

DRAFT POK FU LAM OUTLINE ZONING PLAN NO. S/H10/16

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

1. Introduction

- 1.1 On 15.9.2017, the draft Pok Fu Lam Outline Zoning Plan (OZP) No. S/H10/16 (the Plan) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The Schedule of Amendments setting out the amendments incorporated into the Plan is at **Annex I** and the locations of the Amendment Items are shown on **Plan P-1**. The amendments mainly involve the rezoning of five government sites near Wah Fu Estate from “Government, Institution or Community” (“G/IC”), “Open Space”, “Green Belt” (“GB”) and areas shown as ‘Road’ to “Residential (Group A)” and “Residential (Group A)1” to facilitate the proposed public housing developments, serving as major reception resources for the Wah Fu Estate Redevelopment (WFER) and providing additional public housing flats.
- 1.2 During the two-month plan exhibition period, a total of 4,337 representations were received. On 5.1.2018, the representations were published for three weeks for public comments. A total of 146 comments were received.
- 1.3 A summary of the representations and comments is at **Annex II**. The locations of the representation sites are shown on **Plan P-2**.

2. The Representations and Comments

- 2.1 In gist, there are a total of 4,335 representations after discounting two disregarded representations (as detailed in paragraph 2.3 below). Among the representations received, there are 1,257 supporting representations, 3,075 opposing representations, one representation supporting and opposing some of the items and two representations providing views. Their views are summarised as follows:

Supporting representations

- (a) the 1,257 supporting representations (**R1** to **R1257** and **R4337**) are submitted by some Legislative Council (LegCo) members and Southern District Council (SDC) members, a political party, a concern group, as well as individuals. There are 1,254 representations submitted in the form of two types of standard letters. There is another representation (**R1258**) which supports the Amendment Items, except Amendment Item D;
- (b) while supporting the proposed public housing developments to facilitate WFER, these representations also suggest/provide views that sufficient

government, institution and community facilities, car parking spaces and pedestrian facilities should be provided to serve the community; the development scale and building height of the proposed public housing developments should be reviewed to minimise impacts on the surrounding residential developments; the South Island Line (West) should be developed together with the proposed developments/redevelopment; the residents of Wah Fu Estate should be rehoused within the same district upon redevelopment; and WFER should be expedited in view of the structural safety of the old buildings;

- (c) another two representations (**R4335** and **R4336**) are submitted in relation to Amendment Items A, C and E with views on the rezoning of “G/IC” sites for residential use;

Opposing representations

- (d) among the 3,075 opposing representations, 22 object to all Amendment Items (**R1259** to **R1280**), 32 object to Amendment Items A, B, D and E (**R1281** to **R1312**), four object to Amendment Items A, B, and C (**R1313** to **R1316**), three object to Amendment Items A, B, and D (**R1317** to **R1319**), 467 object to Amendment Items A, B and E (**R1320** to **R1786**), two object to Amendment Items A, D and E (**R1787** and **R1788**), 12 object to Amendment Items B, D and E (**R1789** to **R1800**), 758 object to Amendment Items A and B (**R1801** to **R2558**), five object to Amendment Items A and E (**R2559** to **R2563**), one objects to Amendment Items B and C (**R2564**), three object to Amendment Items B and E (**R2565** to **R2567**), 1,710 object to Amendment Items D and E (**R2568** to **R4278**), two object to Amendment Item A (**R4279** and **R4280**), 51 object to Amendment Item C (**R4281** to **R4331**), one objects to Amendment Item D (**R4332**), and two object to Amendment Item E (**R4333** and **R4334**);
- (e) the opposing representations are submitted by a LegCo member (**R1261**), three SDC members (**R1262**, **R1282** and **R4279**), six concern groups/green groups/resident associations (**R1259**, **R1260**, **R1281**, **R1802**, **R2568** and **R4332**), as well as some individuals. About 2,800 representations were submitted in the form of six types of standard letters;
- (f) the main grounds of objection include that the demand for additional public housing flats and need for five reception sites for WFER as proposed by the government are not justified; rezoning of “GB” for housing developments is not acceptable; loss of open space; excessive development intensity and building height; adverse impacts on traffic, environment, ecology, landscape, visual quality and air ventilation aspects; adverse impacts/nuisances during construction; undesirable design of the road junction at Pok Fu Lam Road and Victoria Road; and incomprehensive and incorrect technical assessments on traffic, visual impact and air ventilation aspects; and
- (g) the main proposals of the opposing representations include those related to WFER such as in-situ redevelopment by phase, developing alternative sites as reception resources instead of the currently proposed new housing sites, developing only those representation sites which have less adverse impacts on the environment and surrounding residential developments; reviewing the proposed public housing scheme and design to minimise its adverse impacts on

the existing residential developments and those raised by the supporting representations as mentioned in paragraph 2.1(b) above.

- 2.2 The comments were submitted by various LegCo and SDC members, concern groups and individuals. Among the 146 comments received, one comment (**C1**, which is submitted by **R1**) objects to the opposing representations in general and provides views on the proposed public housing developments; 110 comments (**C2** to **C111**, which are submitted by individuals in the form of a standard letter and 11 of them are also representers) oppose **R1259** to **R1312**, **R1320** to **R1786**, **R1801** to **R2558** and **R2568** to **R4278** and provide views on the proposed public housing developments. 35 commenters (**C112** to **C132**, which are submitted by two concern groups as well as individuals and nine of them are also representers) mainly object to the Amendment Items on similar grounds of the opposing representations as stated in paragraph 2.1(f) above. Two commenters (**C133** and **C134**) support **R4335** and 12 commenters (**C135** to **C146**, which are submitted by individuals in the form of a standard letter) support **R4336**.
- 2.3 During the public inspection period of the representations, the Secretary of the Town Planning Board (the Board) received confirmations from two members of the public that they have not submitted any representation to the Board. The two concerned representations, i.e. **R155** and **R2694**, will be disregarded. The numbering of the remaining representations will remain unchanged.

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 the 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 in May 2018.

4. Decision Sought

The Board is invited to consider whether:

- (a) the two representations (**R155** and **R2694**) can be disregarded as mentioned in paragraph 2.3 above;
- (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 draft Pok Fu Lam Outline Zoning Plan No. S/H10/16
Annex II	Summary of representations and comments in respect of the draft Pok Fu Lam Outline Zoning Plan No. S/H10/16 Attachment A – List of Representers Attachment B – List of Commenters
Plan P-1	Amendments incorporated into the Draft Pok Fu Lam OZP No. S/H10/16
Plan P-2	Location plan of the Representation Sites

**PLANNING DEPARTMENT
MARCH 2018**