

**INFORMATION NOTE AND HEARING ARRANGEMENT FOR
CONSIDERATION OF FURTHER REPRESENTATIONS ARISING FROM THE
CONSIDERATION OF REPRESENTATIONS AND COMMENTS ON
THE DRAFT WONG NAI CHUNG OUTLINE ZONING PLAN NO. S/H7/20**

1. Introduction

- 1.1 On 24.5.2019, the draft Wong Nai Chung Outline Zoning Plan (OZP) No. S/H7/20 (the Plan) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance).
- 1.2 During the two-month exhibition period, a total of 629 valid representations were received. On 6.9.2019, the representations were published for public comments. During the three-week public inspection period, a total of 105 valid comments were received.
- 1.3 After consideration of the representations and comments under section 6B(1) of the Ordinance, the Town Planning Board (the Board) decided on 19.6.2020 to partially uphold representations No. **R6 (part), R7 to R401, R403 to R406, R408 to R424, R427 to R481, R483 to R634**, by revising the Remarks of the Notes for the “Commercial” (“C”) zone to incorporate the requirement for submission of a layout plan for the “C(2)” sub-zone. The Board also agreed to revise the Explanatory Statement for the “C(2)” and “Government, Institution or Community(2)” zones.
- 1.4 On 10.7.2020, the proposed amendments were exhibited for public inspection under section 6C(2) of the Ordinance (**Annex I**). Upon expiry of the three-week exhibition period that ended on 31.7.2020, a total of five submissions were received. A list of the five further representers is at **Annex II**.

2. The Further Representations (Plan FP-1)

- 2.1 Pursuant to section 6D(1) of the Ordinance, any person, other than that who has made any representation or comment after consideration of which the proposed amendments have been made, may make further representation (FR) to the Board in respect of the proposed amendments. Among the five FRs received during the three-week exhibition period, three (**F3 to F5**) are submitted by the original representer/ commenter (i.e. **R532/C86, R529 and R13/C1** respectively). Their views, among others, were considered by the Board on 8.5.2020 and 19.6.2020, and the Board decided to propose amendments to partially meet the representations. Therefore, **F3 to F5 (Annex III)** are considered as invalid and should be treated as not having been made in accordance with section 6D of the Ordinance. The remaining two FRs, i.e. **F1 and F2**, will be submitted to the Board for consideration.
- 2.2 Among the two valid FRs received, **F1** supports the incorporation of a requirement for

submission of a layout plan but objects to the way the amendments have been made, while **F2** objects to the proposed amendments. A summary of the FRs is at **Annex IV**.

3. Arrangement for Consideration of Further 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 FRs in respect of the proposed amendments, and consider whether to vary the proposed amendments upon consideration of any adverse FRs. As the representations and comments were considered by the full Board throughout the hearing and deliberation sessions, it is considered more appropriate for the full Board to hear the FRs itself without resorting to the appointment of the RHC.
- 3.2 Under section 6F(6) of the Ordinance, the Board may determine whether the FRs shall be considered at the same meeting and whether they shall be considered individually or collectively. In view of the similar nature of the FRs, it is recommended to consider them collectively.
- 3.3 In accordance with section 6F(3) of the Ordinance, the original representer/ commenter who have made representations/ comments after consideration of which the proposed amendments have been made, and the further representers **F1** and **F2** will be invited to the hearing. The hearing can be accommodated in the Board's regular meeting or a separate hearing session may be arranged if necessary.
- 3.4 To ensure efficiency of the hearing, it is recommended that each original representer/ commenter/ further representer be allocated a maximum of 10 minutes for presentation in the hearing session.
- 3.5 Consideration of the FR by the full Board under section 6F of the Ordinance is tentatively scheduled in September 2020.

4. Decision Sought

The Board is invited to consider whether:

- (a) **F3** to **F5**, which are submitted by the original representers/ commenters, are invalid and should be treated as not having been made under section 6D of the Ordinance as stated in paragraph 2.1 above;
- (b) to appoint a RHC for consideration of the FRs; and
- (c) **F1** and **F2** should be considered in the manner as proposed in paragraph 3 above.

5. Attachments

Annex I	Schedule of amendments to the draft Wong Nai Chung Outline Zoning Plan (OZP) No. S/H7/20
Annex II	List of further representers
Annex III	Further representations considered to be invalid
Annex IV	Summary of further representations in respect of the draft Wong Nai Chung OZP No. S/H7/20
Plan FP-1	Location plan of the representation site

**PLANNING DEPARTMENT
AUGUST 2020**