

TOWN PLANNING BOARD

TPB Paper No. 10850

**For Consideration by the
Town Planning Board on 8.7.2022**

**DRAFT NGAU TAU KOK AND KOWLOON BAY
OUTLINE ZONING PLAN NO. S/K13/31**

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

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1. Introduction

- 1.1 On 31.12.2021, the draft Ngau Tau Kok and Kowloon Bay Outline Zoning Plan No. S/K13/31 (the draft OZP) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The amendments are made to facilitate the development of Kowloon Bay Action Area (KBAA) (**Items A1 to A6**) and the proposed public housing at Yip On Factory Estate (YOFE) site (**Item B**), which mainly involve:
- (a) rezoning of two sites to the north and south of the Kai Fuk Road Flyover respectively in Kowloon Bay, with the former from “Other Specified Uses” annotated “Refuse Transfer Station” (“OU(RTS)”) and an area shown as ‘Road’ to “Commercial(1)” and the latter from “Government, Institution or Community(1)” (“G/IC(1)”), “OU(RTS)” and areas shown as ‘Road’ to “Commercial(2)” (“C(2)”) for proposed commercial developments (**Items A1 and A2**);
 - (b) rezoning of two parcels of land to the immediate west and southeast of the proposed “C(2)” zone respectively from “G/IC(1)”, “Other Specified Uses” annotated “Business” (“OU(B)”) and areas shown as ‘Road’ to “Open Space” for two proposed public open spaces (**Items A3 and A4**);
 - (c) rezoning of several strips of land from “G/IC(1)”, “OU(RTS)” and “OU(B)” to areas shown as ‘Road’ (**Item A5**);
 - (d) rezoning of two strips of land along Cheung Yip Street from “OU(RTS)” and “G/IC(1)” to an area shown as ‘Road’, and addition of a symbol to show the aforesaid land together with the adjacent section of Cheung Yip Street as ‘Pedestrian Precinct/Street’ on the Plan (**Item A6**); and
 - (e) rezoning of YOFE and the adjacent section of Wang Hoi Road from “OU(B)” and an area shown as ‘Road’ to “Residential (Group A)3” (**Item B**) for a proposed public housing development.
- 1.2 The Schedule of Amendments setting out the amendments incorporated into the draft 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 which ended on 28.2.2022, a total of seven valid representations were received and made in accordance with the Ordinance and the requirements set out in the Town Planning Board Guidelines No. 29B (TPB PG-No.

29B)^[1]. On 25.3.2022, the representations were published for three weeks for public comments until 19.4.2022. During the three-week public inspection period, two comments were received.

- 1.4 The lists of representers and commenters are at **Annexes II and III** respectively for Members' reference. The locations of the representation and comment sites are shown on **Plan P-2**.

2. The Representations and Comments

- 2.1 The seven representations are summarised by items as follows:

Representation in respect of Items A1 and A2

- 2.2 An individual (**R6**) provided the following views on the public open spaces (POS) and pedestrian connectivity of the KBAA sites:

- (a) the inclusion of proposed POS at podium deck level within the commercial developments at Lots 2 and 4 as open space provision under the Hong Kong Planning Standards and Guidelines (HKPSG) is strongly objected since those areas being managed by the developers are not genuine open spaces and their attractiveness will be rather limited;
- (b) the provision of underground developments and elevated walkways in the POS within private development (POSPD) is strongly objected since such POS will simply become paving and landscape area without large trees and the possibility of a mini-ecosystem. No active recreational facilities will likely be provided for office workers; and
- (c) there is no convenient pedestrian linkage (e.g. footbridges) from KBAA sites to various locations, and no effort to improve the at-grade access from the KBAA sites towards the waterfront.

Representations in respect of Item B

- 2.3 Six representations opposed the amendment item including 民主黨九龍東支部 (**R1**), a former Kwun Tong District Council (KTDC) member (**R2**), and four individuals (**R3 to R6**). The major grounds of objection are as follows:

- (a) the redevelopment of YOFE into public housing is considered not in line with the Government's prevailing re-industrialisation policy and "Hong Kong 2030+" strategy. Kowloon Bay is positioned as a major logistics and supporting service centre in Hong Kong, offering many job opportunities. The Government's proposal would create the domino effect in further reducing the supply of industrial units in the urban area and worsening unemployment;

^[1] According to TPB PG-No. 29B on Submission and Publication of Representations, Comments on Representations and Further Representations under the Ordinance, which has taken effect since 1.1.2019, representers/commenters/further representers and their authorised agents are required to provide their full names as shown on the HKID card/passport and their HKID card/passport number (only the first four alphanumeric characters are required) in the submission. For submission with no full name, incomplete and/or illegible name or no HKID card/passport number, the representation/comment/further representation concerned may be treated as not having been made.

- (b) the YOFE site is located within Kowloon Bay Business Area (KBBA), where a number of industrial buildings have been redeveloped to Grade A commercial blocks with smart city initiatives. The redevelopment of YOFE site into public housing is considered not in line with the planning intention of the area. There are a number of suitable sites in Kowloon Bay, Kai Tak and Ngau Tau Kok areas for housing development, hence YOFE site should be retained for business development;
- (c) the flat supply brought by redevelopment of YOFE into public housing is relatively small as compared to resumption of brownfield sites. In addition, the completion of proposed public housing development at YOFE site after 10 years cannot promise the housing supply in short run;
- (d) the Government disregards the contribution of tenants at YOFE to support the local economy by providing parts and components to the Government and large/non-government organizations. It is difficult for the tenants at YOFE to identify suitable locations to continue their business. The Government shall not proceed with the redevelopment until it has secured the employment of the affected tenants and workers who make a living for several hundreds of families;
- (e) the Government had inadequate consultation with the YOFE tenants and did not provide appropriate compensation and relocation arrangements before taking forward the redevelopment;
- (f) there will be inadequate daily supporting and community facilities to the future residents at YOFE site, resulting in much inconvenience to the residents;
- (g) the planned provision of elderly and mentally handicapped facilities at the lower floors of public housing developments is shocking;
- (h) the local road network is not able to accommodate additional traffic flow brought by the new population. The YOFE site which is adjacent to busy highways may be subject to air and noise pollutions. It is surrounded by high-rise buildings and its future residents would be deprived of natural light and air ventilation; and
- (i) the provision of vertical green shrubs in the YOFE public housing site seems not feasible and sensible.

Representations Providing General Views

- 2.4 Two individuals (**R4 and R7**) also provided general views. In support of the local industry, **R7** concerned about unemployment because of closure of business. **R4** opined that due to pandemic, the consultation period on the OZP amendments shall be extended.

Comments on Representations

- 2.5 Two comments were received (**C1 and C2**^[2]). **C1** concurred with **R1** in opposing Item B on the grounds as stated in paragraph 2.3(b) above. **C2** opposed Item B on the grounds as stated in paragraph 2.3(d) above and providing views that COVID-19 has

^[2] Commenter C2 is also a representer of R6.

affected the livelihood of many small businesses and terminated thousands of employment opportunities.

3. Arrangement for Consideration of Representations 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, 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 only seven representations and two comments were received, it is considered more efficient for the full Board to hear the representations 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 6(B) 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 the concerns of the representers and commenters and the issues involved are of similar nature, the hearing of all representations and comments is suggested to be considered collectively in one group.
- 3.3 To ensure the efficiency of the hearing, it is recommended to allot a maximum of 10 minutes presentation time to each representer/commenter in the hearing session.
- 3.4 Consideration of the representations 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 whether to appoint a RHC for consideration of the representations and comment; and whether 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 Ngau Tau Kok and Kowloon Bay OZP No. S/K13/30
Annex II	List of Representers
Annex III	List of Commenters
Plan P-1	Amendments Incorporated into the Draft Ngau Tau Kok and Kowloon Bay OZP No. S/K13/31
Plan P-2	Location Plans of Representation and Comment Sites