

TOWN PLANNING BOARD

**TPB Paper No. 10588
For Consideration by the
Town Planning Board on 25.10.2019**

**DRAFT TSING YI OUTLINE ZONING PLAN NO. S/TY/29
INFORMATION NOTE AND HEARING ARRANGEMENT
FOR CONSIDERATION OF REPRESENTATIONS AND COMMENT**

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1. Introduction

- 1.1 On 14.6.2019, the draft Tsing Yi Outline Zoning Plan No. S/TY/29 (the OZP) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance) (**Plan P-1**). The amendments mainly involve the rezoning of a site to the southeast of Tsing Sheung Road from “Other Specified Uses” (“OU”) annotated “Marine-related Uses” to “OU” annotated “Container Related Uses”, and incorporation of related land and sea areas into the planning scheme area and zoning the areas to “OU” annotated “Container Related Uses” (**Item A**). Opportunity is also taken to amend the Notes and Explanatory Statement of the OZP to reflect the above amendments 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**.
- 1.2 During the two-month statutory exhibition period of the draft OZP, two representations were received. On 23.8.2019, the representations were published for three weeks for public comment. Upon expiry of the public inspection period on 13.9.2019, one comment was received. A summary of the representations and comment is at **Annex II** and the location of the representation site is shown on **Plan P-2**.

2. The Representations and Comment

- 2.1 The two representations received include one supporting representation and one providing views. **R1** submitted by the Guangdong and Hong Kong Feeder Association Limited supported Item A as it would improve barge handling efficiency, whereas **R2** submitted by an individual questioned the need to rezone the site under Item A for container related uses when Hong Kong has been gradually losing the port business to the mainland ports, and suggested that alternative uses for the site should be considered.
- 2.2 The comment on representations (**C1**), which was submitted by **R2**, expressed that the Town Planning Board (the Board) should consider holding back the OZP as the general public has no time to engage in public consultations due to the recent turmoil in Hong Kong.

3. Arrangement for Consideration of Representations and Comment

- 3.1 Under section 2A of the Ordinance, the Board is empowered to appoint a Representation Hearing Committee (RHC) from amongst 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 there are only two representations and one comment received, it is considered more efficient for the full Board to hear the representations 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 concerns of the representers and commenter are mainly related to Amendment Item A and the issues involved are similar, it is suggested to consider the representations and comment collectively.
- 3.3 To ensure the efficient operation of the hearing, in circumstance where 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 of the Ordinance is tentatively scheduled for December 2019.

4. Decision Sought

The Board is invited to consider:

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

Attachments

- Annex I** Schedule of Amendments to the Approved Tsing Yi Outline Zoning Plan No. S/TY/28
- Annex II** Summary of Representations and Comment in respect of the draft Tsing Yi Outline Zoning Plan No. S/TY/29
- Plan P-1** Draft Tsing Yi Outline Zoning Plan No. S/TY/29
- Plan P-2** Location Plan of the Representation Site

**PLANNING DEPARTMENT
OCTOBER 2019**