

**SCHEDULE OF AMENDMENTS TO
THE APPROVED TUNG CHUNG TOWN CENTRE AREA
OUTLINE ZONING PLAN NO. S/I-TCTC/22
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A1 – Rezoning of a site currently occupied by the Tung Chung Traction Substation from “Other Specified Uses” annotated “Traction Substation cum Portal” (“OU (Traction Substation cum Portal)”) to “Residential (Group A)8” (“R(A)8”) with stipulation of building height restriction.
- Item A2 – Rezoning of two strips of land adjacent to the Tung Chung Traction Substation from “Government, Institution or Community” (“G/IC”) to “R(A)8” with stipulation of building height restriction.
- Item A3 – Rezoning of two pieces of land abutting Man Tung Road and adjacent to Mass Transit Railway Tung Chung Line from areas shown as ‘Road’ to “R(A)8” with stipulation of building height restriction.
- Item B – Rezoning of a strip of land along Man Tung Road from “OU (Traction Substation cum Portal)” to an area shown as ‘Road’.

II. Amendments to the Notes of the Plan

- (a) Revision to the Notes for the “R(A)” zone to incorporate ‘Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances (on land designated “R(A)8” only)’ use in Column 1 and revise ‘Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances’ to ‘Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances (except on land designated “R(A)8” only)’ use in Column 2.
- (b) Revision to the Remarks of the Notes for the “R(A)” zone to incorporate development restrictions for the “R(A)8” sub-area.
- (c) Deletion of the Notes for “OU (Traction Substation cum Portal)” zone.
- (d) Deletion of ‘Market’ from Column 2 of the Notes for the “Residential (Group B)” and “Village Type Development” zones, revision of ‘Shop and Services’ to ‘Shop and Services (not elsewhere specified)’ in Column 2 of the Notes for the “R(A)” zone, and incorporation of ‘Residential Institution’ use in Column 2 of the Notes of “G/IC” zone.

**List of Representer in respect of
Draft Tung Chung Town Centre Area Outline Zoning Plan (OZP)
No. S/I-TCTC/23**

Representation No. TPB/R/S/I-TCTC/23-	Name of Representer
R1	梁美珊
R2	Kong Ho Ting
R3	Chan Kar Ming
R4	Siu Mei Ling Wesley
R5	周肇聰
R6	Chow Lee Sang
R7	Chow Wai Kwan
R8	Chow Wai Sze
R9	Tang Kwok Cheong
R10	Tai Mei Po
R11	Lee Pui Chung
R12	Wat Yiu Man Kermit
R13	Kanchhal Sunil Kumar
R14	Lee Chi Kai
R15	錢紀芸
R16	Ng Kong To David
R17	Liu Wai Hung
R18	Kwok Chun Ting
R19	Lam Oi Chu
R20	Wong Pui Man
R21	Tang Chi Hin
R22	Fong Muen Hoo
R23	Li Hon Pong Gower
R24	Leung Sze Man
R25	Chan Ching Yi
R26	Yu Kit Ling
R27	Lau Wai Hei Calvin
R28	Lam Wing Lun
R29	陳国强
R30	Cheung Chi Yung Anthony
R31	Lau Yin Shan Felicity

Representation No. TPB/R/S/I-TCTC/23-	Name of Representer
R32	Chan Wai Man Bally
R33	Chui Siu Ping
R34	Lau Hing Cheung
R35	Ng Sin Ting
R36	黃溢禧
R37	黃裕森
R38	黃栢永
R39	Li Yu I
R40	Ho Yuen Wah
R41	Lam In In
R42	Chan Yuet Ngo
R43	Lee Yuen Ha
R44	Hung Lo Chung Johnny
R45	張國暉
R46	Wong Yu Ki Alex
R47	Chan Edwin
R48	Cheung Lin
R49	黎偉堅
R50	Lau Chun Pan
R51	Wong Yuk Kwan
R52	Lam Po Ching Billy
R53	Mary Mulvihill
R54	Tsang Kei Man
R55	Tsang Tak Kwan
R56	Lui Sze On
R57	Wu Ming
R58	Lam Cheuk Ho
R59	Li Kin Lung
R60	Li Hiu Nam
R61	Lui Chi Ping
R62	Ma Suk Fan
R63	Lam Siu Fung
R64	Shek Wing Lam
R65	Lee Tik Pun Ben
R66	Chan Shui Kwan

Representation No. TPB/R/S/I-TCTC/23-	Name of Representer
R67	Wong Man Hoi Henry
R68	Wong Henry
R69	Fu Yuen Ting Rebecca
R70	Lee Chai Lio

**List of Commenters in respect of
Draft Tung Chung Town Centre Area Outline Zoning Plan (OZP)
No. S/I-TCTC/23**

Commenter No. TPB/R/S/I-TCTC/23-	Name of Commenters
C1	MTR Corporation Limited
C2	Ho Wing Hang
C3	李嘉豪
C4	Li Chiu Ming
C5	Leung Chun Wing
C6	Ho Ho Yin
C7	Mary Mulvihill
C8	Wat Yiu Man Kermit
C9	Au Hok Kwan

**Summary of Representations
in respect of the Draft Tung Chung Town Centre Area Outline Zoning Plan (OZP) No. S/I-TCTC/23**

Representation No. (TPB/R/S/I-TCTC/23-)	Representer	Subject of Representation	Representer's Proposal
R1 to R26	For the names of representers, please see Annex II	<ul style="list-style-type: none"> • Oppose all Amendment Items. <p><u>Grounds of representation:</u></p> <ul style="list-style-type: none"> • The proposed residential development would result in adverse traffic impact and overload the existing public transport and railway services, especially when there are a number of recently completed and planned residential/commercial developments in Tung Chung and the new Tung Chung East station would only be commissioned after the completion of the proposed development. • The existing provision of GIC facilities is insufficient to support the increasing population in Tung Chung. • The proposed residential development would result in 'wall effect' and adverse air ventilation, visual and environmental impacts to the area, causing deterioration of living 	Nil

Representation No. (TPB/R/S/I-TCTC/23-)	Representer	Subject of Representation	Representer's Proposal
		<p>environment.</p> <ul style="list-style-type: none"> • The proposed residential development would increase the development intensity of the area and affect the view, natural sunlight and privacy of the existing residential developments nearby i.e. Caribbean Coast. • There is insufficient information in the technical reports to demonstrate there is no adverse impact to the area. There is also no visual impact assessments conducted for Tung Chung North Park. • The proposed residential development would be affected by the potential hazard and noise issue arisen from petrol-cum liquefied petroleum gas filling stations nearby. • The need of the proposed residential development is questionable as there will be abundant land supply in Tung Chung and Tung Chung Extension Area nearby. The site should be reserved after the completion of Tung Chung 	

Representation No. (TPB/R/S/I-TCTC/23-)	Representer	Subject of Representation	Representer's Proposal
		<p>Extension to avoid overprovision.</p> <ul style="list-style-type: none"> The site should be used for the development of community facilities, e.g. school and clinic. 	
R27 to R69	For the names of representers, please see Annex II	<ul style="list-style-type: none"> Oppose Amendment Items A1, A2 and A3. <p><u>Grounds of representation:</u></p> <ul style="list-style-type: none"> The existing public transport services in the area have been fully utilized and are insufficient to support the proposed development. The existing provision of GIC facilities is insufficient to support the increasing population in Tung Chung. The proposed residential development would result in 'wall effect' and adverse impacts on air ventilation, visual and quantitative risk aspects to the area. The proposed residential development would increase the 	Nil

Representation No. (TPB/R/S/I-TCTC/23-)	Representer	Subject of Representation	Representer's Proposal
R70	Lee Chai Lio	<p>development intensity of the area and affect the view, natural sunlight and privacy of the existing residential developments nearby, i.e. Caribbean Coast.</p> <ul style="list-style-type: none"> The need of the proposed residential development is questionable as there will be abundant land supply in Tung Chung and Tung Chung Extension Area nearby. The site is elongated and small in size which is not suitable for residential development. 	Nil
		<ul style="list-style-type: none"> Oppose Amendment Item A1. <p><u>Grounds of representation:</u></p> <ul style="list-style-type: none"> The proposed residential development would overload the traffic capacity of Man Tung Road and Ying Hei Road and create nuisance to the nearby residents. The need of the proposed residential development is questionable as there will be abundant land supply in Tung Chung and Tung Chung Extension Area nearby. 	

Representation No. (TPB/R/S/I-TCTC/23-)	Representer	Subject of Representation	Representer's Proposal
		<ul style="list-style-type: none"> The site is elongated and small in size and situated in the proximity of traction substation and petrol-cum liquefied petroleum gas filling stations which is not suitable for residential development. 	

Summary of Comments
in respect of the Draft Tung Chung Town Centre Area Outline Zoning Plan (OZP) No. S/I-TCTC/23

Committer No. TPB/R/S/I-TCTC/23-	Committer	Related Representation(s)	Gist of Comments
C1	MTR Corporation Limited	R1 to R70	<ul style="list-style-type: none"> • Response to representations R1 to R70. • The proposed residential development is an initiative in response to the Policy Address to explore the development potential along railways with the objective to increase house supply. • A series of technical assessments confirms that no significant adverse impact will result from the proposed development from air ventilation, environmental, traffic, sewerage, drainage, geotechnical, quantitative risk, landscape and visual aspects. Given the scale of the proposed development, it is unlikely to cause an adverse impact on existing roads, infrastructure, railway network and GIC facilities.
C2	Ho Wing Hang	Nil	<ul style="list-style-type: none"> • Support the proposed residential development for increasing housing supply.

Committer No. TPB/R/S/I-TCTC/23-	Committer	Related Representation(s)	Gist of Comments
C3	李嘉豪	R15, R45 and R70	<ul style="list-style-type: none"> • Support representations R15, R45 and R70. • The proposed residential development would increase the development intensity of the area and affect the view, natural sunlight and privacy of the existing residential developments nearby i.e. Caribbean Coast. • The proposed residential development atop railway facilities would result in potential threat to railway operation and health of the residents. • The existing public transport services in the area have been fully utilized and are insufficient to support the proposed development, especially when the new Tung Chung East and Tung Chung West stations would only be commissioned in 2029. • The existing provision of GIC facilities is insufficient to support the increasing population in Tung Chung.

Commenter No. TPB/R/S/I-TCTC/23-	Commenter	Related Representation(s)	Gist of Comments
C4	Li Chiu Ming	R1 to R4 and R18	<ul style="list-style-type: none"> • Supports the representations R1 to R4 and R18. • Shares the concern that the proposed development would cause adverse traffic impact.
C5 to C6	For the names of commenters, please see Annex III	R1	<ul style="list-style-type: none"> • Shares the view of the representation R1 on objecting to the proposed amendments.