

**DRAFT WANG TAU HOM AND TUNG TAU
OUTLINE ZONING PLAN NO. S/K8/22**

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

1. Introduction

- 1.1 On 24.5.2019, the draft Wang Tau Hom and Tung Tau Outline Zoning Plan No. S/K8/22 (the OZP) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The amendments mainly involve rezoning of Mei Tung Estate, Wong Tai Sin from “Residential (Group A)” (“R(A)”) to “R(A)1” (**Item A**) with revisions to the stipulated building height restrictions to facilitate the redevelopment of Mei Tung Estate (the Redevelopment). There are two other amendments to reflect as-built conditions in the Planning Scheme Area, namely rezoning of the sections of Kai Tak River from “Open Space (1)” (“O(1)”) and “Undetermined” to areas shown as ‘Kai Tak River’ (**Item B1**) and a piece of land at the southern-eastern portion of Shek Ku Lung Road Playground and a strip of land along Prince Edward Road East from “Other Specified Uses” annotated “Landscaped Elevated Walkway” to “O” and an area shown as ‘Road’ respectively (**Item B2**). The Schedule of Amendments setting out the amendments incorporated into the OZP is at **Annex I** and the location of the amendment items are shown on **Plan P-1**.
- 1.2 During the two-month exhibition period, one representation was received. On 2.8.2019, the representation was published for three weeks for public comments. Upon expiry of the public inspection period on 23.8.2019, one comment was received. The list of representer and commenter, and the summaries of representation and comment are shown in **Annexes II, III, IV** and **V** respectively for Members’ reference. The location of representation site is the same as **Item A** as shown on **Plan P-1**.

2. The Representation and Comment

- 2.1 The representation (**R1**) submitted by an individual expressed concerns on the potential visual, air ventilation and traffic impacts of the Redevelopment in relation to Item A.
- 2.2 The comment on representation (**C1**), submitted by R1, considered that the redevelopment proposal (i.e. Item A) could be improved.

3. Arrangement for Consideration of Representation and Comment

- 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 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 one representation and one comment were received, it would be more efficient for the full board to hear the representation and comment 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 representations and the related comments shall be considered at the same meeting and whether they shall be considered individually or collectively. As the representation and comment were submitted by the same individual and were related to the Redevelopment under Item A as stated in paragraph 2 above, they are suggested to be heard in one group.
- 3.3 To ensure efficiency of the hearing, it is recommended to allot a maximum of 10 minutes presentation time to each representer/commenter in the hearing session.
- 3.4 Consideration of the representation and comment by the full Board under section 6B of the Ordinance is tentatively scheduled for November 2019.

4. Decision Sought

The Board is invited to consider whether:

- (a) to appoint a RHC for consideration of the representation and comment; and
- (b) the representation and comment should be considered in the manner as proposed in paragraph 3 above.

5. Attachments

Annex I	Schedule of Amendments to the Approved Wang Tau Hom and Tung Tau Outline Zoning Plan No. S/K8/21
Annex II	List of the Representer
Annex III	List of the Commenter
Annex IV	Summary of the Representation
Annex V	Summary of the Comment
Plan P-1	Location of Amendment Items