

**APPLICATION TO THE CHIEF EXECUTIVE
UNDER SECTION 8(2) OF THE TOWN PLANNING ORDINANCE
FOR EXTENSION OF TIME LIMIT FOR SUBMISSION OF THE
DRAFT CENTRAL DISTRICT OUTLINE ZONING PLAN NO. S/H4/17
TO THE CHIEF EXECUTIVE IN COUNCIL FOR APPROVAL**

1. Introduction

The purpose of this paper is to seek Members' agreement to apply to the Chief Executive (CE), under section 8(2) of the Town Planning Ordinance (the Ordinance), for an extension of time limit for submission of the draft Central District Outline Zoning Plan (OZP) No. S/H4/17 to the Chief Executive in Council (CE in C) for approval. The time limit for submission of the draft Central District OZP No. S/H4/17 is required to be extended for a period of six months from 24.4.2020 to 24.10.2020.

2. Background

- 2.1 On 24.5.2019, the draft Central District OZP No. S/H4/17 (**Annex I**) was exhibited for public inspection under section 5 of the Ordinance. The Schedule of Amendments is at **Annex II**. The amendments mainly involve rezoning of the Hong Kong Sheng Kung Hui (HKSKH) Compound from "Government, Institution or Community" ("G/IC") to "G/IC(1)" with stipulation of building height restrictions (BHRs) of 135mPD (northern portion) and 80mPD (southern portion). Amendments were also made to the Notes of the "G/IC" zone to set out the BHRs applicable to the "G/IC(1)" zone together with a minor relaxation clause.
- 2.2 During the two-month exhibition period, a total of 33 representations were received. On 6.9.2019, the representations were published for public comments and, in the first three weeks of the publication period, a total of 22 comments were received.
- 2.3 On 6.12.2019, after giving consideration to the representations and comments, the Town Planning Board (the Board) decided to amend the OZP to partially meet Representations No. R1 to R30 by revising the BHR stipulated for the northern portion of "G/IC(1)" zone 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.
- 2.4 The proposed amendments to the draft OZP in accordance with the Board's decision would be submitted for the Board's agreement at this same meeting.
- 2.5 According to the statutory time limit, the draft Central District OZP No. S/H4/17 shall be submitted to the CE in C for approval on or before 24.4.2020.

3. Need for Extension of the Statutory 9-month Time Limit

As the exhibition of proposed amendments to the draft OZP and the consideration of further representation(s), if any, can only be arranged in the first quarter of 2020 at the earliest, there is insufficient time for the whole plan-making process including submission of the draft OZP to the CE in C for approval to be completed within the 9-month statutory time limit (i.e. before 24.4.2020). In this regard, it is necessary to seek CE's agreement for an extension of the statutory time limit for six months to allow sufficient time to complete the plan-making process of the draft OZP prior to submission to the CE in C for approval.

4. Decision Sought

Members are invited to agree that the CE's agreement should be sought under section 8(2) of the Ordinance to extend the time limit for submission of the draft Central District OZP No. S/H4/17 to the CE in C for a period of six months from 24.4.2020 to 24.10.2020.

Attachments

Annex I Draft Central District OZP No. S/H4/17 (reduced size)

Annex II Schedule of Amendments to the Approved Central District OZP No. S/H4/16

**PLANNING DEPARTMENT
JANUARY 2020**