

**DRAFT CHA KWO LING, YAU TONG, LEI YUE MUN OUTLINE ZONING PLAN NO.
S/K15/26**

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

1. Introduction

- 1.1 On 3.12.2021, the draft Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan (OZP) No. S/K15/26 (the Plan) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The amendments mainly involve:
- (a) rezoning of two sites abutting Cha Kwo Ling (CKL) Road from “Undetermined” (“U”) and “Green Belt” (“GB”) and areas shown as ‘Road’ to “Residential (Group A)8” (“R(A)8”) with stipulation of building height restrictions (BHRs) (**Item A1**);
 - (b) rezoning of a site to the north of the proposed “R(A)8” zone and another site abutting CKL Road from “U” and “GB” to “Government, Institution or Community” (“G/IC”) (**Item A2**);
 - (c) rezoning of a site abutting CKL Road from “U” to “G/IC(1)” (**Item A3**);
 - (d) Rezoning of parcels of land to the east, west and northwest of the proposed “R(A)8” zone from “U”, “G/IC”, “Open Space” (“O”) and “GB” to areas shown as ‘Road’ (**Item A4**);
 - (e) Rezoning of two sites at the junction of CKL Road and Wai Yip Street from “O” to “Other Specified Uses” annotated “Amenity Area” (**Item A5**);
 - (f) rezoning of parcels of land to the east of the proposed “R(A)8” zone from “U” and “O” to “GB” (**Item A6**);
 - (g) rezoning of parcels of land within the ex-Cha Kwo Ling Kaolin Mine Site (ex-CKLKMS) from “Residential (Group B)2” (“R(B)2”), “R(B)3”, “R(B)4” and “O” to “R(A)9” with stipulation of BHRs (**Item B1**);
 - (h) rezoning of a parcel of land within the ex-CKLKMS from “GB” to “G/IC” with stipulation of BHR (**Item B2**); and
 - (i) amendments to the Notes of the Plan corresponding to Items A1, A3, A5 and B1 above; revision to the Remarks for “Comprehensive Development Area” (“CDA”) zone to incorporate requirements regarding public vehicle park for the “CDA” zone at Yau Tong Bay in accordance with a s.12A application partially agreed by the Metro Planning Committee of the Town Planning Board (the Board); and other

technical amendments.

- 1.2 The Schedule of Amendments setting out the amendments incorporated into the Plan and the Notes of the Plan 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, a total of 187^[1] representations were received. 184 representations were made in accordance with the requirement set out in the Town Planning Board Guidelines No. 29B (TPB PG-No. 29B)^[2]. Three representations were made with identity information missing which should be considered as not having been made pursuant to sections 6(2)(b) and 6(3)(b) of the Ordinance.
- 1.4 On 18.3.2022, the 184 valid representations were published for three weeks for public comments until 8.4.2022. During the three-week publication period, a total of five comments were received and all are made in accordance with the requirement set out in TPB PG-No. 29B.
- 1.5 The lists of representers and commenters are shown in **Annexes II** and **III** respectively for Members' reference. The locations of the representation sites are shown on **Plan P-2**.

2. The Representations and Comments

- 2.1 Among the 184 valid representations, there are 151 supporting representations (**R1** to **R4**, **R5** to **R151**), 29 adverse representations (**R152** to **R179** and **R183**), and the remaining four representations (**R180** to **R182** and **R184**) expressing concerns and/or providing views. Their major grounds/views are summarized in following paragraphs:

Supporting Representations (total 151 representations)

- 2.2 **R1** (Hong Kong Housing Society (HKHS)) and **R2** to **R4** (individuals) support Item A1 on the ground that the proposed public housing development at Cha Kwo Ling Village (CKLV) could meet the acute housing demand.
- 2.3 The Two Estate Owners' Committees of Laguna City (**R7** and **R8**) and 146 individuals (**R4** to **R6** and **R9** to **R151**)^[3] support Item A2 on the grounds that the proposed government joint user complex (JUC) will provide relevant government, institution and community (GIC) facilities in meeting local needs, and/or Item A4 for a proposed new road for improving traffic in the area. Proposals and major views of the supporting representations are summarized as follows:

^[1] After discounting/consolidating 18 duplicated/multiple submissions made by the same representers.

^[2] According to TPB PG-No. 29B on Submission and Publication of Representations, Comments on Representations and Further Representations under the Town Planning Ordinance, which has taken effect since 1.1.2019, representers/commenters/further representers and their authorised agents are required to provide their full name 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 names or no HKID card/passport number, the representation/comment/further representation concerned may be treated as not having been made.

^[3] Representations (R9 to R151) are submitted based on one sample format supporting Items A2 and A4 but indicating different proposals and views.

- (a) the BH of the proposed JUC (Item A2) should not be higher than the buildings of Laguna City;
- (b) to relocate the reserved primary school at ex-CKLKMS (in relation to Item B2);
- (c) to widen the building gaps and increase greening for mitigating visual and air ventilation impacts of the proposed public housing developments at CKLV (Item A1) and ex-CKLKMS Phase 2 (Item B1);
- (d) to widen CKL Road;
- (e) to improve pedestrian connections/accessibility to bus interchange at the Eastern Harbour Crossing, MTR Lam Tin Station, and/or the CKL Public Waterfront Promenade (PWP); and/or
- (f) provision of retail and public parking facilities to serve the area.

Adverse Representations (total 29 representations) and Representations providing views or expressing concerns (4 representations)

2.4 The 29 adverse representations (including one submitted by the Estate Owners' Committee of Sceneway Garden (**R155**) and the rest are submitted by individuals (**R152-154**^[4], **R156** to **R179** and **R183**)) oppose to all amendment items or individual items on the following grounds:

- (a) adverse impacts on visual, landscape, air ventilation and/or heritage aspects;
- (b) adverse impacts on traffic, public transport services and/or crowdedness in MTR Lam Tin Station;
- (c) the proposed JUC (Item A2) is too close to Laguna City and should be relocated and/or with a lower BH;
- (d) reservation of primary school site with enlarged area (Item B1) is not justified;
- (e) insufficient provision of open space and GIC facilities; and/or
- (f) concerns on the compensation and rehousing arrangement.

2.5 As of the four representations providing views or expressing concerns on the amendment items, they are submitted by the Hong Kong and China Gas Company Limited (**R180**), Designing Hong Kong (**R181**) and two individuals (**R182** and **R184**), with views summarized as follows:

- (a) Quantitative Risk Assessment should be conducted to evaluate any potential risk;
- (b) To provide a wide deck across CKL Road in connecting the proposed public housing developments and the planned PWP for enhancing pedestrian

^[4] **R153** and **R154** also indicate support to Items A2 and A4 respectively on grounds set out in paragraph 2.3 above.

connectively; or

- (c) Concerns on the compensation and rehousing arrangement.

Comments on Representations

- 2.6 Among the five valid comments received, three of them (**C1**, **C2** and **C4**) are also representers (i.e. **R1**, **R181** and **R183**). The other two comments are submitted by individuals.
- 2.7 **C1** (HKHS) provides supporting views on Item A1 and responds to adverse representations on the item. **C2** (Designing HK) supports **R182** with his view at paragraph 2.5(b) reiterated. **C3** supports **R83** in that more community facilities should be provided. **C4** renders support in the provision of community facilities and considers that the stepping height profile near waterfront area should be respected. **C5** objects to the proposed school related to Item B2.

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. Since the representations and comments received are of similar nature relating to local concerns on proposed public housing developments and related amendments, it will be more efficient for the full Board to consider 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 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. In view of the similar nature of representations and comments, it is recommended that the hearing of the representations and comments should be considered in one group.
- 3.3 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.
- 3.4 Consideration of the representations and comments by the full Board under section 6B of the Ordinance is tentatively scheduled for Q3 2022.

4. Decision Sought

- 4.1 The Board is invited to note that pursuant sections 6(2)(b) and 6(3)(b) of the Ordinance, three representations with the required identify information missing as mentioned in paragraph 1.3 above should be treated as not having been made.

4.2 The Board is invited to consider whether:

- (a) to appoint a RHC for consideration of the representations and comments; and
- (b) 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 Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP No. S/K15/25
Annex II	List of Representers
Annex III	List of Commenters
Plan P-1	Amendments Incorporated into the Draft Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP No. S/K15/26
Plan P-2	Location Plan of Representation and Comment Sites

PLANNING DEPARTMENT
June 2022