

**SCHEDULE OF AMENDMENTS TO THE
APPROVED TSING YI OUTLINE ZONING PLAN NO. S/TY/28
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 to the southeast of Tsing Sheung Road from “Other Specified Uses” (“OU”) annotated “Marine-related Uses” to “OU” annotated “Container Related Uses”, and incorporation of related land and sea areas into the planning scheme area and zoning the areas to “OU” annotated “Container Related Uses”.

II. Amendments to the Notes of the Plan

Deletion of ‘Market’ from Column 1 use of the Notes for “Commercial” zone, and from Column 2 use of the Notes for “Residential (Group B)” zone and Schedule II of “Government, Institution or Community” (“G/IC”) zone, and revision of ‘Shop and Services’ to ‘Shop and Services (not elsewhere specified)’ in Column 2 use of the Notes for “Residential (Group A)” zone and Schedule I of “G/IC” zone.

Town Planning Board

14 June 2019

**Summary of Representations and Comment in respect of
the draft Tsing Yi Outline Zoning Plan (OZP) No. S/TY/29**

Representations

Representation No. (TPB/R/S/TY/29-)	Representer	Subject of Representation	Representer's Proposals
R1	Guangdong and Hong Kong Feeder Association Limited	<p>Support Amendment Item A mainly on the following grounds:</p> <p>(a) There are insufficient dedicated barge berths in the port and barges are always required to wait for a long time for berthing. This has led to long barge idle time, and affected the cost-effectiveness and competitiveness of the barge operator in Hong Kong.</p> <p>(b) Barge throughput is one of the major throughput sector to drive the throughput growth of Kwai Tsing Port. It is important for Kwai Tsing Port to upgrade the barge handling capacities to maintain the competitive edge.</p> <p>(c) The initiative of converting more quay fronts in Kwai Tsing Port to dedicated barge berths to improve barge handling efficiency is welcomed.</p>	Nil
R2	Mary Mulvihill	<p>(a) Hong Kong has been gradually losing business to mainland ports. It is also noted that four operators of the Container Terminals have announced an alliance to offer berths under a common terminal operating system which will enhance the efficiency in the use of facilities and hence reduce the demand for additional space. Given the above, the need to rezone additional space for container related uses is questioned.</p>	<p>(a) Alternative uses should be considered for the site.</p>

Comment

Comment No. (TPB/R/S/TY/29-)	Commenter	Gist of Comment	Representation No.
C1	Mary Mulvihill	(a) The commenter expressed that the Town Planning Board should consider holding back the OZP as the general public has no time to engage in public consultations due to the recent turmoil in Hong Kong. The plan may be approved without undergoing scrutiny from the district council and the community.	Nil