

TOWN PLANNING BOARD

TPB Paper No. 10726

**For Consideration by
the Town Planning Board on 19.3.2021**

**INFORMATION NOTE AND HEARING ARRANGEMENT FOR
CONSIDERATION OF FURTHER REPRESENTATIONS ARISING FROM
THE CONSIDERATION OF REPRESENTATIONS AND COMMENTS ON
THE DRAFT PAK LAP OUTLINE ZONING PLAN NO. S/SK-PL/3**

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1. Introduction

- 1.1 On ~~3.2.2020~~ **3.4.2020**, the draft Pak Lap Outline Zoning Plan (OZP) No. S/SK-PL/3 (the Plan) was exhibited for public inspection under section 7 of the Town Planning Ordinance (the Ordinance).
- 1.2 During the two-month plan exhibition period, a total of 17 valid representations were received. On 16.6.2020, the representations were published for public comments. During the three-week public inspection period, a total of 61 valid comments were received.
- 1.3 After consideration of the representations and comments under section 6B(1) of the Ordinance on 13.11.2020, the Town Planning Board (the Board) decided to partially uphold 14 representations (**R1** (part), **R2** to **R4**, **R5** (part), **R6** (part) and **R7** to **R14**) by further reviewing the “Village Type Development” (“V”) zone with a view to reducing its area and providing a buffer area between the “V” zone and the stream abutting the “V” zone, taking into account the Small House demand forecast, the proximity of the “V” zone to the stream and the country park, and the inaccessibility of the area. On 11.12.2020, the Board considered and agreed that the Proposed Amendment to the OZP, which involved rezoning a piece of land to the east of the existing village cluster (the Further Representation Site) from “V” to “Agriculture” (“AGR”), was suitable for publication for further representation (FR) under section 6C(2) of the Ordinance.
- 1.4 On 22.1.2021, the Proposed Amendment was exhibited for public inspection under section 6C(2) of the Ordinance (**Annex I**). Upon expiry of the first three-week of the exhibition period on 16.2.2021, a total of 86 FRs were received. A list of the further representers is at **Annex II**.

2. The Further Representations (Plan FP-1)

- 2.1 Two FRs (**F85** and **F86**) support, three FRs (**F82** to **F84**) provide views on, and 81 FRs (**F1** to **F81**) oppose the Proposed Amendment. Among the opposing FRs, 79 FRs are made in the form of three types of standard letters (**F2** to **F16**; **F17** to **F36**; and **F37** to **F80**). Samples of the standard letters are at **Annex III**. The remaining FRs (**F1**; and **F81** to **F86**) not made in the form of standard letters are at **Annex IV**.
- 2.2 The major grounds of the opposing FRs (**F1** to **F81**) include: the “V” zone should not be reduced; the “AGR” zone is not appropriate for the conservation of the area; and the Board has been arbitrary, unreasonable and procedurally improper

in making the Proposed Amendment. As for the supporting FRs (**F85** and **F86**), while supporting the reduction in “V” zone, they also raise concern over the effectiveness of the “AGR” zone in protecting the environment. A summary of the FRs is at **Annex V**.

3. Arrangement for Consideration of FRs

- 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 Amendment, and consider whether to vary the Proposed Amendment upon consideration of any adverse FRs. As the representations and comments were considered by the full Board throughout the hearing and deliberation session, it is considered more appropriate for the full Board 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 Amendment has been made and the further representers **F1** to **F86** will be invited to the meeting. The hearing can be accommodated in the Board’s regular meeting and a separate hearing session may be arranged if necessary.
- 3.4 To ensure efficiency of the hearing, it is recommended that each original representer/commenter/further representer be allocated a maximum of 10 minutes for presentation in the hearing session.
- 3.5 Consideration of the FRs by the full Board under section 6F of the Ordinance is tentatively scheduled for April/May 2021.

4. Decision Sought

The Board is invited to consider whether:

- (a) to appoint an RHC for consideration of the further representations; and
- (b) **F1** to **F86** should be considered in the manner as proposed in paragraph 3 above.

5. Attachments

Annex I	Schedule of the Proposed Amendment to the draft Pak Lap OZP No. S/SK-PL/3
Annex II	List of Further Representers
Annex III	Samples of FRs Made in the Form of Standard Letters

Annex IV	FRs not in the Form of Standard Letters
Annex V	Summary of FRs in respect of the draft Pak Lap OZP No. S/SK-PL/3
Plan FP-1	Location Plan of the FR Site

PLANNING DEPARTMENT
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