

**Minutes of 349th Meeting of the
Metro Planning Committee held on 11.5.2007**

Agenda Item 6

Proposed Amendments to the
Draft Cheung Sha Wan Outline Zoning Plan No. S/K5/29
(MPC Paper No. 8/07)

1. The Secretary reported that as an area of the OZP was proposed to be replaced by the Urban Renewal Authority (URA) Hai Tan Street/Kweilin Street and Pei Ho Street Development Scheme Plan (DSP), the following Members had declared interests in this item:

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| Mrs. Ava S.Y. Ng
as the Director of Planning | - being a non-executive director of the URA; |
| Ms. Margaret Hsia
as the Assistant Director(2) of
the Home Affairs Department | - being a co-opt member of the Planning,
Development and Conservation Committee
of the URA; |
| Mr. James Merritt
as the Assistant Director
(Kowloon) of the Lands
Department | - being an assistant to the Director of Lands
who is an non-executive director of the
URA; |
| Mr. Walter K.L. Chan | - being a non-executive director of the URA; |
| Dr. Greg C.Y. Wong | - having current business dealings with the
URA; and |
| Professor Bernard V.W.F. Lim | - having current business dealings with the
URA. |

2. The Committee noted that Professor Bernard V.W.F. Lim and Ms. Margaret Hsia had tendered their apologies for not being able to attend the meeting. As matters concerning the DSP had been deliberated by the Town Planning Board (TPB) on 20.4.2007 and would not be the subject of discussion, the Committee agreed that their interests were indirect and they should be allowed to stay at the meeting.

3. Mr. P.C. Mok, STP/TWK, then presented the proposed amendments to the draft Cheung Sha Wan Outline Zoning Plan (OZP) No. S/K5/29 as detailed in the Paper and covered the following main points:

- (a) rezoning of the Hing Wah Street Playground from “Residential (Group A)” to “Open Space” to reflect the existing use and as-built condition of the site;
- (b) indication of an area of the OZP replaced by the draft URA Hai Tan Street/Kweilin Street and Pei Ho Street DSP No. S/K5/URA2/A (to be renumbered as S/K5/URA2/1 upon exhibition), which had been agreed by the TPB on 20.4.2007 as suitable for exhibition under section 5 of the Town Planning Ordinance (the Ordinance); and
- (c) updating of the Explanatory Statement (ES) of the OZP to take account of the above proposed amendments and to reflect the latest planning circumstances of the OZP area.

4. Mr. P.C. Mok, STP/TWK, said that relevant Government departments had no adverse comments on the rezoning proposal for the Hing Wah Street Playground. The proposed amendments, if agreed by the Committee, would be exhibited under section 7 of the Ordinance for public representation and the Sham Shui Po District Council would be consulted during the exhibition period.

5. Members had no question on the proposed amendments.

6. After deliberation, the Committee decided to agree:

- (a) to the proposed amendments to the draft Cheung Sha Wan OZP No. S/K5/29 and that the draft Cheung Sha Wan OZP No. S/K5/29A (to be renumbered as S/K5/30 upon exhibition) and its Notes at Appendices I(a) and (b) of the Paper respectively were suitable for exhibition under section 7 of the Ordinance; and

- (b) to adopt the revised ES at Appendix I(c) of the Paper as an expression of the planning intentions and objectives of the TPB for the various land use zonings of the OZP and that the revised ES was suitable for exhibition together with the OZP.

[The Chairperson thanked Ms. Heidi Y.M. Chan, DPO/TWK, and Mr. P.C. Mok, STP/TWK, for their attendance to answer Members' enquiries. Ms. Chan and Mr. Mok left the meeting at this point.]

[Mr. Walter K.L. Chan left the meeting at this point.]

Agenda Item 7

Proposed Amendments to the
Approved North Point Outline Zoning Plan No. S/H8/19
(MPC Paper No. 7/07)

- 7. The Secretary reported that the following Members had declared interests in this item:

Mrs. Ava S.Y. Ng	}	having properties at Cloud View Road which
Mr. K.Y. Leung	}	were not subject to the proposed amendments under consideration;
Mr. Felix W. Fong]	his close relatives having properties at Cloud View Road which were not subject to the proposed amendments under consideration; and
Dr. Grey C.Y. Wong)	having properties which were subject to the
Mr. James Merritt)	proposed amendments under consideration.

- 8. For those Members or his close relatives having properties that were not subject to any proposed amendment under consideration, Members agreed that their interests were indirect and hence they should be allowed to stay at the meeting. Dr. Daniel B.M. To, being the Eastern District Council Member, asked if he would need to declare an interest in this item. Referring to the Procedure and Practice of the Town Planning Board (TPB), the

Secretary said a Member, also being a member of another committee which had given advices/views on certain matter under consideration, should declare an interest. As the Eastern District Council had yet been consulted on the proposed amendments under consideration, Dr. To needed not declare an interest in this item.

[Dr. Grey C.Y. Wong and Mr. James Merritt left the meeting at this point.]

9. Mr. Eric C.K. Yue, District Planning Officer/Kowloon (DPO/K), Ms. Christine K.C. Tse, District Planning Officer/Hong Kong (DPO/HK), Ms. Phoebe Y.M. Chan, Senior Town Planner/Hong Kong (STP/HK), and the following representatives of Transport Department (TD) and the Consultants were invited to the meeting at this point:

Mr. Andy Yau	}	Representatives of TD
Mr. W.C. Chan	}	
Mr. Terry Chan]	
Mr. Bryan Chong]	Consultants
Dr. Rumin Yin]	

10. The Chairperson extended a welcome and then invited Ms. Phoebe Y.M. Chan, STP/HK, to present the item. With the aid of a Powerpoint presentation, Ms. Phoebe Y.M. Chan did so and covered the following main points :

- (a) background to the proposed amendments to the approved North Point Outline Zoning Plan (OZP) No. S/H8/19 as set out in paragraphs 3 to 5 of the Paper;
- (b) the existing conditions of the OZP area, the preliminary building height (BH) restrictions and the underlying principles as set out in paragraphs 6 to 9 of the Paper;
- (c) the revised BH restrictions to take into account the findings of the Expert Evaluation (EE) on air ventilation assessment (AVA) of the OZP area as set out in paragraphs 10, 16.1 to 16.3 of the Paper; and

- (d) other proposed amendments to the OZP as set out in paragraphs 11 to 15, 16.4 to 18 of the Paper.

11. Members raised the following questions on the proposed amendments:

AVA

- (a) in what ways the recommended BH restrictions had taken into account the findings of the AVA;
- (b) whether there was any quantifiable or measurable assessments in the AVA to support the recommendations;
- (c) whether the air ventilation performance at street level could be improved under the recommended BH restrictions;
- (d) whether AVA would be conducted for the ex-North Point Housing Estate site;

Recommended BH Restrictions

- (e) whether the recommended BH restrictions could preclude developments that would create a “wall effect” and thus adversely affect air ventilation to the inland area;
- (f) would the existing building heights and development intensity permissible under the Building (Planning) Regulations (B(P)R) be affected by the recommended BH restrictions;
- (g) instead of recommending BH restrictions for areas north and south of King’s Road at 120mPD and 140mPD respectively, could the recommended BH restrictions be correspondingly reduced to 100mPD and 120mPD to create a stepped height profile along King’s Road;

Other Proposed Amendments

- (h) noting that there was currently no plot ratio control for the residential sites

at Kai Yuen Street area under the OZP, whether the rezoning proposals involving, among others, the imposition of plot ratio restriction for the sites concerned would affect their redevelopment potential; and

Consultation

- (i) when and how could the public be informed of the publication of the draft OZP incorporated with the proposed amendments. In particular, whether more proactive channels such as public forums or briefing sessions for local consultation would be organised by the Government.

12. In reply, Mr. Eric C.K. Yue, DPO/K, and Dr. Rumin Yin made the following points:

AVA

- (a) based on the preliminary BH restriction proposals, an EE had been carried out to compare the likely air ventilation impact of the proposed BH restrictions with the existing conditions and make recommendations on any identified problem areas;
- (b) the EE had identified a major wind entrance near the Victoria Park and two major wind corridors/channels along King's Road and from the open space at Tin Chiu Street to the hinterland along Healthy Street West. To improve the air ventilation performance, the EE had recommended to keep the BH near Victoria Park and areas along Tin Chiu Street/Healthy Street West as low as possible. Pursuant to the EE's findings, the BH restrictions had also been revised to create a stepped height profile along both sides of King's Road to enhance the down washing effect;
- (c) the EE was a qualitative assessment based on the preliminary BH restrictions proposals, the existing site context, and the Consultant's professional expertise and experiences. No quantifiable/measurable findings was available at this stage;
- (d) air ventilation performance at street level was more related to micro factors such as building design and disposition, podium design, etc. Reference

could be made to the Chapter on Urban Design Guidelines in the Hong Kong Planning Standards and Guidelines;

- (e) while an AVA would be carried out for the ex-North Point Housing Estate site, the EE had recommended that the currently proposed BH restriction of 100mPD for the site should be revised subject to the AVA;

Recommended BH Restrictions

- (f) avoidance of “wall-like” and “out-of-context” developments had been an important urban design principle adopted in formulating the BH restrictions for the area;
- (g) as compared with the existing BH profile of the area with over 90% of developments less than 120mPD or 30 storeys, most existing buildings had not exceeded the recommended BH restrictions. Provisions had also been made in the Notes of the OZP to allow maintaining the existing heights upon redevelopment, as appropriate, except for special cases. For sites without plot ratio restriction, the development intensity permissible under the B(P)R would be achievable under the recommended BH restrictions;
- (h) the recommended BH restriction of 120mPD for areas north of King’s Road was in line with the stepped height concept for the OZP area and the recommended BH bands of 100mPD and 120mPD for the waterfront sites and the inland area along Java Road and King’s Road respectively;

Other Proposed Amendments

- (i) the residential sites at Kai Yuen Street were predominantly low-rise buildings of about 4 to 11 storeys. Although the sites concerned were currently not subject to plot ratio control under the OZP, all the previous building plans based on a plot ratio close to 8 for the sites concerned had been disapproved under the Buildings Ordinance on the ground that developments with a BH different from those in the immediate neighbourhood would be resulted. The traffic impact assessment (TIA) conducted had made recommendations to improve/widen the substandard

Kai Yuen Street, which was the only vehicular and pedestrian access serving the area. The TIA had also demonstrated that the proposed maximum plot ratio of 8 for the sites concerned was acceptable from a traffic engineering viewpoint, subject to the implementation of the necessary road improvement and traffic management schemes. Without the traffic improvement proposals (including the improvement/widening of Kai Yuen Street), the future redevelopment of the sites concerned might not attain the maximum plot ratio permissible under the B(P)R;

- (j) referring to the traffic impact assessment at Appendix II of the Paper, a total of 1,400 flats had been assumed for the residential sites at Kai Yuen Street to be redeveloped at a plot ratio of 8. As such, the resultant population increase of the sites concerned upon redevelopment under the rezoning proposals would not be significant; and

Consultation

- (k) there was a two-pronged public consultation arrangement on proposed amendments to the OZP. In brief, the first prong was a statutory requirement in which Government Gazette would be published in newspapers. The second prong was an administrative arrangement in which the Planning Department (PlanD) would consult the relevant District Council on the proposed amendments either before or during the exhibition period. For this case, prior public consultation was considered inappropriate as pre-mature release of the development restrictions would defeat the purpose of incorporating development control on the OZP. The proposed amendments, if agreed by the Committee, would be exhibited under section 5 of the Town Planning Ordinance (the Ordinance) for public representation. The Eastern District Council would be consulted during the exhibition period. Public forums or briefing sessions for the local people could be organised, if required.

13. Members generally supported the proposed amendments in the light of rising community aspiration for better urban design. However, as the imposition of BH restrictions would likely arouse the concerns of the affected people, some Members

considered that quantifiable or measurable air ventilation assessments in support of the recommended BH restrictions should be made available. A Member opined that whilst air ventilation should be given due regard, there were other considerations, such as visual impacts, building mass, etc., in formulating the recommended BH restrictions. Another Member suggested that more thoughts should be given to improving the presentation so as to enable the public to have a better understanding of the proposed amendments during public consultation.

14. The Chairperson thanked Members for the suggestions raised and said that quantitative air ventilation assessments would be undertaken to substantiate the recommended BH restrictions in anticipation of possible objections. Members agreed.

15. After deliberation, the Committee decided to agree:

- (a) to the proposed amendments to the approved North Point OZP No. S/H8/19 and that the draft North Point OZP No. S/H8/19A (to be renumbered as S/H8/20 upon exhibition) and its Notes at Attachments I and II of the Paper respectively were suitable for exhibition under section 5 of the Ordinance; and
- (b) to adopt the revised Explanatory Statement (ES) at Attachment III of the Paper as an expression of the planning intentions and objectives of the TPB for the various land use zonings of the OZP and that the revised ES was suitable for exhibition together with the OZP.

[The Chairperson thanked Mr. Eric C.K. Yue, DPO/K, Ms. Christine K.C. Tse, DPO/HK, Ms. Phoebe Y.M. Chan, STP/HK, and the representatives of TD and the Consultants for their attendance to answer Members' enquiries. They all left the meeting at this point.]