

**SUBMISSION OF THE  
DRAFT POK FU LAM OUTLINE ZONING PLAN NO. S/H10/16A  
TO THE CHIEF EXECUTIVE IN COUNCIL FOR APPROVAL  
UNDER SECTION 8 OF THE TOWN PLANNING ORDINANCE**

**1. Introduction**

The purpose of this paper is to seek Members' agreement that the draft Pok Fu Lam Outline Zoning Plan (OZP) No. S/H10/16A (**Annex I**) together with its Notes (**Annex II**) are suitable for submission under section 8 of the Town Planning Ordinance (the Ordinance) to the Chief Executive in Council (CE in C) for approval, and that the updated Explanatory Statement (ES) (**Annex III**) is suitable for submission to the CE in C together with the draft OZP.

**2. Background**

- 2.1 On 1.2.2005, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Pok Fu Lam OZP, which was subsequently renumbered as S/H10/15. On 17.10.2006, the CE in C referred the approved Pok Fu Lam OZP No. S/H10/15 to the Town Planning Board (the Board) for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 27.10.2006 under section 12(2) of the Ordinance.
- 2.2 On 15.9.2017, the draft Pok Fu Lam OZP No. S/H10/16, incorporating amendments mainly to rezone five government sites near Wah Fu Estate including an area to the east of Wah Kwai Estate across Shek Pai Wan Road excised from the approved Aberdeen & Ap Lei Chau OZP No. S/H15/31, from "Government, Institution or Community", "Open Space", "Green Belt" and area shown as 'Road' to "Residential (Group A)" and "Residential (Group A)1", was exhibited for public inspection under section 5 of the Ordinance.
- 2.3 During the two-month exhibition period, a total of 4,335 valid representations were received. On 5.1.2018, the representations were published for three weeks for public comments, during which a total of 146 comments were received. Subsequently, one representation was withdrawn and the associated twelve comments were treated as not having been made. After giving consideration to the representations and comments under section 6B(1) of the Ordinance on 17.5.2018, 21.5.2018, 25.5.2018 and 22.6.2018, the Board decided not to propose any amendment to the draft OZP to meet the representations under section 6B(8) of the Ordinance.

### **3. Submission to the Chief Executive in Council**

- 3.1 In accordance with section 8 of the Ordinance, the Board shall submit the draft OZP, together with a schedule of the representations and comments on the representations to the CE in C within nine months of the expiration of the plan-exhibition period. Since the representation consideration process has been completed, the draft OZP, together with its Notes and updated ES is now ready for submission to the CE in C for approval.
- 3.2 For submission to the CE in C, the draft Pok Fu Lam OZP No. S/H10/16 is renumbered as S/H10/16A. Opportunity is also taken to update the ES to reflect the latest position of the OZP. For easy reference, the amendments are highlighted in **bold** and *italics* or ~~strike-out~~ form.
- 3.3 Upon the approval of the draft OZP by the CE in C, the approved OZP will be renumbered as S/H10/17.

### **4. Decision Sought**

Members are invited to :

- (a) agree that the draft Pok Fu Lam OZP No. S/H10/16A and its Notes at **Annexes I and II** respectively are suitable for submission under section 8 of the Ordinance to the CE in C for approval;
- (b) endorse the updated ES for the draft Pok Fu Lam OZP No. S/H10/16A at **Annex III** as an expression of the planning intention and objectives of the Board for the various land-use zonings on the draft OZP and to be issued under the name of the Board; and
- (c) agree that the updated ES is suitable for submission to the CE in C together with the draft OZP.

### **5. Attachments**

<b>Annex I</b>	Draft Pok Fu Lam OZP No. S/H10/16A
<b>Annex II</b>	Notes of the draft Pok Fu Lam OZP No. S/H10/16A
<b>Annex III</b>	Explanatory Statement of the draft Pok Fu Lam OZP No. S/H10/16A