

TPB Paper No. 10386

**For Consideration by
Town Planning Board on 2.2.2018**

DRAFT TAI PO OUTLINE ZONING PLAN NO. S/TP/27

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

DRAFT TAI PO OUTLINE ZONING PLAN NO. S/TP/27

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

1. Introduction

- 1.1 On 4.8.2017, the draft Tai Po Outline Zoning Plan (OZP) No. S/TP/27 (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**. The amendments mainly involve rezoning of a site at Pok Yin Road from “Government, Institution or Community” (“G/IC”) to “Residential (Group 9)” (“R(B)9”), a site at Yau King Lane from “Residential (Group C)” (“R(C)”) to “R(C)10” and a site at Ma Wo Road from “Green Belt” (“GB”) to “R(B)10” (Items A, B and D respectively), and revision to the stipulated building height (BH) restriction for a “G/IC” site at On Pong Road (Item C).
- 1.2 During the two-month exhibition period, a total of 1,304 representations were received. On 17.11.2017, the representations were published for three weeks for public comments. A total of 15 valid comments were received.
- 1.3 A gist of the representations and comments is at **Annex II**. The location of the representation sites is shown on **Plans P-1a and P-1b**.

2. The Representations and Comments

- 2.1 In gist, there are a total of 1,303 representations after discounting one representation (as detailed in paragraph 2.3 below). Most of the representations oppose Amendment Item D and 30 representations are related to more than one amendment items. The 1,303 valid representations are related to the following amendment items:

(a) Amendment Item A

A total of 30 representations (i.e. R1 (part) to R30 (part)), with 21 submitted in/with a standard letter, are related to Amendment Item A for the proposed housing development at Pok Yin Road. They are submitted by Tai Po District Council (TPDC) and its members, Tai Po Rural Committee (TPRC) and its member, village representatives of Cheung Shue Tan and Tai Po Mei Villages, MTR Corporation Limited, private companies, local residents and individuals. Among these

representations, R3 (part) partly supports and partly opposes Amendment Item A and R29 (part) and R30 (part) provide comments on its development restrictions/requirements. The remaining 27 representations object to Amendment Item A mainly on the grounds of piecemeal planning, adverse impacts of the proposed development, insufficient transport and community facilities, disregarding of local views and concerns on the rights of indigenous villagers for building Small Houses, etc. Most of these representations propose to suspend/cancel Amendment Item A for a long term and comprehensive planning for development of Area 39 and its vicinity in Tai Po with reference to other new towns including provision of a railway station at Pak Shek Kok.

(b) Amendment Item B

A total of 30 representations related to Amendment Item B for the proposed private housing development at Yau King Lane are submitted by the same representers for Amendment Item A. Among these representations, R1 (part), R2 (part), R29 (part) and R30 (part) provide comments while the remaining 26 representations object to Amendment Item B with the major grounds and proposals similar to those for Amendment Item A.

(c) Amendment Item C

A total of 37 representations (i.e. R1 (part), R2 (part) and R1270 to R1304) are related to Amendment Item C for revision of BH restriction for a “G/IC” site at On Pong Road from 3 storeys to 8 storeys for the proposed clinic building. They are submitted by TPDC and its member, local residents and individuals. Among these representations, R1 (part) supports, R2 (part) provides comments, R1270 and R1271 provide comments with both supporting and opposing views collected from the local residents, and the remaining 33 representations oppose Amendment Item C. The opposing views mainly include that the site is not suitable for provision of community facilities, it would cause adverse impacts on the surrounding area and the local views have been disregarded, etc. There are quite a number of proposals about the land uses of and types of GIC facilities that should be provided at the site and to lower its maximum BH.

(d) Amendment Item D

A total of 1,245 representations (i.e. R1 (part) to R6 (part), R30 (part), R31 to R391 and R393 to R1269), with 1,226 submitted in/various standard formats, are related to Amendment Item D for the proposed housing development at Ma Wo Road. They are submitted by a Legislative Council member, TPDC and its members, a local concern group, local residents and individuals. Among these representations, R31 supports Amendment Item D, R3 (part) partly supports and partly opposes the rezoning and R30 (part) provides comments on its development restrictions/requirements. The remaining 1,242 representations object mainly on the grounds of destruction of the “GB” zone, adverse impacts of the proposed development, insufficient transport, community and recreation facilities, no proposal for clearance/relocation of squatters and graves in the site and

disregarding of local views, etc. Most of the representations propose to address the local concerns prior to proceeding of Amendment Item D.

- 2.2 C1 is submitted by Green Sense, C2 is submitted by R2 and all the other comments are submitted by individuals. Among the 15 valid comments received, C2 provides general comments without specifying the representation or amendment item to which it relates while two are related to more than one amendment items, including C1 which supports all the representations opposing the draft OZP and opposes the rezoning of “G/IC” and “GB” sites (i.e. Amendment Items A to D) and C3 opposing rezoning for further increase in population in Tai Po (i.e. Amendment Items A, B and D). C1 mainly criticizes that rezoning is ineffective to solve the housing problem and his other comments and C2’s major comments are similar to those raised by the representations. C4 supports R2’s proposal to retain the Amendment Item A site for the new Vocational Training Council (VTC) campus, and C5 to C15 also relate to this amendment item with a major ground similar to that raised by R2 on insufficient provision of education facilities and propose to retain the site for the new VTC campus as currently proposed in Kai Tak.
- 2.3 The Secretary of the Board subsequently received confirmation from a flat owner of Classical Gardens I that he/she has not submitted any representation to the Board. The representation, i.e. R392, will be disregarded.

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. However, since the amendments to the Plan have attracted much local concerns, 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 most of the representations and comments are related to either (a) the relaxation of BH restriction for the “G/IC” site or (b) the rezonings for private housing developments, and their subject matters are different, it is suggested to structure the hearing of the representations and comments into two groups as follows:
- (a) Group 1: hearing of 37 representations (R1 (part), R2 (part) and R1270 to R1304) and one related comment (C1 (part)) which are related to Amendment Item C (relaxation of BH restriction for the “G/IC” site), and another comment (C2 (part)) providing general comments on the draft OZP; and

- (b) Group 2: collective hearing of 1,268 representations (R1(part), R2 (part), R3 to R391, R393 to R1269) and 14 related comments (C1 (part), C3 to C15) which are all related to Amendment Items A, B and/or D (rezonings for private housing developments), and another comment (C2 (part)) providing general comments on the draft OZP.

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 representatives 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 for March 2018.

4. Decision Sought

The Board is invited to consider whether:

- (a) representation R392 can be disregarded as mentioned in paragraph 2.3 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 Amendments to the Approved Tai Po OZP No. S/TP/26

Annex II Gist of the Representations and Comments in respect of the Draft Tai Po OZP No. S/TP/27

Attachment A : List of Representatives

Attachment B : List of Commenters

Plans P-1a and P-1b Location of the Representation Sites