

圖例 NOTATION

ZONES		地帶
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
COMMERCIAL / RESIDENTIAL	CR	商業 / 住宅
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
RESIDENTIAL (GROUP B)	R(B)	住宅 (乙類)
RESIDENTIAL (GROUP C)	R(C)	住宅 (丙類)
RESIDENTIAL (GROUP E)	R(E)	住宅 (戊類)
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
RECREATION	REC	康樂
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶

COMMUNICATIONS		交通
RAILWAY AND STATION	[Symbol]	鐵路及車站
RAILWAY AND STATION (UNDERGROUND)	[Symbol]	鐵路及車站 (地下)
MAJOR ROAD AND JUNCTION	[Symbol]	主要道路及路口
ELEVATED ROAD	[Symbol]	高架道路

MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME	[Symbol]	規劃範圍界線
PLANNING AREA NUMBER	①	規劃區編號
BOUNDARY OF COUNTRY PARK	[Symbol]	郊野公園界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	[Symbol]	最高建築物高度 (在主要基準面上若干米)
PETROL FILLING STATION	P F S	加油站

土地用途及面積一覽表 SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMPREHENSIVE DEVELOPMENT AREA	38.72	2.25	綜合發展區
COMMERCIAL / RESIDENTIAL	20.07	1.17	商業 / 住宅
RESIDENTIAL (GROUP A)	152.68	8.88	住宅 (甲類)
RESIDENTIAL (GROUP B)	4.49	0.26	住宅 (乙類)
RESIDENTIAL (GROUP C)	0.86	0.04	住宅 (丙類)
RESIDENTIAL (GROUP E)	4.00	0.23	住宅 (戊類)
VILLAGE TYPE DEVELOPMENT	22.03	1.28	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	142.56	8.30	政府、機構或社區
OPEN SPACE	190.80	11.10	休憩用地
RECREATION	65.85	3.83	康樂
OTHER SPECIFIED USES	225.69	13.13	其他指定用途
GREEN BELT	752.93	43.81	綠化地帶
RAILWAY	4.54	0.26	鐵路
MAJOR ROAD ETC.	93.56	5.46	主要道路等
TOTAL PLANNING SCHEME AREA	1718.58	100.00	規劃範圍總面積

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

核准圖編號 S/TKO/26 的修訂
AMENDMENTS TO APPROVED PLAN No. S/TKO/26

AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE	按照城市規劃條例第5條展示的修訂
AMENDMENT ITEM A	[Symbol] 修訂項目A項
AMENDMENT ITEM B	[Symbol] 修訂項目B項

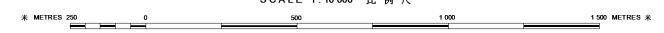
(參看附表)
(SEE ATTACHED SCHEDULE)

2020年6月19日 按照城市規劃條例第5條展示的核准圖編號 S/TKO/26 的修訂
AMENDMENTS TO APPROVED PLAN No. S/TKO/26 EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON 19 JUNE 2020

香港城市規劃委員會依據城市規劃條例擬備的將軍澳分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
TSEUNG KWAN O - OUTLINE ZONING PLAN

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

SCALE 1:10 000 比例尺



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

圖則編號 PLAN No. S/TKO/27

**SCHEDULE OF AMENDMENTS TO
THE APPROVED TSEUNG KWAN O OUTLINE ZONING PLAN NO. S/TKO/26
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A – Rezoning of a site at Chiu Shun Road from an area shown as ‘MTR Pak Shing Kok Ventilation Building’ and “Green Belt” (“GB”) to “Residential (Group A)8” (“R(A)8”) with stipulation of building height restriction.
- Item B – Rezoning of a strip of land along Chiu Shun Road from an area shown as ‘MTR Pak Shing Kok Ventilation Building’ to ‘Road’.

II. Amendment to the Notes of the Plan

- (a) Revision to the Notes for the “Residential (Group A)” (“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)’ in Column 1, and ‘Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances (except on land designated “R(A)8”)’ 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, and to add a remark clarifying the plot ratio calculation regarding railway facilities.
- (c) Deletion of ‘Market’ from Column 1 of the Notes for the “Commercial/Residential” and “Other Specified Uses” annotated “Commercial/Residential Development with Public Transport Interchange” zones, and from Column 2 of the Notes for the “Comprehensive Development Area”, “Residential (Group B)”, Schedule I of “Residential (Group E)” and “Village Type Development” zones.
- (d) Revision of ‘Shop and Services’ to ‘Shop and Services (not elsewhere specified)’ in Column 2 of the Notes for the “R(A)” and “Government, Institution or Community” zones.

Town Planning Board

19 June 2020

Agenda Item 5

[Open Meeting]

Proposed Amendments to the Approved Tseung Kwan O Outline Zoning Plan No. S/TKO/26
(RNTPC Paper No. 2/20)

20. The Secretary reported that the proposed amendments to the approved Tseung Kwan O Outline Zoning Plan (OZP) were to allow proposed residential development on a MTR Corporation Limited (MTRCL) site. The following Members had declared interests on the item:

Mr Peter K.T. Yuen - being a member of the Board of Governors of the Hong Kong Arts Centre which had collaborated with the MTRCL on a number of arts projects; and

Mr K.K. Cheung - his firm having current business dealings with MTRCL.

21. According to the procedure and practice adopted by the Town Planning Board (the Board), as the proposed residential development by MTRCL in relation to the rezoning site was the subject of amendments to the OZP proposed by the Planning Department (PlanD), the interests of the Members in relation to the proposed amendments would only need to be recorded and they could stay in the meeting.

Presentation and Question Sessions

22. With the aid of a PowerPoint presentation, Ms Kitty S.T. Lam, STP/SKIs, presented the proposed amendments as detailed in the Paper and covered the following main points:

Background

- (a) the proposed amendments were mainly to allow residential development atop the MTR Pak Shing Kok Ventilation Building (PSKVB), which was in line with the initiative to explore the development potential of railway stations and their related sites along existing and future rail lines, with the objective to increase housing supply as announced in the 2015 Policy Address;

Proposed Amendments

- (b) Amendment Item A: rezoning of a site (about 0.45 ha) currently occupied by the PSKVB and its adjoining government land on Chiu Shun Road from an area shown as ‘MTR Pak Shing Kok Ventilation Building’ and “Green Belt” (“GB”) to “Residential (Group A)8” (“R(A)8”) with a maximum plot ratio (PR) of 6 and a maximum building height (BH) of 130mPD;
- (c) Amendment Item B: rezoning of a strip of land (about 0.01 ha) along Chiu Shun Road from an area shown as ‘MTR Pak Shing Kok Ventilation

Building' to 'Road' to form part of the future footpath;

Technical Assessments

- (d) to ascertain the technical feasibility of the proposed residential development, various technical assessments had been conducted by MTRCL, which confirmed that the proposed development would not cause insurmountable problems on visual, air ventilation, traffic, environmental, landscape and other aspects with implementation of appropriate mitigation measures as identified in the technical assessments at Attachment VII of the Paper. Relevant government bureaux/departments had no objection to or no adverse comment on the proposed development;

GIC Facilities and Open Space

- (e) based on the Hong Kong Planning Standards and Guidelines (HKPSG) and the planned population, the planned provision for open space and government, institution and community (GIC) facilities in the area was generally sufficient except for elderly facilities and child care centres. As the site was occupied by the PSKVB and associated facilities, the provision of elderly facility and child care centre within the future development was not feasible as those facilities should not be located more than 24m above ground according to the relevant regulation;

Proposed Amendments to the Notes of the OZP

- (f) corresponding revisions to the Notes were made in respect of the "R(A)8" zone to specify the development restrictions and to incorporate the revised Master Schedule of Notes; and

Consultation

- (g) on 5.5.2019, the Sai Kung District Council (SKDC) was consulted on the proposed OZP amendments. The SKDC members mainly raised concerns

on matters including traffic and transport, air ventilation, provision of GIC and retail facilities, and comprehensive planning for Tseung Kwan O area. Some members opined that Tseung Kwan O Area 137 should be given priority for development. Some members also queried MTRCL's development right over the site. The SKDC passed a motion at the meeting objecting to the proposed residential development at the site.

Building Height

23. Noting the same maximum PR of 6 was proposed for a topside residential development at Tung Chung Traction Substation under Agenda Item 4, the Vice-chairman enquired why the proposed BH restriction was different for the two developments, with 130mPD in Tseung Kwan O and 185mPD in Tung Chung. In response, Ms Donna Y.P. Tam, DPO/SKIs, said that the site area in Tseung Kwan O (i.e. 0.45 ha) was much smaller than that in Tung Chung (i.e. 1.44 ha). According to the conceptual scheme submitted by MTRCL, for the Tung Chung site, three residential towers not exceeding 185mPD would be provided mainly on top of the existing traction substation. For the Tseung Kwan O case, having regard to the site constraints and local context, it was revealed that a maximum BH of 130mPD could accommodate the total GFA of the proposed development. In view that the planned public housing to its immediate northeast was also subject to a maximum BH of 130mPD, the proposed BH restriction of 130mPD for the Tseung Kwan O site was considered appropriate, which was compatible with the surrounding environment.

Environment

24. In response to the Vice-chairman's enquiry on the potential impacts on air quality, Ms Donna Y.P. Tam said that MTRCL had conducted an Environmental Assessment (EA) to assess the environmental impacts arising from the PSKVB in terms of the air quality and noise aspects. The PSKVB would allow air ventilation for the MTR tunnels, with no pollutant emissions. With the proposed mitigation measures such as the requirement of 5m exhaust air zone buffer distance from the ventilation openings of the PSKVB, no adverse air quality impact from the PSKVB on the proposed residential development were anticipated. As the proposed development was considered acceptable and feasible in compliance with the design standards, the Director of Environmental Protection and Director of Fire Services had

no objection to the rezoning proposal.

25. A Member enquired about the slopes surrounding the site. In response, Ms Donna Y.P. Tam said that the slopes were existing man-made slopes. As the existing site for PSKVB was relatively small, the sloping area was also included in the proposed residential development to support the podium structure of the proposed residential development.

Traffic and Transport

26. A Member asked about the vehicular access and the pedestrian network to the proposed development. With reference to some plans/drawings in the PowerPoint and Attachment Vb of the Paper, Ms Donna Y.P. Tam explained that the residential development and PSKVB would share the same ingress point on Chiu Shun Road. As the site was relatively small and largely occupied by the existing PSKVB, the proposed development would adopt the use of car lifting to different storeys for car parking. According to MTRCL's conceptual scheme, the proposed development would provide 45 car parking spaces, 10 motorcycle parking spaces, 2 loading/unloading spaces and 44 bicycle parking spaces. The Commissioner for Transport had no adverse comment as the provision was based on the upper end requirement of HKPSG. Ms Donna Y.P. Tam further said that apart from the existing pedestrian footbridge located to further east of the site, there would be a new at-grade pedestrian crossing to be constructed by the Civil Engineering and Development Department across Chiu Shun Road at its junction with Ngan O Road, which could be connected to Hang Hau MTR Station about 400m to the north from the site and the planned public housing site adjoining the site.

GIC Facilities

27. Noting that some GIC facilities could not be located more than 24m above ground, a Member enquired about the site context and with the advancement in building design, whether it would be feasible to accommodate such GIC facilities more than 24m above ground. In response, Ms Donna Y.P. Tam explained that the site was very small and the proposed development could only be built atop the existing PSKVB which had already occupied a major part of the site. There was no room for accommodating GIC facilities as

some floor space would also be taken up by the required ancillary facilities such as plant room, E&M, car parks, etc. within the proposed development. Regarding the feasibility of providing child care and elderly facilities at more than 24m above ground, Ms Donna Y.P. Tam said that the suggestion could be conveyed to the relevant departments for consideration.

Consultation

28. Noting that some SKDC Members had opined that Tseung Kwan O Area 137 (TKO Area 137) should be given priority for residential development, a Member enquired on the planning of the area. In response, Ms Donna Y.P. Tam said that TKO Area 137 was currently under a governmental study to explore the potential for housing and other developments. As it was to the further south away from the Tseung Kwan O (south of the existing Tseung Kwan O Industrial Area), there were various technical issues that needed to be resolved.

29. After deliberation, the Committee decided to:

- “(a) agree to the proposed amendments to the approved Tseung Kwan O Outline Zoning Plan (OZP) and that the draft Tseung Kwan O OZP No. S/TKO/26A at Attachment II of the Paper (to be renumbered to S/TKO/27 upon exhibition) and its Notes at Attachment III of the Paper are suitable for public exhibition under section 5 of the Town Planning Ordinance; and
- (b) adopt the revised Explanatory Statement (ES) at Attachment IV of the Paper for the draft Tseung Kwan O OZP No. S/TKO/27 as an expression of the planning intentions and objectives of the Board for various land use zonings of the OZP and the revised ES will be published together with the OZP.”

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

[The Chairman thanked Ms Donna Y.P. Tam, DPO/SKIs, Ms Amy M.Y. Wu and Ms Kitty S.T. Lam, STPs/SKIs, for their attendance to answer Members' enquiries. They left the meeting at this point.]

[Mr Tony Y.C. Wu, Senior Town Planner/Sha Tin, Tai Po and North (STP/STN), was invited to the meeting at this point.]

**List of Representer in respect of
Draft Tseung Kwan O Outline Zoning Plan
No. S/TKO/27**

Representation No. TPB/R/S/TKO/27-	Name of Representer
R1	Yu Tsun Ning
R2	Brandon Kenneth Yip
R3	周賢明
R4	呂文光
R5	王卓雅
R6	陳耀初
R7	鄭仲文
R8	黎煒棠
R9	梁衍忻
R10	Lee Yin Ho Ryan
R11	黎銘澤
R12	范國威
R13	南豐廣場業主委員會
R14	正澳
R15	關注西貢規劃陣線
R16	Tam Yee Ting
R17	Lee Doi Yan Jenny
R18	伍漢林
R19	Chan Tong
R20	Chow Kwan Yu
R21	Lo Ping Shu
R22	Lam Choi Ha
R23	曹祺仲
R24	Cham Kam Chi
R25	Wong Lok Ki
R26	Shum Tsz Ying Vien
R27	Lai Wan Chi
R28	Chow Tuen Yin
R29	Tsang Sum Ying
R30	余海寧
R31	Leung Yau Shing

Representation No. TPB/R/S/TKO/27-	Name of Representer
R32	Chan Sze Man
R33	Tsun Wan Yan
R34	Huang Ching Ching
R35	Mak Chi Wai Leo
R36	Wong King Yan
R37	Lai Wai Kit
R38	Lo Man Yan
R39	Wong Chun Yin
R40	Tsang Chi Hong
R41	Cheung Ka Lik
R42	Leung Wai Lin
R43	Ip Wing Hang
R44	Tam Chung Tin
R45	Cheung Yuen Ting Jacky
R46	Lai Yat Yiu
R47	Wong Yuk Ki
R48	Lee Ka Ki
R49	Lau Lai Nar Lena
R50	Chu Suet Yee
R51	Chan Kit Ying
R52	Heun Ping Hay
R53	Ip Wan Chi
R54	Tsung Nga Kwok
R55	Wong Lai Kuen
R56	Wu Hong Yu
R57	Wong Wai Lan
R58	Yau Ho Tak
R59	Eves Alice
R60	Ling Wan Pong
R61	Loo Kam Fai
R62	Chan Cheuk Kwan
R63	Lee So Han
R64	Li Lok Pui
R65	Tai Yiu Cho
R66	Cheng Mei Yee

Representation No. TPB/R/S/TKO/27-	Name of Representer
R67	Li Yiu Chung Frederic
R68	Ma Ka Chung
R69	Ling Yu Kwong
R70	Chung Man Ngan
R71	Wong Pui Shan
R72	YK Ng
R73	Ku Sum Yi
R74	Lam Lok Him
R75	Lam Hoi Yuen
R76	Lam Lok Sze
R77	Wong Man Ling Alice
R78	Lui Yin Ling
R79	Fong Yick Yung
R80	Ling Tsz Shan
R81	Fan Suk Wa
R82	Wong Chi Yim
R83	Tsui Wa Po
R84	Chiu Chun Lung
R85	Lam Wai Mui
R86	Tam Kam Yuen
R87	Sin Lam Iao
R88	Chan Wai Ching
R89	Lau Choi Yee
R90	Sun Yu Kit Stephen
R91	Lee Siu Hing
R92	Wong Chun
R93	高安琪
R94	Mary Mulvihill
R95	Tse Sau Yin
R96	Lam Sin Yee Ada
R97	Mar Hoi Hing
R98	Yue Shing Ho
R99	Chau Hau Wah
R100	Lau Chi Mei
R101	Li Yuen Yee

Representation No. TPB/R/S/TKO/27-	Name of Representer
R102	Wong Chi Ho
R103	Yeung Yi Ting
R104	Ho Lap Choi
R105	Wong Man Wai
R106	Lau Wai Ming Priscilla
R107	Ho Yeuk Lung Jacob
R108	李俊榮
R109	Leung Julie Sau Ching
R110	Chan Chi Pong
R111	Pichia Sister
R112	Ip Lee Chuen
R113	Lau Cheuk Wing
R114	陳永真
R115	Chan Lok Ting Cindy
R116	林頌文
R117	Yeung Wai Kin
R118	Nip Chun Yu
R119	Kwong Chi Kin
R120	Yu Wen Fei Timothy
R121	Wong Suet Mui
R122	Leung Kam Hung
R123	Chung Lai Chun
R124	Siu Wing Hong
R125	Cheung Stephen Lok Fook
R126	Tsang Yuet Yan
R127	楊懿恩
R128	Chan Wai Kuen
R129	Lai Cheuk Fung
R130	The Hong Kong and China Gas Co. Ltd.

**List of Commenters in respect of
Draft Tseung Kwan O Outline Zoning Plan
No. S/TKO/27**

Comment No. TPB/R/S/TKO/27-	Name of Commenter
C1	MTR Corporation Limited
C2	Ho Wing Hang
C3	Jonathan Wong
C4	Vincent Ng
C5	Chan Ka Lam
C6	Mary Mulvihill

**Summary of Representations and Comments and PlanD's Responses
in respect of the Draft Tseung Kwan O Outline Zoning Plan No. S/TKO/27**

(1) The grounds of the representations (TPB/S/TKO/27-R1 to R130), as well as PlanD's responses are summarized below. There are a total of 130 valid representations, including 100 representations (R1 to R10, R13 to R102) raising adverse comments on both proposed amendments (Item A and Item B), 29 representations (R11 to R12, R103 to R129) on Item A and one representation (R130) providing view on Item A. The list of representers is attached at Annex IV.

Representation no. (TPB/R/S/TKO/27-)	Subject of Representation	Response to Representation
R1 to R2, R68 to R71, R73 to R77, R96	(a) The proposed development would result in adverse air ventilation impact to the surrounding area and lead to heat island effect. (b) Adverse air ventilation would raise the temperature in the surrounding area and increase the use of electricity of air-conditioning.	(1) According to the AVA provided by MTRCL, under the annual and summer wind conditions, Chiu Shun Road, running in NE-SW direction, which aligns with the prevailing wind and is more than 15 m wide, serves as an effective wind corridor for wind penetration through the area. The site is elongated and parallel to the major wind flow direction. Several wind enhancement features have been included in the conceptual scheme submitted by MTRCL, including setback of podium/residential blocks from Chiu Shun Road, permeable elements underneath the podium and above the PSKVB, and building separation between the two residential blocks. With the incorporation of these wind enhancement measures in the conceptual scheme, it is anticipated that the proposed development would not induce significant impact on the surrounding pedestrian wind environment. CTP/UD&L of PlanD has no comment on this aspect.
	(c) The proposed development will obstruct natural sunlight and affect the residents' well-being.	(2) By virtue of the proposed setback of the residential towers in MTRCL's proposal, the distance between the residential blocks and the closest building in the vicinity, i.e. Block 1 of La Cite Noble, will be more than 80m. A responsive building height and mitigation

Representation no. (TPB/R/S/TKO/27-)	Subject of Representation	Response to Representation
		<p>measures such as voids at podium levels will also be adopted to minimize the potential visual impact. Moreover, the proposed development has to comply with the Building (Planning) Regulations (B(P)R) which comprise regulatory requirements in ensuring provision of natural lighting.</p>
	<p>(d) The TIA does not cover all the affected area. It fails to reveal the impact on the whole Tsueng Kwan O area.</p>	<p>(3) The TIA has been conducted by MTRCL to cover relevant road junctions affected by the proposed development. In this regard, TD has no adverse comment on the TIA.</p>
	<p>(e) The proposed development is not in line with the planning intention of “GB”.</p>	<p>(4) The site comprises only a minor portion previously zoned “GB” (about 0.13 ha or 28% of the site) which covers an existing cut-slope associated with the PSKVB. The inclusion of the concerned “GB” area within the proposed development would not affect the greenery in the area or cause any damage to the natural hillside. MTRCL has submitted a geotechnical assessment in this regard. Moreover, according to the conceptual scheme submitted by MTRCL, most of the existing cut-slope will be retained with greenery treatment.</p>
<p>R3</p>	<p>(a) The proposed development would further reduce the greenery provision in the area, degrading the environment in the urban fringe.</p>	<p>Response (4) above is relevant.</p>
	<p>(b) The proposed development comes after the public housing development at Chiu Shun Road. The infill developments are merely to increase the housing supply without throughout consideration of the supporting facilities and transport condition.</p>	<p>(5) The TIA submitted by MTRCL has been conducted to cover the relevant junctions affected by the proposed development. According to the TIA, most junctions will operate with spare capacity with the proposed residential development. The traffic generated by the</p>

Representation no. (TPB/R/S/TKO/27-)	Subject of Representation	Response to Representation
	(c) Existing transport facilities/services are inadequate. Traffic congestion is frequently observed (at the Tseung Kwan O Tunnel in particular).	proposed residential development would not induce significant traffic impact to the adjacent junctions. Upon completion of the Tseung Kwan O – Lam Tin Tunnel (TKO-LTT) and the Cross Bay Link in 2021 and 2022 respectively, the traffic congestion of Tseung Kwan O Tunnel would be alleviated. In this regard, C for T has no comment on the TIA.
	(d) PlanD should first consider the current capacity of community facilities for the increased population in the proposed development.	(6) In accordance with the standards stipulated in the Hong Kong Planning Standards and Guidelines (HKPSG) and the requirements of relevant government bureaux/departments, the overall GIC facility provision in Tseung Kwan O is planned in a holistic manner. Land have been reserved for open space and GIC facilities including educational, medical and health, social welfare, public market and recreational facilities to serve Tsueng Kwan O. The provision of open space/GIC facilities are generally adequate to meet the need of the planned population in Tseung Kwan O except community care services facilities, residential care homes for the elderly and child care service facilities. Regarding the shortfall of elderly and child care service facilities, there are sites in Tseung Kwan O Areas 15 and 72 reserved for social welfare complexes to be implemented by SWD. PlanD and SWD will work closely together to ensure that the community facilities that are in a shortfall will be included in new and redevelopment proposals from both public and private sectors.

Representation no. (TPB/R/S/TKO/27-)	Subject of Representation	Response to Representation
	<p>(e) Chiu Shun Road is one of the major wind corridor. The proposed development would create ‘walled effect’ and exacerbate the heat island effect.</p> <p>(f) The Air Ventilation Assessment (AVA) report does not provide sufficient information on the impact of the wind corridors along Chiu Shun Road.</p>	<p>Response (1) above is relevant.</p>
	<p>(g) The future residents will be suffering from significant noise from traffic on Wan Po Road. According to the data from Transport Department in 2014, the annual average daily traffic was 33,000 vehicles. Heavy vehicles accounted for 30% of the traffic in peak hours.</p>	<p>(7) A Noise Impact Assessment has been conducted by MTRCL and mitigation measures such as building setback from Chiu Shun Road and installation of fixed/maintenance/acoustic windows are proposed such that no insurmountable air quality and noise impacts from Chiu Shun Road are envisaged. An Environmental Assessment has also been conducted by MTRCL which concludes that the proposed development is environmentally acceptable and feasible. DEP has no objection in this regard.</p>
	<p>(h) There is insufficient public consultation with regards to the proposed amendment.</p>	<p>(8) The amendments to the OZP were presented to the SKDC on 5.5.2020 and SKDC members’ comments were responded by PlanD’s representatives at the meeting. Comments of SKDC members have been summarized in the relevant RNTPC paper considered by the RNTPC. On 29.5.2020, after considering the comments of SKDC and relevant government bureaux/departments, RNTPC agreed that the proposed amendments were suitable for exhibition under section 5 of the Ordinance for public inspection. The statutory plan-making process, which involves exhibition of the draft OZP for public inspection and hearing of representations and comments received, is itself a</p>

Representation no. (TPB/R/S/TKO/27-)	Subject of Representation	Response to Representation
		public consultation process under the Town Planning Ordinance.
R4	<p>(a) The provisions of medical and community facilities are inadequate. The proposed development would further increase the burden on the existing facilities.</p> <p>(b) Chiu Shun Road is one of the major wind corridors. The proposed development would create and/or exacerbate the ‘walled effect’, which would adversely affect the wind circulation.</p> <p>(c) Existing transport facilities/ services are inadequate. Traffic congestion is frequently observed due to the saturation of the Tseung Kwan O Tunnel.</p> <p>(d) The proposed development would adversely impact road traffic.</p> <p>(e) Residents heavily rely on the MTR lines. The proposed development would pose adverse impacts on the already saturated MTR lines. MTRCL would not be able to increase the frequency of trains until the completion of the upgrade of the signalling system in 2026/27.</p>	<p>Response (6) above is relevant.</p> <p>Response (1) above is relevant.</p> <p>Response (5) above is relevant.</p> <p>(9) Findings of the TIA shows that the estimated number of MTR passengers generated from the proposed development is insignificant when compared with the critical link flows in the railway network. The railway network has sufficient capacity to accommodate the additional demand. With the completion of the upgrading of signalling systems of seven railway lines including Tseung Kwan O Line, the overall carrying capacity of the railway lines concerned could be increased by around 10%. The Railway Development Office of Highways Department also has no adverse comment from railway point of view. The Transport Department (TD) would timely plan and arrange suitable public transport services facilities to tie in with the progress and completion dates of the developments</p>

Representation no. (TPB/R/S/TKO/27-)	Subject of Representation	Response to Representation
		so as to improve the existing public transport network for meeting new public transport demand.
R5	(a) The capacity of the transport system is saturated.	Response (9) above is relevant.
	(b) The proposed development would create ‘walled effect’.	Response (1) above is relevant.
	(c) The proposed development would result in reduction of the “GB” area.	Response (4) above is relevant.
	(d) No additional development should be allowed without long-term comprehensive plan on community supports and facilities.	Response (6) above is relevant.
	(e) There is insufficient public consultation with regards to the proposed amendments. Residents in the nearby villages were not consulted. The SKDC has already objected the proposed amendments.	Response (8) above is relevant.
R6	(a) The proposed development would result in reduction of the “GB” area.	Response (4) above is relevant.
	(b) The proposed development would create ‘walled effect’, which would adversely affect the wind circulation.	Response (1) above is relevant.
	(c) The community facilities in Tseung Kwan O could not support additional population.	Response (6) above is relevant.
	(d) The impact on traditions (e.g. fung shui) of nearby villages has not been considered.	(10) As advised by LandsD, there is no information showing that the vicinity of the site is a “Fung Shui Area”. While it is noted that there are some existing graves on the hillslopes to the south of the site and there is a burial ground about 60m away from the site to the south, the proposed development at the site would not affect the existing graves and burial ground.

Representation no. (TPB/R/S/TKO/27-)	Subject of Representation	Response to Representation
R7	(a) Traffic congestion between the roundabout at Chiu Shun Road and Tseung Kwan O Hospital would worsen. It would make it harder for residents in Hang Hau and Sai Kung to go to the Kowloon side through Tseung Kwan O Tunnel.	Response (5) above is relevant.
	(b) The provision of community facilities is inadequate.	Response (6) above is relevant.
	<p>(c) Hang Hau should be a buffer area and not for further development in the original plan in the 90's. The rezoning is contradicting the original planning intention. The infill development would reduce public space and is not an effective way to alleviate the housing shortage problem.</p> <p>(d) Under the proposed housing supply with the public-private flat ratio of 70:30, the genuine housing need cannot be fulfilled as public housing includes other housing types beyond public rental housing.</p> <p>(e) The Government fails to provide public and private housing in a ratio of 70:30 as it is estimated that the public housing supply target for the coming 5 years would be 25% less than the target while that of the private housing supply is 1.72 times the actual target. 93,000 units of private housing will be completed in the coming 3 or 4 years while 100,800 units of public housing will be completed in the coming 5 years. The housing supply is still mainly tilted towards private development.</p>	<p>(11) The representation site is currently occupied by the PSKVB and is not a public space for recreation purpose. As for the previous "GB" area, it is a cut-slope associated with the PSKVB. The inclusion of it would not affect the provision of recreation or public space in the area.</p> <p>(12) As stated in the 2020 Policy Address, meeting Hong Kong people's housing needs is a goal to be accomplished. The Government has been increasing land supply to meet the population growth and to sustain economic and social development of Hong Kong through a multi-pronged approach by formulating short, medium and long-term measures. The rezoning of the PSKVB site for residential use is in line with the Government initiatives to explore the development potential of railway stations and their related sites along existing and future railway lines, with the objective to increase housing supply. The Government is simultaneously employing other measures including development of New Development Areas, development of brownfield sites, rezoning, resumption, redevelopment, reclamation, rock cavern development, etc. so as to ensure a robust and resilient land supply strategy.</p>

Representation no. (TPB/R/S/TKO/27-)	Subject of Representation	Response to Representation
	(f) The Housing Authority claimed that the development was in line with the planning policy to allow increase of the maximum domestic plot ratio of public housing sites. However, such policy was adopted through internal decision of Executive Council. The other hidden options for public housing developments were however not adopted.	(13) The current proposed development is not a public housing development.
	(g) The proposed development would create and/or exacerbate the 'walled effect', which would adversely affect the wind circulation.	Response (1) above is relevant.
	(h) The proposal will adversely affect the tradition of Fat Tau Chau Village, including fung shui and burial ground of the indigenous inhabitant.	Response (10) above is relevant.
	(i) There has already been a lack of greenery area in Hang Hau. The proposed development would cause damage to the hillside environment.	Response (4) above is relevant. (14) According to the Tree Survey Report submitted by MTRCL, there are no registered or potential Old and Valuable Tree, rare or protected tree species, or Champion Tree within the site. The existing 31 trees to be fell are mostly within the PSKVB site and will be fully compensated with additional 8 trees (replanting ratio 1:1.26) on the podium garden and ground floor. CTP/UD&L of PlanD and DAFC have no comment on the Tree Survey Report and the tree felling and compensation proposal.
	(j) Object the operation of the Neighbourhood Elderly Centre under the public-private partnership. The private developer would get benefit in the expense of the Government's resources.	(15) There is no provision of Neighbourhood Elderly Centre in the current proposal.

Representation no. (TPB/R/S/TKO/27-)	Subject of Representation	Response to Representation
R8	<p>(a) The proposed development would generate adverse air ventilation impact to the surrounding area and lead to heat island effect.</p> <p>(b) Adverse air ventilation would raise the temperature in the surrounding area and increase the use of electricity from air-conditioning.</p>	Response (1) above is relevant.
	<p>(c) ‘Market’ use should not be deleted from the Notes as it is a necessary community facility.</p>	<p>(16) The amendment to the Notes to delete ‘Market’ use from various zones is to reflect the MSN adopted by the Board. As modern market is akin to ‘Shop and Services’ which is more flexible in terms of provisions in various land use zones, ‘Market’ has been subsumed under ‘Shop and Services’ which is permitted within various zones.</p>
R9	<p>(a) There are no sound reasons in rezoning the “GB” to residential uses.</p>	Response (4) above is relevant.
	<p>(b) PlanD is shortsighted as the previous draft Outline Zoning Plan No. S/TKO/25 did not include the proposed amendments.</p>	<p>(17) Identifying suitable sites for housing is an ongoing process. The initiative to explore the development potential of railway stations and their related sites along existing and future railway lines, with the objective to increase housing supply was announced in the 2015 Policy Address. Amendments to statutory plans to allow residential use to meet housing demand would be timely made when technical feasibility is established.</p>
	<p>(c) It is unfounded and unscientific to justify in the technical assessments that there will be no adverse traffic, air ventilation, visual, environmental, sewerage, drainage and water supply impacts based on the small scale of development.</p>	<p>(18) Regardless of the scale of development, technical assessments have been conducted on visual, air ventilation, traffic, environmental, landscape and other aspects which demonstrate that the proposed development at the PSKVB site is technically feasible</p>

Representation no. (TPB/R/S/TKO/27-)	Subject of Representation	Response to Representation
	(d) No precedent cases and evidence show that the operation of the ventilation building would not be affected.	and would not generate unacceptable adverse impacts on various aspects with the implementation of mitigation measures. Relevant government bureaux/departments have no adverse comment on the technical assessments. (19) The PSKVB is vital to the operation of the MTR line and will be maintained uninterrupted at all times during the construction of the residential towers atop. MTRCL has commissioned technical studies to explore the feasibility of residential development atop the PSKVB. There is a similar precedent case in 2016 which the site of Yau Tong Ventilation Building and its adjoining land was rezoned to facilitate residential developments atop.
R10	(a) The nearby residents were not consulted.	Response (8) above is relevant.
	(b) The proposed development ignored the fung shui of the burial ground of the indigenous inhabitant.	Response (10) above is relevant.
R11, R12	(a) A survey done by SKDC members shows that 96% of La Cite Noble residents objected the proposed amendments.	Response (8) above is relevant.
	(b) The provision of community facilities like recreational and youth centre in Hang Hau is inadequate. The proposed development would inevitably worsen the above situation. Open space, elderly centre or car park should be provided at the site.	Response (6) above is relevant. (20) As the site is occupied by the existing PSKVB and associated facilities with an existing BH of about 21m above ground, it is not available for provision of community or recreational facilities. In addition, as the existing PSKVB will be retained in-situ upon development of residential towers atop, the provision of community or recreation facilities within the future

Representation no. (TPB/R/S/TKO/27-)	Subject of Representation	Response to Representation
		development is not feasible. Moreover, social welfare facilities should not be located more than 24m above ground according to HKPSG. Nevertheless, a Neighbourhood Elderly Centre will be provided in the adjacent public housing development at Chiu Shun Road.
	(c) The proposed development would impose traffic burden.	Response (5) above is relevant.
	(d) The proposed development would create the 'walled effect' and exacerbate the heat island effect.	Response (1) above is relevant.
R13	(a) The proposed development would impose traffic burden, causing inconvenience to the residents.	Response (5) above is relevant.
	(b) The single-platform design of Po Lam Station would not be able to serve the surge in number of passengers.	Response (9) above is relevant.
	(c) Addition of shuttle routes would place pressure on the already saturated traffic.	(21) The site is located within 500m to Hang Hau MTR station. There is no shuttle route proposal for the proposed development.
	(d) The capacity of recreational, medical and community facilities has been saturated. The capacity would be overloaded with the increased population as there is no comprehensive planning for the community facilities in the district.	Response (6) above is relevant.

Representation no. (TPB/R/S/TKO/27-)	Subject of Representation	Response to Representation
R14 to R66, R96, R102	(a) The proposed development would generate adverse air ventilation impact to the surrounding area and lead to heat island effect. (b) Adverse air ventilation would raise the temperature in the surrounding area and increase the use of electricity of air-conditioning.	Response (1) above is relevant.
	(c) The proposed development is not in line with the planning intention of “GB”.	Response (4) above is relevant.
	(d) The proposed development will obstruct natural sunlight and affect the residents’ well-being.	Response (2) above is relevant.
	(e) The TIA does not cover all the affected area. It fails to reveal the impact on the whole Tsueng Kwan O area.	Response (3) above is relevant.
	(f) The proposed development involves alleged transfer of benefits between the Government and MTRCL.	(22) The proposed development is in line with the initiative to explore the development potential of railway stations and their related sites along existing and future railway lines, with the objective to increase housing supply as announced in the 2015 Policy Address. As advised by DEVB, MTRCL is the grantee of the existing lot. The Government will charge MTRCL full market value premium for the relevant lease modification/ land exchange application for the proposed residential development at the site.

Representation no. (TPB/R/S/TKO/27-)	Subject of Representation	Response to Representation
R67	(a) The proposed development would generate adverse air ventilation impact to the surrounding area and lead to heat island effect. (b) Adverse air ventilation would raise the temperature in the surrounding area and increase the use of electricity of air-conditioning.	Response (1) above is relevant.
	(c) The proposed development is not in line with the planning intention of “GB”.	Response (4) above is relevant.
	(d) The proposed development will obstruct natural sunlight and affect the residents’ well-being.	Response (2) above is relevant.
	(e) The TIA does not cover all the affected area. It fails to reveal the impact on the whole Tsueng Kwan O area.	Response (3) above is relevant.
	(f) The proposed development involves alleged transfer of benefits between the Government and MTRCL.	Response (22) above is relevant.
	(g) Community facilities such as parks or community centres should be provided at the proposed site.	Response (20) above is relevant.
R72	(a) The proposed development would generate adverse air ventilation impact to the surrounding area and lead to heat island effect. (b) Adverse air ventilation would raise the temperature in the surrounding area and increase the use of electricity of air-conditioning.	Response (1) above is relevant.
	(c) The proposed development involves alleged transfer of benefits between the Government and MTRCL.	Response (22) above is relevant.
	(a) The proposed development will obstruct natural sunlight and affect the residents’ well-being.	Response (2) above is relevant.

Representation no. (TPB/R/S/TKO/27-)	Subject of Representation	Response to Representation
	(b) The TIA does not cover all the affected area. It fails to reveal the impact on the whole Tsueng Kwan O area.	Response (3) above is relevant.
R78	(a) The population density is already very high.	(23) Tseung Kwan O is a new town with ample provision of open space to achieve a good living environment and to meet the demand of the planned population. The proposed BH restriction of 130mPD and PR of 6 are considered compatible with the surrounding high-rise high-density residential developments, including the planned public housing development to the immediate north-east of the site with a BH restriction of 130mPD and PR of 6.65.
	(b) The proposed development would cause adverse impact on the traffic condition.	Response (5) above is relevant.
	(c) The proposed development would result in a reduction of green space and impact the environment.	Response (4) above is relevant.
	(d) The proposed development would generate adverse air ventilation impact to the surrounding area and lead to heat island effect.	Response (1) above is relevant.
	(e) The capacity of recreational facilities in Tseung Kwan O is already saturated, given an increase in population from LOHAS Park and Tseung Kwan O South recently.	Response (6) above is relevant.
	(f) The proposed amendments should be withdrawn.	(24) As stated in the 2020 Policy Address, meeting Hong Kong people's housing needs is a goal to be accomplished. The Government has been increasing land supply through a multi-pronged approach by formulating short, medium and long-term measures.

Representation no. (TPB/R/S/TKO/27-)	Subject of Representation	Response to Representation
		The amendment would allow development of the site for residential use providing 432 flats to meet housing needs.
R79	(a) The population density is already very high.	Response (23) above is relevant.
	(b) The proposed development would block the air ventilation and sunlight of Block 2 & 3 of La Cite Noble.	Responses (1) and (2) above are relevant.
	(c) There are insufficient pedestrian crossing facilities.	(25) The CEDD will construct an at-grade pedestrian crossing across Chiu Shun Road to Ngan O Road which will be tentatively completed by 2024.
	(d) The proposed amendments should be withdrawn and consultation with the affected residents should be conducted.	Response (8) above is relevant.
R80, R83	(a) The proposed development would generate adverse air ventilation impact to the surrounding area and lead to heat island effect. (b) Adverse air ventilation would raise the temperature in the surrounding area and increase the use of electricity of air-conditioning.	Response (1) above is relevant.
	(c) The proposed development will obstruct natural sunlight and affect the residents' well-being.	Response (2) above is relevant.
	(d) The TIA does not cover all the affected area. It fails to reveal the impact on the whole Tsueng Kwan O area.	Response (3) above is relevant.
R81, R82	(a) The proposed development would generate adverse air ventilation impact to the surrounding area.	Response (1) above is relevant.

Representation no. (TPB/R/S/TKO/27-)	Subject of Representation	Response to Representation
	(b) Natural sunlight would be obstructed/adversely affected.	Response (2) above is relevant.
	(c) The proposed development would impose heavy burden on traffic.	Response (5) above is relevant.
R84	(a) The proposed development is not in line with the planning intention of “GB”.	Response (4) above is relevant.
	(b) The proposed development will obstruct natural sunlight and affect the residents’ well-being.	Response (2) above is relevant.
	(c) The TIA does not cover all the affected area. It fails to reveal the impact on the whole Tsueng Kwan O area.	Response (3) above is relevant.
R85, R86	(a) The proposed development is not in line with the planning intention of “GB”.	Response (4) above is relevant.
	(b) The proposed development will obstruct natural sunlight and affect the residents’ well-being.	Response (2) above is relevant.
	(c) The TIA does not cover all the affected area. It fails to reveal the impact on the whole Tsueng Kwan O area.	Response (3) above is relevant.
	(d) The proposed development involves alleged transfers of benefits between the Government and MTRCL.	Response (22) above is relevant.
R87	(a) The proposed development would lead to heat island effect.	Response (1) above is relevant.

Representation no. (TPB/R/S/TKO/27-)	Subject of Representation	Response to Representation
	(b) The existing transport system cannot meet the future demand.	Response (9) above is relevant.
R88	(a) The capacity of transport system of TKO (including buses and MTR) is already heavily loaded. The proposed development would worsen the situation.	Response (9) above is relevant.
	(b) The green area would be further reduced.	Response (4) above is relevant.
	(c) The proposed development would cause noise and air pollution to the nearby residents.	(26) According to the Environmental Assessment submitted, MTRCL will control construction noise and dust nuisances to within the established standards and guidelines under the Noise Control Ordinance and Air Pollution Control (Construction Dust) Regulation through the implementation of good site practices, such as use of acoustic lining or shields for noisy construction activities, frequent cleaning and watering of the site, provision of wheel-washing facilities, etc. The DEP has no objection in this regard.
R89, R90	(a) The population density in Hang Hau is high and there are inadequate community facilities.	Response (6) above is relevant.
	(b) The transport system is overloaded and the proposed development would worsen the traffic congestion problem in Tseung Kwan O.	Responses (5) and (9) above are relevant.
R90	(a) It is vital to protect and preserve the green land and hill-scape within Hang Hau.	Response (4) above is relevant.
R91	(a) Apart from residents in Hang Hau, the area is the interchange point for residents from the LOHAS. There are long queues for MTR and buses.	Response (9) above is relevant.
	(b) No additional housing should be constructed as the population in the area is already saturated.	Response (23) above is relevant.

Representation no. (TPB/R/S/TKO/27-)	Subject of Representation	Response to Representation
R92	(a) The population density is saturated. The capacity of community facilities, schools, hospital, and transport system is overloaded. The proposed development would worsen the situation.	Responses (6), (9) and (23) above are relevant.
	(b) The proposed development would reduce the “GB” area. It would create the ‘walled effect’ and cause irreversible adverse impacts to the nearby residents.	Responses (1) and (4) above are relevant.
R93	(a) The objection from the SKDC was ignored.	Response (8) above is relevant.
	(b) Air ventilation and view from La Cite Noble would be hugely affected.	Response (1) above is relevant. (27) With the proposed building height and mass in keeping with the existing and planned high-rise developments in the surroundings, the proposed development will be perceived as part of the high-rises group when viewed from the long and medium-range viewpoints. Efforts have been made in MTRCL’s proposal to minimize the potential visual impact, including responsive building height, mass and disposition and building separation. Besides, the provision of multi-levelled greenery, voids at podium levels and building façade treatment will also soften the development edges and introduce visual amenity. In view of the above, CTP/UD&L of PlanD advises that the proposed development would not cause significant adverse visual impact on the surroundings. As for private views, according to the Town Planning Board Guidelines No. 41 on “Submissions of Visual Impact Assessment for Planning Applications to the Town Planning Board”, in the highly developed context of Hong Kong, it is not practical to protect

Representation no. (TPB/R/S/TKO/27-)	Subject of Representation	Response to Representation
		private views without stifling development opportunity and balancing other relevant considerations.
	(c) The proposed development would cause damage to the environment.	Response (14) above is relevant.
R94	(a) When the development first began in TKO, it was promised that this would be a verdant district and the green panorama would help mitigate the odour and negative environmental impact of the adjoining landfill. The promised green surroundings are being gradually whittled away and replaced with high towers.	(28) The strip of land that was previously zoned “GB” is located at the periphery of a larger “GB” zone and is an existing cut-slope associated with the PSKVB. Since 2016, the South East New Territories Landfill in Tseung Kwan O, which is about 3km away from the site, has been designated to receive only construction waste to address the odour problem.
	(b) The view currently enjoyed by the residents on the other side of the street would be adversely affected.	Response (27) above is relevant.
	(c) There would be possible health risks living above a large ventilation unit.	(29) According to the Environmental Assessment submitted by MTRCL, no undesirable emissions, pollutants or odorous gas is emitted from the tunnel ventilation building/shafts under normal operations. The ventilation shafts will be decked-over by transfer plate of the proposed development, and at least 5m exhaust air zone buffer distance from the tunnel ventilation louvers has been allowed from the future residential development.
	(d) Any development on the site should be low rise. Another noxious public amenity occupying a better site could be moved to this site and free space in the district to address the alarming deficit in elderly and child care facilities.	Response (6) above is relevant.

Representation no. (TPB/R/S/TKO/27-)	Subject of Representation	Response to Representation
	(e) There are significant traffic noise issues at the proposed development. The design of the proposed development has poor ventilation.	Response (7) above is relevant.
	(f) The existing trees which are recommended to be removed appear healthier than the descriptions in MTR's report.	Response (14) above is relevant.
R95	(a) The proposed development would generate adverse air ventilation impact to the surrounding area and lead to heat island effect. Adverse air ventilation would raise the temperature in the surrounding area and increase the use of electricity of air-conditioning.	Response (1) above is relevant.
	(b) The proposed development is not in line with the planning intention of "GB".	Response (4) above is relevant.
R97	(a) The proposed development would generate adverse air ventilation impact to the surrounding area and lead to heat island effect. (b) Adverse air ventilation would raise the temperature in the surrounding area and increase the use of electricity of air-conditioning.	Response (1) above is relevant.
R98	(a) The population density is too high.	Response (23) above is relevant.
R99	(a) The proposed development is not in line with the planning intention of "GB".	Response (4) above is relevant.
R100	(a) The proposed development involves alleged transfer of benefits between the Government and MTRCL.	Response (22) above is relevant.
R101	(a) The proposed development involves alleged transfer of benefits between the Government and MTRCL.	Response (22) above is relevant.

Representation no. (TPB/R/S/TKO/27-)	Subject of Representation	Response to Representation
	(b) The proposed development is not in line with the planning intention of “GB”.	Response (4) above is relevant.
R103	(a) Traffic congestion between the roundabout at Chiu Shun Road and the Tseung Kwan O Hospital would be worsened.	Response (5) above is relevant.
	(b) The infill development would not effectively alleviate the housing shortage.	Response (12) above is relevant.
	(c) Public space would be reduced.	Response (11) above is relevant.
	(d) The provision of community facilities is inadequate.	Response (6) above is relevant.
	(e) The proposed development would generate adverse air ventilation impact to Chiu Shun Road and Ngan O Road, and results in ‘walled effect’.	Response (1) above is relevant.
	(f) It would adversely affect the tradition of Fat Tau Chau Village, including fung shui and burial ground of the indigenous inhabitant.	Response (10) above is relevant.
	(g) It would cause damage to the natural environment near the hill and further reduce the green open space in Hang Hau.	Response (14) above is relevant.
	(h) Suggests choosing another location for the proposed development.	Response (12) above is relevant.
R104	(a) The objection made by the representer previously to the development plan was ignored.	Response (8) above is relevant.
	(b) The proposed development will increase the burden of the traffic, including on the MTR, on roads, pavements and in shopping malls.	Response (9) above is relevant.
	(c) The provision of community facilities is inadequate.	Response (6) above is relevant.

Representation no. (TPB/R/S/TKO/27-)	Subject of Representation	Response to Representation
	(d) The proposed development would generate adverse air ventilation impact to the surrounding area.	Response (1) above is relevant.
	(e) It would cause severe damage to the environment as a large number of trees will be felled to clear the site for building.	Response (14) above is relevant.
R105	(a) The proposed development would block air ventilation and views of La Cite Noble.	Responses (1) and (27) above are relevant.
	(b) The construction of the proposed development would cause noise pollution to La Cite Noble.	Response (26) above is relevant.
	(c) It would impose huge burden on traffic and other resources. It would adversely affect the residents' well-being.	Response (5) above is relevant.
	(d) There should not be any increase in population if there is no increase in provision of recreation facilities.	Response (6) above is relevant.
R106	(a) There is another on-going housing project on Chiu Shun Road to address housing needs.	Response (12) above is relevant.
	(b) The proposed high-rise development would generate adverse air ventilation impact to the surrounding area.	Response (1) above is relevant.
	(c) The view of the green backdrop would be blocked.	Response (27) above is relevant.
	(d) The proposed development would cause damage to the natural hillside area.	Response (14) above is relevant.

Representation no. (TPB/R/S/TKO/27-)	Subject of Representation	Response to Representation
	(e) The existing public transport facilities/services are inadequate to support the proposed development and the recently completed developments.	Response (9) above is relevant.
R107	(a) The public transport system cannot support the increase in population of such a large scale of development.	Response (9) above is relevant.
	(b) The provision of community facilities is inadequate to support the proposed development.	Response (6) above is relevant.
	(c) The proposed high-rise development would create and/or exacerbate the ‘walled effect’, which would adversely affect the wind circulation.	Response (1) above is relevant.
R108	(a) The proposed high-rise development would create and/or exacerbate the ‘walled effect’, which would adversely affect the wind circulation.	Response (1) above is relevant.
	(b) The provision of community facilities is inadequate to support the proposed development.	Response (6) above is relevant.
	(c) The recent development in LOHAS has already caused huge burden to the public transport system.	Response (5) above is relevant.
R109	(a) The proposed development would create ‘walled effect’.	Response (1) above is relevant.
	(b) The proposed development would impose burden on the existing transport system.	Response (5) above is relevant.

Representation no. (TPB/R/S/TKO/27-)	Subject of Representation	Response to Representation
	(c) The provision of community facilities (including recreational and youth centre) is inadequate in Hang Hau.	Response (6) above is relevant.
R110	(a) The population density in Hang Hau is already too high.	Response (23) above is relevant.
	(b) The proposed development would generate adverse air ventilation impact to Hang Hau.	Response (1) above is relevant.
	(c) The capacity of the Hang Hau MTR Station is already overloaded as it serves not only Hang Hau residents but also residents from Sai Kung.	Response (5) above is relevant.
	(d) Suggests developing brownfield sites.	Response (12) above is relevant.
	(e) Suggests building municipal building and public market managed by the Government at the site.	(30) Government complexes comprising of various facilities have been planned in Tseung Kwan O Area 72.
R111	(a) The view from the surrounding area would be adversely affected.	Response (27) above is relevant.
	(b) The proposed development would generate adverse air ventilation impact to the surrounding area in Hang Hau.	Response (1) above is relevant.
	(c) The proposed development is located far away from the MTR station and major bus terminals. Future residents will most likely drive which poses further burden on the nearly saturated road network in Tsueng Kwan O.	Response (5) above is relevant.
	(d) The coverage of the TIA is insufficient as the transport services in the district serve not only traffic within Hang Hau but also traffic to Sai Kung, Clear Water Bay and other parts of TKO.	Response (3) above is relevant.

Representation no. (TPB/R/S/TKO/27-)	Subject of Representation	Response to Representation
R112	(a) The site is unsuitable for residential development due to over-crowdedness and poor air quality.	Responses (1) and (23) above are relevant.
	(b) The existing transport facilities/services are inadequate to support the proposed development.	Response (5) above is relevant.
	(c) There would be potential safety risk for the proposed development in close proximity to the slope.	(31) According to the Geotechnical Planning Review Report submitted by MTRCL, through implementation of the recommended slope improvement works and natural terrain mitigation measures, the proposed development is considered to be geotechnically feasible. The Geotechnical Engineering Office of CEDD has no comment in this regard.
	(d) Recreational facilities should be provided at the site as there are a lot of elderly nearby.	Response (20) above is relevant.
R113	(a) The proposed development would worsen the traffic congestion at the heavily trafficked Tseung Kwan O Tunnel.	Response (5) above is relevant.
	(b) There is inadequate green space in Hang Hau. The proposed development would further reduce the “GB” area on Chiu Shun Road, thus reducing recreational spaces in Hang Hau.	Response (11) above is relevant.
R114, R115	(a) The existing transport system is overloaded. It cannot support more population.	Response (5) above is relevant.
	(b) The provision of community facilities is inadequate.	Response (6) above is relevant.

Representation no. (TPB/R/S/TKO/27-)	Subject of Representation	Response to Representation
R116	(a) The existing transport system (MTR, bus, minibus) is overloaded due to the high population density in Hang Hau and the passengers from outside the district.	Response (9) above is relevant.
	(b) Traffic congestion is frequently observed at the Tseung Kwan O Tunnel at peak hours due to the bus and minibus services.	Response (5) above is relevant.
	(c) The provision of green space is inadequate.	Response (6) above is relevant.
R117	(a) Heavy traffic is observed in LOHAS park and Hang Hau at rush hours. The proposed development will overload traffic in the surrounding area.	Response (5) above is relevant.
	(b) Suggests withdrawing the proposed amendments.	Response (24) above is relevant.
R118	(a) The density is already too high.	Response (23) above is relevant.
	(b) The proposed development would generate adverse air ventilation impact which would worsen the air pollution problem.	Response (1) above is relevant.
R119	(a) The view, ventilation and natural sunlight of the nearby residents (e.g. in La Cite Noble and Yuk Ming Court) would be adversely affected.	Responses (1), (2) and (27) above are relevant.
	(b) The objections from the SKDC and residents were ignored.	Response (8) above is relevant.

Representation no. (TPB/R/S/TKO/27-)	Subject of Representation	Response to Representation
	<p>(c) The proposed development only adds about 400 units. There is no scientific evidence for the needs of the proposed infill development. Why the Department did not increase the development density of Hang Hau at earlier stage?</p> <p>(d) No evidence has shown that the proposed development is effective. There is an extra cost in altering the existing ventilation building.</p>	Response (12) above is relevant.
	<p>(e) The land near Boon Kin Village, which is currently an open-air carpark and could be considered for development. MTRCL's Siu Ho Wan Depot site is also yet to be developed.</p>	(32) PlanD will continue to conduct land use reviews to identify suitable land for housing developments and other uses. According to the 2020 Policy Address, MTR's Siu Ho Wan Depot is planned for residential development including public housing.
R120	<p>(a) The population is already too high.</p>	Response (23) above is relevant.
	<p>(b) A survey done by SKDC members has shown that 96% of the La Cite Noble residents object to the proposed amendments.</p>	Response (8) above is relevant.
	<p>(c) Land is available for development in LOHAS Park. It is unreasonable to add new flats to the already built-up community.</p>	Response (30) above is relevant.
	<p>(d) The proposed development would create 'walled effect' and increase burden on the community.</p>	Response (1) above is relevant.
	<p>(e) Suggests withdrawing the proposed amendments.</p>	Response (24) above is relevant.
R121	<p>(a) The proposed development would increase the burden on community in Hang Hau.</p>	Response (6) above is relevant.

Representation no. (TPB/R/S/TKO/27-)	Subject of Representation	Response to Representation
	(b) The proposed development would generate adverse air ventilation impact to the surrounding area.	Response (1) above is relevant.
	(c) The proposed development would bring adverse impacts to the residents in La Cite Noble.	Response (2) above is relevant.
R122	(a) The proposed development are wall buildings in an already dense area.	Response (1) above is relevant.
	(b) The provision of facilities for elderly and youth is inadequate.	Response (6) above is relevant.
R123	(a) The proposed development would aggravate ‘walled effect’ and generate adverse air ventilation impact to the surrounding area.	Response (1) above is relevant.
	(b) The proposed development is not in line with the planning intention of “GB”.	Response (4) above is relevant.
R124	(a) The proposed development would generate adverse air ventilation impact to the surrounding area.	Response (1) above is relevant.
	(b) The relocation of original MTR ventilation building would involve complex construction works and huge cost.	Response (18) above is relevant.
R125	(a) The proposed development would generate adverse air ventilation impact to the surrounding area.	Response (1) above is relevant.

Representation no. (TPB/R/S/TKO/27-)	Subject of Representation	Response to Representation
R126	(a) There would be potential safety risk for the proposed development in close proximity to the slope.	Response (31) above is relevant.
	(b) The provision of facilities for elderly and youth is inadequate. (c) Parks, elderly centres or youth centres should be provided.	Response (6) above is relevant.
R127	(a) The residents are discontented about having further infill development in Tseung Kwan O.	Response (23) above is relevant.
	(b) The proposed development would further reduce the “GB” area.	Response (4) above is relevant.
	(c) With inadequate provision of community facilities, there should not be increase in population in the area.	Response (6) above is relevant.
R128	(a) The provision of community facilities is inadequate to support the large population within the district.	Response (6) above is relevant.
	(b) Suggests either retaining the current zoning or rezoning it to open space use.	(33) As stated in the 2020 Policy Address, meeting Hong Kong people’s housing needs is a goal to be accomplished. The Government has been increasing land supply through a multi-pronged approach. Regarding the suggestion to rezone the site to open space use, the provision of open space is adequate to meet the need of the planned population in Tseung Kwan O. The site is currently occupied by the existing PSKVB and associated facilities therefore is not available for provision of open space.

Representation no. (TPB/R/S/TKO/27-)	Subject of Representation	Response to Representation
R129	(a) There is no need for the proposed development at Pak Shing Kok.	Response (24) above is relevant.
R130	(a) As the proposed development is in close vicinity to a high pressure pipeline along Chiu Shun Road, the future developer should conduct a Quantitative Risk Assessment and consult The Hong Kong and China Gas Co. Ltd. as appropriate.	(34) The comment is noted. EMSD has no adverse comment in this regard. The concerned underground town gas transmission pipeline is operating at medium pressure and risk assessment is not a compulsory requirement in this case.

(2) The 6 comments (TPB/ R/S/TKO/27-C1 to C6) are submitted by MTR Corporation Limited (C1) and individuals (C2 to C6). The grounds of commenters, as well as PlanD’s responses are summarized below:

Comment No. (TPB/R/S/TKO/27-)	Related Representation(s)	Gist of Comments	Response to Comments
<p>C1 (MTR Corporation Limited)</p>	<p>R1 to R130</p>	<p>(a) 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.</p> <p>(b) A series of technical assessments confirm 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.</p>	<p>Noted.</p>
<p>C2</p>	<p>Nil</p>	<p>(a) The proposed development utilises an idle site to increase housing supply.</p> <p>(b) Green space is more than sufficient in Tseung Kwan O. Hence the proposed development would not result in any impact on nearby residents.</p>	<p>Noted.</p>

Comment No. (TPB/R/S/TKO/27-)	Related Representation(s)	Gist of Comments	Response to Comments
C3	Nil	(a) There are precedent cases of residential development atop ventilation building in Yau Tong and rezoning “GB” sites into residential sites in Tseung Kwan O. (b) Design measures can help alleviate adverse impacts on nearby residents. (c) Suggests adding appropriate approval conditions, such as improving pedestrian crossing facilities, increasing car parking spaces and recreational facilities.	Noted. (35) According to the conceptual scheme submitted by MTRCL, mitigation measures and design measures have been incorporated to mitigate any adverse impact induced from the proposed development.
C4	R43 to R66, R69 to R76, R85, R86, R95, R96, R101, R102	(a) Appropriate planning and design measures can alleviate adverse air ventilation impacts on surrounding developments.	Noted.
	R110	(b) Single ownership at the proposed development can speed up housing development.	Noted.
C5	R1 to R129	(a) The proposed development would increase the burden on the already inadequate community/ social welfare facilities.	Response (6) above is relevant.
		(b) “GB” acts as a buffer for the highly-dense view and help alleviate heat island effect with better air ventilation.	Response (4) above is relevant.

Comment No. (TPB/R/S/TKO/27-)	Related Representation(s)	Gist of Comments	Response to Comments
C6 (Representer of R94)	Nil	(a) The main function of the “GB” zone is to preserve the natural environment, beautify the city, improve the landscape, and limit excessive development. Its original intention is violated.	Response (4) above is relevant.
		(b) The valley where the PSKVB is located is the only ventilation corridor in the area. The proposed development will block the ventilation of the area and increase the heat island effect. Poor ventilation will force nearby residents to use air-conditioning.	Response (1) above is relevant.
		(c) The proposed development appears to be a transfer of benefits between MTRCL and the Government as MTR is the consultant of the project. There is no open tender for the proposed site.	Response (22) above is relevant.
		(d) The Board should question whether there are any GIC facilities that could be relocated to the site to free up better locations elsewhere for elderly and child care facilities, while maintaining the current low rise and unobtrusive ambiance.	(36) A Neighbourhood Elderly Centre will be provided in the adjacent public housing development at Chiu Shun Road. As the site is occupied by the existing PSKVB and associated facilities with an existing BH of about 21m above ground, it is not available for provision of GIC facilities. In addition, as the existing PSKVB will be retained in-situ upon development of residential towers atop, the provision of GIC facilities within the

Comment No. (TPB/R/S/TKO/27-)	Related Representation(s)	Gist of Comments	Response to Comments
			future development is not feasible. Moreover, social welfare facilities should not be located more than 24m above ground according to HKPSG.

Provision of Major Community Facilities and Open Space in Tseung Kwan O

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population: about 470,800 ^{1,2})	Provision		Surplus / Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
District Open Space	10 ha per 100,000 persons [#]	45.66 ha	22.40 ha	54.89 ha	+9.23ha
Local Open Space	10 ha per 100,000 persons [#]	45.66 ha	62.98ha	71.78 ha	+26.12 ha
Secondary School	1 whole day classroom for 40 persons aged 12-17 [*]	521 classrooms	694 classrooms	784 classrooms	+263 classrooms
Primary School	1 whole day classroom for 25.5 persons aged 6-11 [*]	678 classrooms	697 classrooms	787 classrooms	+109 classrooms
Kindergarten/ Nursery	34 classrooms for 1,000 persons aged 3 to under 6 [*]	256 classrooms	342 classrooms	372 classrooms	+116 classrooms
District Police Station	1 per 200,000 to 500,000 persons	0	1	1	+1
Divisional Police Station	1 per 100,000 to 200,000 persons	2	0	1	-1
Hospital	5.5 beds per 1,000 persons	2,589 beds	1,228 beds	2,828 beds	+239 beds
Clinic/Health Centre	1 per 100,000 persons	4	2	4	0
Magistracy (with 8 Courtrooms)	1 per 660,000 persons	0	0	0	0
District Elderly Community Centres	1 in each new development area with a population of around 170,000 or above [#]	N/A	2	2	N/A ³

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population: about 470,800 ^{1,2})	Provision		Surplus / Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Neighbourhood Elderly Centres	1 in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing [#]	N/A	4	8	N/A ⁴
Community Care Services Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above [#]	2,034 ⁵ places	794 places	962 places	-1,072 ⁶ places
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above [#]	2,518 beds	1,020 beds	1,200 beds	-1,318 ⁶ beds
Child Care Centre	100 aided places per 25,000 persons	1,826 places	726 places	926 places	-900 ⁷ places
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24 [#]	6	8	8	+2
Integrated Family Services Centre	1 for 100,000 to 150,000 persons [#]	3	4	4	+1
Library	1 district library for 200,000 persons	2	2	2	0
Sports Centre	1 per 50,000 to 65,000 persons [#]	7	6	8	+1
Sports Ground/Sport Complex	1 per 200,000 to 250,000 persons [#]	1	1	1	0
Swimming Pool – Standard	1 complex per 287,000 persons [#]	1	1	1	0

Remarks:

1. “Planned Population” is estimated based on the existing population and future population generated from known and planned residential developments under 2016-based TPEDM (i.e. including the estimated population of 4 downhill sites and MTR Pak Shing Kok Ventilation Building).
 2. Depending on the nature of the community facilities, different population categories will be used for estimating GIC requirements (“Planned Population” may include Usual Residents and/or Mobile Residents and/or Transients).
 3. Provision of District Elderly Community Centres is only applicable for new development areas. The OZP area is not a new development area.
 4. Provision of Neighbourhood Elderly Centres is only applicable for clusters of new and redeveloped housing areas with 15,000 to 20,000 persons. There is no such cluster in the OZP area.
 5. The planning standard of the Community Care Services (CCS) Facilities (including both centre-based and home-based) is population-based. There is no rigid distribution between centre-based CCS and home-based CCS stated in the Elderly Services Programme Plan. Nonetheless, in general, 60% of CCS demand will be provided by home-based CCS and the remaining 40% will be provided by centre-based CCS.
 6. As the revised standards reflect the long-term target towards which the provision of elderly services and facilities would be adjusted progressively subject to the consideration of the SWD in the planning and development process, it may not be appropriate to compare the standards with the provision of elderly services and facilities for the existing population. PlanD and SWD will work closely together to ensure that additional GIC facilities will be included in new and redevelopment proposals from both public and private sectors.
 7. This is a long-term target and the actual provision would be subject to the consideration of the SWD in the planning and development process as appropriate. PlanD and SWD will work closely together to ensure that additional GIC facilities will be included in new and redevelopment proposals from both public and private sectors.
- # The requirements exclude transients.
- * The requirements exclude mobile residents and transients (i.e. usual residents only).

FEBRUARY 2021