

DRAFT SAI YING PUN & SHEUNG WAN OUTLINE ZONING PLAN NO. S/H3/32

INFORMATION NOTE AND HEARING ARRANGEMENT FOR CONSIDERATION OF REPRESENTATIONS AND COMMENTS

1. Introduction

- 1.1 On 21.9.2018, the draft Sai Ying Pun & Sheung Wan Outline Zoning Plan (OZP) No. S/H3/32 (the Plan) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The Plan has incorporated an amendment to rezone an area at In Ku Lane from “Government, Institution or Community” (“G/IC”) to an area shown as ‘Pedestrian Precinct/Street’ (‘PPS’) (Amendment Item A) (**Plan P-1**). The area is a residual piece of “G/IC” land resulting from the excision from the Plan an area to be covered by the draft Urban Renewal Authority (URA) Queen’s Road West/In Ku Lane Development Scheme Plan (DSP) No. S/H3/URA3/1. The Schedule of Amendment to the approved Sai Ying Pun & Sheung Wan OZP No. S/H3/31 is at **Annex I**.
- 1.2 The above-mentioned draft URA Queen’s Road West/In Ku Lane DSP No. S/H3/URA3/1 was also exhibited on 21.9.2018 and the hearing arrangements for consideration of the representations and comments in relation to the DSP will be considered by the Town Planning Board (the Board) at the same meeting (TPB Paper No. 10519).
- 1.3 During the two-month statutory exhibition period of the Plan, a total of two representations were received. On 14.12.2018, the representations were published for public comment and, in the first three weeks of the publication period, a total of 7 comments were received. A summary of the representations and comments is at **Annex II**, and the location of the representation site is shown on **Plan P-2**.

2. The Representations and Comments

- 2.1 The two representations were submitted by members of the public. While **R1** supported the amendment, **R2** objected to the amendment. The ground of objection is mainly on insufficient information on the rezoning proposal.
- 2.2 The 7 comments on representations are all opposing comments submitted by the Tsim Sha Tsui Residents Concern Group (**C1**) and members of the public. **C1** and **C2** provided general comments on the Plan, while **C3** (supports **R2**) to **C7** raised objection to the rezoning of the representation site from “G/IC” to area shown as ‘PPS’. The grounds of objection are mainly on insufficient open space

provision in the area and no information on the rezoning proposal.

3. Arrangement for Consideration of Representations

- 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 consideration 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 would not be necessary. 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.
- 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 the representations and comments, the hearing of the representations and comments is suggested to be considered in one group.
- 3.3 Consideration of the representations and comments by the full Board under section 6B of the Ordinance is tentatively scheduled in March 2019.

4. Decision Sought

The Board is invited to consider whether to appoint a RHC for consideration of the representations and comments; and whether the representations and comments should be considered in the manner as proposed in paragraph 3 above.

Attachments

- Annex I** Schedule of Amendments to the approved Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/31
- Annex II** Summary of representations and comments in respect of the draft Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/32
- Plan P-1** Amendment incorporated into the draft Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/32

Plan P-2 Location Plan of the representation site

PLANNING DEPARTMENT
FEBRUARY 2019