

# TOWN PLANNING BOARD

**TPB Paper No. 10446**

**For Consideration by  
the Town Planning Board on 13.7.2018**

**DRAFT MA TAU KOK OUTLINE ZONING PLAN NO. S/K10/23**

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

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**1. Introduction**

- 1.1 On 9.3.2018, the draft Ma Tau Kok Outline Zoning Plan (OZP) No. S/K10/23 (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**. The amendments mainly involve (a) revision to the building height restriction (BHR) of a “Government, Institution or Community” (“G/IC”) site at 61-63 Lung Kong Road (Lok Sin Tong (LST) site) from 5 and 8 storeys to 60 mPD (Item A); (b) rezoning of a site at the junction of Ko Shan Road and Shansi Street (KSR site) from “G/IC” and “Residential (Group A)” (“R(A)”) and an area shown as ‘Road’ to “R(A)3” with stipulation of BHR (Item B); (c) rezoning of Shansi Street from “G/IC” to an area shown as ‘Road’ (Item C1); and (d) rezoning of a strip of land along Ko Shan Road from an area shown as ‘Road’ to “R(A)” (Item C2) (**Plan P-1**).
- 1.2 During the two-month exhibition period, a total of six representations were received. On 18.5.2018, the representations were published for three weeks for public comments and 142 comments were received. The list of representers and commenters and the summary of the representations and comments are at **Annexes II, III and IV** respectively for Members’ reference. The location of the representation sites is shown on **Plan P-1**.

**2. The Representations and Comments**

- 2.1 In gist, one representation (**R1**) supports Item A. Five representations (**R2 (part) to R6**) oppose Items A and B and **R2 (part)**<sup>1</sup> also opposes Item C2.
- 2.2 The supporting representation (**R1**) is submitted by the Kowloon City Christians’ Church (KCCC) that supports **Item A** on the grounds that relaxation of BHR for LST site would allow provision of more floor space for community facilities. Whilst not including any proposal on Item A, **R1** requests for relaxation of BHR from 3 storeys to 60mPD for a “G/IC” site at 40 Lung Kong Road (that is currently occupied by KCCC opposite the LST site) (R1’s site) (**Plan P-2**) to facilitate its redevelopment for educational and religious facilities. R1’s site is not the subject of any amendment item of the Plan.

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<sup>1</sup> **R2** indicated that she opposes Item C1 if it entails impacts on existing trees, but there is no trees on the existing Shansi Street that was rezoned to area shown as ‘Road’ under Item C1.

- 2.3 **R2 to R6** submitted by individuals oppose Items A and B. The grounds of objections on Item A are: (i) the site is not suitable for a high rise residential facility as it is constrained by existing flyovers and road networks, (ii) a tall building in this location will jeopardize the environment and traffic condition in the area, (iii) the LST site is of historical and cultural significance, and/or (iv) the proposed redevelopment will be contrary to the proposals of retaining the area in which the site is located as a rehabilitation and revitalization priority area under the Urban Renewal Plan for Kowloon City. As for Item B, the major grounds of objections are: (i) the KSR site should not be rezoned from “G/IC” to facilitate a property development, and (ii) the site is not suitable for residential development as it is subject to air and noise pollutions, and there are some mature trees on site and close to the Liquefied Petroleum Gas facility. **R2 to R6** propose to retain the KSR site for “G/IC” or open space uses and trees on site should be preserved.
- 2.4 **R2** also opposes Item C2 as it would involve tree felling.
- 2.5 A total of 142 comments were received. **C1** is submitted by a Kowloon City District Council member who requests for the provision of a public car park and community hall at Item A site. **C2** is submitted by **R1** to supplement the technical feasibility of relaxation of BHR at R1’s site. 139 commenters (**C3** to **C141**) submitted by individuals and shops/organisations generally request for relaxation of BHR at R1’s site from 3 storeys to 60mPD mainly on grounds that (i) there is limited floor space inside the KCCC, (ii) relaxation of BHR of R1’s site will allow provision of more “G/IC” facilities including a community hall in Kowloon City, and/or (iii) the BHR for the R1’s site should be relaxed and compatible to the nearby residential developments. Among those 139 comments, 37 also indicate support for Item A. **C142** (which is submitted by **R2**) provides views that a number of mature trees would be lost in the Ma Tau Kok area<sup>2</sup>.

### 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/partially 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 only six representations and 142 comments were received and most are of similar nature, it will be more efficient for the full Board to consider the representations and comments without 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. The 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. As the representations and comments are mainly related to Items A and B, R1’s site and of similar nature, they are suggested to be heard in one group.

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<sup>2</sup> **C142** did not specify which representation the comment is related to. As it is submitted by **R2**, it is treated as a comment related to **R2**.

- 3.3 To ensure the efficiency of the hearing, it is recommended to allot a maximum of 10 minutes presentation time to each representer/commenter in the hearing session. Consideration of the representations and comments by the full Board under section 6B of the Ordinance is tentatively scheduled for September 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.

#### **5. Attachments**

<b>Annex I</b>	Schedule of Amendments to the Approved Ma Tau Kok Outline Zoning Plan No. S/K10/23
<b>Annex II</b>	List of Representatives (R1 to R6)
<b>Annex III</b>	List of Commenters (C1 to C142)
<b>Annex IV</b>	Summary of Representations and Comments on Representations
<b>Plan P-1</b>	Location Plan of Representation Sites
<b>Plan P-2</b>	Location Plan of R1's site (40 Lung Kong Road)

**PLANNING DEPARTMENT  
JULY 2018**