

Draft Stanley Outline Zoning Plan No. S/H19/13

Information Note and Hearing Arrangement for Consideration of Representations and Comments

1. Introduction

- 1.1 On 5.6.2020, the draft Stanley Outline Zoning Plan (OZP) No. S/H19/13 (the Plan) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The amendments mainly involve rezoning of the Maryknoll House site from “Government, Institution or Community” (“G/IC”) to “Other Specified Uses” annotated “Residential Development with Historic Building Preserved” (“OU(RDHBP)”) (**Item A**); the rezoning of the as-built northern portion of Ma Hang headland park from “G/IC” to “Open Space” (**Item B1**); inclusion of the eastern portion of Blake Pier into the planning scheme area and zone it as “OU(Pier)” (**Item B2**); and excision of a strip of sea to the west of Blake Pier from the OZP (**Item B3**). The Schedule of Amendments setting out the amendments incorporated into the OZP is at **Annex I** and the locations of the amendment items are shown on **Plan P-1**.
- 1.2 During the two-month exhibition period, a total of 10 representations were received. On 18.8.2020, the representations were published for public comment and, in the first three weeks of the publication period, a total of 10 comments were received. All representations and comments received are in line with the revised requirements as set out in the Town Planning Board Guidelines No. 29B (TPB PG-No. 29B)¹. The list of representers and commenters, and the summaries of representations and comments are shown in **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 Among the 10 representations received, **R1 to R9** are related to Item A only and **R10** is related to all items. The views of the representations are summarised as follows:

¹ According to TPB PG-No. 29B on Submission and Publication of Representations, Comments on Representations and Further Representations under the Town Planning Ordinance, which have 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.

Representations related to Item A

- (a) **R1 to R8** are submitted by individuals expressing supportive views on Item A.
- (b) **R9** submitted by the owner of the Maryknoll House supports in principle Item A but proposes deletion of the Remarks of the Notes of the OZP regarding any new development, or demolition of, addition, alteration and/or modification to or redevelopment of the Maryknoll House requires permission from the Board and the requirement of provision of reasonable public access to the Maryknoll House under the Explanatory Statement of the OZP. **R9** also proposes to relax the building height restriction of the area to the west of Maryknoll House from 64mPD to 75mPD.
- (c) **R10** submitted by an individual objects to Item A on the ground that there is a shortfall of community care services in the Stanley area.

Representation related to Items B1 to B3

- (d) **R10** submitted by an individual providing supporting views on Items B1 to B3.

2.2 Among the 10 comments on representations which are submitted by individuals, 8 (**C1 to C8**) are supporting **R9** and 1 (**C9**) supports **R1 to R9**. The remaining comment (**C10**) provides comments on the provision of community care facilities in Stanley. It is noted that **C1 to C8** (i.e. **R1 to R8**) and **C10** (i.e. **R10**) are also representers themselves respectively.

3. Arrangement for Consideration of Representations and Comments

- 3.1 Under section 2A of the Ordinance, the Town Planning Board (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. 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, which are mainly related to Item A, it is recommended that the hearing of the representation and comments should be considered 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.
- 3.4 Consideration of the representations and comments by the full board under section 6B of the Ordinance is tentatively scheduled in December 2020/January 2021.

4. Decision Sought

The Board is invited to consider whether:

- (a) to appoint a RHC for 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

Annex I	Schedule of Amendments to the Approved Stanley OZP No. S/H19/12
Annex II	List of Representatives
Annex III	List of Commenters
Annex IV	Summary of Representations
Annex V	Summary of Comments
Plan P-1	Amendments Incorporated in the Draft Stanley OZP No. S/H19/13
Plan P-2	Location Plan of the Representation Sites

**PLANNING DEPARTMENT
OCTOBER 2020**