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**Minutes of the 415th Meeting of the
Metro Planning Committee held on 19.3.2010**

[Mr. Wilson W.S. Chan, District Planning Officer/Tsuen Wan and West Kowloon, (DPO/TWK), Ms. M.L. Leung, Senior Town Planner/Tsuen Wan and West Kowloon (STP/TWK), Ms. K.M. Tong, Town Planner/Tsuen Wan and West Kowloon (TP/TWK), Ms. Una Wang, AVA consultant, were invited to the meeting at this point.]

Agenda Item 22

[Closed Meeting]

Proposed Amendments to the
Approved Shek Kip Mei Outline Zoning Plan No. S/K4/23
(MPC Paper No. 5/10)

1. With the aid of powerpoint presentation and a fly-through animation, Ms. M.L. Leung, STP/TWK presented the proposed amendments to the approved Shek Kip Mei Outline Zoning Plan (OZP) as detailed in the Paper:

Background of the Proposed Amendments

- (a) on the Shek Kip Mei OZP, statutory building height and development intensity restrictions had already been incorporated in “Residential (Group B)” (“R(B)”), “Residential (Group C)” (“R(C)”), “Government, Institution or Community (1)” (“G/IC(1)”) to “G/IC(8)”, “Other Specified Uses” (“OU”) annotated “Commercial Uses including a Public Transport Terminus, M/S Car Park, Post Office” and “OU(Sports and Recreation Club)”, all situated in the eastern and northern parts of the Area. The current proposed amendments to the OZP focused on three areas: (i) proposed building height restrictions in the western part of the Area; (ii) review of the

zoning and development parameters for Tai Hang Sai Estate; and (iii) other zoning amendments;

(b) general urban design principles for formulating building height restrictions included the preservation of the green ridgelines to the north; the preservation of a north-south visual linkage running through the central part of the Area and an east-west visual linkage running from Yau Yat Tsuen to Shek Kip Mei Fresh Water Services Reservoir; compatibility with the character of the neighbourhoods, in particular the low-rise developments in Yau Yat Tsuen Estate Garden and Kowloon Tong and the medium-rise developments in the north-east (e.g. City University of Hong Kong);

(c) an air ventilation assessment (AVA) by expert evaluation (EE) had been undertaken to assess the likely impacts of the proposed building height restrictions on the pedestrian wind environment. The AVA indicated no insurmountable air ventilation issue in the Area. To enhance the existing air path network for better air ventilation of the Area, a number of non-building areas and air corridors had been designated as shown in Plans 6, 13A to 13C, 13G, 13H, 14A to 14C, 14G, 14H and in paragraph 5 of the Paper. They were also illustrated in paragraph (h) below;

Proposed Building Height Restrictions

(d) a maximum of 130mPD was proposed for Shek Kip Mei Estate and Pak Tin Estate redevelopments abutting the southern section of Nam Cheong Street;

(e) to maintain a stepping down building height towards the south, height bands of 120mPD, 110mPD, 100mPD, 80mPD, 50mPD and 30mPD were proposed for the rest of Shek Kip Mei and Pak Tin Estates, private residential developments at Wai Chi Lane and Chak On Estate;

(f) medium-rise building height restrictions were proposed for Mei Ho

House (30mPD), Pak Tin Estate Small Household Block (50mPD) and Social Welfare Block, Shek Kip Mei Estate (50mPD) to protect two visual linkages and two green knolls;

- (g) proposed building height restrictions for “G/IC” and “OU” sites reflected mainly the existing building height and served as breathing space and visual relief. Buildings of 13 storeys or below were proposed to be restricted in number of storeys, while for those above 13 storeys the restrictions were expressed in mPD. School sites were generally proposed to be restricted to 8 storeys, and the 14-storey Public Health Laboratory Centre at Cornwall Street was limited to 135mPD. Festival Walk was proposed to be restricted to 70mPD and the “OU(Kowloon Canton Railway)” zone was limited to 1 storey to reflect the existing developments;

Proposed Designation of Non-Building Areas

- (h) seven “non-building areas” (“NBAs”) were proposed:
- an NBA ranging from 3m to 70m in width circumscribing the existing eastern, northern and western slope area of Pak Tin Estate;
 - a 5m-wide NBA from the lot boundary abutting the eastern curb of the section of Pak Tin Street between Berwick Street and Jockey Club Creative Arts Centre;
 - a 3m-wide NBA from the lot boundary abutting the western curb of section of Nam Cheong Street between Berwick Street and Pak Wan Street;
 - a 3m-wide NBA from the lot boundary abutting the eastern curb of section of Nam Cheong Street between Berwick Street and Tai Hang Sai Street;
 - an NBA about 10m to 25m wide covering the existing western slope and part of the carpark block in Nam Shan Estate;

- an NBA about 15m to 20m wide covering the existing eastern slope in Tai Hang Tung Estate; and
- an NBA about 25m wide along the western boundary of Tai Hang Sai Estate.

Review of the Development Parameters for the Tai Hang Sai Estate Site

- (i) the Site was granted to the Hong Kong Settlers Housing Corporation Limited in 1961 for the development of low cost housing estate by way of a private treaty, under which no less than 1,600 flats should be completed for persons of small means and the development should be subject to a maximum site coverage of 40% and building height of 45.72mPD. With a sizable area under one single private ownership together with a building age of over 40 years and a low PR of about 3.2, the Site had a high redevelopment potential. In August 2008, a set of building plans was approved by the Director of Buildings for a proposed 25-storey housing block (about 99mPD) along the northeastern edge providing 500 housing units with an average flat size of about 47m², intended primarily to re-house the existing tenants;
- (j) the Site was located at a prominent location where the two visual corridors met and the height profile was descending from west to east. Lying within the north-south air ventilation corridor, the Site was recommended under the AVA to be restricted to a building height of its existing level (i.e. 45.72mPD) so as to preserve the important air corridor. If containing the existing building height within the Site upon redevelopment was not feasible, the AVA Consultant proposed an alternative option of providing an NBA in a northeast-southwest direction so as to partially maintain the air corridor for summer southwesterlies;
- (k) three development options had been identified:
 - Option 1 with a plot ratio of about 6 and a maximum building height of 130mPD;

- Option 2 with a plot ratio of 5 and a maximum building height of 90mPD/130mPD; and
 - Option 3 with a plot ratio of 5.5 and a maximum building height of 90mPD/130mPD;
- (l) it was considered that Option 1 with a uniform building height would not achieve the effect of a smooth stepping-down building height profile and should not be adopted. Comparing with Option 1, Option 2 could achieve a stepped height profile of 90/130mPD and fit well into the descending building height profile. However, its flat production would be reduced by about 322 units. On balancing the considerations of increasing flat supply and containing the building bulk while maintaining a congruous building height profile, Option 3 with a PR of 5.5 and a stepped building height limit of 90/130mPD was recommended;
- (m) to effect proper planning control, the Site was recommended to be rezoned from “R(A)” to “Comprehensive Development Area” (“CDA”) so that the redevelopment could be controlled through the planning permission mechanism with the submission of a Master Layout Plan and supporting technical assessments. A planning brief would also be prepared to set out the development parameters, important planning considerations and requirements as well as design guidelines to guide future development on the Site. It was proposed that a total maximum plot ratio of 5.5 be imposed with a gradation of maximum building heights from 90mPD in the eastern portion to 130mPD in the western portion of the Site. A 25m-wide NBA was proposed along the western boundary of the Site. To allow for design and development flexibility, provision would be made in the Notes for minor relaxation of the PR, building height and NBA restrictions;

Other Proposed Amendments

- (n) a piece of land to the south of the junction of Woh Chai Street and Shek Kip Mei Street comprised two “R(A)” zones on two different platforms (reserved for Shek Kip Mei Estate Redevelopment Phase 6)

and a “G/IC” zone on another platform occupied by the 50-year-old Shek Kip Mei Health Centre. Since the clinic was inconveniently located, the Sham Shui Po District Council passed a motion in January 2010 that every opportunity should be seized to redevelop the clinic in conjunction with Shek Kip Mei Estate Redevelopment Phase 6. To pursue a more efficient layout for these platform sites, it was proposed that the three sites be amalgamated by rezoning them from “R(A)” and “G/IC” to “R(A)1” with the requirement that a public clinic be provided within the zone. A stepped building height restriction of 80/110mPD would also be imposed to respect the visual relief function of the adjoining southern green knoll (about 80mPD);

- (o) other proposed amendments included the rezoning of two school sites at Nam Shan Estate and Wai Chi Street from “R(A)” to “G/IC”, the rezoning of a site used as a plant nursery since 1981 at the junction of Name Cheong Street and Chak On Road South from “R(A)” to “G/IC”, zoning boundary adjustments and other technical amendments;

Proposed Amendments to the Notes of the OZP

- (p) the proposed amendments to the Notes of the OZP included amendments to the Notes of the “R(A)”, “G/IC” and “OU” zones to include building height restrictions and the inclusion of a new set of Notes for the proposed “CDA” zone for Tai Hang Sai Estate. Minor relaxation clauses were proposed to be included in the development zones. Notes of some development zones were also amended to clarify the plot ratio/gross floor area/site coverage exemption clauses and the plot ratio control. The requirement for a public clinic was incorporated in the Notes for the “R(A)1” zone. The annotation of the “OU” zone for Mass Transit Railway was also updated from “Kowloon-Canton Railway” to “Railway”;

Departmental Consultation and Public Consultation

- (q) the proposed building height restrictions and the proposed rezoning of various sites had been circulated to relevant Government bureaux and departments for comments. Most bureaux/departments did not have

adverse comment nor objection to the proposals. The proposed building height restrictions had taken into account the comments from the Secretary for Education, the Antiquities and Monuments Office of Leisure and Cultural Services Department, the Director of Water Supplies, the Government Property Administrator and the Director of Housing, where appropriate; and

- (r) upon agreement of the Committee, the proposed amendments to the OZP would be published under section 5 of the Town Planning Ordinance for public inspection. The Sham Shui Po District Council (SSPDC) would be consulted on the amendments during the exhibition period of the draft Shek Kip Mei OZP No. S/K4/23A (to be renumbered to S/K4/24 upon exhibition).

2. In response to a question from a Member, Ms. M.L. Leung said that the Shek Kip Mei Health Centre was shown in Plan 13E of the Paper. Mr. Wilson Chan said that the clinic could either be accessed from Woh Chai Street through a steep flight of stairs or through a slope at Berwick Street. As the SSPDC was concerned that the local residents, especially the elderly, might have difficulties accessing the clinic, it was proposed that the clinic be redeveloped at a more accessible location within the new “R(A)1” zone.

3. The Vice-Chairman asked whether the proposed maximum plot ratio of 5.5 for the Tai Hang Sai Tsuen site would affect the development right of the landowner. Ms. Leung replied that the Site was granted to the Hong Kong Settlers Housing Corporation Limited for the development of low cost housing estate by way of a private treaty, under which no less than 1,600 flats should be completed for persons of small means and the development should be subject to a maximum site coverage of 40% and a building height of 45.72mPD. The existing development providing a total of 1,627 flats in eight residential blocks of 7 to 10 storeys (about 35mPD and 43mPD) high was equivalent to a plot ratio of about 3.2. Therefore, the proposed maximum plot ratio of 5.5 would not deprive the landowner of its development right.

4. Members had no further questions on the proposed amendments.

5. After further deliberation, the Committee decided to :
- (a) agree that the proposed amendments to the approved Shek Kip Mei OZP No. S/K4/23 and the draft Shek Kip Mei OZP No. S/K4/23A at Attachment I (to be renumbered to S/K4/24 upon exhibition) and its Notes at Attachment II of the Paper were suitable for exhibition under section 5 of the Town Planning Ordinance;
 - (b) adopt the revised ES at Attachment III of the Paper for the draft Shek Kip Mei OZP No. S/K4/23A as an expression of the planning intentions and objectives of the Board for the various land use zonings of the Plan and the revised ES would be published together with the Plan;
 - (c) agree that the revised ES was suitable for exhibition together with the draft Shek Kip Mei OZP No. S/K4/23A (to be renumbered as S/K4/24 upon exhibition) and would be issued under the name of the Board; and
 - (d) agree that the revised ES together with the draft Shek Kip Mei OZP No. S/K4/23A (to be renumbered to S/K4/24 upon exhibition) and its Notes were suitable for consultation with the Sham Shui Po District Council during the exhibition period of the draft OZP.

[The Chairperson thanked Mr. Wilson W.S. Chan, DPO/TWK, Ms. M.L. Leung, STP/TWK, Ms. K.M. Tong, TP/TWK, and Ms. Una Wang, AVA Consultant, for their attendance to answer Members' enquiries. They left the meeting at this point.]