

**INFORMATION NOTE AND HEARING ARRANGEMENT FOR
CONSIDERATION OF FURTHER REPRESENTATIONS ARISING FROM THE
CONSIDERATION OF REPRESENTATIONS AND COMMENTS ON
THE DRAFT KAI TAK OUTLINE ZONING PLAN NO. S/K22/7**

1. Introduction

- 1.1 On 10.12.2021, the draft Kai Tak Outline Zoning Plan (OZP) No. S/K22/7 (the Plan) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance).
- 1.2 During the two-month exhibition period, a total of 115 valid representations were received. On 4.3.2022, the representations were published for public comments. During the three-week publication period, a total of 54 valid comments were received.
- 1.3 After consideration of the representations and comments under section 6B(1) of the Ordinance, the Town Planning Board (the Board) decided on 17.6.2022 to partially uphold 34 representations (**R8 (part), R9 (part), R10 (part), R11 to R36, R39 to R43**) and propose amendment to the draft OZP by reverting the zoning of the two sites from “Residential (Group B)9” (“R(B)9”) and “R(B)10” to “Commercial (7)” (“C(7)”) and “C(5)” respectively.
- 1.4 On 8.7.2022, the proposed amendments were exhibited for public inspection under section 6C(2) of the Ordinance (**Annex I**). Upon expiry of the three-week exhibition period that ended on 29.7.2022, a total of six further representations (FRs) were received. A list of the six further representers is at **Annex II**.

2. The Further Representations (Plan FP-1)

- 2.1 Pursuant to section 6D(2) of the Ordinance, a FR shall indicate (i) the proposed amendments to which the FR relates; (ii) whether the FR is made in support of, or in opposition to, the proposed amendments; and (iii) the reasons for the FR. Among the six FRs received, **F5** indicates irrelevant proposed amendment and **F6** does not indicate the proposed amendment to which the FRs relate. Therefore, **F5** and **F6** (their submissions at **Annex III**) are considered invalid and should be treated as not having been made in accordance with section 6D(3) of the Ordinance. The remaining four FRs, i.e. **F1** to **F4**, will be submitted to the Board for consideration.
- 2.2 Among the four valid FRs, two (**F1** and **F2**) support the proposed amendments with various proposals and comments, while the other two (**F3** and **F4**) object to the proposed amendments. A summary of the FRs is at **Annex IV**.

3. Arrangement for Consideration of Further Representations

- 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 FRs in respect of the proposed amendments, and consider whether to vary the proposed amendments upon consideration of any adverse FRs. As the representations and comments were previously considered by the full Board, it is considered more appropriate for the full Board to continue to hear the FRs itself without resorting to the appointment of the RHC.
- 3.2 Under section 6F(6) of the Ordinance, the Board may determine whether the FRs shall be considered at the same meeting and whether they shall be considered individually or collectively. In view of the similar nature of the FRs, it is recommended to consider them collectively.
- 3.3 In accordance with section 6F(3) of the Ordinance, the original representers/commenters who have made representations/comments after consideration of which the proposed amendments have been made and the further representers (i.e. **F1** to **F4**) will be invited to the hearing. The hearing can be accommodated in the Board's regular meeting.
- 3.4 To ensure efficiency of the hearing, it is recommended to allot a maximum of 10 minutes presentation time to each original representer/commenter/further representer in the hearing session.
- 3.5 Consideration of the FRs by the full Board under section 6F of the Ordinance is tentatively scheduled for September 2022.

4. Decision Sought

The Board is invited to consider whether:

- (a) **F5** and **F6**, which indicate irrelevant proposed amendment item or do not indicate the proposed amendment item to which the FRs relate, are invalid and should be treated as not having been made under section 6D(3) of the Ordinance as stated in paragraph 2.1 above; and
- (b) **F1** to **F4** should be considered in the manner as proposed in paragraph 3 above.

5. Attachments

- Annex I** Schedule of Proposed Amendments, Amendment Plan and Proposed Amendment to the Notes and Explanatory Statement of the Draft Kai Tak OZP No. S/K22/7
- Annex II** List of Further Representers
- Annex III** Further Representations Considered to be Invalid
- Annex IV** Summary of Further Representations in respect of the Draft Kai Tak OZP No. S/K22/7

Plan FP-1 Location Plan of the Further Representation Sites

**PLANNING DEPARTMENT
AUGUST 2022**