

TOWN PLANNING BOARD

**TPB Paper No. 10395
For Consideration by the
Town Planning Board on 23.2.2018**

**Draft Tseung Kwan O Outline Zoning Plan No. S/TKO/25
Information Note and Hearing Arrangement for
Consideration of Representations and Comments**

**DRAFT TSEUNG KWAN O
OUTLINE ZONING PLAN NO. S/TKO/25**

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

1. Introduction

- 1.1 On 11.8.2017, the draft Tseung Kwan O Outline Zoning Plan No. S/TKO/25 (the OZP) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The amendments to the OZP mainly involve rezoning of five sites located at north of Tseung Kwan O (TKO) Village (Item A), northwest of Ying Yip Road (Item B), south of Chiu Shun Road (Item C1), west of Yau Yue Wan Village (Item D) and east of Hong Kong Movie City (Item E), from “Green Belt” (“GB”) with a minor portion of “Government, Institution or Community” (“G/IC”) under Item C1 to “Residential (Group A)7” (“R(A)7”) to facilitate public housing developments. 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 public exhibition period of the draft OZP, a total of 1,036 representations were received. On 17.11.2017, the representations were published for 3 weeks for public comments. Upon expiry of the public inspection period on 8.12.2017, 9 comments were received. The lists of representers and commenters and the summaries of the representations and comments are shown at **Annexes II, III, IV and V** respectively for Members’ reference. The location of the representation sites are shown on **Plan P-1**.

2. The Representations and Comments

- 2.1 There is a total of 1,020 representations after discounting 16 invalid/disregarded representations (details in paragraphs 2.6 and 2.7 below). Among them, 42 representations support, 949 representations object to and 29 representations provide views on the amendment items.
- 2.2 Among the 42 supporting representations (**R1 to R42**), 4 representations (**R1 to R4**) generally support all amendment items while 38 representations (**R5 to R42**) support individual items. They are all submitted by individuals, in which 22 of them are in a standard format. While majority of the supporting representations do not specify any grounds, some representers indicate their support for public housing developments to

meet the housing demand given sufficient and timely provision of transport and community facilities for the proposed public housing developments.

- 2.3 Among the 949 objecting representations, 668 representations (**R62 to R302 and R304 to R730**) object to all amendment items and 262 representations (**R731 to R992**) object to individual amendment items. The remaining 19 representers (**R43 to R61**) submit adverse representations, but they also indicate support to individual amendment items. Their views can be summarised as follows:

Representers	Representations No.
<i>Object to All amendment items (668)</i>	
Green groups (2)	R62 and R63
Sai Kung District Council (SKDC) (1)	R64
Concern groups (4)	R65, R66, R70 and R72
SKDC members (5)	R67-R69, R71 and R75
Individuals - Joint Submission to R75 (363)	R78 to R302 and R304 to R441
Individuals – in standard formats (240)	R73, R74 and R444-R681
Individuals (53)	R76, R77, R442-R443 and R682-R730
<i>Object to Individual items (262)</i>	
SKDC members (4)	R731, R732, R765 and R846
Hang Hau Rural Committee (1)	R733
Owners' Committee (1)	R734
Green groups (2)	R755 and R756
Representatives from Villages (6)	R788-R791, R835 and R836
Individuals – in standard formats (48)	R740-R754, R766-R780, R783-R787, R847-R858 and R986
Individuals (200)	R735-R739, R757-R764, R781, R782, R792-R834, R837-R845, R859-R985 and R987-R992
<i>Object but Support Individual items (19)</i>	
Individuals – in a standard format (18)	R44-R61
Individual (1)	R43

Major grounds of objection include (i) adverse traffic, environmental, ecological, landscape, visual and air ventilation impacts arising from the proposed public housing developments; (ii) inadequate Government, Institution or Community (GIC) and public transport facilities and car parking spaces; (iii) over-population in TKO area; (iv) not in line with the planning intention of “GB” zone; (v) disrespect to the objections by SKDC and local residents; (vi) affecting the Little Hawaii Trail; and (vii) Government should prioritize development on alternative land resources over the “GB” zones, such as

brownfield sites, military sites, golf courses and TKO Area 137. Some representers suggest retaining “G/IC” and “GB” zones for Amendment Item C1 and reducing building height and development intensity of the proposed public housing development at Amendment Item E.

- 2.4 A total of 29 representations (**R993 to R1021**) provide views on the amendments to the OZP. They are submitted by a member of SKDC, a concern group, the MTR Corporation Limited (**R999**), the Hong Kong and China Gas Co Ltd (**R1000**) and individuals. They mainly raise concerns on the provision of GIC and public transport facilities as well as car parking spaces; road network improvement to address the traffic capacity problem; environmental and ecological impacts; and provision of technical assessments for public inspection. **R999** recommends the Housing Authority should assess the potential noise impacts of the Pak Shing Kok Ventilation Building on the proposed public housing development under Amendment Item C1. **R1000** suggests that a risk assessment should be conducted to evaluate the potential risk and identify necessary mitigation measures for an existing gas pipe in vicinity of Amendment Item E.
- 2.5 The 9 comments are submitted by a green group (same as **R63**) and a local concern group (same as **R994**), an owners’ committee and individuals (one of which is submitted by **R686**). They mainly oppose the rezoning of “GB” zones for not in line with the planning intention, over-population in TKO and the inadequacy of GIC facilities. One commenter (**C3**) proposes to provide a wet market at the site of Amendment Item C1 and one commenter (**C9**) opposes a representer’s (**R683**) proposal of opening O King Road for public use (which is not related to any amendment item).
- 2.6 During the public inspection period of the representations, the Secretary of the Town Planning Board (the Board) received confirmation from a member of the public that he has not submitted any representation to the Board. The concerned representation, i.e. **R303**, will be disregarded.
- 2.7 Furthermore, the content of **R1022 to R1036** has not been made in such manner as required under section 6(2) of the Ordinance, where a representation shall indicate the particular matter in any of the amendments to which the representation relates. As such, **R1022 to R1036** are considered invalid and should be treated as not having been made in accordance with section 6(3)(b) of the Ordinance. As a result, the total number of valid representations should be 1,020. The numbering of the representations will remain unchanged.
- 2.8 There is an out-of-time representation submitted by the Sai Kung Rural Committee after the plan exhibition period. In accordance with section 6(3)(a) of the Ordinance, where a representation is made to the Board after the expiration of the 2-month plan exhibition period, it shall be treated as not having been made. As such, the submission is disregarded.

3. Arrangement for Consideration of Representations 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 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 the amendments incorporated in the Plan have attracted much public interest, it is recommended that the representations and comments should be considered by the full Board. A separate hearing session may be arranged, if necessary.
- 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 concerns of the representers and commenters are generally on the proposed public housing developments, the hearing of all representations and comments is suggested to be considered in one group.
- 3.3 In view of the large number of representations and comments received and 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, subject to confirmation of the number of representers and commenters attending the hearing and the aggregated presentation time required.
- 3.4 Consideration of the representations and comments by the full Board under section 6B of the Ordinance is tentatively scheduled for April/May 2018.

4. Decision Sought

The Board is invited to consider whether:

- (a) the **R303** can be disregarded and the 15 representations (**R1022 to R1036**) are considered as invalid as mentioned in paragraphs 2.6 to 2.7 above, respectively;
- (b) whether to appoint a RHC for consideration of the representations and comments; and
- (c) whether the representations and comments should be considered in the manner as proposed in paragraph 3 above.

Attachments

Annex I	Schedule of Amendments to the Approved Tseung Kwan O Outline Zoning Plan No. S/TKO/24
Annex II	List of the Representers
Annex III	List of the Commenters
Annex IV	Summary of Representations
Annex V	Summary of Comments
Plan P-1	Location of Representations Sites

**PLANNING DEPARTMENT
FEBRUARY 2018**