劃為「休憩用地」地帶，以回復緩衝地帶的功能，並且提供康樂設施，例如空調室內運動場館(建議由列於附件 VI 的 140 位進一步申述人提出)；以及

- (b) 把餘下的「住宅(甲類)4」地帶改劃為「政府、機構或社區」地帶，以擴建香港專業教育學院(青衣分校)和香港高等科技教育學院，或提供政府、機構或社區設施，例如空調圖書館和文娛中心(建議由列於附件 VI 的 84 位進一步申述人提出)。

4. 規劃考慮因素及評估

進一步申述地點及其附近地區(圖 FH-1 至 FH-4)

- 4.1 修訂項目 A 涵蓋的「休憩用地」地帶佔地約 2 公頃，位於已縮減面積的「住宅(甲類)4」地帶的東北面。該處有一個渠務專用範圍，內有一條明渠及蓋有植被的斜坡堤；連同現有位於其東南鄰的青鴻路遊樂場，可組合成一個更大的鄰舍休憩用地，以供當區居民使用。其北鄰有一個加油站；東鄰則有高樓建築的藍澄灣，內有服務式住宅樓宇和酒店發展。
- 4.2 已縮減面積的「住宅(甲類)4」地帶位於修訂項目 A 涵蓋的「休憩用地」地帶以南，並位於政府土地，現時空置。其內為蓋有植被的斜坡和地台；擬議公屋發展內將設有零售及社區設施及鄰舍休憩用地，供未來人口及區內人士享用。已縮減面積的「住宅(甲類)4」地帶的擬議公屋發展，其主要發展參數更新如下(但須視乎詳細設計而有所更改)：

地盤面積	2.29 公頃(約)
地積比率	住用：6 倍或 非住用：9.5 倍(根據綜合用途計算程式)
建築物高度	主水平基準上 140 米
樓宇數目	3 幢
單位數目	2 800 個(約)
估計人口	6 500 人(約)
鄰舍休憩用地	6 500 平方米(約)
零售總樓面面積	2 000 平方米(約)
政府、機構或社區設施	幼稚園、長者鄰舍中心、嚴重肢體傷殘人士綜合支援服務、早期教育及訓練中心，以及特殊幼兒中心
巴士／小巴避車處	沿青衣路有 4 個

規劃意向

- 4.3 「休憩用地」地帶的規劃意向主要是提供戶外公共空間作各種動態及／或靜態康樂用途，以配合當地居民和其他市民的需要。

對進一步申述的理由和進一步申述人的建議作出的回應

一般

- 4.4 備悉表示支持的進一步申述(F1 至 F72)的支持意見。這些表示支持的進一步申述所提出的意見、理由及／或建議，與提供意見的進一步申述(F77 至 F2219)以及表示反對的進一步申述(F2450 至 F2473)所提出的內容十分相似。表示反對的進一步申述(F2450 至 F2473)其實並不反對修訂項目 A 的擬議「休憩用地」，而是關注擬議「休憩用地」的範圍，他們認為餘下的「住宅(甲類)4」地帶亦應改劃為「休憩用地」。在這點關注方面，必須留意的是餘下的「住宅(甲類)4」地帶並非是二零一六年七月二十二日根據條例第 6(c)2 條刊憲的修訂項目。
- 4.5 進一步申述人要求擴大修訂項目 A 下擬議的「休憩用地」地帶，以涵蓋其南面餘下的「住宅(甲類)4」地帶部分。關於這點，必須注意的是，正如上文第 2 段所述，城規會是經過考所有相關規劃因素後，認為原本申述地點是適合發展公屋的，而且有關發展不會造成不能克服的噪音、空氣流通、光污染和交通方面的問題，同時亦同意原本申述地點的南面部分應保留作公屋發展。
- 4.6 進一步申述人所提交的意見書、理由及／或建議點主要是關於已縮減面積的「住宅(甲類)4」地帶的擬議公屋發展，而且內容方面亦與城規會先前在二零一六年四月二十一日和二十六日舉行的聆聽會時所聆聽到的和考慮過的內容相似。不過，進一步申述人也提交了一些額外的意見、理由及／或建議，包括九號貨櫃碼頭研究的建議、提供隔聲窗戶的建築費高昂、當區居民種植的樹木、以及在決定縮減「住宅(甲類)4」地帶的面積後未作諮詢等。對這些額外要點的回應，以及進一步申述人的主要關注事項，載列在下文。

申述地點是否適合

- 4.7 修訂項目 A 涵蓋的「休憩用地」地帶的建議修訂是恰當的，因為，這有助於長青邨、美景花園和藍澄灣之間提供一塊綜合的休憩用地。

九號貨櫃碼頭的建議

- 4.8 有關對位於青鴻路原本申述地點的「休憩用地」地帶規劃意向的關注，根據一九九零年九號貨櫃碼頭研究所制訂的概念土地用途圖則，原本申述地點是建議作休憩用地用途，為附近人口提供景觀美化及康樂文娛設施，而非用作阻隔九號貨櫃碼頭產生的噪音和眩光影響。根據九號貨櫃碼頭研究建議，容易受到九號貨櫃碼頭影響的用途包括美景花園和長青邨應得到保護，免其受到滋擾。該研究建議圍繞九號貨櫃碼頭的用地(包括藍澄灣所在位置)，應該作為該些容易受影響的現有用途與九號貨櫃碼頭之間的一道屏障。九號貨櫃碼頭研究的建議已納入修訂《青衣分區計劃大綱草圖編號 S/TY/8》的項目中。有關修訂項目反映在一九九二年四月三日刊憲的《青衣分區計劃大綱草圖編號 S/TY/9》中，根據該草圖，原本的申述地點由原先的「工業」地帶(當時貯油庫所在位置)改劃為「休憩用地」地帶，而藍澄灣所在位置的用地，則劃為「工業」地帶，以作為緩衝區，阻隔由九號貨櫃碼頭產生的噪音和眩光影響。其後於一九九七年一月三十一日，在《青衣分區計劃大綱草圖編號 S/TY/12》中，這塊藍澄灣所在的「工業」地帶改劃為「商業」地帶，以維持其緩衝功能，阻隔由九號貨櫃碼頭可能產生的噪音和眩光影響，並減少對附近住宅發展項目的影響。該「商業」地帶已發展成藍澄灣和酒店發展項目。

- 4.9 考慮到修訂項目 A 涵蓋的「休憩用地」地帶，以及在已縮減面積的「住宅(甲類)4」地帶內有 30%的擬議綠化率，現大致上可維持當初提供景觀美化和康樂設施的規劃意向。

技術評估

- 4.10 當局已進行技術評估，以確定擬於申述地點進行的公屋發展可行，並證實有關發展不會出現無法克服的技術問題。所有的技術評估已載於城規會文件第 10085 號(附件 I 內的附錄

VI 至 X)，並提交予城規會考慮。由於擬議公屋發展的地盤面積因修訂項目 A 而減少，房屋署已研究其後的影響，並擬備說明頁，以確定已縮減面積的「住宅(甲類)4」地帶內的擬議公屋發展乃屬可行，並證實擬議公屋發展不會在環境、交通、視覺、空氣流通及景觀方面，對四周的發展造成無法克服的影響。就各項影響所提出的關注事宜，詳載於附件 VIII。

建造成本高

- 4.11 至於有意見關注到申述地點礙於地盤限制和擬議的緩解措施而會導致建造成本高昂，房屋署表示，在已縮減面積的「住宅(甲類)4」地帶內興建公屋預計不會產生異常困難，而導致公屋發展的費用特別高昂。根據初步設計，建築費用估計可與最近的公屋發展費用相約。

當區居民種植的樹木

- 4.12 路政署在二零零八年五月二十四日舉行一個稱為「八號幹線—南灣隧道及青衣高架道植樹活動」的社區植樹活動。該植樹活動範圍在青沙公路旁，涉及面積約 1 500 平方米。

公眾諮詢

- 4.13 二零一六年四月二十一日及四月二十六日，城規會根據條例第 6B 條考慮各項申述和意見，並在二零一六年五月二十日及六月十七日進行商議。其後，城規會決定把「住宅(甲類)4」地帶北面部分回復為「休憩用地」地帶，以部分接納反對修訂的申述。二零一六年七月二十二日，分區計劃大綱草圖的建議修訂根據條例的規定展示，以供公眾查閱。葵青區議員已獲提供修訂圖則(附件 Va)，以作參閱。在公眾查閱期內，民政事務總署葵青民政事務處已於其辦事處、長發邨社區中心及長青邨社區中心的告示板上，張貼有關建議修訂的告示，以供公眾查閱，但沒有收到意見。
- 4.14 當局已妥為遵照法定和行政程序，就建議修訂諮詢公眾。城規會亦已根據條例第 6B(3)條，邀請所有申述人／提意見人在二零一六年四月二十一日及四月二十六日出席聆聽會陳述意見。城規會亦根據條例第 6F(3)條，邀請已提交申述／意

見(早前已考慮過有關申述／意見後才作出修訂建議)的原先申述人／提意見人，以及進一步申述人 F1 至 F72、F77 至 F2219 及 F2450 至 F2473，出席會議。

4.15 此外，房屋署會在擬議公屋發展的詳細設計階段諮詢葵青區議會。

把餘下的「住宅(甲類)4」地帶改劃為「休憩用地」地帶的建議(提出建議的 2 232 位進一步申述人列於附件 VI)

4.16 所有進一步申述建議把「住宅(甲類)4」地帶餘下部分改劃為「休憩用地」地帶，以回復申述地點作為緩衝地帶的功能及提供康樂設施。須指出的是，城規會在充分考慮有關申述／意見後，認為已縮減面積的「住宅(甲類)4」地帶適合興建公屋。

4.17 擬把修訂項目 A 涵蓋的「休憩用地」地帶南面的「住宅(甲類)4」地帶改劃為「休憩用地」並不合理，理由如下：

- (i) 香港十分缺乏適合作房屋發展的土地，因此必須善用現有土地，以應付對房屋土地的迫切需求。該用地有助政府在短期內滿足市民對房屋供應的迫切需求；
- (ii) 該用地有良好的交通網絡，附近亦有住宅、商業和教育發展項目。擬議發展密度和建築物高度在技術上可行，不會帶來無法克服的問題；
- (iii) 該用地的擬議公屋發展不會對四周地區的交通、環境、生態、景觀、基礎設施、通風及視覺造成不可接受的影響；以及
- (iv) 區內已規劃供應的主要政府、機構或社區設施及休憩用地大致上足以應付日後人口的需求，以及該用地內新房屋發展新增的需求。

4.18 進一步申述人並無提供有力理據來說明規劃情況方面有所改變，以支持把餘下的「住宅(甲類)4」地帶改劃為「休憩用地」地帶。

把餘下的「住宅(甲類)4」地帶改劃為「政府、機構或社區」地帶的建議(提出建議的 84 位進一步申述人列於附件 VI)

4.19 有建議把餘下的「住宅(甲類)4」地帶改劃為「政府、機構或社區」地帶，但區內的主要社區設施基本上並無不足(附件 IX)。此外，當局已進行技術評估(附件 VIII)，並確定以住用／非住用地積比率為 6／9.5 倍及建築物高度限為主水平基準上 140 米的規劃密度作考量，在已縮減面積的「住宅(甲類)4」地帶內進行公屋發展，實屬技術上可行，並且在環境上可接受。相關的政府決策局／部門不反對餘下的部分保留為「住宅(甲類)4」地帶，也沒有要求把該地帶改劃為「政府、機構或社區」地帶。關於建議預留已縮減面積的「住宅(甲類)4」地帶作為日後擴建香港專業教育學院(青衣分校)和香港高等科技教育學院之用，有關這一點，須注意現時香港專業教育學院(青衣分校)的校園並未盡用可發展的潛力。因此，倘須擴建，可在現有校園內進行。

摘要

4.20 現時並無有力的規劃理據，亦無新的規劃情況轉變，以致須偏離城規會先前就修訂項目 A 涵蓋的「休憩用地」地帶界線修訂的決定。考慮到所有相關的規劃因素，以及相關政府部門的專家意見後，把已縮減面積的「住宅(甲類)4」地帶作公屋發展，而其規劃密度為住用／非住用地積比率 6／9.5 倍，以及建築物高度限為主水平基準上 140 米，實屬技術上可行，在環境上也可接受。

5. 諮詢

規劃署曾就進一步申述諮詢下列政府部門，並已把他們的意見適當地納入上文各段：

- (a) 環保署署長；
- (b) 運輸署署長；

- (c) 漁護署署長；
- (d) 社會福利署署長；
- (e) 渠務署總工程師／九龍及新界南；
- (f) 規劃署總城市規劃師／城市設計及園境；
- (g) 路政署署長；
- (h) 康文署署長；
- (i) 地政總署荃灣葵青地政專員；
- (j) 民政事務總署葵青民政事務專員；以及
- (k) 房屋署署長。

6. 規劃署的意見

6.1 備悉 F1 至 F72 表示支持建議修訂的意見。

6.2 根據上文第 4 段所載的評估，規劃署不支持 F77 至 F2291的意見，以及 F2450 至 F2473 表示反對的意見；並認為應按照建議修訂項目修訂草圖。根據修訂項目 A 劃定「休憩用地」地帶及毗連的「住宅(甲類)4」地帶實屬恰當，理由如下：

- (a) 修訂項目 A 涵蓋的「休憩用地」地帶的建議修訂是恰當的，因為，這可為四周的住宅發展提供一塊綜合的休憩用地；
- (b) 在已縮減面積的「住宅(甲類)4」地帶上發展擬議公屋是合適的，擬議公屋不會對四周地區的噪音、通風、光污染及交通造成無法克服的影響，而且，現時並無有力的規劃理據以致把餘下的「住宅(甲類)4」地帶改劃為「休憩用地」地帶或「政府、機構或社區」地帶；以及
- (c) 當局已妥為遵從有關的法定和行政程序，徵詢公眾對改劃用途地帶建議的意見。展示分區計劃大綱圖以供公眾查閱，以及設立機制讓公眾提交申述和意見，均為《城市規劃條例》所訂法定諮詢程序的其中部分。

7. 請求作出決定

請城規會審議進一步申述時，亦考慮在聆聽會上提出的論點，然後決定是否按建議修訂項目或按聆聽會上再作更改的建議修訂，修訂草圖。

8. 下一步工作

8.1 倘城規會決定按建議修訂或按聆聽會上再作更改的建議修訂而修訂草圖，該等修訂會成為《青衣分區計劃大綱草圖編號 S/TY/27》的一部分。根據條例第 6H 條，草圖須於其後作為包括該等修訂的圖則而理解。該等修訂會供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就分區計劃大綱草圖作出決定為止。

8.2 行政方面，當局會把城規會的決定通知建築事務監督和相關的政府部門，並會向他們提供該等修訂的文本。

附件

圖 FH-1	進一步申述所指地點的位置圖
圖 FH-2	修訂項目的地盤平面圖
圖 FH-3	修訂項目的航攝照片
圖 FH-4	修訂項目的實地照片

附件 I	城市規劃委員會文件第 10085 號－考慮有關《青衣分區計劃大綱草圖編號 S/TY/27》的申述及意見
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附件 IIa 至 II d	城規會二零一六年四月二十一日、四月二十六日、五月二十日及六月十七日的會議記錄
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附件 III	城市規劃委員會文件第 10140 號－考慮有關《青衣分區計劃大綱草圖編號 S/TY/27》的申述及意見後建議對該草圖作出的修訂
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附件 IV	城規會二零一六年七月八日會議記錄的摘錄
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附件 Va 至 Vc	建議修訂項目附表、修訂圖則及建議對草圖《說明書》作出的修訂
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附件 VI	有效的進一步申述及相關政府部門的回應的摘要
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附件 VII	有效的進一步申述書樣本
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附件 VIII

技術評估的說明頁

附件 IX

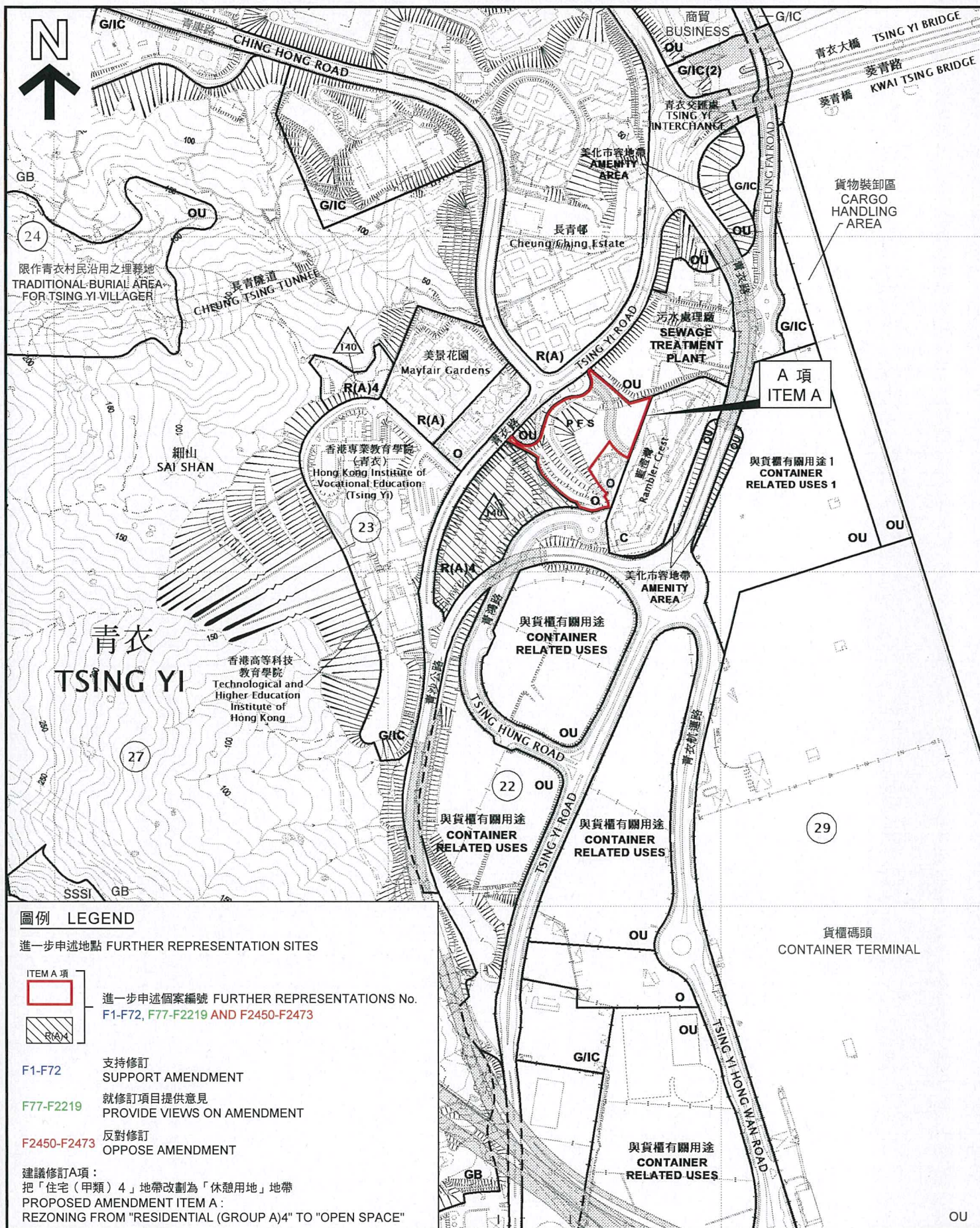
青衣區主要社區設施的提供

附件 X

載有全部有效的進一步申述人的名單及全部有效的進一步申述的光碟(CD-ROM)(只提供予委員)

規劃署

二零一六年十月



圖例 LEGEND

進一步申述地點 FURTHER REPRESENTATION SITES

- ITEM A 項
- 進一步申述個案編號 FURTHER REPRESENTATIONS No. F1-F72, F77-F2219 AND F2450-F2473
- F1-F72 支持修訂 SUPPORT AMENDMENT
- F77-F2219 就修訂項目提供意見 PROVIDE VIEWS ON AMENDMENT
- F2450-F2473 反對修訂 OPPOSE AMENDMENT

建議修訂A項：
把「住宅（甲類）4」地帶改劃為「休憩用地」地帶
PROPOSED AMENDMENT ITEM A:
REZONING FROM "RESIDENTIAL (GROUP A)4" TO "OPEN SPACE"

位置圖 LOCATION PLAN

就青衣分區計劃大綱草圖編號S/TY/27的建議修訂
提出的進一步申述個案編號
F1至F72、F77至F2219及F2450至F2473作出考慮
CONSIDERATION OF FURTHER REPRESENTATIONS
No. F1 TO F72, F77 TO F2219 AND F2450 TO F2473
TO THE DRAFT TSING YI OUTLINE ZONING PLAN No. S/TY/27

SCALE 1:7 500 比例尺
米 100 0 100 200 300 米
METRES

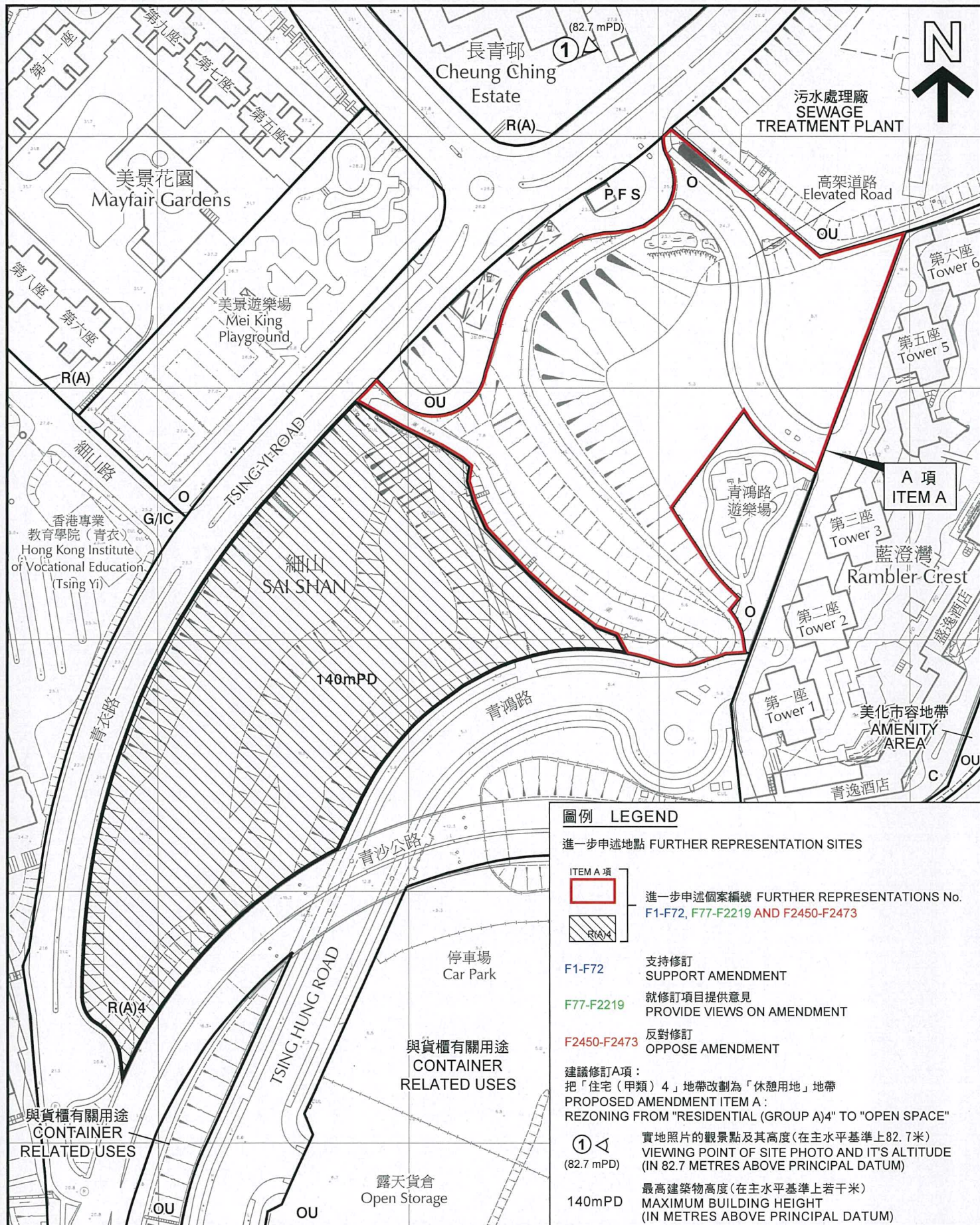
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/TY/27 - F1 TO F72, F77 TO
F2219 AND F2450 TO F2473

圖 PLAN
FH-1

本摘要圖於2016年10月7日擬備，
所根據的資料為於2015年8月7日
展示的分區計劃大綱圖編號S/TY/27，
以及於2016年7月22日展示的
建議修訂圖編號R/S/TY/27-A1
EXTRACT PLAN PREPARED ON 7.10.2016
BASED ON OUTLINE ZONING PLAN No.
S/TY/27 EXHIBITED ON 7.8.2015 &
PROPOSED AMENDMENT PLAN No.
R/S/TY/27-A1 EXHIBITED ON 22.7.2016



圖例 LEGEND

進一步申述地點 FURTHER REPRESENTATION SITES

ITEM A 項



進一步申述個案編號 FURTHER REPRESENTATIONS No.
F1-F72, F77-F2219 AND F2450-F2473

F1-F72

支持修訂
SUPPORT AMENDMENT

F77-F2219

就修訂項目提供意見
PROVIDE VIEWS ON AMENDMENT

F2450-F2473

反對修訂
OPPOSE AMENDMENT

建議修訂A項：

把「住宅(甲類)4」地帶改劃為「休憩用地」地帶

PROPOSED AMENDMENT ITEM A:

REZONING FROM "RESIDENTIAL (GROUP A)4" TO "OPEN SPACE"

①

實地照片的觀景點及其高度(在主水平基準上82.7米)
VIEWING POINT OF SITE PHOTO AND ITS ALTITUDE
(IN 82.7 METRES ABOVE PRINCIPAL DATUM)

140mPD

最高建築物高度(在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)

平面圖 SITE PLAN

就青衣分區計劃大綱草圖編號S/TY/27的建議修訂
提出的進一步申述個案編號

F1至F72、F77至F2219及F2450至F2473作出考慮
CONSIDERATION OF FURTHER REPRESENTATIONS
No. F1 TO F72, F77 TO F2219 AND F2450 TO F2473

TO THE DRAFT TSING YI OUTLINE ZONING PLAN No. S/TY/27

SCALE 1:2 000 比例尺

米 40 0 40 80 米
METRES

規劃署

PLANNING
DEPARTMENT



參考編號

REFERENCE No.
R/S/TY/27 - F1 TO F72, F77 TO
F2219 AND F2450 TO F2473

圖 PLAN

FH-2

本摘要圖於2016年10月6日擬備，所根據的
資料為測量圖編號10-NE-5C及D和

10-NE-10A及B

EXTRACT PLAN PREPARED ON 6.10.2016
BASED ON SURVEY SHEETS No.
10-NE-5C & D AND 10-NE-10A & B



圖例 LEGEND

進一步申述地點 FURTHER REPRESENTATION SITES

ITEM A 項



進一步申述個案編號 FURTHER REPRESENTATIONS No.
F1-F72, F77-F2219 AND F2450-F2473

F1-F72

支持修訂
SUPPORT AMENDMENT

F77-F2219

就修訂項目提供意見
PROVIDE VIEWS ON AMENDMENT

F2450-F2473

反對修訂
OPPOSE AMENDMENT

建議修訂A項:

把「住宅(甲類)4」地帶改劃為「休憩用地」地帶

PROPOSED AMENDMENT ITEM A:

REZONING FROM "RESIDENTIAL (GROUP A)4" TO "OPEN SPACE"

本摘要圖於2016年10月6日擬備，
所根據的資料為地政總署於2015年6月20日
拍得的航攝照片編號CS60479
EXTRACT PLAN PREPARED ON 6.10.2016
BASED ON AERIAL PHOTO No. CS60479
TAKEN ON 20.6.2015 BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

就青衣分區計劃大綱草圖編號S/TY/27的建議修訂
提出的進一步申述個案編號

F1至F72、F77至F2219及F2450至F2473作出考慮

CONSIDERATION OF FURTHER REPRESENTATIONS

No. F1 TO F72, F77 TO F2219 AND F2450 TO F2473

TO THE PROPOSED AMENDMENT

TO THE DRAFT TSING YI OUTLINE ZONING PLAN No. S/TY/27

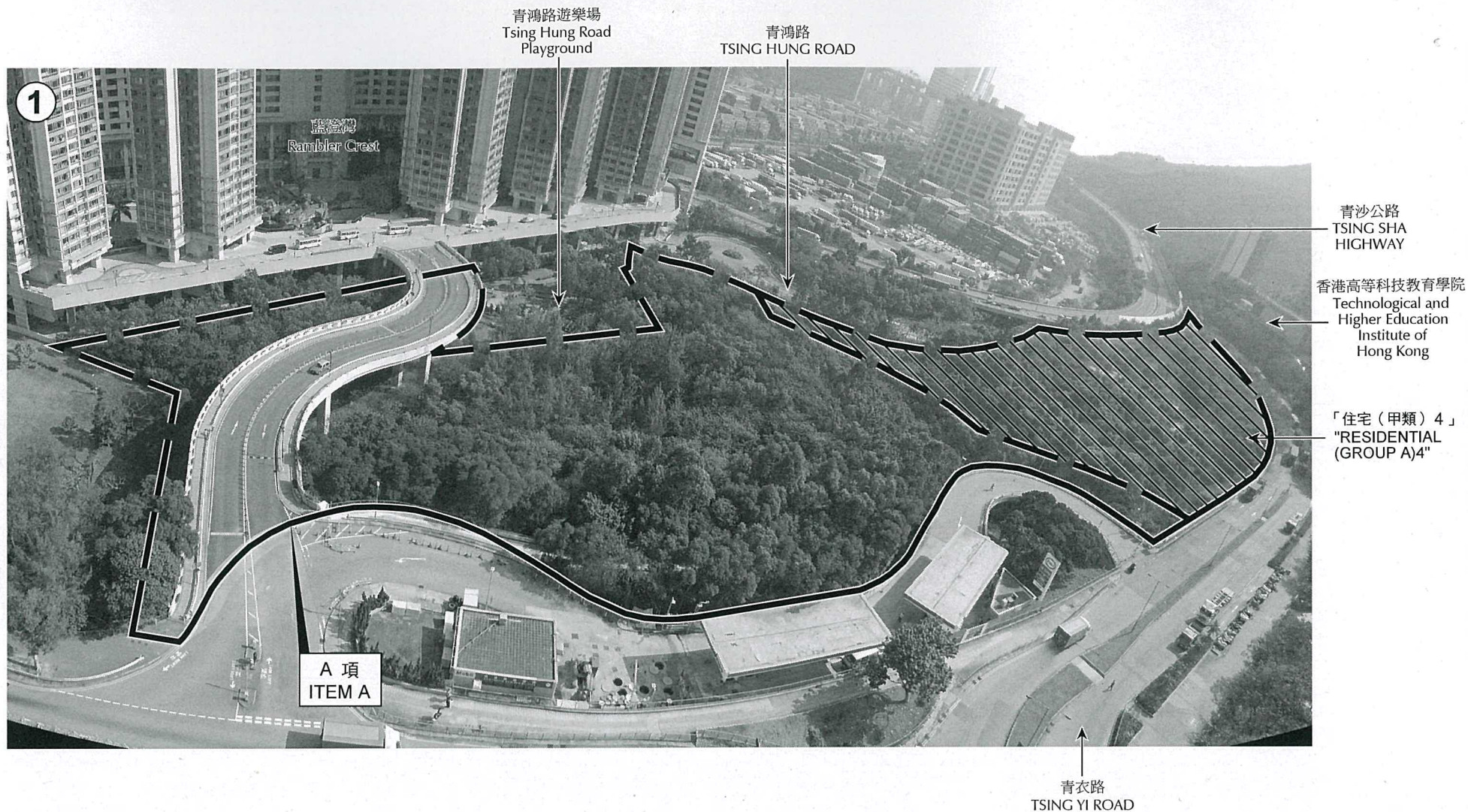
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

R/S/TY/27 - F1 TO F72, F77 TO
F2219 AND F2450 TO F2473

圖 PLAN
FH-3



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2016年10月7日擬備，
所根據的資料為攝於2016年3月1日
的實地照片
PLAN PREPARED ON 7.10.2016
BASED ON SITE PHOTO
TAKEN ON 1.3.2016

實地照片 SITE PHOTO

就青衣分區計劃大綱草圖編號S/TY/27的建議修訂
提出的進一步申述個案編號
F1至F72、F77至F2219及F2450至F2473作出考慮
CONSIDERATION OF FURTHER REPRESENTATIONS
No. F1 TO F72, F77 TO F2219 AND F2450 TO F2473
TO THE PROPOSED AMENDMENT
TO THE DRAFT TSING YI OUTLINE ZONING PLAN No. S/TY/27

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/TY/27 - F1 TO F72, F77 TO
F2219 AND F2450 TO F2473

圖 PLAN
FH-4