

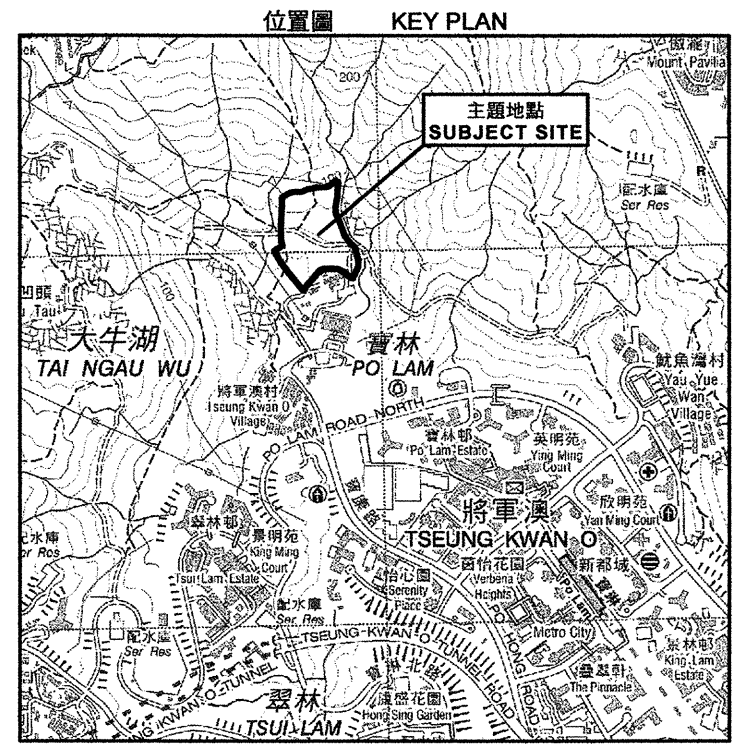
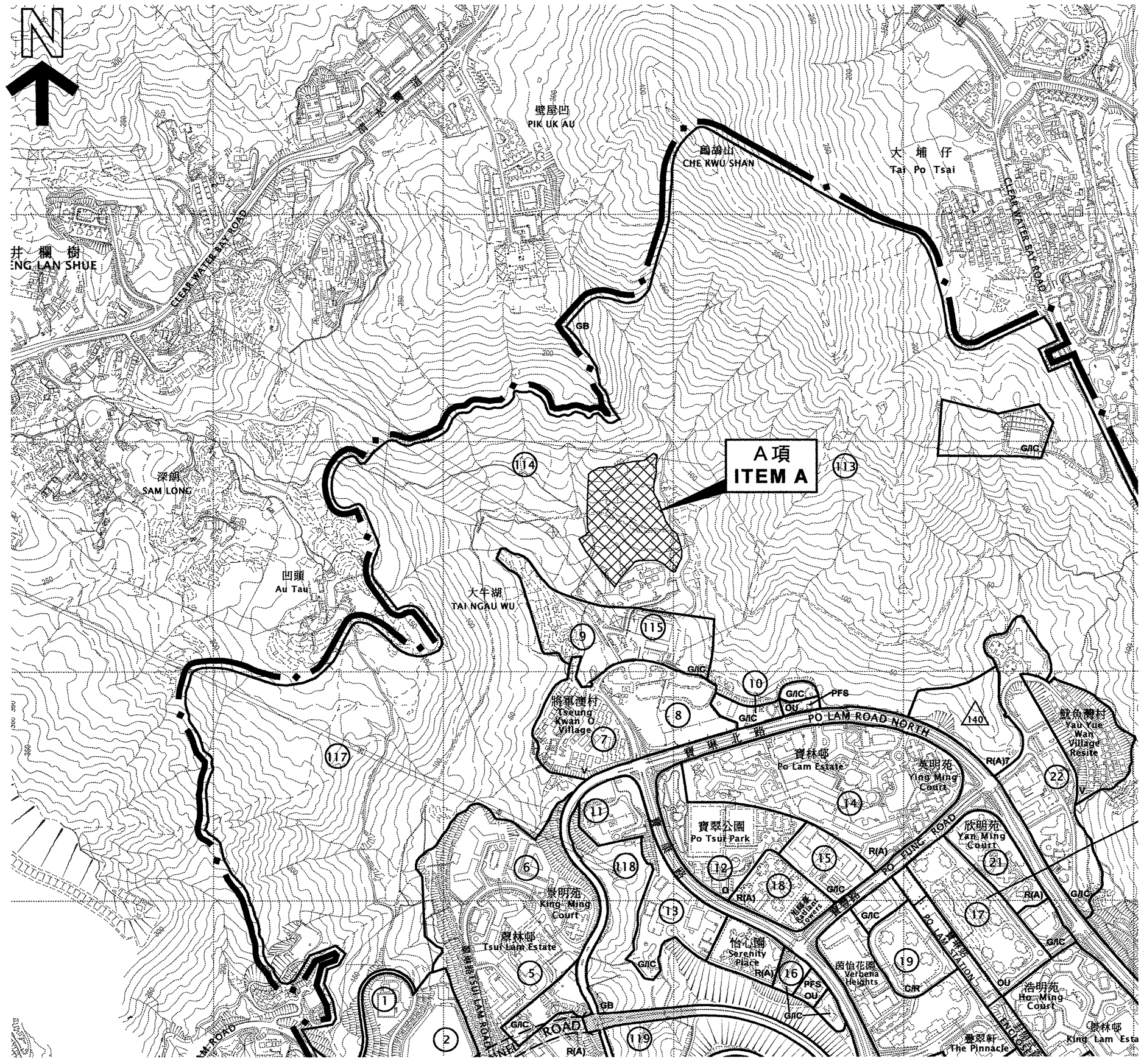
**SCHEDULE OF PROPOSED AMENDMENT TO
THE DRAFT TSEUNG KWAN O OUTLINE ZONING PLAN NO. S/TKO/25
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendment to Matters shown on the Plan

- Item A – Rezoning of an area to the north of Tseung Kwan O Village from “Residential (Group A)7” (“R(A)7”) to “Green Belt” (“GB”) with corresponding deletion of building height restriction.

Town Planning Board

13 July 2018



草圖編號 S/TKO/25 的建議修訂
 PROPOSED AMENDMENT TO DRAFT PLAN No. S/TKO/25
 根據城市規劃條例第6C(2)條公布的建議修訂
 PROPOSED AMENDMENT PUBLISHED UNDER SECTION 6C(2)
 OF THE TOWN PLANNING ORDINANCE

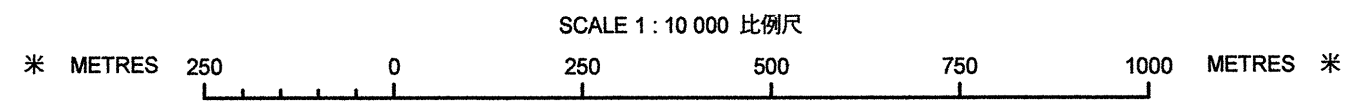
A項 ITEM A
 由「住宅(甲類)7」地帶改劃為「綠化地帶」
 REZONING FROM "RESIDENTIAL (GROUP A)7"
 TO "GREEN BELT"

(參看附表)
 (SEE ATTACHED SCHEDULE)

2018年7月13日根據城市規劃條例第6C(2)條公布
 對草圖編號 S/TKO/25 作出的建議修訂
 PROPOSED AMENDMENT TO DRAFT PLAN No. S/TKO/25
 PUBLISHED UNDER SECTION 6C(2) OF THE TOWN
 PLANNING ORDINANCE ON 13 JULY 2018

Fiona LUNG  龍小玉
 SECRETARY, TOWN PLANNING BOARD 城市規劃委員會秘書

將軍澳分區計劃大綱草圖編號 S/TKO/25 的建議修訂
 PROPOSED AMENDMENT TO DRAFT TSEUNG KWAN O OUTLINE ZONING PLAN No. S/TKO/25



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. R/S/TKO/25 - A1

**Proposed Amendments to the Explanatory Statement of
the Draft Tseung Kwan O Outline Zoning Plan No. S/TKO/25
in relation to Amendment Plan No. R/S/TKO/25-A1**

(This does not form part of the proposed amendment to the
draft Tseung Kwan O Outline Zoning Plan No. S/TKO/25)

Paragraphs 8.3, 8.3.6(g), and 8.12 of the Explanatory Statement are proposed to be amended:

8.3 Residential (Group A) (“R(A)”) : Total Area ~~156.17~~**152.23** ha

8.3.6 There are seven sub-areas within this zone, each with its own specific development restrictions:

(g) “Residential (Group A)7” (“R(A)7”): Total Area ~~11.20~~**7.26** ha

~~Five~~**Four** sites, including ~~one in Area 114 to the north of Tseung Kwan O Village,~~ one in Area 111 to the northwest of Ying Yip Road, one in Areas 35 and 108 to the south of Chiu Shun Road, one in Area 113 to the west of Yau Yue Wan Village and one in Area 106 to the east of Hong Kong Movie City, are zoned “R(A)7”. Development within this sub-area is subject to a maximum PR of 6.5 and maximum building heights in metres above Principal Datum as stipulated on the Plan.

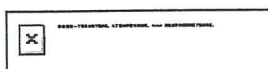
8.12 “Green Belt” (“GB”) : Total Area ~~749.12~~**753.06** ha

tpbpd

TPB/R/S/TKO/25-F 309

寄件者: [REDACTED]
寄件日期: 24日07月2018年星期二 16:41
收件者: tpbpd@pland.gov.hk
主旨: 歡迎城規會修訂 保育綠化地帶

為環境和動物發聲



聯署訴求：歡迎城規會修訂 保育綠化地帶

致 城市規劃委員會

支持 R/S/TKO/25-A1 上的修訂

本人歡迎城規會是次圖則修訂，把將軍澳村以北的土地由「住宅」改回作「綠化地帶」。此舉是回應部分民意。

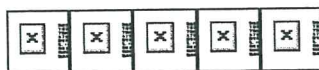
惟本人希望再次向城規會強烈提出，當局本來就不應侵蝕市區周圍的自然環境和樹林用作住宅，特別是政府現時未有善用其他土地（例如棕土及軍營），也未有針對開發壓力的源頭作政策控制。持續的「綠化地帶」改劃是應對房屋問題的錯誤方向。

其他意見(如有)：我們需要真正的民主規劃！好讓更多香港市民能夠參與其中，為自己嘅身處嘅地方投入參與！

姓名：Clara Tam 謹上



想改善香港的環保問題？馬上發起聯署，找朋友撐你！

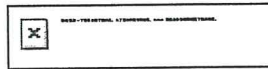


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寄件者: [REDACTED]
寄件日期: 24日07月2018年星期二 14:33
收件者: tpbpd@pland.gov.hk
主旨: 歡迎城規會修訂 保育綠化地帶

為環境和動物發聲



聯署訴求：歡迎城規會修訂 保育綠化地帶

致 城市規劃委員會

支持 R/S/TKO/25-A1 上的修訂

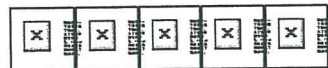
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姓名：Kelly Chan 謹上



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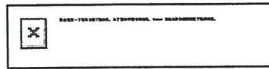


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寄件者: [Redacted]
 寄件日期: 24日07月2018年星期二 14:34
 收件者: tpbpd@pland.gov.hk
 主旨: 歡迎城規會修訂 保育綠化地帶

為環境和動物發聲



聯署訴求：歡迎城規會修訂 保育綠化地帶

致 城市規劃委員會

支持 R/S/TKO/25-A1 上的修訂

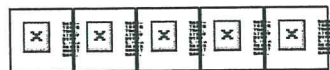
本人歡迎城規會是次圖則修訂，把將軍澳村以北的土地由「住宅」改回作「綠化地帶」。此舉是回應部分民意。

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姓名：LEO MAK 謹上



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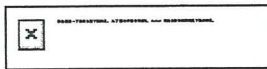


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寄件者: [Redacted]
 寄件日期: 24日07月2018年星期二 14:21
 收件者: tpbpd@pland.gov.hk
 主旨: 歡迎城規會修訂 保育綠化地帶

為環境和動物發聲



聯署訴求：歡迎城規會修訂 保育綠化地帶

致 城市規劃委員會

支持 R/S/TKO/25-A1 上的修訂

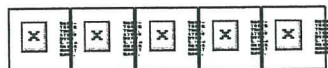
本人歡迎城規會是次圖則修訂，把將軍澳村以北的土地由「住宅」改回作「綠化地帶」。此舉是回應部分民意。

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姓名：Ruby Wong 謹上



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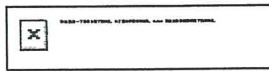


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寄件者: [REDACTED]
 寄件日期: 24日07月2018年星期二 14:14
 收件者: tpbpd@pland.gov.hk
 主旨: 歡迎城規會修訂 保育綠化地帶

為環境和動物發聲



聯署訴求：歡迎城規會修訂 保育綠化地帶

致 城市規劃委員會

支持 R/S/TKO/25-A1 上的修訂

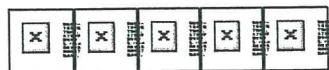
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姓名：Maggie Ho 謹上



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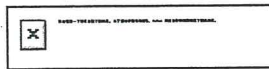


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寄件者: [Redacted]
 寄件日期: 25日07月2018年星期三 13:23
 收件者: tpbpd@pland.gov.hk
 主旨: Support for revisions on R/S/TKO/25-A1

SPEAK UP FOR THE ENVIRONMENT



Petition : Support for revisions on R/S/TKO/25-A1

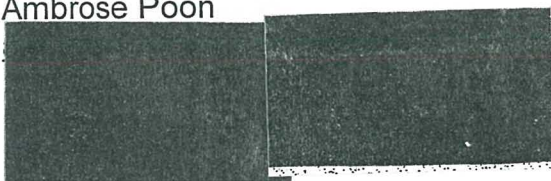
To the Town Planning Board,

I support the amendments to the TKO Outline Zoning Plan to reinstate the heavily wooded land to the north of Tseung Kwan O Estate back to "Green Belt" in response to strong public objections to the proposed development of housing blocks that would destroy the natural environment and many trees and habitat.

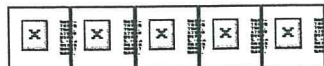
The Little Hawaii Trail is one of the most accessible and easiest trails for beginners and families with younger children who want to enjoy a day with nature.

The community cannot accept the continuous attack on our natural resources under the excuse of lack of land for housing when there are hundreds of hectares of brownfield sites and unused military land that should be used for this purpose.

Regards,
 Ambrose Poon



If you care about our environment and want to see change,
 start an online petition and rally others to support you now!



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寄件者: [REDACTED]
 寄件日期: 25日07月2018年星期三 12:14
 收件者: tpbpd@pland.gov.hk
 主旨: 歡迎城規會修訂 保育將軍澳綠化地帶

為環境和動物發聲



聯署訴求：歡迎城規會修訂 保育將軍澳綠化地帶

致 城市規劃委員會

支持 R/S/TKO/25-A1 上的修訂

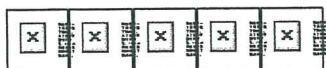
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姓名：Lesley Lee 謹上



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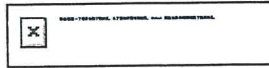


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寄件者: [Redacted]
 寄件日期: 26日07月2018年星期四 23:10
 收件者: tpbpd@pland.gov.hk
 主旨: Support for revisions on R/S/TKO/25-A1

SPEAK UP FOR THE ENVIRONMENT



Petition : Support for revisions on R/S/TKO/25-A1

To the Town Planning Board,

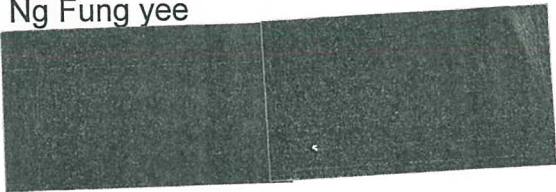
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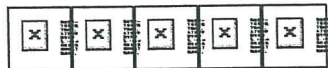
The community cannot accept the continuous attack on our natural resources under the excuse of lack of land for housing when there are hundreds of hectares of brownfield sites and unused military land that should be used for this purpose.

Comment我支持將軍澳村北變回綠化地

Regards,
 Ng Fung yee



If you care about our environment and want to see change,
 start an online petition and rally others to support you now!

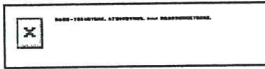


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寄件者: [Redacted]
 寄件日期: 29日07月2018年星期日 18:39
 收件者: tpbpd@pland.gov.hk
 主旨: 歡迎城規會修訂 保育將軍澳綠化地帶

為環境和動物發聲



聯署訴求：歡迎城規會修訂 保育將軍澳綠化地帶

致 城市規劃委員會

支持 R/S/TKO/25-A1 上的修訂

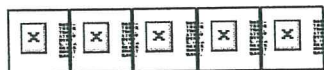
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姓名：Paul Yan 謹上



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寄件者: Tommy Ng <[REDACTED]>
寄件日期: 29日07月2018年星期日 18:49
收件者: tpbpd@pland.gov.hk
主旨: Re: 《將軍澳分區計劃大綱草圖編號S/TKO/25》

很多謝城規會你們明智的決定，將將軍澳村幅地轉回綠化地，我們本村居民可安居了，多謝你們能夠體會到我們的感受。

2018年7月20日 14:47 於 <tpbpd@pland.gov.hk> 寫道：

城市規劃委員會

香港北角渣華道三百三十三號

北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices

333 Java Road, North Point,

Hong Kong.

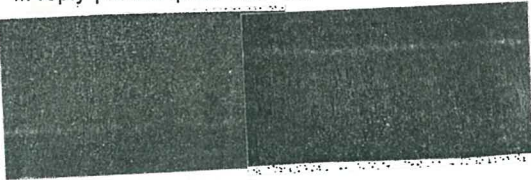
傳 真 Fax: 2877 0245 / 2522 8426

電 話 Tel: 2231 4810

來函檔號 Your Reference:
覆函請註明本會檔號

In reply please quote this ref.: TPB/R/S/TKO/25-R803

20 July 2018



Tommy Ng

Dear Sir/Madam,

Draft Tseung Kwan O Outline Zoning Plan No. S/TKO/25

(Representation No. R803)

I refer to your representation/comment in respect of the draft Tseung Kwan O Outline Zoning Plan (OZP) No. S/TKO/25.

After giving consideration to the representations and related comments, the Town Planning Board (the Board) made the following decisions on 21 June 2018:

After deliberation, the Board noted the views of Representations No. R1 to R42, R43 (part) to R61 (part), and R993 to R1021. The Board also decided to uphold/partially uphold Representations No. R54 (part), R55(part), R62 to R763, R765 to R781, and R788 to R821, and the remaining part of R48 (part) to R50 (part) and considered that the draft OZP should be amended to meet/partially meet the representations by reverting the zoning of the site under Amendment Item A from “Residential (Group A)7” to “Green Belt (“GB”)”. The amended OZP would be published for further representation under section 6C(2) of the Town Planning Ordinance (the Ordinance) for three weeks and the Board would consider the further representations, if any, in accordance with the provisions of the Ordinance.

Also, the Board decided not to uphold Representations No. R764, R782 to R787, and R822 to R992, and the remaining part of Representations No. R43 (part) to R47 (part), R51 (part) to R61(part), R62 to R763 and R765 to R781. The reasons are recapitulated and summarised below:

- (a) the Government has adopted a multi-pronged strategy to increase land supply, which includes the rezoning of “GB” sites. Save for the site under Amendment Item A, the representation sites are considered suitable for residential developments to meet the pressing housing needs in the short to medium term. The proposed developments on the four sites are compatible with the surrounding environment. Relevant technical assessments covering traffic, transport, environmental, ecological, landscape, visual and air ventilation aspects have been conducted and it is confirmed no insurmountable technical problems in developing the representation site(s) for housing developments;
- (b) with appropriate traffic measures, the development of the four representation sites for residential use will not pose unacceptable traffic impact on the nearby road network and/or Tseung Kwan O Line. Further Traffic and Transport Impact Assessment will be conducted to comprehensively review the existing traffic and transport conditions in the vicinity of the four proposed housing sites at the detailed design stage;
- (c) regarding the public transport facilities/services, the Transport Department will closely monitor the construction progress and completion dates of the four proposed housing developments and consider increasing appropriate public transport services. The Housing Department (HD) will provide parking facilities in the public housing developments;
- (d) the Preliminary Environmental Study recommends detailed ecological surveys to be conducted at the detailed design stage to formulate suitable mitigation measures to reduce the ecological impact as far as possible;
- (e) during the construction phase, adverse impacts on the nearby residents and school, especially noise impact, could be mitigated by implementation of

appropriate pollution control measures and good site practices. Relevant measures would be considered and evaluated at the detailed design stage of the project;

(f) according to the Visual Impact Assessment and the Air Ventilation Assessment, the public housing developments with mitigation measures would not impose significant adverse visual and air ventilation impacts. Further mitigation measures will be considered at the detailed design stage to minimize the impacts;

(g) the district and local open space and a range of Government, Institution and Community facilities are generally sufficient to meet the demand of the planned population in accordance with the requirements of the Hong Kong Planning Standards and Guidelines. Social welfare facilities such as residential care home for the elderly, day care centre and child care centre, as well as kindergarten have been planned at the proposed housing sites. HD will further liaise with the Social Welfare Department and the Education Bureau on exact provisions and locations of such facilities;

(h) the statutory and administrative procedures in consulting the public on the zoning amendments have been duly followed. The exhibition of the Outline Zoning Plan for public inspection and the provisions for submission of representations and comments also form part of the statutory consultation process under the Town Planning Ordinance;

Amendment Item B

(i) if the hiking trail is affected by the proposed housing development, the Government will review the design of the development and the need for diversion of the hiking trail at the detailed design stage;

Amendment Item C1

(j) an optimal and cost-effective layout would be designed, as far as practicable, to meet the acute public housing demand;

(k) the ventilation performance of Chiu Shun Road as a wind corridor would not be affected and Ngan O Road is not identified as a major district wind corridor;

(l) potential noise impact from the Pak Shing Kok Ventilation Shaft would be addressed in the detailed environmental studies at the detailed design stage and if necessary, appropriate mitigation measures would be identified to ensure compliance with relevant standards and guidelines;

Amendment Item C2

(m) the amendment to “Village Type Development” zone boundary is to reflect the existing as-built village development within the site;

Amendment Item D

(n) if the hiking trail is affected by the proposed housing development, the Government will review the design of the development and the need for diversion of the hiking trail at the detailed design stage;

(o) if graves are required to be removed for implementation of development at the site, the affected graves would be handled according to the established procedures of the Government and Ex-gratia allowance would be released to the eligible deceased’s descendants for removal of the affected grave;

Amendment Item E

(p) the fung shui matter is not a material planning consideration of the Board;

(q) the potential noise impact from film making of the adjacent Hong Kong Movie City would be addressed in the detailed environmental studies at the detailed design stage and if necessary, appropriate mitigation measures should be identified to ensure compliance with relevant standards and guidelines;

(r) subject to the development programme of the planned international school, appropriate precautionary measures would be taken into account at the construction stage to minimize the potential impact on the students of the school;

(s) the odour emission impact arising from the Tseung Kwan O Preliminary Treatment Works is anticipated to be minor. HD will conduct a detailed environmental study at the detailed design stage to address the potential air quality impact and if necessary, mitigation measures would be identified to ensure compliance with relevant standards and guidelines;

(t) HD would liaise with the Hong Kong and China Gas Company Limited in respect of the exact location of existing and planned gas pipes/gas installations in the vicinity of the site and any setback requirement during the design and construction stage; and

(u) fire risks have been mitigated as all dangerous goods (DG) in the Fire and Ambulance Academy are properly stored in DG Stores.

The minutes of the 1171st Town Planning Board meeting held on 10 May 2018 and 21 June 2018 can be viewed at the Board's website (www.info.gov.hk/tpb). Please inform us if you would like to have a hard copy of the minutes.

A notice of the proposed amendments was published on 13 July 2018 in the Gazette and the newspapers for three weeks for further representations. From the date of publication of the notice, the proposed amendments will be available for public inspection at the Planning Enquiry Counters (PECs) of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, the Secretariat of the Board at 15/F, North Point Government Offices, and the relevant District Office, and can be viewed at the Board's website (www.info.gov.hk/tpb). Any person, other than that who has made any representation or comment after consideration of which the proposed amendments are proposed, may make further representation to the Board in respect of the proposed amendments during the three-week period specified in the notice. After the expiry of the three-week period for publication of the proposed amendments, the further representation(s), if any, will be made available for public inspection at the PECs. The availability of the further representations for public inspection will be notified on the Board's website (www.info.gov.hk/tpb).

If adverse further representation is received, you will be invited to attend a further hearing, as appropriate. If no further representation or only supportive further representation is received, the Board will amend the draft plan by the proposed amendments. In the latter case, you will be notified of the Board's decision in due course.

If you wish to seek further clarifications/information on matters relating to the above decision, please feel free to contact Ms. Kitty Lam of Sai Kung and Islands District Planning Office at 2158 6156.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'Raymond KAN', written in a cursive style with a horizontal line underneath.

(Raymond KAN)

for Secretary, Town Planning Board

城市規劃委員會
香港北角渣華道三百三十三號

北角政府合署十五樓

TOWN PLANNING BOARD
15/F., North Point Government Offices

333 Java Road, North Point,

Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/R/S/TKO/25-R803

電郵函件



Tommy Ng

先生／女士：

《將軍澳分區計劃大綱草圖編號 S/TKO/25》

(申述編號：R803)

你曾就《將軍澳分區計劃大綱草圖編號 S/TKO/25》提出申述／意見。

經考慮有關申述及相關意見後，城市規劃委員會(下稱「城規會」)於二零一八年六月二十一日作出以下決定：

經商議後，城規會備悉申述編號 R1 至 R42、R43(部分)至 R61(部分)及 R993 至 R1021 的意見。城規會亦決定接納／局部接納申述編號 R54(部分)、R55(部分)、R62 至 R763、R765 至 R781 及 R788 至 R821，以及 R48(部分)至 R50(部分)的餘下內容，並認為應順應／局部順應申述而修訂該分區計劃大綱草圖，把修訂項目 A 的用地由「住宅(甲類)7」地帶回復為「綠化地帶」。經修訂的分區計劃大綱圖將會根據《城市規劃條例》第 6C(2)條公布，為期三個星期，讓公眾提出進一步申述。城規會將會按照《城市規劃條例》的規定考慮進一步申述(如有的話)。

另外，城規會決定不接納申述編號 R764、R782 至 R787 及 R822 至 R992，以及申述編號 R43(部分)至 R47(部分)、R51(部分)至 R61(部分)、R62 至 R763 及 R765 至 R781 的餘下內容，理由概述如下：

(a) 政府多管齊下增加土地供應，包括改劃「綠化地帶」用地。除修訂項目 A 的用地外，這些申述用地適宜發展住宅，以應付短中期迫切的房屋需求。建議在四幅用地進行的發展項目與周圍環境互相協調。政府已進行交通、運輸、環境、生態、景觀、視覺及空氣流通方面的技術評估，並確定在這些申述用地發展房屋沒有無法克服的技術問題；

(b) 在採取適當的交通措施後，發展這四幅申述用地作住宅用途不會對附近的道路網及／或將軍澳線造成不可接受的交通影響。進一步的交通運輸影響評估將於詳細設計階段進行，以全面檢視四幅擬議房屋用地附近的現有交通運輸情況；

(c) 關於公共交通設施／服務，運輸署會密切監察該四個擬議房屋發展項目的施工進度及完成日期，並會考慮增加適當的公共交通服務。房屋署會在有關的公營房屋發展項目提供泊車設施；

(d) 初步環境研究建議在詳細設計階段進行詳細的生態調查，以制訂適當的緩解措施，盡量減低對生態的影響；

(e) 在施工期間，可透過實施適當的污染管制措施及良好的工地作業方法，減輕對附近居民及學校造成的不良影響，尤其是噪音影響。房屋署會在項目的詳細設計階段考慮及評估相關措施；

(f) 根據視覺影響評估和空氣流通評估的結果，有關的公營房屋發展項目在實施緩解措施後，不會在視覺和空氣流通方面造成嚴重的不良影響。在詳細設計階段會考慮進一步的緩解措施，以盡量減輕影響；

(g) 根據《香港規劃標準與準則》的要求，將軍澳區的地區及鄰舍休憩用地和一系列的「政府、機構或社區」設施大致足以應付規劃人口的需求。政府已計劃在擬議房屋用地提供社會福利設施，例如安老院、日間護理中心、幼兒中心和幼稚園。房屋署會與社會福利署和教育局進一步商訂確實的設施和設施的位置；

(h) 政府已妥為遵照有關法定和行政程序，就土地用途地帶的修訂諮詢

TPB/R/S/TKO/25-F 319

就草圖的建議修訂作出進一步申述

Further Representation In Respect of Proposed Amendments to Draft Plan

參考編號

180729-132637-22443

Reference Number:

提交限期

03/08/2018

Deadline for submission:

提交日期及時間

29/07/2018 13:26:37

Date and time of submission:

提出此宗進一步申述的人士

先生 Mr. LIN TAK KIU

Person Making This Further Representation:

與進一步申述相關的草圖

S/TKO/25

Draft plan to which the further representation relates:

進一步申述詳情

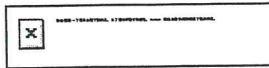
Details of the Further Representation :

相關的建議修訂 Related Proposed Amendments	性質 Nature	理由 Reasons
R/S/TKO/25-A1 A 項 - 把位於將軍澳村以北的一幅土地由「住宅(甲類) 7」地帶改劃為「綠化地帶」, 及相應地刪除有關的建築物高度限制。	支持 Support	該地方鄰近小夏威夷徑, 並已成為興建中的將軍澳文物行山徑一部分. 維持「綠化地帶」可與鄰近風景協調. 該區建屋只有單線行車出入, 交通問題成疑. 建屋亦會伐去大量樹木, 影響附近鷓鴣山自然保育區生態. 本人支持保留綠化地帶, 予將軍澳居民少數靜態娛樂地方.

078

寄件者: [Redacted]
 寄件日期: 31日07月2018年星期二 21:48
 收件者: tpbpd@pland.gov.hk
 主旨: 歡迎城規會修訂 保育將軍澳綠化地帶

為環境和動物發聲



聯署訴求：歡迎城規會修訂 保育將軍澳綠化地帶

致 城市規劃委員會

支持 R/S/TKO/25-A1 上的修訂

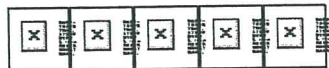
本人歡迎城規會是次圖則修訂，把將軍澳村以北的土地由「住宅」改回作「綠化地帶」。此舉是回應部分民意。

惟本人希望再次向城規會強烈提出，當局本來就不應侵蝕市區周圍的自然環境和樹林用作住宅，特別是政府現時未有善用其他土地（例如棕土及軍營），也未有針對開發壓力的源頭作政策控制。持續的「綠化地帶」改劃是應對房屋問題的錯誤方向。

姓名：Joanne Chan 謹上



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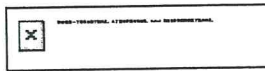


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 寄件日期: 31日07月2018年星期二 19:02
 收件者: tpbpd@pland.gov.hk
 主旨: 歡迎城規會修訂 保育將軍澳綠化地帶

為環境和動物發聲



聯署訴求：歡迎城規會修訂 保育將軍澳綠化地帶

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支持 R/S/TKO/25-A1 上的修訂

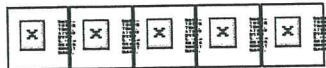
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姓名：Alex Lam 謹上



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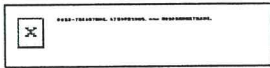
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寄件日期: 03日08月2018年星期五 15:23
收件者: tpbpd@pland.gov.hk
主旨: 歡迎城規會修訂 保育將軍澳綠化地帶

為環境和動物發聲



聯署訴求：歡迎城規會修訂 保育將軍澳綠化地帶

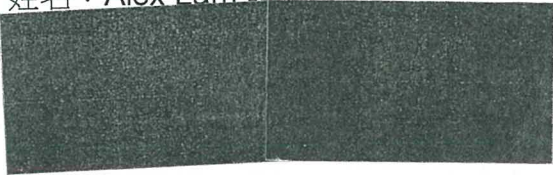
致 城市規劃委員會

支持 R/S/TKO/25-A1 上的修訂

本人歡迎城規會是次圖則修訂，把將軍澳村以北的土地由「住宅」改回作「綠化地帶」。此舉是回應部分民意。

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姓名：Alex Lam 謹上



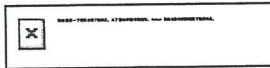
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 收件者: tpbpd@pland.gov.hk
 主旨: 歡迎城規會修訂 保育將軍澳綠化地帶



聯署訴求：歡迎城規會修訂 保育將軍澳綠化地帶

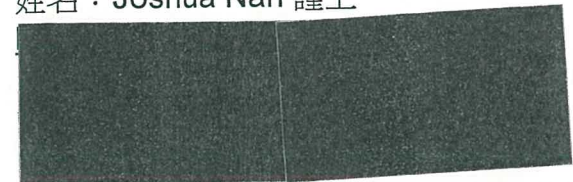
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支持 R/S/TKO/25-A1 上的修訂

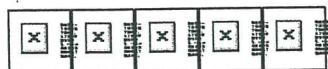
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姓名：Joshua Nan 謹上



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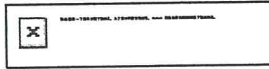


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 寄件日期: 31日07月2018年星期二 17:11
 收件者: tpbpd@pland.gov.hk
 主旨: 歡迎城規會修訂 保育將軍澳綠化地帶

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聯署訴求：歡迎城規會修訂 保育將軍澳綠化地帶

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支持 R/S/TKO/25-A1 上的修訂

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惟本人希望再次向城規會強烈提出，當局本來就不應侵蝕市區周圍的自然環境和樹林用作住宅，特別是政府現時未有善用其他土地（例如棕土及軍營），也未有針對開發壓力的源頭作政策控制。持續的「綠化地帶」改劃是應對房屋問題的錯誤方向。

姓名：David Fu 謹上



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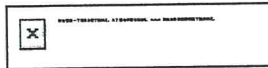


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寄件者: [REDACTED]
 寄件日期: 01日08月2018年星期三 12:18
 收件者: tpbpd@pland.gov.hk
 主旨: 歡迎城規會修訂 保育將軍澳綠化地帶

為環境和動物發聲



聯署訴求：歡迎城規會修訂 保育將軍澳綠化地帶

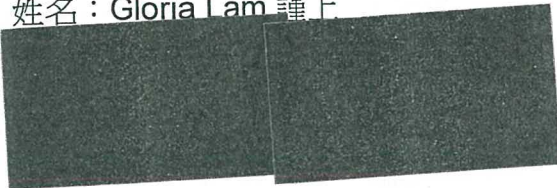
致 城市規劃委員會

支持 R/S/TKO/25-A1 上的修訂

本人歡迎城規會是次圖則修訂，把將軍澳村以北的土地由「住宅」改回作「綠化地帶」。此舉是回應部分民意。

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姓名：Gloria Lam 謹上



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寄件者: [REDACTED]
寄件日期: 03日08月2018年星期五 3:05
收件者: tpbpd
主旨: S/TKO/25 TKO OZP Site A

Dear TPB Members,

I fully support rezoning Site A back to GB.

Finally some sanity prevails.

Housing cannot be the only criteria for approving plans. The right of the community to fresh air and active recreational options is equally important.

Mary Mulvihill

tpbpd

寄件者: [REDACTED]
寄件日期: 21日07月2018年星期六 1:24
收件者: tpbpd@pland.gov.hk
主旨: Re: Draft Tseung Kwan O Outline Zoning Plan No. S/TKO/25

LIES, LIES AND MORE LIES SHAMEFUL

From: tpbpd@pland.gov.hk
To: mm1947@netvigator.com
Sent: Friday, July 20, 2018 2:48:14 PM
Subject: Draft Tseung Kwan O Outline Zoning Plan No. S/TKO/25

城市規劃委員會
香港北角渣華道三百三十三號

TOWN PLANNING BOARD
15/F., North Point Government Offices
333 Java Road, North Point,

此為政府公開資料

傳 真 Fax: 2877 0245 / 2522 8426
電 話 Tel: 2231 4810

By Email

來函檔號 Your Reference:
覆函請註明本會檔號
In reply please quote this ref.: TPB/R/S/TKO/25-R686

20 July 2018

mm1947@netvigator.com
Mary Mulvihill

Dear Sir/Madam,

Draft Tseung Kwan O Outline Zoning Plan No. S/TKO/25
(Representation No. R686)

I refer to your representation/comment in respect of the draft Tseung Kwan O Outline Zoning Plan (OZP) No. S/TKO/25.

After giving consideration to the representations and related comments, the Town Planning Board (the Board) made the following decisions on 21 June 2018:

After deliberation, the Board noted the views of Representations No. R1 to R42, R43 (part) to R61 (part), and R993 to R1021. The Board also decided to uphold/partially uphold Representations No. R54 (part), R55(part), R62 to R763, R765 to R781, and R788 to R821, and the remaining part of R48 (part) to R50 (part) and considered that the draft OZP should be amended to meet/partially meet the representations by reverting the zoning of the site under Amendment Item A from "Residential (Group A)7" to "Green Belt" ("GB"). The amended OZP would be published for further representation under section 6C(2) of the Town Planning Ordinance (the Ordinance) for three weeks and the Board would consider the further representations, if any, in accordance with the provisions of the Ordinance.

Also, the Board decided not to uphold Representations No. R764, R782 to R787, and R822 to R992, and the remaining part of Representations No. R43 (part) to R47 (part), R51 (part) to R61(part), R62 to R763 and R765 to R781. The reasons are recapitulated and summarised below:

- (a) the Government has adopted a multi-pronged strategy to increase land supply, which includes the rezoning of "GB" sites. Save for the site under Amendment Item A, the representation sites are considered suitable for residential developments to meet the pressing housing needs in the short to medium term. The proposed developments on the four sites are compatible with the surrounding environment. Relevant technical assessments covering traffic, transport, environmental, ecological, landscape, visual and air ventilation aspects have been conducted and it is confirmed no insurmountable technical problems in developing the representation site(s) for housing developments;
- (b) with appropriate traffic measures, the development of the four representation sites for residential use will not pose unacceptable traffic impact on the nearby road network and/or Tseung Kwan O Line. Further Traffic and Transport Impact Assessment will be conducted to comprehensively review the existing traffic and transport conditions in the vicinity of the four proposed housing sites at the detailed design stage;
- (c) regarding the public transport facilities/services, the Transport Department will closely monitor the construction progress and completion dates of the four proposed housing developments and consider increasing appropriate public transport services. The Housing Department (HD) will provide parking facilities in the public housing developments;
- (d) the Preliminary Environmental Study recommends detailed ecological surveys to be conducted at the detailed design stage to formulate suitable mitigation measures to reduce the ecological impact as far as possible;
- (e) during the construction phase, adverse impacts on the nearby residents and school, especially noise impact, could be mitigated by implementation of appropriate pollution control measures and good site practices. Relevant measures would be considered and evaluated at the detailed design stage of the project;
- (f) according to the Visual Impact Assessment and the Air Ventilation Assessment, the public housing developments with mitigation measures would not impose significant adverse visual and air ventilation impacts. Further mitigation measures will be considered at the detailed design stage to minimize the impacts;
- (g) the district and local open space and a range of Government, Institution and Community facilities are generally sufficient to meet the demand of the planned population in accordance with the requirements of the Hong Kong Planning Standards and Guidelines. Social welfare facilities such as residential care home for the elderly, day care centre and child care centre, as well as kindergarten have been planned at the proposed housing sites. HD will further liaise with the Social Welfare Department and the Education Bureau on exact provisions and locations of such facilities;
- (h) the statutory and administrative procedures in consulting the public on the zoning amendments have been duly followed. The exhibition of the Outline Zoning Plan for public inspection and the provisions for submission of representations and

comments also form part of the statutory consultation process under the Town Planning Ordinance;

Amendment Item B

- (i) if the hiking trail is affected by the proposed housing development, the Government will review the design of the development and the need for diversion of the hiking trail at the detailed design stage;

Amendment Item C1

- (j) an optimal and cost-effective layout would be designed, as far as practicable, to meet the acute public housing demand;
- (k) the ventilation performance of Chiu Shun Road as a wind corridor would not be affected and Ngan O Road is not identified as a major district wind corridor;
- (l) potential noise impact from the Pak Shing Kok Ventilation Shaft would be addressed in the detailed environmental studies at the detailed design stage and if necessary, appropriate mitigation measures would be identified to ensure compliance with relevant standards and guidelines;

Amendment Item C2

- (m) the amendment to “Village Type Development” zone boundary is to reflect the existing as-built village development within the site;

Amendment Item D

- (n) if the hiking trail is affected by the proposed housing development, the Government will review the design of the development and the need for diversion of the hiking trail at the detailed design stage;
- (o) if graves are required to be removed for implementation of development at the site, the affected graves would be handled according to the established procedures of the Government and Ex-gratia allowance would be released to the eligible deceased’s descendants for removal of the affected grave;

Amendment Item E

- (p) the fung shui matter is not a material planning consideration of the Board;
- (q) the potential noise impact from film making of the adjacent Hong Kong Movie City would be addressed in the detailed environmental studies at the detailed design stage and if necessary, appropriate mitigation measures should be identified to ensure compliance with relevant standards and guidelines;
- (r) subject to the development programme of the planned international school, appropriate precautionary measures would be taken into account at the construction stage to minimize the potential impact on the students of the school;
- (s) the odour emission impact arising from the Tseung Kwan O Preliminary Treatment Works is anticipated to be minor. HD will conduct a detailed environmental study

at the detailed design stage to address the potential air quality impact and if necessary, mitigation measures would be identified to ensure compliance with relevant standards and guidelines;

- (t) HD would liaise with the Hong Kong and China Gas Company Limited in respect of the exact location of existing and planned gas pipes/gas installations in the vicinity of the site and any setback requirement during the design and construction stage; and
- (u) fire risks have been mitigated as all dangerous goods (DG) in the Fire and Ambulance Academy are properly stored in DG Stores.

The minutes of the 1171st Town Planning Board meeting held on 10 May 2018 and 21 June 2018 can be viewed at the Board's website (www.info.gov.hk/tpb). Please inform us if you would like to have a hard copy of the minutes.

A notice of the proposed amendments was published on 13 July 2018 in the Gazette and the newspapers for three weeks for further representations. From the date of publication of the notice, the proposed amendments will be available for public inspection at the Planning Enquiry Counters (PECs) of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, the Secretariat of the Board at 15/F, North Point Government Offices, and the relevant District Office, and can be viewed at the Board's website (www.info.gov.hk/tpb). Any person, other than that who has made any representation or comment after consideration of which the proposed amendments are proposed, may make further representation to the Board in respect of the proposed amendments during the three-week period specified in the notice. After the expiry of the three-week period for publication of the proposed amendments, the further representation(s), if any, will be made available for public inspection at the PECs. The availability of the further representations for public inspection will be notified on the Board's website (www.info.gov.hk/tpb).

If adverse further representation is received, you will be invited to attend a further hearing, as appropriate. If no further representation or only supportive further representation is received, the Board will amend the draft plan by the proposed amendments. In the latter case, you will be notified of the Board's decision in due course.

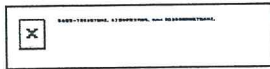
If you wish to seek further clarifications/information on matters relating to the above decision, please feel free to contact Ms. Kitty Lam of Sai Kung and Islands District Planning Office at 2158 6156.

Yours faithfully,



(Raymond KAN)
for Secretary, Town Planning Board

寄件者: [Redacted]
 寄件日期: 03日08月2018年星期五 9:15
 收件者: tpbpd@pland.gov.hk
 主旨: 歡迎城規會修訂 保育將軍澳綠化地帶



聯署訴求：歡迎城規會修訂 保育將軍澳綠化地帶

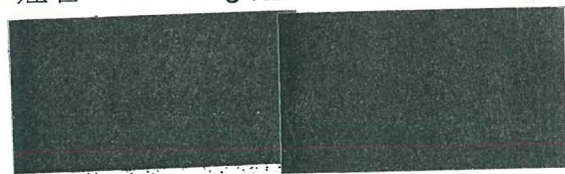
致 城市規劃委員會

支持 R/S/TKO/25-A1 上的修訂

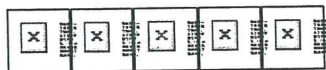
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姓名：rita wong 謹上



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致城規會

將軍澳分區計劃大綱

草圖編號 S/TKO/25

申述編號：R795

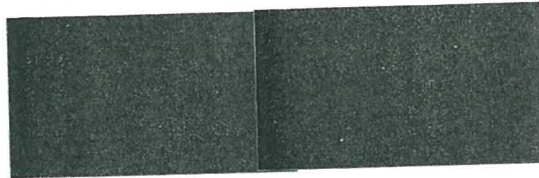
01/08/2018

本人十分支持 貴會把修訂項目 A 的用地由「住宅(甲類)」回
復為「綠化地帶」，謝謝！

陳吉祥

陳吉祥

通訊處：



將軍澳分區計劃大綱

草圖編號 S/TKO/25

申述編號：R809

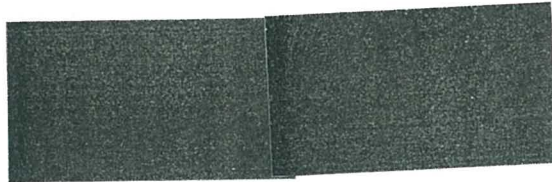
01/08/2018

收到城規會決定，把修訂項目 A 的用地由「住宅(甲類)」回復為「綠化地帶」，本人十分支持這決定。

吳樹發

吳樹發

通訊處：



致城規會

將軍澳分區計劃大綱

草圖編號 S/TKO/25

申述編號：R795

01/08/2018

本人支持 貴會聽取民意，把訂項目 A 的用地由「住宅(甲類)」
回復為「綠化地帶」，

吳錫榮

吳錫榮

通訊處：



致城規會

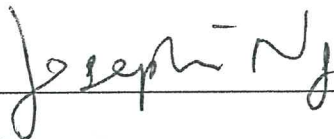
將軍澳分區計劃大綱草圖編號 S/TKO/25

申述編號：R738

01/08/2018

本人乃將軍澳村原居民，因應城規會近日建議修訂將軍澳分區規劃大綱圖，最後決定把修訂項目 A 的用地由「住宅(甲類)」回復為「綠化地帶」，本人表示歡迎和支持。

小夏威夷徑除了是將軍澳人的後花園，亦是不少區外行山人士的熱點。另外，是次的原有方案亦嚴重影響將軍澳村的村民。昔日開發寶林邨、翠林邨及 400 仟伏變電站（中華電力有限公司將軍澳支站）的工程，與變電站其後的運作，早已對居民的健康帶來不同程度的威脅，是次開山工程比興建寶林邨或翠林邨時更接近本村，施工期間所引起的空氣、聲音污染，加上治安風險相應增加，將會嚴重影響本村居民的安全和健康。所以本人十分贊成把修訂項目 A 的用地由「住宅(甲類)」回復為「綠化地帶」。



吳穎芝

通訊處：


致城規會

將軍澳分區計劃大綱
草圖編號 S/TKO/25
申述編號：R790

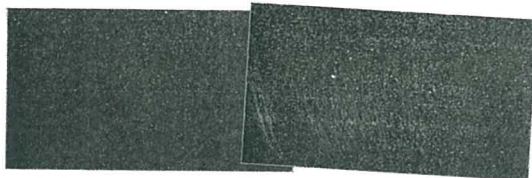
01/08/2018

本人陳培根收到 貴會通知，決定聽取申述及意見，把修訂項目 A 的用地由「住宅(甲類)」回復為「綠化地帶」，本人表示支持。

陳培根

陳培根

通訊處：



致城規會

將軍澳分區計劃大綱

草圖編號 S/TKO/25

申述編號：R701

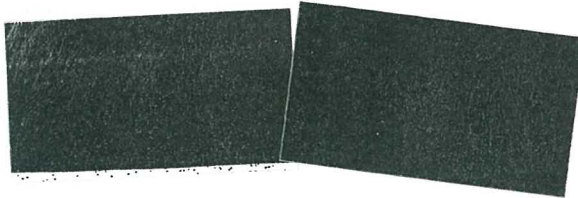
01/08/2008

就城規會把修訂項目 A 的用地由「住宅(甲類)」回復為「綠化地帶」，我表示無限歡迎及支持。

葉慧兒

葉慧兒

通訊處：



致城規會

將軍澳分區計劃大綱

草圖編號 S/TKO/25

申述編號：R806

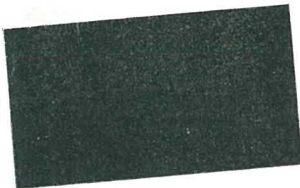
01/08/2018

很高興得知城規會聽取市民意見，把修訂項目 A 的用地由「住宅 (甲類)」回復為「綠化地帶」，本人十分支持。

陳三民

陳三民

通訊處：



致城規會

將軍澳分區計劃大綱

草圖編號 S/TKO/25

申述編號：R791

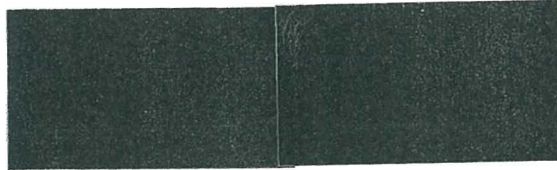
01/08/2018

得悉 貴會把修訂項目 A 的用地由「住宅(甲類)」回復為「綠化地帶」，我倆僅代表將軍澳村居民支持 貴會的決定，並感謝 貴會體察民情，令將軍澳村及小夏威夷等綠化地和歷史不被破壞，居民得以安居樂業。

陳言新 陳培根

將軍澳村原居民代表 及 居民代表

通訊處：



致城規會

將軍澳分區計劃大綱

草圖編號 S/TKO/25

申述編號：R813

01/08/2018

對於貴會把修訂項目 A 的用地由「住宅(甲類)7」回復為「綠化地帶」，本人極為欣賞及支持，謝謝！

吳穎謙

吳穎謙

通訊處：



致城規會

將軍澳分區計劃大綱
草圖編號 S/TKO/25
申述編號：R797

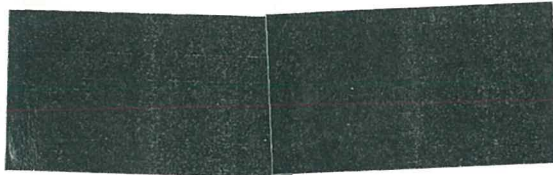
01/08/2018

對於城規會決定聽取市民的申述，決定把修訂項目 A 的用地由「住宅(甲類)」回復為「綠化地帶」，我表示支持。

吳穎湘

吳穎湘

通訊處：



致城規會

將軍澳分區計劃大綱
草圖編號 S/TKO/25
申述編號：R798

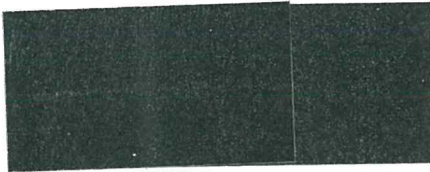
01/08/2018

知道城規會經商議後把修訂項目 A 的用地由「住宅(甲類)1」回復為「綠化地帶」，本人十分高興及支持。

吳興

吳興

通訊處：



寄件者: [REDACTED]
寄件日期: 27日07月2018年星期五 23:52
收件者: tpbpd@pland.gov.hk
主旨: 反對將軍澳魷魚灣土地改變用途

本人反對將軍澳魷魚灣綠化地改變用途。


1)該地段擁有大片樹木，是寶林社區一寶貴綠化地帶，改變用途興建房屋，需要砍伐大片樹木，嚴重破壞自然生態。

2)該地段的設計沒有足夠通道，如興建房屋需增設道路，而新屋苑居民需要路經其他屋的私人道路對部分屋苑會引起困擾。

3)如該地段據政府公布，會在該地段興建 5 幢大廈，該地段貼附近大部屋苑，嚴重影響整個社區的空氣流通。

4)但整個將軍澳區的人口將達 50 萬，現狀的交通工具，主要依靠地鐵作為主要交通工具，現時地鐵運輸已達到不勝附荷，未有其他解決交通問題下，政府應該停止繼續在將軍澳興建房屋。

傳送自 Android 上的 Yahoo Mail

寄件者: Daniel Wong <>
寄件日期: 31日07月2018年星期二 23:47
收件者: tpbpd@pland.gov.hk
主旨: 不應改劃綠化地帶 反對S/TKO/25改劃

本人 黃駿 反對政府將將軍澳綠化地帶改劃作樓宇，原因:

1. 政府低估綠化地帶的生態價值，理應重新進行評估。
2. 綠化地帶有阻止城市過分擴張的重要規劃角色，政府不應帶頭反其道而行。
3. 將軍澳的人口將會過多，對社區、交通做成超負荷。
4. 今次改劃更迫使「小夏威夷徑」改道及破壞自然景觀。
5. 政府大肆開發卻未有同時控制人口增長，只是迫使社會面對無窮無盡的開發壓力，絕非可持續發展！

Thanks,
黃駿

傳送自 Android 上的 Yahoo Mail

**List of Further Representers in respect of
the Proposed Amendment to Draft Tseung Kwan O Outline Zoning Plan No. S/TKO/25**

TPB/R/S/TKO/25 -	Further Representer
F1	坑口鄉事委員會主席成漢強
F2	吳裕匡
F3	姓名不詳 Name Illegible
F4	陳培根
F5	吳志明
F6	陳家俊
F7	陳錦雄
F8	吳天送
F9	吳裕匡
F10	陳吉祥
F11	陳活如
F12	吳顯光
F13	吳世榮
F14	陳棟材
F15	吳醒民
F16	吳志彤
F17	吳子聰
F18	陳錦軒
F19	陳玉財
F20	吳錫輝
F21	陳德財
F22	陳
F23	陳浩弘
F24	吳志超
F25	姓名不詳 Name Illegible
F26	吳來勝
F27	吳
F28	吳
F29	Central & Western Concern Group
F30	正澳
F31	譚先生
F32	Martin Brinkley
F33	Ivan Chan
F34	Peony Chan
F35	Celia Liu
F36	Ka Shing Chung
F37	Bruce Cheung

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TPB/R/S/TKO/25 -	Further Representer
F38	Fabian Pedrazzini
F39	Janice Leung
F40	Kam Fun Esther Kwok
F41	仇志澄
F42	Paul Etherington
F43	Stanley Jones
F44	Amy Somerville
F45	Lawrence Wong
F46	M Chan
F47	Carter Cheung
F48	Karina Turnbull
F49	Mike Weeks
F50	Jessica Bennett
F51	E D
F52	Marie Lam
F53	Lee Pik Wan
F54	Kalo Lau
F55	Annie Chung
F56	Didi Lam
F57	Alex Wong
F58	Kwok Wei Yeung
F59	Joey Ho
F60	Yvonne Lui
F61	Chun Yu Lau
F62	朱瑞英
F63	Choi Han Cheung
F64	So So
F65	Eric Kwok Kwok
F66	Chow Chow
F67	Kitty Chan
F68	Kelvin Ngiam
F69	Yuk Ki Tang
F70	余潔翠
F71	Jin Kai Cheung
F72	Ada Hung
F73	Stephan Ortmann
F74	Ken Cheng
F75	Tommy Lo

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the Proposed Amendment to Draft Tseung Kwan O Outline Zoning Plan No. S/TKO/25**

TPB/R/S/TKO/25 -	Further Representer
F76	Yvonne Li
F77	Kan Yu Lui
F78	Eddie Tse
F79	Sean Barry
F80	Vincent Lau
F81	Maria Tsui
F82	Suet Fei Chan
F83	Frankie Ho
F84	Man Yee Wong
F85	Linda Siu
F86	Ar Hon
F87	Siu Fung Tong
F88	Ringo Chui
F89	Percy Tam
F90	Chi Yan Yuen
F91	Chris Yeung
F92	沒有提供姓名 No Name Provided
F93	Snow Hu
F94	Danny Lee
F95	Lisa Ng
F96	Mary Tam
F97	Karrie Lui
F98	Tin Yan Hui
F99	Tsz Man Wong
F100	Doris Tai
F101	Soey So
F102	卢涛
F103	Alan Yu
F104	S T Wong
F105	沒有提供姓名 No Name Provided
F106	Kai Yin Ying
F107	Iby Chan
F108	Kelly Huang
F109	Karrie Ng
F110	Wai Yi Fung
F111	Yin Ho Ng
F112	Louisa Lee
F113	屠凌珠

**List of Further Representers in respect of
the Proposed Amendment to Draft Tseung Kwan O Outline Zoning Plan No. S/TKO/25**

TPB/R/S/TKO/25 -	Further Representer
F114	Tsz Kui Wan
F115	Stan Rogers
F116	Tony Tang
F117	Ada Wong
F118	Windy Chan
F119	Tommy Lee
F120	Andrew Tang
F121	Kin Kan Yu
F122	George Ma
F123	Ka Ki Tsang
F124	Patrik Tong
F125	Fiona Li
F126	Connie Li
F127	Ka Man Lau
F128	Gary Pun
F129	Donald Lau
F130	沒有提供姓名 No Name Provided
F131	Godfrey Cheung
F132	Tsz Cheong Joe Ting
F133	Alex Fung
F134	Ian Lee
F135	Lok Yan Lee
F136	A Yick
F137	Lai Tung Cheng
F138	Ka Lam Leung
F139	林安琪
F140	Angel Woo
F141	Tommy Yan
F142	Rosana Ng
F143	Caan Chui
F144	Shui Hing Tsang
F145	Kelly Yeung
F146	Ma Hon Wa
F147	Yu Hung Wong
F148	林啟澤
F149	Cyril Chan
F150	Kwok On Lai
F151	Linda Ty-Law

**List of Further Representatives in respect of
the Proposed Amendment to Draft Tseung Kwan O Outline Zoning Plan No. S/TKO/25**

TPB/R/S/TKO/25 -	Further Representative
F152	Tze Chung Chan
F153	R T
F154	Winnie Ching
F155	Mei Ling Lam
F156	Khaki Wong
F157	Charles Fong
F158	Ronald Tong
F159	黃靜儀
F160	David Chan
F161	Billy Lam
F162	Ricky Yeung
F163	April Fan
F164	Verona Ho
F165	Ka Po Ho
F166	Mun Yee Lau
F167	Jennifer Yip
F168	Nana Lui
F169	Grace Lai
F170	Wai Lin Leung
F171	沒有提供姓名 No Name Provided
F172	Amy Ho
F173	Christine Chiu
F174	Amy Tse
F175	Joanne Choi
F176	Samantha Lee
F177	Alvin So
F178	Ching Leung
F179	Leung Cindy
F180	Suk Wa Fan
F181	Yuk Yee Sit
F182	Cindy Lam
F183	Siu Kam Wong
F184	Rita Lam
F185	Gladys Chan
F186	Josephine Hui
F187	Y T Lam
F188	Dorothy Chan
F189	Uki Lau

**List of Further Representers in respect of
the Proposed Amendment to Draft Tseung Kwan O Outline Zoning Plan No. S/TKO/25**

TPB/R/S/TKO/25 -	Further Representer
F190	Vincci Luk
F191	Chui Ting Wu
F192	Wai Leong Wong
F193	Janet Chik
F194	Gien Hui
F195	Sam Ho
F196	Jerry Ngai
F197	M Chow
F198	Keith Chan
F199	Agnes Chan
F200	May Ng
F201	Ching Tung Lui
F202	Wing Man Leung
F203	Mei Chu Kei
F204	Yoyo Ho
F205	Wilson Lee
F206	William Chow
F207	Bing Chung Au
F208	Karl Liu
F209	Stephen Lam
F210	Christine Lau
F211	Carol Chan
F212	布玲
F213	Johnny Ng
F214	Yin Wai Kwok
F215	Chi Leung
F216	Wai Bing Leung
F217	Vinery Yan
F218	Kit Yee Ho
F219	Emily Lung
F220	Yingho Ma
F221	Vera Lui
F222	Rudi Yu
F223	Kong Kwok Keung
F224	Leung Wing
F225	Lai Ka Kei
F226	Lian Hee Wee
F227	Tommy Lee

**List of Further Representers in respect of
the Proposed Amendment to Draft Tseung Kwan O Outline Zoning Plan No. S/TKO/25**

TPB/R/S/TKO/25 -	Further Representer
F228	Andrew Yuen
F229	Ka Man Cheung
F230	Willy Siu
F231	James Chung
F232	Chris Fung
F233	Vivian Mok
F234	Wong Yin Wun
F235	Wong Chi Chung
F236	Ha Chi Yeung
F237	CK Lo
F238	Jialing Hu
F239	Ha Yung Ip
F240	Wong Annkie
F241	Vicky Yip
F242	Hugh Chiverton
F243	Sven Boekhorst
F244	Megha Chaddah
F245	Andy Kinghorn
F246	Stephanie Lam
F247	Candy Candy
F248	Mawgan Batt
F249	Queenie Man
F250	Tom Hill
F251	Linda Tan
F252	Kristina Ting
F253	Ophelie Cario
F254	Michelle Lau
F255	James Ross
F256	Sandra Tang
F257	James Jackson
F258	Ka Lam Chu
F259	Noreen Mir
F260	Kirstin Koh
F261	Heidi Kwan
F262	Man Yee Cheng
F263	Thierry Chow
F264	Wai Kwan Ko
F265	Freddy Gbaguidi

**List of Further Representers in respect of
the Proposed Amendment to Draft Tseung Kwan O Outline Zoning Plan No. S/TKO/25**

TPB/R/S/TKO/25 -	Further Representer
F266	Marie Claude Taylor
F267	Joanna Syson
F268	Alyson Hau
F269	Soki Furuya
F270	Delian Gaskell
F271	John Wright
F272	Karina O'Carroll
F273	Susan Bamber
F274	Patricia Beveridge
F275	Cheryl Gilbert
F276	Kwan June
F277	Natasha Pedersen
F278	Marie Wilkinson
F279	Carol Biddell
F280	Jess Choi
F281	Josie Gray
F282	Aileen Rush
F283	Jeremy Austin
F284	Siu Keung Tsang
F285	Fredson Bowers
F286	James Zidek
F287	JP Noel
F288	Jonathan Smith
F289	J Luk
F290	Agnes Cheng
F291	Raymond Chan
F292	Wai Chan
F293	Danielle Turnbull
F294	Pui Lung Chan
F295	Blandine Devlin
F296	Tom Willemse
F297	Vivien Ringuede
F298	Joanna Mak
F299	Ed Cheng
F300	Gi Lau
F301	Priscilla van Rooyen
F302	H Blunt
F303	Fiona Mowbray

**List of Further Representers in respect of
the Proposed Amendment to Draft Tseung Kwan O Outline Zoning Plan No. S/TKO/25**

TPB/R/S/TKO/25 -	Further Representer
F304	John Moore
F305	Genevieve Moore
F306	Evelyn Moore
F307	Melanie Moore
F308	Lee Wai Kuen
F309	Clara Tam
F310	Kelly Chan
F311	Leo Mak
F312	Ruby Wong
F313	Maggie Ho
F314	Ambrose Poon
F315	Lesley Lee
F316	Ng Fung Yee
F317	Paul Yan
F318	Tommy Ng
F319	Lin Tak Kiu
F320	Joanne Chan
F321	Alex Lam
F322	Joshua Nan
F323	David Fu
F324	Gloria Lam
F325	Mary Mulvihill
F326	Rita Wong
F327	陳吉祥
F328	吳樹發
F329	吳錫榮
F330	吳穎芝
F331	陳培根
F332	葉慧兒
F333	陳三民
F334	將軍澳村原居民代表陳吉祥 及 居民代表陳培根
F335	吳穎謙
F336	吳穎湘
F337	吳興
F338	Charlotte Chan
F339	Tony Nip
F340	新民主同盟馮君安
F341	Leung Chun Bong

**List of Further Representers in respect of
the Proposed Amendment to Draft Tseung Kwan O Outline Zoning Plan No. S/TKO/25**

TPB/R/S/TKO/25 -	Further Representer
F342	Leung Wai Lin
F343	Fan Hoi Yan
F344	Fan Kam Hung
F345	Leung Lin Ying
F346	Fan Hoi Ting
F347	Chow Ying Ying
F348	Chow Sing Chi
F349	Toby Lam
F350	May Chan
F351	Josephine Ho
F352	Billy Chuang
F353	Howard Ko
F354	Erica Lui
F355	Irene Li
F356	Sanio Chung
F357	Donna Tang
F358	Ma
F359	Iris Fong
F360	Catherine Chan
F361	Hong
F362	Sadie Lo
F363	Yung Pik Yuk
F364	Jade Tsui
F365	Hou Tak Luk
F366	Ting Tsz Cheong Joe
F367	Flora Fan
F368	Ho Mei Fan
F369	Cheung Yat Chuen
F370	Chak Yuen Chi
F371	Chak Wan Chi
F372	Venus Mo
F373	Jinny Wa
F374	Mok Ho Kwong
F375	Ng Ching Yan
F376	Georgette Koo
F377	Harris Cheung
F378	Eric Leung
F379	Durren Lam

**List of Further Representers in respect of
the Proposed Amendment to Draft Tseung Kwan O Outline Zoning Plan No. S/TKO/25**

TPB/R/S/TKO/25 -	Further Representer
F380	Wong Man Yee
F381	Chan Kai Lam
F382	Chow Yan Mui
F383	Sandy Chan
F384	Kwok
F385	Zoe Leung
F386	Lillie Lam
F387	Yeung Wan Chi
F388	Cheng Kit Sum
F389	Tsun Wan Yan
F390	Lai Pui I
F391	Leung Lui Ying
F392	Leung Chun Bong
F393	Ho Kit Yee
F394	Hunry Ng
F395	沒有提供姓名 No Name Provided
F396	黃駿

Summary of Further Representations made on
the Proposed Amendment to the Draft Tseung Kwan O Outline Zoning Plan No. S/TKO/25

Further Representation No. TPB/R/S/TKO/25-	Subject of Further Representations	Planning Department's Views
F1	<p><u>Support the proposed amendment</u></p> <p>Major Grounds:</p> <p>(a) The proposed amendment can conserve the original landscape and tranquil environment of Tseung Kwan O (TKO) Village, and prevent from affecting the graves and fung shui around TKO Village.</p> <p>(b) The integrity of country park environment and the enjoyment of the popular Little Hawaii Trail can be maintained.</p>	Noted
F2 to F28	<p><u>Support the proposed amendment</u></p> <p>Major Ground:</p> <p>(a) The proposed amendment can conserve the historic and tourist site in its original condition.</p>	Noted
F29	<p><u>Support the proposed amendment</u></p> <p>Major Grounds:</p> <p>(a) The existing green environment including the Little Hawaii Trail should be retained for community use.</p> <p>(b) The isolated location of the Item A site requires intensive infrastructure, including a new access road for development.</p>	Noted
F30	<p><u>Support the proposed amendment</u></p> <p>Major Grounds:</p> <p>(a) “Green Belt” (“GB”) is important to TKO given its high development intensity. Reducing “GB” would cause negative impacts to citizens’ health.</p> <p>(b) Little Hawaii Trail is an important hiking trail for the residents of TKO and has high ecological and aesthetic values. Its ecological value cannot be maintained by compensated vegetation. It is also a suitable site for ecological guided tours.</p> <p>(c) TKO’s transport infrastructure cannot support more population. TKO Tunnel is already overloaded, and the Item A site cannot be benefited by the future TKO-LT Tunnel due to its location.</p> <p>(d) The Government should first resume land with private recreational leases such as golf courses, which will be a more effective way for development than piecemeal approach.</p>	Noted

Further Representation No. TPB/R/S/TKO/25-	Subject of Further Representations	Planning Department's Views
F31	<p><u>Support the proposed amendment</u></p> <p>Major Grounds:</p> <p>(a) Little Hawaii Trail is a popular hiking trail for enjoyment of the natural environment by all Hong Kong citizens.</p> <p>(b) The major roads to and from TKO are already congested in peak hours and cannot support more population intake.</p>	Noted
F32	<p><u>Support the proposed amendment</u></p> <p>Major Ground:</p> <p>(a) High density development amidst a heavily vegetated area will potentially increase the risk of natural hazard and cause negative impact to climate change.</p>	Noted
F33 to F307, F386, F389	<p><u>Support the proposed amendment</u></p> <p>Major Grounds:</p> <p>(a) Development in the heavily vegetated area would destroy the natural environment and affect many habitats. It should not be developed especially when other land resources such as brownfield site and unused military land are not fully utilized; rezoning of "GB" site is a wrong direction to address housing problem.</p> <p>(b) Little Hawaii Trail is a popular hiking trail for enjoyment of the natural environment. (F42 to F55, F218 to F303, F386 only) There are stone monuments which worth conservation. (F40 only)</p> <p>(c) The proposed amendment brings positive impact to air quality and visual interest in the area, which are beneficial to all Hong Kong citizens. (F386, F389 only)</p> <p>(d) TKO's transport infrastructure and community facilities cannot support more population. TKO Tunnel is already overloaded and the future TKO-LT cannot support the growth of population. (F36, F37, F39 only)</p> <p>(e) The planning intention of "GB" zoning should be maintained. (F41 only) Development in "GB" zoning violates the Hong Kong Planning Standards and Guidelines. (F46 only)</p> <p>(f) Reclamation is a better option than developing the vegetated area. (F47 only)</p> <p><u>Other views not related to the proposed amendment</u></p> <p>(a) The immigration policy of One-way Permit Scheme should be canceled such that educational, medical, welfare, and housing problems can be resolved. "GB" site and golf course will no longer be required for development. (F51 only)</p> <p>(b) Oppose development near Hang Hau and Ying Yip Road. (F55 only)</p>	Noted

Further Representation No. TPB/R/S/TKO/25-	Subject of Further Representations	Planning Department's Views
F308	<p><u>Support the proposed amendment</u></p> <p>Major Ground: (a) The Item A site is a valuable ecological and heritage site which should be conserved.</p>	Noted
F338	<p><u>Support the proposed amendment</u></p> <p>Major Ground: (a) Item A site is secondary woodland with protected species. Residential development is incompatible with the surrounding natural environment and would result in irreversible impacts on environment and ecology.</p> <p><u>Other views not related to the proposed amendment</u> (a) Oppose rezoning to “R(A)7” at sites northwest of Ying Yip Road, west of Yau Yue Wan Village, and east of Hong Kong Movie City.</p>	Noted
F339	<p><u>Support the proposed amendment</u></p> <p><u>Other views not related to the proposed amendment</u> (a) Oppose rezoning of other “GB” sites northwest of Ying Yip Road, south of Chiu Shun Road, west of Yau Yue Wan Village, and east of Hong Kong Movie City.</p>	Noted
F340 to F348	<p><u>Support the proposed amendment</u></p> <p>Major Ground: (a) Brownfield sites should be developed first. (F340 only)</p> <p><u>Other views not related to the proposed amendment</u> (a) Oppose rezoning of other “GB” sites northwest of Ying Yip Road, south of Chiu Shun Road, west of Yau Yue Wan Village, and east of Hong Kong Movie City. (b) Housing demand should be addressed through urban renewal. (F343 to F348 only)</p>	Noted
F349 to F385, F387 to F388, F390 to F394	<p><u>Support the proposed amendment</u></p> <p>Major Grounds: (a) The proposed amendment brings positive impact to air quality and visual interest in the area, which are beneficial to all Hong Kong citizens. (b) Land resources such as brownfield site, short term tenancies land, and unallocated land should be better utilized.</p>	Noted