

**CONSIDERATION OF FURTHER REPRESENTATIONS
ON PROPOSED AMENDMENTS TO THE DRAFT KOWLOON TONG
OUTLINE ZONING PLAN NO. S/K18/18
ARISING FROM CONSIDERATION OF REPRESENTATIONS AND COMMENTS
ON KOWLOON TONG OUTLINE ZONING PLAN NO. S/K18/17**

Subject of Further Representations	Further Representers
<p>Supports Proposed Amendment Item A to rezone the southern part of the ex-Lee Wai Lee Campus of Hong Kong Institution of Vocational Education at Renfrew Road (the Site) from “Residential (Group B)” (“R(B)”) to “Government, Institution or Community(9)” (“G/IC(9)”)</p>	Kitty Fong (F1)
	Lam Nga Sum (F2)
	Ada Lam (F3)
	Kathleen Ng (F4)
	Victor Ho (F5)
	Kun Wai (F6)
	Chan Sum Yi, Sam (F7)
	李穎宜 (F8)
	楊淑德 (F9)
	Wu Qiuyu (F10)
	陳穎琪 (F11)
	徐剛 (F12)
	戴昭宇 (F13)
	Lam Hoi Ting (F14)
	Lai Tsz Chun (F15)
	Chea King Ting (F16)
	Lau Koon Wing (F17)
	Priscilla Lee (F18)
	Yu Mei Ying (F19)
	Truebe Tse (F20)
	周忠亮 (F21)
	孫素明 (F22)
<p>Objects to Proposed Amendment Item A and the proposed amendment to delete the Notes for “R(B)” zone.</p>	Kwok Wah Inn (F24)

1. Introduction

- 1.1 On 15.2.2013, the draft Kowloon Tong Outline Zoning Plan (OZP) No. S/K18/17 was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). During the two-month exhibition period, a total of 25,847 valid representations were received. On 21.5.2013, the Town Planning Board (the Board) published the representations for three weeks for public comments. A total of 2,980 valid comments were received.

- 1.2 After considering the representations and their related comments under section 6B(1) of the Ordinance, the Board decided on 26.3.2014 to propose amendments to the OZP to meet/partially meet 25,834 representations⁽¹⁾ by rezoning the Site from “R(B)” to “G/IC(9)” and to delete the Notes for “R(B)” zone. The relevant Town Planning Board (TPB) Paper and minutes of meeting are at **Enclosures I and II** respectively.
- 1.3 On 23.5.2014, the proposed amendments to the draft Kowloon Tong OZP No. S/K18/18⁽²⁾ (the Plan) were published under section 6C(2) of the Ordinance for three weeks for further representations. The proposed amendments include Item A to rezone the Site from “R(B)” to “G/IC(9)” and the amendment to delete the Notes for “R(B)” zone. A copy each of the Gazette Notice, the Schedule of Proposed Amendments, the Amendment Plan No. R/S/K18/17-A1 (the Amendment Plan), and the proposed Amendments to the Notes and Explanatory Statement of the Plan are at **Enclosure IIIa to IIIe**. Upon expiry of the three-week publication period, 23 valid further representations⁽³⁾ (No. **TPB/R/S/K18/17-F1 to F22 and F24**) were received, amongst which 22 (**F1 to F22**) support Item A and one (**F24**) objects to Item A and the deletion of the Notes for “R(B)” zone.
- 1.4 On 4.7.2014, the Board decided to hear the further representations itself collectively. This paper is to provide the Board with information for the consideration of all the further representations.
- 1.5 In accordance with section 6F(3) of the Ordinance, all the concerned representers, related commenters and further representers have been invited to attend the meeting.

2. The Further Representations

- 2.1 All the further representations were submitted by individuals. The submissions are at **Enclosure IV**.
- 2.2 The main grounds of **F1 to F22** in support of the proposed amendment of rezoning the Site from “R(B)” to “G/IC(9)” are summarised as follows:

⁽¹⁾ The 25,834 representations include representations no. R8 to R25884 (excluding R1192, R2375, R6738, R6861, R8315 and R8322 and 37 invalid, withdrawn, or duplicated representations). For the remaining 13 representations, the Board noted the supportive views of 11 representations and the views of 2 representations offering comments on the concerned amendment.

⁽²⁾ Draft Kowloon Tong OZP No. S/K18/18 incorporating other amendments was published on 20.12.2013 under section 7 of the Ordinance.

⁽³⁾ On 4.7.2014, noting that Further Representation No. **F23** was submitted by the original representer No. R24845 and commenter No. C1537 and the Board had proposed amendment to meet his representation, the Board agreed that **F23** was invalid.

- (a) The Site is unsuitable for residential use.
 - (b) The Site is close to Hong Kong Baptist University (HKBU) and its Jockey Club School of Chinese Medicine building. It should be used for Chinese medicine teaching hospital, or allocated to HKBU for educational/Chinese medicine teaching hospital /student hostel uses.
 - (c) Developing Chinese medicine teaching hospital enables students to conduct their internship in Hong Kong and to serve the community, provides more training for professionals, promotes the research of Chinese medicine and improves Chinese Medicine service in Hong Kong.
 - (d) HKBU was not allocated additional land to develop necessary facilities for the implementation of the 3-3-4 academic reform. There is shortage in academic space and student hostel places.
 - (e) Allocating the Site to HKBU for long-term development is in line with government policy in nurturing talents and enhancing competitiveness.
- 2.3 **F24** objects to the proposed amendments of rezoning the Site from “R(B)” to “G/IC(9)” and deletion of the Notes for “R(B)” zone. The further representer considers that the Government is investing billions of dollars in developing Kai Tak with world-class stadium, plenty of job opportunities, railway system and metro park, etc.. The Site, being not far from Kai Tak and located in the urban centre of Hong Kong, should be developed for residential use to benefit more people. The Site should be rezoned to “R(A)” instead of “R(B)” for high-density development.

3. **Planning Considerations and Assessments**

The Site and Its Surrounding Areas (Plan FH-1)

- 3.1 The situations of the Site and its surrounding areas at the time of the consideration of the concerned representations and comments by the Board were described in paragraph 6.1 of **Enclosure I**. There has been no material change of the situations since then.

Planning Intention

- 3.2 The planning intention of the related “R(B)” zone was mentioned in paragraph 6.3 of **Enclosure I**.
- 3.3 The planning intention of the “G/IC(9)” zone is primarily for the provision of Government, institution or community facilities serving the needs of the local residents as well as the general public. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

Land Administration

- 3.4 The land status of the Site was described in paragraph 6.2 of **Enclosure I**. There has been no material change of the situations since then.

Responses to Grounds of Further Representations

Supportive Representations (F1 – F22)

- 3.5 The supportive views of **F1** to **F22** to the proposed Amendment Item A are noted. In supporting Item A, the further representers suggest that the Site be used for Chinese medicine teaching hospital, or be granted to HKBU for its long term education use/ student hostels/ Chinese medicine teaching hospital. The Secretary for Education (SED) reiterates that the northern part of the ex-Lee Wai Lee site has been reserved for higher education use for HKBU and they are studying the feasibility of using the Site for special school development. SED further reaffirms its commitment to meet all of HKBU's outstanding requirements for publicly-funded academic space and student hostel places under the prevailing policies and calculation criteria. For Chinese medicine hospital or Chinese medicine teaching hospital, the Secretary for Food and Health (SFH) advises that as announced by the Chief Executive in the 2014 Policy Address, the Government has decided to reserve a site in Tseung Kwan O to set up a Chinese medicine hospital. Apart from providing in-patient services to the public, the Chinese medicine hospital can also provide facilities to support the teaching, clinical practice and scientific research of Chinese Medicine. SFH does not have any plan to develop a Chinese medicine hospital at the Site at the moment.
- 3.6 The uses suggested by the further representers are always permitted within the "G/IC(9)" zone. However, whether the Site should be reserved for special school or other educational/medical uses should be determined by SED or the Government with reference to its policy priority. The role of the Board is to consider the appropriate zoning for the Site, and the allocation of the Site for a particular GIC user falls outside the ambit of the Board.

Adverse Representation (F24)

- 3.7 For **F24**'s view that the Site should be developed for residential use, while residential use is not incompatible with surrounding low to medium-density GIC and residential developments, SED advises that during recent rounds of consultation, different quarters of the community have requested the Administration to strengthen support for special education development. In this respect, SED is carefully studying the feasibility of using the Site for special school development. In view of SED's latest views for using the Site for special education development and the clear support of the local community and the general public for retaining the Site for GIC use as reflected in the representations and comments received, it is considered that "G/IC(9)" zoning is more appropriate for the Site. On the proposal for rezoning the Site to "R(A)" for high-density housing development, it is considered that high-density housing development is not compatible with the low to medium-density

environment in the surrounding areas of the Site.

4. Consultation

- 4.1 Relevant Government departments have been consulted on the further representations and their comments have been taken into account in the above responses.
- 4.2 The following Government departments have no comment on the further representations:
- (a) Secretary for Development;
 - (b) District Lands Officer/Kowloon East, Lands Department;
 - (c) Commissioner for Transport;
 - (d) Director of Environmental Protection;
 - (e) District Officer (Kowloon City), Home Affairs Department;
 - (f) Director of Leisure and Cultural Services;
 - (g) Chief Engineer/Mainland South, Drainage Services Department;
 - (h) Chief Engineer/Development(2), Water Supplies Department;
 - (i) Chief Engineer/Kowloon, Highways Department; and
 - (j) Chief Town Planner/Urban Design and Landscape, PlanD.

5. Planning Department's View

- 5.1 The supportive views of **F1** to **F22** to the proposed Amendment Item A are noted. For those suggested that the Site be used for specific GIC facilities, they should be advised that the role of the Board is to consider the appropriate zoning for the Site. While the suggested GIC uses are always permitted in the proposed "G/IC(9)" zone, the allocation of the Site to a particular GIC user falls outside the ambit of the Board.
- 5.2 Based on the assessments in paragraph 3 above, PlanD does not support Further Representation No. **F24** and considers that the Plan should be amended by the proposed amendments for the following reasons:

As the Site is being considered for special school development, it is considered more appropriate to revert the zoning of the Site to "G/IC(9)" to meet the latest need for GIC use. High-density housing development under the "R(A)" zone proposed by **F24** is not compatible with the low to medium-density environment in the area.

6. Decision Sought

The Board is invited to give consideration to the further representations taking into consideration the points raised in the hearing, and decide whether to amend the Plan by the proposed amendments or by the proposed amendments as further varied during the hearing.

7. Follow-up Action

- 7.1 Should the Board decide to amend the Plan by the proposed amendments or the proposed amendments as further varied, such amendments shall form part of the draft Kowloon Tong OZP No. S/K18/18. In accordance with section 6H of the Ordinance, the Plan shall thereafter be read as including the amendments. The amendments shall be made available for public inspection until the Chief Executive in Council has made a decision in respect of the draft plan in question under section 9 of the Ordinance.
- 7.2 Administratively, the Building Authority and relevant Government departments will be informed of the decision of the Board and will be provided with a copy/copies of the amendments.

8. Attachments

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| Enclosure I | - TPB Paper No. 9585 for consideration of Representations and Comments in respect of the Draft Kowloon Tong OZP No. S/K18/17 |
| Enclosure II | - Extract of the minutes of the TPB meeting held on 10.3.2014, 11.3.2014, 17.3.2014, 20.3.2014, 25.3.2014 and 26.3.2014 |
| Enclosure IIIa - to IIIe | - Gazette Notice, Schedule of Proposed Amendments, Amendment Plan, Proposed Amendments to the Notes and Explanatory Statement of the Plan |
| Enclosure IV | - Further representers' submissions |
| Plan FH-1 | - Location plan |