

**CONFIDENTIAL**  
**(Downgraded on 15.10.2010)**

**Minutes of the 427th Meeting of the  
Metro Planning Committee held on 24.9.2010**

**Agenda Item 2**

**Matters Arising (ii)**

[Closed Meeting]

Matters arising from Proposed Amendments

to the Approved Wan Chai Outline Zoning Plan No. S/H5/25

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

Mr. K.Y. Leung	-	His spouse owned a property on Lockhart Road
Ms. Julia M.K. Lau	-	Owned properties in Star Street
Mr. Laurence L.J. Li	-	Owned a property in Wan Chai near St. Francis Street

2. The Secretary said that the interests of these Members were direct and they had withdrawn from the meeting when the item was discussed on 10.9.2010. Nevertheless, as the item involved only procedural matters, they should be allowed to stay at the meeting.

3. The Secretary reported that the proposed amendments to the approved Wan Chai Outline Zoning Plan No. S/H5/25 were discussed at the last Metro Planning Committee (MPC) held on 10.9.2010. The proposed amendments to the OZP and its Notes and the Explanatory Statement were agreed by the Committee. Subsequently, there were refinements to the OZP, Notes and ES which reflected the discussions at the MPC meeting and were highlighted in the advance copy circulated to Members on 20.9.2010. Apart from the technical refinements to the Notes and ES, an additional amendment item (Item V) which showed the rezoning of the roads within the "G/IC" zone at Morrison Hill area to 'Road' was included in the OZP.

4. Members noted the refinements made to the OZP, Notes and ES which were published on 24.9.2010.

**Tsuen Wan and West Kowloon District**

[Mr. Wilson W.S. Chan, District Planning Officer/Tsuen Wan and West Kowloon, (DPO/TWK), Ms. Philip Y. L. Chum, Senior Town Planner/Sham Shui Po (STP/SSP), Ms. Carrie K.C. Chan, Town Planner/Sham Shui Po (TP/SSP), Dr. Conn Yuen, AVA consultant, were invited to the meeting at this point.]

**Agenda Item 23**

[Closed Meeting]

Proposed amendments to

the Approved Cheung Sha Wan Outline Zoning Plan No. S/K5/31

(MPC Paper No. 22/10)

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5. Mr. Wilson Chan, DPO/TWK, said that taking into account LandsD's latest advice regarding the "G/IC" site where Caritas Medical Centre was located, replacement page 24 of the Paper, Plan 12A and an extract plan showing the revised building height restrictions had been tabled at the meeting. In addition, due to some printing errors, an updated Plan 9B had also been tabled at the meeting for Members' information.

6. With the aid of a powerpoint presentation and a fly-through animation, Mr. Philip Chum, STP/SSP, presented the proposed amendments to the approved Cheung Sha Wan Outline Zoning Plan (OZP) as detailed in the Paper:

**Background and the Need for Building Height Control**

- (a) on the Cheung Sha Wan OZP, building height restrictions had only been imposed for "Residential (Group C)1" ("R(C)1") to "R(C)6", "Comprehensive Development Area" ("CDA") and "Government, Institution or Community (1)" ("G/IC(1)") to "G/IC(3)" zones

falling within the foothill area of Piper's Hill north of Ching Cheung Road. The current review focused on the imposition of building height restrictions on other development zones, namely, "Commercial" ("C"), "Residential (Group A)" ("R(A)"), "Residential (Group E)" ("R(E)"), "G/IC" and various "Other Specified Uses" ("OU") zones. The review also covered the rezoning of a "R(A)" site to "OU" annotated "Hotel" which was the subject of a section 12A application (No. Y/K5/1) partially agreed by the Committee on 15.8.2008. Opportunity had also been taken to rezone a site at 500 Tung Chau Street from "CDA(1)" and 'Road' to "R(A)9";

#### General Context of the Area

- (b) the topography of the Area descended gradually from the hill slopes of Eagle's Nest and Piper's Hill near Ching Cheung Road in the north to Hai Tan Street and Boundary Street in the south. The Area was well served by major roads and the streets generally followed a northeast-southwest and northwest-southeast grid pattern. In terms of land use, the eastern and central parts of the Area were primarily residential areas. The western part was the Cheung Sha Wan Industrial/Business Area. There were several clusters of "G/IC" uses and open spaces in the northern, northeast and southern parts of the Area;
- (c) the majority (44.9%) of the buildings in the Area were between 30 to 50 years of age and some were 50 years or above (33.4%). For the purpose of assessing the redevelopment potential of sites, developments with a building age of 30 years or over, ownership less than 12 and having a building height of 7 storeys or below were assumed to have a potential for redevelopment. The current review had identified around 384 buildings that might have potential for redevelopment. In the absence of building height control, there had been a growing tendency for these buildings to be redeveloped to high-rise buildings, leading to incongruous

building heights in the Area;

Air Ventilation Assessment (AVA)

- (d) in general, the major prevailing annual winds came from the northeast, east and southwest. An air ventilation assessment (AVA) by expert evaluation (EE) had been undertaken to provide a qualitative assessment of the wind environment within the Area. The following measures had been recommended:
- (i) all open spaces, and low-rise GIC sites were essential wind corridors and “air spaces” in the Area;
  - (ii) a stepped height concept with progressive increase towards uphill directions was preferable;
  - (iii) major streets which were also the air paths in the Area should be maintained and if possible widened;
  - (iv) there should be significant variation in building height in a local area to facilitate mixing of the wind flow;
  - (v) future developments were encouraged to adopt suitable design measures to minimize any possible adverse impacts. These measures included greater permeability of podium, wider gap between buildings, non-building area to create air paths, perforate building towers and podium design, and aligning buildings with the prevailing winds;
- (e) specific recommendations identified in the AVA for the 6 sub-areas within the Area were summarized below:

Tai Po Road/Ching Cheung Road Sub-area (SA1)

- (i) all open spaces, and low-rise GIC sites were essential wind corridors and “air spaces” in the Area;

So Uk Estate/Lei Cheng Uk Estate Sub-area (SA2)

- (ii) the open spaces and low-rise GIC facilities should be maintained. For So Uk Estate redevelopment, air paths and open spaces had to be reserved within the development subject to quantitative AVA study at the detailed design stage;

Central and Eastern Sham Shui Po Residential Sub-area (SA3)

- (iii) significant variation in height distribution could be considered to mitigate the possible air ventilation effect of redevelopment. An alternative option was to widen or maintain the existing widths of major streets as appropriate;

Southern Public Housing Sub-area (SA4)

- (iv) three non-building area (NBAs) ranging from 10 to 20m wide should be provided at Lai Kok Estate/Yee Kok Court and Lai On Estate/Yee Ching Court. Quantitative AVA studies should be conducted for the future public rental housing sites;

Cheung Sha Wan Industrial/Business Area (SA5)

- (v) existing “O” and “G/IC” sites along Lai Chi Kok Road should be maintained to provide better air ventilation. The width of Cheung Sha Wan Road should be maintained. Some other streets should be widened. A building gap of 15m linking Cheung Yue Street to Sham Shui Po Sports Ground should be provided in the long term;

Nam Cheong Sub-area (SA6)

- (vi) no major air ventilation issue had been identified in the sub-area. Caution should be taken with the disposition within Nam Cheong Estate;

### Proposed Building Height Concept

- (f) in conducting the building height review, apart from the AVA findings, the topography, local character, existing building height profile, predominant land uses as well as compatibility in terms of building height with the surrounding areas had been taken into account. The broad urban design principles set out in the Urban Design Guidelines (Chapter 11 of the Hong Kong Planning Standards and Guidelines) had also been taken into consideration. The proposed building height concept for the Area was as follows:
- (i) a stepped height concept was generally adopted with building height profile gradually ascending from the area near to the waterfront in the south towards the inland areas in the north and northeast;
  - (ii) the height profile should be sympathetic and compatible in scale and proportion with the surrounding developments;
  - (iii) in general, existing buildings/committed developments that had already exceeded the relevant building height restrictions were allowed to be redeveloped to the height of the existing buildings upon redevelopment;
  - (iv) the proposed building height bands would ensure that the urban design principles would not be negated while accommodating the permissible development intensity under the OZP;
  - (v) the existing “G/IC” and “OU” (except “OU(Business)”) sites would broadly be kept to their existing heights to serve as spatial and visual relief. Moreover, the “O” sites would generally be retained to serve as breathing space;
  - (vi) the existing streets serving as air paths, especially those in the northeast-southwest direction in the central and eastern part of the Area, as well as the northwest-southwest direction in the

industrial/business area, should be kept unobstructed/widened through building setback upon redevelopment;

- (vii) within the “R(A)” and “R(E)” zones, there were quite a number of small lots, especially those in “R(A)” zone which were occupied by existing tenement buildings. Buildings on small sites would likely become “pencil-like” and very often did not develop to the maximum plot ratio permitted under the OZP due to building design constraints. A two-tier approach was proposed for such lots to encourage site amalgamation for better-designed developments and inclusion of on-site parking and loading/unloading facilities and other supporting facilities. If such sites were amalgamated to exceed 400m<sup>2</sup>, they could enjoy an additional building height of 20m;

#### Proposed Building Height Restrictions

- (g) Details of the proposed building height restrictions were summarized below:

##### The “C” zone

- (i) Trade Square at Cheung Sha Wan Road, Dragon Centre at Yen Chow Street and Lai Sun Commercial Centre at Cheung Sha Wan Road were zoned “C(1)” to “C(3)”. A maximum building height of 100mPD was proposed for these three sites in keeping with the nearby residential buildings;
- (ii) Cheung Sha Wan Plaza at Cheung Sha Wan Road was zoned “C(4)”. A maximum building of 120mPD was proposed for the site so as to be compatible with the nearby industrial/business developments;

##### The “R(A)” zone

- (iii) developments within the “R(A)1”, “R(A)2” and “R(A)8” sub-areas were subject to a maximum building height of

100mPD or 120mPD under the 2-tier approach. Developments within the “R(A)3” to “R(A)7” sub-areas were subject to a maximum building height of 90mPD or 110mPD. Developments within the “R(A)6” sub-area were subject to a maximum building height of 80mPD or 100mPD. Two large “R(A)” sites currently occupied by Temporary Wholesale Vegetable Market and Temporary Wholesale Poultry Market were proposed to be restricted to a maximum building height of 100mPD;

- (iv) a site at 500 Tung Chau Street where a comprehensive residential and commercial development known as The Sparkle had been completed would be rezoned from “CDA(1)” to “R(A)9” and would be restricted to a maximum building height of 152mPD to reflect the existing building height;

The “R(E)” zone

- (v) a maximum building height of 80mPD or 100mPD under 2-tier approach was proposed for the “R(E)1” zone for two sites at the junction of Fat Tseung Street and Yee Kuk Street which were occupied by existing industrial buildings;
- (vi) a maximum building height of 100mPD or 120mPD was proposed for the “R(E)2” zone for the two sites at the junction of Wing Lung Street and Un Chau Street which were occupied by industrial buildings;
- (vii) a maximum building height of 120mPD was proposed for Un Chau Estate Phases 1 to 5 to reflect the as-built condition;

The “OU” zone

- (viii) the “OU(B)” areas north and south of Cheung Sha Wan Road were restricted to a maximum building height of 130mPD

and 120mPD respectively;

- (ix) a site at 412-420 Castle Peak Road was proposed to be rezoned from “R(A)” to “OU(Hotel)” to reflect a section 12A application (No. Y/K5/1) partially agreed by the Committee on 15.8.2008. The new “OU(Hotel)” zone was subject to a maximum non-domestic plot ratio of 12 (including area of back-of-house facilities) and a maximum building height of 84mPD;

The “G/IC” zone

- (x) the proposed building height restrictions for the “G/IC” zones were in terms of number of storeys for low-rise developments or the buildings not taller than 13 storeys to allow flexibility for specific functional requirements of various GIC facilities, and in terms of mPD for office or residential (quarters) type medium or high-rise developments; and
- (xi) a maximum building height of 90mPD and 116mPD were proposed to cater for the extension plan of Caritas Medical centre with reference to the relevant approved building plans and the height restrictions under the concerned lease for the Caritas Medical Centre;

Designation of NBA, Building Setbacks and Building Gap

- (h) taking into account the recommendations of the AVA and other relevant factors, the following NBA, building setbacks and building gap were proposed:

NBA

- (i) a 10m wide NBA was proposed on the eastern fringe of Lai On Estate and Yee Ching Court (occupied by an emergency vehicular access) to create an additional north-south air path

to allow more southwest wind into the inner Cheung Sha Wan Area;

#### Building Setbacks

- (ii) in order to improve air ventilation of the area, and enhance the streetscape and for road/pavement widening purposes, building setback along Castle Peak Road (2m on northern side and 3.5m on southern side), Cheung Shun Street/Cheung Yue Street (3.5m on southern side) and Cheung Yee Street/Cheung Yue Street (5m on southern side), in line with the setback requirements of the Outline Development Plan, would be imposed; and

#### Building Gap

- (iii) a building gap of 15m wide at 20mPD (about 15m above street level) joining Cheung Yue Street was proposed within the existing footpath and the parts of the adjoining sites at 8 and 10 Cheung Yue Street to create an additional east-west air path to allow more south-westerly wind to enter the Area;

[Professor P.P. Ho, Mr. Roger Luk and Mr. Clarence Leung left the meeting at this point.]

#### Proposed Amendments to the Notes of the OZP

- (i) major amendments to the Notes of the OZP included:
  - (i) revisions to the Notes of the “C”, “R(A)”, “R(E)”, “G/IC” and “OU” zones to include building height restrictions;
  - (ii) amendments to the Notes for the “C”, “CDA”, “R(A)”, “R(C)”, “R(E)” and “G/IC” and “OU” zones to include minor relaxation clauses;
  - (iii) incorporation of building gaps/setbacks into the Notes for the

“C”, “OU(B)”, “G/IC(4)” and “OU(Petro Filling Station)” zones;

- (iv) deletion of the Notes for the “CDA(1)” zone;
- (v) incorporation of GFA restrictions for the “R(A)9” zone; and
- (vi) inclusion of a new set of Notes for the “OU(Hotel)” zone;

Departmental Consultation and Public Consultation

- (j) the proposed building height restrictions and rezoning proposals had been circulated for departmental comments. Departments did not have adverse comment on/have no objection to the proposals. The proposed building height restrictions had taken into consideration the comments from relevant departments, where appropriate;
- (k) 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 would be consulted on the amendments during the exhibition period of the draft Cheung Sha Wan OZP No. S/K5/31A (to be renumbered to S/K5/32 upon exhibition).

7. Referring to the photomontages in the powerpoint presentation showing the scenario of the building height profile of the Area without building height control, the Chairman asked whether assumptions were involved in the preparation of these photomontages and if so, there could be different scenarios other than that presented in the photomontages. Mr. Wilson Chan replied that assumptions were made with regard to the development parameters including plot ratio and site coverage of the proposed redevelopments. In making these assumptions, references had been made to the recent building plan submissions received by his office.

8. A Member asked whether there was also redevelopment potential for the existing buildings that were not assumed to be redeveloped in the photomontages. Mr. Wilson Chan replied that it was assumed that existing buildings would have

potential for redevelopment if they met a number of criteria, including having a building age of 30 years or more, having fewer than 12 owners, and having a building height of 7 storeys or less. It was considered that those buildings that did not meet these criteria were less likely to be redeveloped, although they could still be subject to redevelopment pressure. In response to a further question from the same Member, Mr. Wilson Chan replied that building height restrictions had also been proposed for the buildings that did not meet the above criteria, as well as for all public rental housing sites within the Area.

9. Members had no further questions on the proposed amendments.
10. After further deliberation, the Committee decided to :
  - (a) agree to the proposed amendments to the approved Cheung Sha Wan OZP and the Notes and that the draft Cheung Sha Wan OZP No. S/K5/31A (to be renumbered to S/K5/32 upon exhibition) and its Notes were suitable for exhibition under section 5 of the Ordinance; and
  - (b) adopt the revised ES at for the draft Cheung Sha Wan OZP No. S/K5/31A as an expression of the planning intentions and objectives of the Board of the various land use zonings on the Plan and the revised ES would be published together with the Plan under the name of the Board.