

**CONSIDERATION OF FURTHER REPRESENTATIONS  
 ON PROPOSED AMENDMENT TO  
 THE DRAFT POK FU LAM OUTLINE ZONING PLAN NO. S/H10/18  
 ARISING FROM CONSIDERATION OF REPRESENTATIONS AND COMMENTS  
 ON THE DRAFT OUTLINE ZONING PLAN**

Subject of Further Representation	Further Representers (No. TPB/R/S/H10/18-)
Support/appreciate the proposed revision to the Remarks of the Notes for the “Other Specified Uses” annotated “Cyber-Port(1)” (“OU(Cyber-Port)(1)”) zone to incorporate the requirements relating to the submission of a layout plan.	<b>F1 to F14:</b> Individuals
	<b>F15:</b> Hong Kong Cyberport Management Company Limited (HKCMCL)

Note: The names of all further representers are attached at **Annex IV**. Soft copy of their submissions is sent to the Town Planning Board (the Board) Members via electronic means; and is also available for public inspection at the TPB’s website at [https://www.info.gov.hk/tpb/en/whats\\_new/Website\\_S\\_H10\\_18.html](https://www.info.gov.hk/tpb/en/whats_new/Website_S_H10_18.html). A set of hard copy is deposited at the TPB Secretariat for Members’ inspection and the Planning Enquiry Counters of Planning Department in North Point and Sha Tin for public inspection.

**1. Introduction**

1.1 On 27.9.2019, the draft Pok Fu Lam Outline Zoning Plan (OZP) No. S/H10/18 (**Annex I**) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The amendments were mainly to facilitate the development of Cyberport 5. Opportunity was also taken to delete the obsolete alignment of the proposed Route 7 as shown on the OZP and to make associated adjustments to the planning scheme boundary and other zoning amendments to reflect the existing and planned developments. Some technical amendments to the plan and Notes of the OZP were also included. During the two-month exhibition period, a total of 780 representations were received. On 17.1.2020, the representations were published for public comment for three weeks and a total of 32 comments were received.

1.2 On 5.6.2020, after giving consideration to the representations and comments, the Board decided to partially uphold 677 representations (**R102 to R104, R106 to R776 and R778 to R780**) by revising the Remarks of the Notes for the “OU(Cyber-Port)(1)” zone (i.e. the Cyberport 5 site) (**Plan FH-1**) of the OZP to incorporate the requirements relating to the submission of layout plan for the Board’s consideration. The relevant TPB Paper No. 10653 and the minutes of the Board meeting on 5.6.2020 are deposited at the Board Secretariat for Members’ inspection. They are also available at the Board’s website.

- 1.3 On 26.6.2020, the proposed amendment to the draft OZP No. S/H10/18 was exhibited for public inspection under section 6C(2) of the Ordinance. The Schedule of Proposed Amendment and the Proposed Amendments to the Notes and Explanatory Statement of the draft OZP No. S/H10/18 are attached at **Annex II**. Upon expiry of the three-week exhibition period on 17.7.2020, a total of 16 further representations were received.
- 1.4 On 30.7.2020, the Chief Executive, under section 8(2) of the Ordinance, agreed to extend the statutory time limit for the Board to submit the draft Pok Fu Lam OZP to the Chief Executive in Council (CE in C) for approval for a period of six months from 27.8.2020 to 27.2.2021.

## **2. The Further Representations**

- 2.1 Among the 16 further representations received during the three-week exhibition period, **F1** to **F15**, submitted by 14 individuals and HKCMCL, support/appreciate the proposed amendment while **F16** (submitted by an individual) provides views not related to the proposed amendment item but related to waterfront connectivity along the coastal area of Pok Fu Lam (**Annex III**). Hence, **F16** is considered as invalid and should be treated as not having been made in accordance with the section 6D of the Ordinance. A list of valid further representers is at **Annex IV**.
- 2.2 The supporting grounds and views of **F1** to **F15** on the proposed amendment are noted. Their major grounds are summarised as follows:
  - (a) the submission of a layout plan requirement for the “OU(Cyberport)(1)” zone can allow the community and public an opportunity to provide input on the development of Cyberport 5 for the Board’s consideration (**F1** to **F9** and **F14**);
  - (b) the decision of the Board to amend the Remarks of the Notes for the “OU(Cyberport)(1)” zone can strike a balance between the aspiration of the neighbourhood and the need for sustainable I&T development in Hong Kong (**F10** to **F11**);
  - (c) support the proposed amendment to the draft OZP so that the development of Cyberport 5 can be further proceeded (**F12** to **F13**); and
  - (d) no objection to the Board’s requirement on the submission of layout plan for the “OU(Cyberport)(1)” zone as it will ensure that the development is in line with the planning and design principles and the development parameters (**F15**).
- 2.3 **F1** to **F8** also provide views on the incorporation of the submission of layout plan requirement for the adjoining Cyberport Waterfront Park in area zoned as “Open Space” on the draft OZP No. S/H10/18 and waterfront connectivity along the coastal area of Pok Fu Lam. Both of the subject matters are considered not related to the proposed amendment item.

### **3. Planning Department's Views**

There is no further representation which is in opposition to the proposed amendment. In accordance with section 6F(9) of the Ordinance, where no further representation indicates that it is made in opposition to the proposed amendment, requirements under sections 6F(3) and 6F(4) of the Ordinance for hearing of the further representations shall not apply, and the Board shall upon consideration of such further representations amend the draft plan in question by the proposed amendment.

### **4. Decision Sought**

4.1 The Board is invited to:

- (a) consider whether **F16**, which provide views not related to the proposed amendment item, is considered invalid and should be treated as not having been made under section 6D of the Ordinance as stated in paragraph 2.1 above; and
- (b) consider the supportive further representations **F1** to **F15**, and agree to amend the draft OZP by the proposed amendment in accordance with section 6F(9) of the Ordinance.

4.2 The Board is also invited to agree that the draft OZP, together with its Notes and updated Explanatory Statement, are suitable for submission under section 8 of the Ordinance to the CE in C for approval.

### **5. Follow-up Actions**

5.1 Should the Board decide to amend the draft Pok Fu Lam OZP by the proposed amendment, such amendment made by the Board shall form part of the draft Pok Fu Lam OZP No. S/H10/18. In accordance with section 6H of the Ordinance, the extant Pok Fu Lam OZP shall thereafter be read as including the amendment. The amendment shall be made available for public inspection until the CE in C has made a decision in respect of the draft plan in question under section 9 of the Ordinance.

5.2 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 amendment, as appropriate.

### **6. Attachments**

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| <b>Plan FH-1</b> | Location Plan of the "Other Specified Uses" annotated "Cyber-Port(1)" Zone |
| <b>Annex I</b>   | Draft Pok Fu Lam Outline Zoning Plan No. S/H10/18 (reduced size)           |

- Annex II** Schedule of Proposed Amendment and Proposed Amendments to the Notes and Explanatory Statement of the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/18
- Annex III** Further Representation Considered to be Invalid
- Annex IV** List of Valid Further Representatives

**PLANNING DEPARTMENT**  
**SEPTEMBER 2020**