

TOWN PLANNING BOARD

TPB Paper No. 10432
For Consideration by the
Town Planning Board on 8.6.2018

DRAFT KWAI CHUNG OUTLINE ZONING PLAN NO. S/KC/29
INFORMATION NOTE AND HEARING ARRANGEMENT
FOR CONSIDERATION OF REPRESENTATIONS AND COMMENT

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1. Introduction

- 1.1 On 19.1.2018, the draft Kwai Chung Outline Zoning Plan No. S/KC/29 (the Plan) was exhibited for public inspection under section 7 of the Town Planning Ordinance (the Ordinance). The amendments mainly involve rezoning of the northern and southern portions of a site at San Kwai Street bounded by Tai Lin Pai Road and Kwai Chung Road from “Government, Institution or Community” (“G/IC”) (Item A1) and “Village Type Development” (“V”) (Item A2) respectively to “Residential (Group A)2” (“R(A)2”) with stipulation of building height restriction. The rezoning amendment is to facilitate the proposed public housing development. The Schedule of Amendments setting out the amendments incorporated into the Plan 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, a total of 2 representations were received. On 13.4.2018, the representations were published for three weeks for public comments. Upon expiry of the public inspection period on 4.5.2018, 1 comment was received. The list of representers and commenter and a summary of representations and comment are shown in **Annexes II, III** and **IV** respectively for Members’ reference. The location of the representation site is shown on **Plan P-1**.

2. The Representations and Comment

- 2.1 Amongst the 2 representations received, one of them (**R1**) is related to both the amendment items (i.e. Items A1 and A2) while another representation (**R2**) is related to the rezoning of the San Kwai Street site from “G/IC” to “R(A)2” under Item A1. They are all submitted by individual members of the public.
- 2.2 The supportive representation (**R1**) supports both the amendment Items A1 and A2 and further proposes to rezone the adjoining “V” zone to “R(A)” zone for residential development to increase housing supply. The adverse representation (**R2**) opposes the rezoning of the “G/IC” site which would result in a shortage of GIC facilities in the area.
- 2.3 One comment (**C1**) submitted by an individual member of the public (who is also **R2**) provides comment on **R2** related to the provision of GIC facilities.

3. Arrangement for Consideration of Representations 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 the amendments incorporated into the Plan involve only the proposed public housing development and there are only two representations and one comment on the representation (which is also submitted by **R2**) received, it is recommended that the representations and comment should be considered by the full Board. 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 comment shall be considered at the same meeting and whether they shall be considered individually or collectively. As all the representations and comment are mainly related to amendments under Items A1 and A2 for the proposed public housing development at San Kwai Street, the hearing of all representations and comment is suggested to be considered in one group.
- 3.3 To ensure the efficient operation of the hearing, in circumstances where all the representers/commenter would like to make oral submissions to the Board, 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 representations and comment by the full Board under section 6B is tentatively scheduled for July 2018.

4. **Decision Sought**

The Board is invited to consider whether:

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

5. **Attachments**

- Annex I** Schedule of Amendments to the draft Kwai Chung Outline Zoning Plan No. S/KC/28
- Annex II** List of Representers
- Annex III** List of Commenter
- Annex IV** Summary of Representations and Comment
- Plan P-1** Location Plan of Representation Site