

TOWN PLANNING BOARD

TPB Paper No. 10845

**For Consideration by
the Town Planning Board on 17.6.2022**

DRAFT CHEK LAP KOK OUTLINE ZONING PLAN NO. S/I-CLK/15

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

DRAFT CHEK LAP KOK OUTLINE ZONING PLAN NO. S/I-CLK/15

INFORMATION NOTE AND HEARING ARRANGEMENT FOR CONSIDERATION OF REPRESENTATION AND COMMENTS

1. Introduction

- 1.1 On 31.12.2021, the draft Chek Lap Kok Outline Zoning Plan (OZP) No. S/I-CLK/15 was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance).
- 1.2 The amendments mainly involve the rezoning of Hong Kong Port (HKP) and various sites on airport island to facilitate the proposed developments in support of the operation of the Hong Kong International Airport (HKIA) and the deletion of building height (BH) restrictions for various sites. The Schedule of Amendments setting out the amendments incorporated into the OZP is at **Annex I** and the locations of the amendment items are shown on **Plan P-1**.
- 1.3 During the two-month exhibition period, one representation was received. On 15.3.2022, the representation was published for public comment and in the first three weeks of the publication period, two comments were received. All representation and comments received are made in accordance with the Town Planning Board Guidelines No. 29B (TPB PG-No. 29B).
- 1.4 The list of representer and commenters are shown at **Annex II** for Members' reference. The locations of the representation sites are shown on **Plan P-2**.

2. The Representation and Comments

- 2.1 The representation submitted by an individual (**R1**) opposes Items A1, A2, B1 and B2 mainly on the grounds that:

Amendment Items A1 and A2

- (a) removal of BH restrictions from the OZP would deprive the community of the right to take part in the development process;
- (b) the space could be better utilised by stacking the roads and parking areas;
- (c) there is no data to support the enrolment figures of the Hong Kong International Aviation Academy (HKIAA) Campus and Dormitory. The location is not suitable for habitation or educational facilities and it could be located at Site B (i.e. the East Coast Support Area (ECSA));

Amendment Items B1 and B2

- (d) relaxation of BH restrictions would result in development with negative visual impact and high-rise buildings close to the Airport which may be subject to impacts of unpredictable weather patterns; and
 - (e) the demand for hotels is unclear.
- 2.2 Two comments on the representation are submitted by an individual (**C1**) and Airport Authority Hong Kong (AAHK) (**C2**). **C1** (also **R1**) expresses concern on inadequate public consultation in the planning process and that the site for HKIAA would be subject to environmental problems and is not suitable for residential use even for a short duration. **C2** provides information on the Airport City development of HKIA, including the automated parking system and HKIAA at HKP, commercial and hotel developments at ECSA, the control of airport height restriction on airport island, HKP and ECSA, as well as the technical feasibility of the proposed developments at HKP and ECSA.

3. Arrangement for Consideration of Representation and Comments

- 3.1 Under section 2A of the Ordinance, the Town Planning Board (the Board) is empowered to appoint a Representation Hearing Committee (RHC) from among its members to consider representations and comments, proposed 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 only one representation and two comments were received, it is considered more efficient for the full Board to hear the representation and comments without resorting to the appointment of a RHC. 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 representation 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 representation and comments are similar in nature, the hearing of the representation and comments is suggested to be heard in one group.
- 3.3 To ensure efficiency of the hearing, it is recommended to allot a maximum 10 minutes presentation time to each representer/commenter/their representative in the hearing session.
- 3.4 Consideration of the representation and comments by the full Board under section 6B of the Ordinance is tentatively scheduled for August 2022.

4. Decision Sought

The Board is invited to consider:

- (a) whether to appoint a RHC for consideration of the representation and comments;
and
- (b) whether the representation and comments should be considered in the manner as proposed in paragraph 3 above.

5. Attachments

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| Annex I | Schedule of Amendments to the Approved Chek Lap Kok OZP No. S/I-CLK/14 |
| Annex II | List of Representer and Commenters |
| Plan P-1 | Amendments Incorporated into the Draft Chek Lap Kok OZP No. S/I-CLK/15 |
| Plan P-2 | Location Plan of Representation and Comments Sites |

**PLANNING DEPARTMENT
JUNE 2022**