

**INFORMATION NOTE AND HEARING ARRANGEMENT FOR  
CONSIDERATION OF FURTHER REPRESENTATIONS ARISING FROM THE  
CONSIDERATION OF REPRESENTATIONS AND COMMENTS ON  
THE DRAFT CENTRAL DISTRICT OUTLINE ZONING PLAN NO. S/H4/17**

**1. Introduction**

- 1.1 On 24.5.2019, the draft Central District Outline Zoning Plan (OZP) No. S/H4/17 (the Plan) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance).
- 1.2 During the two-month plan exhibition period, a total of 33 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 22 valid comments were received.
- 1.3 After consideration of the representations and comments under section 6B(1) of the Ordinance on 6.12.2019, the Town Planning Board (the Board) decided to partially uphold 30 representations (**R1** to **R30**) by revising the building height restriction (BHR) stipulated for the northern portion of “Government, Institution or Community (1)” (“G/IC(1)”) zone at the Hong Kong Sheng Kung Hui Compound at Lower Albert Road from 135mPD to 80mPD, and specifying in the Notes of the OZP that any new development or redevelopment of existing building(s) on land designated “G/IC(1)” requires permission from the Board under section 16 of the Ordinance.
- 1.4 On 13.3.2020, 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 3.4.2020, a total of 73 submissions were received. Among them, three were made with identify information missing/incomplete<sup>1</sup> and should be treated as not having been made. A list of the remaining 70 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 70 FRs received during the three-week exhibition period, four (**F46** to **F49**) are submitted by the original

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<sup>1</sup> According to the Town Planning Board Guidelines No. 29B, on Submission and Publication of Representations, Comments on Representations and Further Representations under the Town Planning Ordinance, which has 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.

commenters (**C10 to C13**). Their comments, among others, were considered by the Board on 6.12.2019, and the Board decided to propose amendments to the Plan to partially meet the representations to which these comments relate. Therefore, **F46 to F49 (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 66 valid FRs, i.e. **F1 to F45 and F50 to F70**, will be submitted to the Board for consideration.

- 2.2 Among the 66 valid FRs, 15 support (**F31 to F45**) and 30 object (**F1 to F30**) to the proposed amendments. The remaining 21 (**F50 to F70**) are providing views. Since most of these valid FRs are in standard/similar form, samples of these FRs are at **Annex IV**. A summary of the FRs is at **Annex V**.

### **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 session, 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 representers/commenters who have made representations/comments after consideration of which the proposed amendments have been made and the further representers **F1 to F45 and F50 to F70** will be invited to the hearing. The hearing can be accommodated in the Board's regular meeting and 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 FRs by the full Board under section 6F of the Ordinance is tentatively scheduled for June 2020.

### **4. Decision Sought**

- 4.1 The Board is invited to note pursuant to sections 6D(2)(b) and 6D(3)(b) of the Ordinance that the three submissions with the required identify information missing/incomplete, as mentioned in paragraph 1.4 above, should be treated as not having been made and hence disregarded.

4.2 The Board is also invited to consider whether:

- (a) **F46 to F49**, which are submitted by the original 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 an RHC for consideration of the FRs; and
- (c) **F1 to F45** and **F50 to F70** should be considered in the manner as proposed in paragraph 3 above.

## 5. Attachments

<b>Annex I</b>	Schedule of Proposed Amendment to the draft Central District OZP No. S/H4/17
<b>Annex II</b>	List of further representers
<b>Annex III</b>	Further representations considered to be invalid
<b>Annex IV</b>	Samples of further representations considered to be valid
<b>Annex V</b>	Summary of further representations in respect of the draft Central District OZP No. S/H4/17
<b>Plan FP-1</b>	Location plan of the representation site

**PLANNING DEPARTMENT  
MAY 2020**