

TOWN PLANNING BOARD

TPB Paper No. 10852

**For Consideration by the
Town Planning Board on 22.7.2022**

DRAFT TSENG LAN SHUE OUTLINE ZONING PLAN NO. S/SK-TLS/9

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

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INFORMATION NOTE AND HEARING ARRANGEMENT FOR CONSIDERATION OF REPRESENTATIONS AND COMMENTS

1. Introduction

- 1.1 On 25.2.2022, the draft Tseng Lan Shue Outline Zoning Plan No. S/SK-TLS/9 (the draft OZP) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance).
- 1.2 The amendments mainly involve the rezoning of a site at Ta Ku Ling from “Green Belt” (“GB”) to “Residential (Group C)7” (“R(C)7”) (**Item A**) with stipulation of development restrictions. Opportunity is also taken to amend the Notes and Explanatory Statement of the OZP to reflect the above amendments and to update the general information of various land use zonings, where appropriate. The Schedule of Amendments setting out the amendments incorporated into the draft OZP is at **Annex I** and the location of the amendment item is shown on **Plan P-1**.
- 1.3 During the two-month exhibition period, four representations were received. On 13.5.2022, the representations were published for three weeks for public comment. Upon expiry of the publication period on 4.6.2022, two comments were received. All representations and comments received are made in accordance with the requirements set out in the Town Planning Board Guidelines No. 29B (TPB PG-No. 29B).
- 1.4 The lists of representers and commenters are shown at **Annex II** for Members’ reference. The location of the representation site (the Site) is shown on **Plan P-1**.

2. The Representations and Comments

- 2.1 Amongst the four representations, The Conservancy Association (**R1**), an individual (**R2**) and The Hong Kong and China Gas Company (**R4**) object to/ provide views on Item A, and an individual (**R3**) objects to the amendments to the Notes of the draft OZP. The representers’ main grounds of objections/views are as follows:

Amendment Item A

- (a) the Site, which has close linkage within adjacent habitat, serves as a buffer area between residential area and ecological sensitive area. Approving the proposed amendment would set an undesirable precedent for similar amendments in the future and affect the integrity of the habitats;

- (b) as the Site is vegetated and can only be accessible with the provision of a new access road in the proposed “R(C)7” Area (b), it is not in line with the criteria of “GB” review;
- (c) the proposed residential development will create adverse landscape and ecological impacts on the surrounding area. No information about transplanting or compensatory planting is provided;
- (d) the proposed residential development would not be any type of affordable housing and could not meet the pressing need for affordable housing supply;
- (e) given the projected decline in population due to accelerated surge in emigration, and a number of large residential developments are under construction in Sai Kung, the proposed residential development will further increase the number of unoccupied units in Sai Kung;
- (f) provision of elderly facilities within the proposed residential development by private developer is not promising; and
- (g) the project proponent should evaluate the potential risk on the town gas pipeline in the vicinity of the Site and recommend necessary mitigation measures. The Hong Kong and China Gas Company should be consulted in the design and construction stages.

Amendment to the Notes

- (a) exemption of Government’s works which involve filling or excavation of land within the “Conservation Area” zone from the requirement of planning permission would result in insufficient control.

Comments on Representations

- 2.2 Two comments on the representations are submitted by Designing Hong Kong Limited (C1) and an individual (C2). C1 supports the opposing representations (R1 and R2) on similar grounds as mentioned in paragraph 2.1. C2 (also R2) comments that information regarding the number and location of the vacant private residential units should be provided to the Town Planning Board (the Board) Members for an informed decision.

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 only four 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 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. As the concerns of the representations and comments are generally on the proposed housing development and the issues involved are similar in nature, the hearing of all representations and comments is suggested to 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 September/October 2022.

4. Decision Sought

- 4.1 The Board is also invited to consider:
 - (a) whether to appoint a RHC for the 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 Tseng Lan Shue Outline Zoning Plan No. S/SK-TLS/8
Annex II	Lists of Representers and Commenters
Plan P-1	Location Plan of Representation Site

**PLANNING DEPARTMENT
JULY 2022**