

# TOWN PLANNING BOARD

TPB Paper No. 10686  
For Consideration by the  
Town Planning Board on 30.10.2020

DRAFT TUNG CHUNG TOWN CENTRE AREA  
OUTLINE ZONING PLAN NO. S/I-TCTC/23  
INFORMATION NOTE AND HEARING ARRANGEMENT FOR  
CONSIDERATION OF REPRESENTATIONS AND COMMENTS

**DRAFT TUNG CHUNG TOWN CENTRE AREA OUTLINE ZONING PLAN  
NO. S/I-TCTC/23**

**INFORMATION NOTE AND HEARING ARRANGEMENT FOR  
CONSIDERATION OF REPRESENTATIONS AND COMMENTS**

**1. Introduction**

- 1.1 On 19.6.2020, the draft Tung Chung Town Centre Area Outline Zoning Plan No. S/I-TCTC/23 (the Plan) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The amendments mainly involve the rezoning of a site currently occupied by the Mass Transit Railway (MTR) 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 (Amendment Item A1); 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 (Amendment Item A2); two pieces of land abutting Man Tung Road and adjacent to MTR Tung Chung Line from areas shown as ‘Road’ to “R(A)8” with stipulation of building height restriction (Amendment Item A3); and a strip of land along Man Tung Road from “OU (Traction Substation cum Portal)” to an area shown as ‘Road’ (Amendment Item B). The Remarks of the Notes for the “R(A)8” zone are also revised to incorporate development restriction of the “R(A)8” zone. Opportunity is also taken to amend the Notes and Explanatory Statement of the OZP to incorporate the latest revisions of the Master Schedule of Notes to the Statutory Plan and to update the general information of various land use zonings, where appropriate. The Schedule of Amendments setting out the amendments incorporated into the OZP is at **Annex 1** and the locations of the amendment items are shown on **Plan P-1**.
- 1.2 During the two-month plan exhibition period of the draft OZP, a total of 72 representations were received after discounting 5 duplicated representations. Amongst them, 70 representations were made in accordance with the revised requirement set out in the Town Planning Board Guidelines No. 29B (TPB

PG-No. 29B)<sup>1</sup>. The remaining 2 submissions were made with identity information missing which should be considered as invalid pursuant to sections 6(2)(b) and 6(3)(b) of the Ordinance.

- 1.3 On 4.9.2020, the 70 valid representations were published for public comments and, in the first three weeks of the publication period, nine comments were received.
- 1.4 The lists of valid representers and commenters and the summaries of the representations and comments are shown at **Annexes II, III, IV and V** respectively for Members' reference. The locations of the representation sites are shown on **Plan P-2**.

## **2. The Representations and Comments**

- 2.1 All the 70 valid representations are submitted by individuals (**R1 to R70**) and object to Amendment Item A1, and/or A2 and A3, with 26 of them also (**R1 to R26**) objecting to Amendment Item B.
- 2.2 Major grounds of adverse representations include (i) adverse traffic impact and overloading of the public transport and railway services; (ii) insufficient provision of GIC facilities to support the increasing population in Tung Chung; (iii) adverse air ventilation, visual and environmental impacts to the area; (iv) adverse impacts on the view, natural sunlight and privacy to the nearby residential development (i.e. Caribbean Coast); and (v) the elongated and small site not suitable for residential development given the abundant land supply in Tung Chung Extension Area nearby and its proximity to the petrol-cum-liquefied petroleum gas filling stations and existing railway facilities.
- 2.3 The 9 valid comments were submitted by MTR Corporation Limited (**C1**), a member of Islands District Council (**C3**) and 7 individuals. Of them, two commenters (**C7** and **C8**) are also representers themselves. **C1** provides response to all representations that the proposed residential development is an initiative in response to the Policy Address to increase housing supply and the relevant technical assessments confirm that no significant adverse impact will be resulted. **C2** supports the proposed residential development for increasing housing supply.

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<sup>1</sup> According to TPG PG-No. 29B on Submission and Publication of Representations, Comments on Representations and Further Representations under the Town Planning Ordinance, which has taken effect since 1.1.2019, representers/commenters/further representers and their authorized agents are required to provide their full name as shown on the HKID card/passport and their HKID card/passport number (only the first four alphanumeric characters are required) in the submission. For submission with no full name, incomplete and/or illegible names or no HKID card/passport number, the representation/comment/further representation concerned may be treated as not having been made.

**C3** to **C9** generally shares the concerns on adverse impacts on traffic, air ventilation, visual and quantitative risk aspects and inadequate provision of GIC facilities, of which **C3** supports **R15**, **R45** and **R70** and **C4** supports **R1** to **R4** and **R18**.

### **3. Arrangement for consideration of representations and comments**

- 3.1 Under section 2A of the Ordinance, the Board is empowered to appoint a Representation Hearing Committee (RHC) from among its members to consider representations and comments, propose amendments to the Plan to meet representations, consider further representations in respect of the proposed amendments, and consider whether to vary the proposed amendments upon considerations of any adverse further representations. Since the amendments incorporated in the Plan and the representations and comments received are of similar nature, it will be more efficient for the full Board to consider the representations and comments without resorting to the appointment of a RHC. The hearing could be accommodated in the Board's regular meeting and a separate hearing session may be arranged if necessary. The arrangement would not delay the completion of the representation consideration process.
- 3.2 Under section 6B(6) of the Ordinance, the Board may determine whether the representations and the related comments shall be considered at the same meeting and whether they shall be considered individually or collectively. In view of the similar nature of representations and comments, it is recommended to consider all representations and comments collectively in one group.
- 3.3 To ensure efficiency of the hearing, it is recommended to allot a maximum of 10 minutes presentation time to each representer/commenter in the representation hearing, subject to confirmation of the number of representatives and commenters attending the hearing and the aggregated presentation time required.
- 3.4 Consideration of the representations and comments by the full Board under section 6B is tentatively scheduled for January/February 2021.

### **4. Decision Sought**

- 4.1 The Board is invited to note pursuant to section 6(3)(b) of the Ordinance that the 2 representations with the required identity information missing, as mentioned in paragraph 1.2 above should be considered as invalid.
- 4.2 The Board is also invited to consider whether:

- (a) to appoint a RHC for the consideration of the representations and comments;  
and
- (b) the representations and comments should be considered in the manner as proposed in paragraph 3 above.

**5. Attachments**

<b>Annex I</b>	Schedule of Amendments to the Approved Tung Chung Town Centre Area Outline Zoning Plan (OZP) No. S/I-TCTC/22
<b>Annex II</b>	List of Representers
<b>Annex III</b>	List of Commenters
<b>Annex IV</b>	Summary of Representations
<b>Annex V</b>	Summary of Comments
<b>Plan P-1</b>	Location Plan of the Representation Sites
<b>Plan P-2</b>	Site Plan of the Representation Sites

**PLANNING DEPARTMENT  
OCTOBER 2020**