Secretary, Town Planning Board Fax: 2877 0245 or 2522 8426

15/F, North Point Government Offices E-mail: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

333 Java Road, North Point

Hong Kong

Dear Sir/Madam,

**Draft Central District Outline Zoning Plan No.S/H4/17**

**Public Comment on Representation No.R1**

I refer to the above Draft OZP and Representation No.R1 by Government Hill Concern Group, and make a Public Comment supporting the following points:

1. R1’s Representation Proposal for a building height restriction at existing height is necessary to protect Bishop Hill, an important heritage site. It is a reasonable and logical means to address the urban design concerns of TPB members which have led to the Draft OZP amendment.
2. R1’s Representation Proposal does not prevent redevelopment of the Bishop Hill site. However, an alternative low-rise G/IC building such as housing district welfare facilities for children, elderly or persons with disabilities, on a scale similar to the former Central Hospital, would be more appropriate. This is consistent with the current need for general health care facilities, thus reducing the need for hospitalisation, and benefiting government budgeting and patients’ wellbeing.
3. With regards to the proportionality test of private property rights in this case, the public interest should relate to the site’s significant built heritage and historical ambience. This is weighted alongside the HKSKH’s private property rights, but must be measured as HKSKH is a charitable body benefiting from a small land premium. The unrestricted lease for the site does not prevent the TPB from imposing BHR. Capping a building height on a G/IC zone is reasonable; for example, to maintain visual and air permeability for district-wide amenity.
4. There is a need to restrict the development on the site to a small-scale development. The roads in the area are narrow and heavily congested most of the time - they cannot sustain any large-scale building, or large hospital, as proposed by Sheng Kung Hui.
5. (Other comment):

Yours Sincerely,

My full name shown on HKID Card/Passport:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

The first four characters of my HKID Card/Passport number (e.g. C668) are: \_\_ \_\_ \_\_ \_\_

My contact email is:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_