

# TOWN PLANNING BOARD

**TPB Paper No. 10604**

**For Consideration by  
the Town Planning Board on 22.11.2019**

**DRAFT MA TAU KOK OUTLINE ZONING PLAN NO. S/K10/25**

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

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**1. Introduction**

- 1.1 On 5.7.2019, the draft Ma Tau Kok Outline Zoning Plan (OZP) No. S/K10/25 (the Plan) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The OZP mainly involves the latest amendments to the Master Schedule of Notes to Statutory Plans (MSN) in relation to the subsuming of 'Market' use under 'Shop and Services' use endorsed by the Town Planning Board (TPB) on 28.12.2018 and indicates an area excised from the OZP and exhibited as the draft Urban Renewal Authority (URA) Kai Tak Road/Sa Po Road Development Scheme Plan (DSP) No. S/K10/URA1/1. The schedule of Amendment to the approved Ma Tau Kok OZP No. S/K10/24 is at **Annex I**.
- 1.2 The draft URA Kai Tak Road/Sa Po Road DSP No. S/K10/URA1/1 was exhibited on 5.7.2019 and the hearing arrangements for consideration of the representations and comments in relation to the DSP will be considered by the Town Planning Board (the Board) at the same meeting (TPB Paper No. 10605).
- 1.3 During the two-month exhibition period of the draft OZP, one valid representation was received. On 5.10.2019, the representation was published for three weeks for public comments and four comments were received. Amongst them, three comments were made in accordance with the revised requirements set out in the Town Planning Board Guidelines No. 29B (TPB PG-No. 29B)<sup>1</sup> by providing the full name as shown on the Hong Kong Identity (HKID) card/passport and the first four alphanumeric characters of HKID card/passport number. The remaining submission was made without providing the required identity information, and was treated as not having been made pursuant to sections 6A(2) and 6A(3)(b) of the Ordinance.
- 1.4 The list of valid representers and commenters, and the summaries of the representation and comments are at **Annexes II, III and IV** respectively and the location of the representation site is shown on **Plan P-1**.

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<sup>1</sup> According to TPB PG-No. 29B on Submission and Publication of Representations, Comments on Representations and Further Representations under the Town Planning Ordinance, which have 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.

## **2. The Representations and Comments**

- 2.1 In gist, the representation (**R1**) submitted by an individual provided views on the draft OZP mainly relating to the provision of open space and community facilities in the area.
- 2.2 There are three valid comments. **C1** is submitted by an individual indicating support without providing reasons. **C2**, with 194 signatures enclosed, is submitted by a Kowloon City District Council member of Lung Shing Constituency who provided comments on expediting redevelopment in Kowloon City and provision of more community facilities and public car parking. **C3** is submitted by **R1** to supplement her comment regarding the provision of community facilities.

## **3. Arrangement for Consideration of Representation and Comments**

- 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/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 one representation and three valid comments were received, it is considered more efficient for the full Board to consider the representation and comments without resorting to 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 representation and the related comments shall be considered at the same meeting and whether they shall be considered individually or collectively. As the representation and comments are generally related to the provision of open space and community facilities in the area and are of similar nature, it is suggested to consider the representation and comments collectively.
- 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 representation and comments by the full Board under section 6B of the Ordinance is tentatively scheduled in January 2020.

## **4. Decision Sought**

- 4.1 The Board is invited to note pursuant to sections 6A(2) and 6A(3)(b) of the Ordinance that one comment on representations without the requested identity information as mentioned in paragraph 1.3 is treated as not having been made.
- 4.2 The Board is invited to consider whether to appoint a RHC for consideration of the representation and comments, and whether the representation and comments should be considered in the manner as proposed in paragraph 3 above.

**5. Attachments**

- Annex I**      Schedule of Amendments to the Approved Ma Tau Kok Outline Zoning Plan No. S/K10/24
- Annex II**      List of Representer (R1) and Commenters (C1 to C3)
- Annex III**      Summary of Representation
- Annex IV**      Summary of Comments on Representation
- Plan P-1**      Draft Ma Tau Kok OZP and Location Plan of the Representation Site

**PLANNING DEPARTMENT  
NOVEMBER 2019**