

TOWN PLANNING BOARD

TPB Paper No. 10409

For Consideration by
the Town Planning Board on 23.3.2018

DRAFT KWUN TONG (SOUTH) OUTLINE ZONING PLAN NO. S/K14S/21

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

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

1. Introduction

- 1.1 On 3.11.2017, the draft Kwun Tong (South) Outline Zoning Plan No. S/K14S/21 (the Plan) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The amendments mainly involve rezoning of a site at Ting On Street, Ngau Tau Kok (the Site) from “Government, Institution or Community” to “Residential (Group A)3” and stipulation of building height restriction (Item A), as well as amendments to the Notes of the Plan. The amendment is to facilitate a proposed public housing development at the Site by the Hong Kong Housing Society (HKHS), which will serve as a decanting site for redevelopment of the adjacent Kwun Tong Garden Estate Phase II (Garden Estate II). The Schedule of Amendments setting out the amendments incorporated into the Plan is at **Annex I** and the location of the amendment item is shown on **Plan P-1**.
- 1.2 During the two-month exhibition period, a total of 104 representations were received. On 26.1.2018, the representations were published for three weeks for public comments. Upon expiry of the public inspection period on 20.2.2018, five comments were received. The list of representers and commenters and the summaries of representations and comments are shown in **Annexes II, III, IV and V** respectively for Members’ reference. The location of the representation site is the same as Item A as shown on **Plan P-1**.

2. The Representations and Comments

- 2.1 One of the representations (**R104**) opposed ‘Item A3’ of the Plan (there is no such amendment in the Plan) on ground of unacceptable rezoning of “Green Belt” site without regard to the opinion of the District Council. As the ground and content of the representation are not related to any of the amendments incorporated into the Plan, the representation should be considered as invalid. After discounting the above representation, there are 103 valid representations, which are all related to Item A. Among them, 39 support, 41 object to and 23 provide views on Item A and/or the redevelopment of Garden Estate II. Their views can be summarized as follows:

Supportive (39) (R1 to R36, R38 to R40)

- (a) They are submitted by a Kwun Tong District Council (KTDC) member (**R30**), 18 Garden Estate II tenants and 20 individuals. Majority of them support the amendment item on the ground that the redevelopment of Garden Estate II would improve the living environment, while some asking for speeding up the pace of redevelopment of Garden Estate II and appropriate decanting arrangement, and raising concerns about the living environment of the proposed public housing development at the Site as well as the potential

adverse impacts on the surrounding areas. Three representations (**R27**, **R30** and **R31**) propose to develop the Site together with its surroundings sites along Ting On, Ting Yip and Ting Fu Streets, and to reduce the plot ratios (PRs) and/or building heights (BHs) of the Site/Garden Estate II upon redevelopment.

Opposing (41) (**R37**, **R41** to **R80**)

- (b) They are submitted by a KTDC member (**R49**), 17 Garden Estate II tenants and 23 individuals. The grounds of objection mainly include (i) the potential adverse visual and air ventilation impacts on the surroundings and uphill areas, (ii) the request to lower the respective PRs/BHs of the Site and Garden Estate II upon redevelopment, (iii) the living environment in the Site, and (iv) the adequacy of GIC and open space provision and the proposed reprovisioning of affected basketball court/open space. As for the Garden Estate II redevelopment, there are views against the long time span of redevelopment, the inconvenience caused to the old-aged tenants and the potential adverse impacts during the construction of Garden Estate II. Five of them (**R42** to **R46**) propose to rezone the Site and its neighbouring sites to “Comprehensive Development Area” and reduce and/or maintain the respective PRs/BHs of the Site and Garden Estate II upon redevelopment.

Providing Views (23) (**R81** to **R103**)

- (c) They are submitted by a KTDC member (**R81**), the MTR Corporation Limited (**R82**), a property management company of Hong Lee Court (a residential development at Hong Lee Road) (**R83**), an owner/18 residents of Joyful Villas (a residential development at Hong Lee Road) (**R84** to **R102**) in standard format, and an individual (**R103**). **R81** urges HKHS to set up a working group to consult the concerned KTDC members, the affected residents and the local stakeholders. **R82** requests HKHS to implement adequate noise mitigation measures at the Site. The remaining representations (**R82** to **R103**) provide views on the potential adverse impacts of the Site and/or on the Garden Estate II, and propose to reduce their PRs and to maintain the existing BHs of Garden Estate II.

- 2.2 The five comments are submitted by HKHS (**C1**), a KTDC member (**C2**), the Kwun Tong Methodist Social Service (**C3**) and two individuals. **C1**, being the project proponent for the proposed public housing development at the Site and Garden Estate II redevelopment, responds to the various views/concerns raised in the representations and invites the Town Planning Board (the Board) to agree to the amendment item. Without specifying the representation(s) to which they relates, **C2** to **C4** support/have no adverse comment on the amendment, and express views on the pace of Garden Estate II redevelopment and the decanting arrangement, living environment in the Site, the adverse impacts to the tenants during construction stage, and the need to disseminate sufficient information related to Garden Estate II redevelopment and balance the interests of various stakeholders. **C5**, which is submitted by **R51**, objects to the amendment mainly on the grounds of piecemeal approach in addressing housing demand, insufficiency of GIC/recreation facilities and the transport concerns.

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 amendment incorporated into the Plan has attracted general local concerns with a certain number of representations received, it is recommended that the representations and comments 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 comments shall be considered at the same meeting and whether they shall be considered individually or collectively. As all the representations and comments are related to the proposed public housing development at the Site under Item A and the related Garden Estate II redevelopment with similar grounds as stated in paragraph 2 above, they are suggested to be heard in one group.
- 3.3 As there are 103 valid representations and five comments, in circumstances where a large number of representers/commenters 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, in order to ensure efficiency of the hearing.
- 3.4 Consideration of the representations and comments by the full Board under section 6B of the Ordinance is tentatively scheduled for July 2018.

4. Decision Sought

The Board is invited to consider whether:

- (a) representation **R104** should be considered as invalid as mentioned in paragraph 2.1 above;
- (b) to appoint a RHC for consideration of the representations and comments; and
- (c) the representations and comments should be considered in the manner as proposed in paragraph 3 above.

5. Attachments

Annex I	Schedule of Amendment to the Approved Kwun Tong (South) Outline Zoning Plan No. S/K14S/20
Annex II	List of Representers
Annex III	List of Commenters

Annex IV	Summary of Representations
Annex V	Summary of Comments
Plan P-1	Location Plan of Representation Site

**PLANNING DEPARTMENT
MARCH 2018**