

## **DRAFT ABERDEEN & AP LEI CHAU OUTLINE ZONING PLAN NO. S/H15/32**

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

#### **1. Introduction**

- 1.1 On 15.9.2017, the draft Aberdeen & Ap Lei Chau Outline Zoning Plan (OZP) No. S/H15/32 (the Plan) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The Schedule of Amendments setting out the amendments incorporated into the Plan is at **Annex I** and the locations of the amendment items are shown on **Plan P-1**. The amendments mainly involve the rezoning of a site at the junction of Shek Pai Wan Road and Tin Wan Hill Road from “Government, Institution or Community” (“G/IC”) to “Residential (Group A)5” (“R(A)5”) and the excision of an area to the east of Wah Kwai Estate across Shek Pai Wan Road from planning scheme area for incorporation into the draft Pok Fu Lam OZP No. S/H10/16 to facilitate public/subsidized housing developments.
- 1.2 During the two-month exhibition period, a total of three representations were received. On 15.12.2017, the representations were published for three weeks for public comments. A total of 14 comments were received.
- 1.3 A summary of the representations and comments is at **Annex II** and the locations of the representation sites are shown on **Plan P-2**.

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

- 2.1 All three representations are adverse representations; **R1** objects to all four Amendment Items, **R2** objects to Amendment Items A and D, and **R3** objects to Amendment Item D only. They are submitted by concern group, green group and a member of the public. The grounds of objection are mainly related to the loss of green area, destroying the natural environment/habitat and opening up the green belt zone for further development.
- 2.2 Among the 14 comments on representations, **C1** to **C5** (support **R1** to **R3**) object to Amendment Items A and D, **C6** (supports **R1**) objects to all Amendment Items, **C7** (in relation to **R1**) provides comments on Amendment Item C, **C8** to **C10** (support **R3**) and **C11** to **C13** object to Amendment Item D, and **C14** (in relation to **R1** and **R2**) supports Amendment Items A and B. The commenters include a Southern District Councillor, Hong Kong Housing Society, concern groups and members of the public.

### **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 all 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. Such 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, the hearing of the representations and the related comments is suggested to be considered in one group. To ensure efficiency of the hearing, it is recommended to allot a maximum of 10 minutes presentation time to each representer/commenter/their representative in the representation hearing.
- 3.3 Consideration of the representations and comments by the full Board under section 6B of the Ordinance is tentatively scheduled in May/June 2018.

### **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 draft Aberdeen & Ap Lei Chau Outline Zoning Plan No. S/H15/32
- Annex II** Summary of representations and comments in respect of the draft Aberdeen & Ap Lei Chau Outline Zoning Plan No. S/H15/32
- Plan P-1** Amendments incorporated into the draft Aberdeen & Ap Lei Chau Outline Zoning Plan No. S/H15/32
- Plan P-2** Location Plan

**PLANNING DEPARTMENT  
MARCH 2018**