

**DRAFT TSEUNG KWAN O
OUTLINE ZONING PLAN NO. S/TKO/27**

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

1. Introduction

- 1.1 On 19.6.2020, the draft Tseung Kwan O Outline Zoning Plan No. S/TKO/27 (the OZP) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The amendments to the OZP mainly involve the rezoning of a site currently occupied by the Mass Transit Railway (MTR) Pak Shing Kok Ventilation Building (PSKVB) and its adjoining government land from an area shown as ‘MTR Pak Shing Kok Ventilation Building’ and “Green Belt” (“GB”) to “Residential (Group A)8” (“R(A)8”) (Amendment Item A); and a strip of land along Chiu Shun Road from an area shown as ‘MTR Pak Shing Kok Ventilation Building’ to ‘Road’ (Amendment Item B). The Remarks of the Notes for the “R(A)” zone are also revised to incorporate the development restrictions of the “R(A)8” zone. Opportunity is also taken to amend the Notes and Explanatory Statement of the OZP to incorporate the latest revisions of the Master Schedule of Notes to the Statutory Plan and to update the general information of various land use zonings, where appropriate. The Schedule of Amendments setting out the amendments incorporated into the OZP is at **Annex I** and the locations 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 130 representations were received after discounting 5 duplicated representations.
- 1.3 On 4.9.2020, the 130 valid representations were published for three weeks for public comments. Upon expiry of the public inspection period on 25.9.2020, seven comments were received. Six comments were made in accordance with the revised requirement set out in the Town Planning Board Guidelines No. 29B (TPB PG-No. 29B)¹, while the remaining comment was made with identity information missing which should be considered as invalid pursuant to sections 6A(2) and 6A(3)(b) of the Ordinance.

¹ According to TPG PG-No. 29B on Submission and Publication of Representations, Comments on Representations and Further Representations under the Town Planning Ordinance, which has 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.

- 1.4 There is an out-of-time comment submitted by an individual after the public inspection period. In accordance with section 6A(3)(a) of the Ordinance, where a comment is made to the Board after the expiration of the 3-week public inspection period, it shall be treated as not having been made. As such, the submission is disregarded.
- 1.5 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 locations of the representation sites are shown on **Plan P-2**.

2. The Representations and Comments

- 2.1 Among the 130 valid representations, 129 representations (**R1 to R129**) object to the amendment items. Of which, 100 representations (**R1 to R10, R13 to R102**) object to all amendment items and 29 representations (**R11, R12, R103 to R129**) object to individual amendment items. The remaining representation (**R130**) provides views. The details of the representations are as follows:

Representers	Representations No.
<i>Object to All amendment items (100)</i>	
Sai Kung District Council members (10)	R1 to R10
Nan Fung Plaza Owners' Committee (1)	R13
Concern groups – in standard formats (2)	R14 and R15
Individuals – in standard formats (62)	R16 to R77
Individuals (25)	R78 to R102
<i>Object to Item A (29)</i>	
Sai Kung District Council members (2)	R11 and R12
Individuals (27)	R103 to R129
<i>Provide views (1)</i>	
The Hong Kong and China Gas Co. Ltd	R130

- 2.2 Major grounds of adverse representations include (i) adverse traffic, environmental, landscape, visual and air ventilation impacts arising from the proposed development; (ii) inadequate community and transport facilities; (iii) health risks to nearby residents; (iv) impact on feng shui and burial ground; (v) over-population in TKO area; (vi) not in line with the planning intention of "GB" zone; (vii) insufficient public consultation and disregard of Sai Kung District Council's views; and (viii) alleged transfer of benefits between the government and MTR Corporation Limited (MTRCL).
- 2.3 One representation submitted by the Hong Kong and China Gas Co. Ltd (**R130**) provides views on the amendments to the OZP indicating that there is a high pressure pipeline in the vicinity.
- 2.4 The 6 valid comments are submitted by MTRCL (**C1**) and 5 individuals. One commenter (**C6**) is also a representer. **C1** provides responses to all representations that the proposed residential development is an initiative in response to the Policy Address to

increase housing supply and a series of technical assessments confirm that no adverse impact from various aspects will be resulted from the proposed development; **C2 and C3** generally support the proposed residential development and **C3** also urges for provision of more community and transport facilities; **C4** opposes **R43 to R66, R69 to R76, R85, R86, R95, R96, R101, R102 and R110**; **C5** supports **R1 to R129**; and **C6 (R94)** objects to the proposed residential development on similar grounds as stated in paragraph 2.2 above.

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 considerations of any adverse further representations. Since the amendments incorporated in the Plan and the representations and comments received are of similar nature, it will be more efficient for the full Board to consider the representations 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 may be arranged if 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. In view of the similar nature of representations and comments, it is recommended to consider all representations and comments collectively 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, 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 is tentatively scheduled for January/February 2021.

4. Decision Sought

- 4.1 The Board is invited to note pursuant to sections 6A(3)(a) and 6A(3)(b) of the Ordinance that the comment with the required identity information missing and the out-of-time comment as mentioned in paragraphs 1.3 and 1.4 above should be considered as invalid.

4.2 The Board is also invited to consider whether:

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

5. Attachments

Annex I	Schedule of Amendments to the Approved Tseung Kwan O Outline Zoning Plan No. S/TKO/26
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 Plan of Representation Sites
Plan P-2	Site Plan of Representation Sites

**PLANNING DEPARTMENT
OCTOBER 2020**