

1. The meeting was resumed at 9:08 am on 21.2.2017.

2. The following Members and the Secretary were present in the morning session of the resumed meeting:

Professor S.C. Wong

Vice-Chairman

Mr Lincoln L.H. Huang

Mr Ivan C.S. Fu

Mr Sunny L.K. Ho

Mr Dominic K.K. Lam

Dr F.C. Chan

Mr David Y.T. Lui

Mr Peter K.T. Yuen

Mr Philip S.L. Kan

Mr K.K. Cheung

Mr Wilson Y.W. Fung

Mr Alex T.H. Lai

Professor T.S. Liu

Ms Sandy H.Y. Wong

Mr Franklin Yu

Principal Environmental Protection Officer (Metro Assessment)

Environmental Protection Department

Mr Tony W.H. Cheung

Assistant Director (Regional 3), Lands Department

Mr John K.T. Lai

Hong Kong District

Agenda Item 1 (continued)

[Open meeting]

Consideration of Representations and Comments in respect of Draft Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/20
(TPB Paper No. 10244)

[The item was conducted in Cantonese.]

3. The Vice-Chairman said that the meeting was the fourth hearing day of the representations and comments in respect of the draft Kennedy Town and Mount Davis Outline Zoning Plan No. S/H1/20 (the draft OZP).

4. The Secretary said that Members' declaration of interests was recorded in the minutes of 7.2.2017 and 15.2.2017. Members noted that Messrs Michael W.L. Wong, Raymond K.W. Lee, Martin W.C. Kwan, H.W. Cheung, H.F. Leung, Stephen L.H. Liu, Thomas O.S. Ho, Patrick H.T. Lau and Ms Janice W.M. Lai, Ms Christina M. Lee, Miss Winnie W.M. Ng, Professor K.C. Chau, Dr Wilton W.T. Fok, Dr C.H. Hau, Dr Lawrence W.C. Poon and Dr Lawrence K.C. Li had tendered apologies for not attending the meeting.

5. The Vice-chairman said that reasonable notice had been given to the representers and commenters inviting them to the hearing, but other than those who were present or had indicated that they would attend the hearing, the rest had either indicated not to attend or made no reply. As reasonable notice had been given to the representers and commenters, the Town Planning Board (the Board) should proceed with the hearing of the representations and comments in their absence.

Presentation and Question Sessions (continued)

6. The following government representatives, the representers/commenters and their representatives were invited to the meeting:

Government representatives

Planning Department (PlanD)

- Mr Louis K.H. Kau - District Planning Officer/Hong Kong (DPO/HK), PlanD
- Mr Derek P.K. Tse - Senior Town Planner/Hong Kong 5 (STP/HK5), PlanD

Transport Department (TD)

- Mr Gordon W.Y. Yip - Engineer/Central & Western 3 (E/CW3), TD

Environmental Protection Department (EPD)

- Mr Richard W.Y. Wong - Senior Environmental Protection Officer (Metro Assessment) 3 (SEPO(MA)3), EPD

Civil Engineering and Development Department (CEDD)

- Ms Carrie K.Y. Leung - Senior Engineer/7 (SE/7), CEDD
- Mr Derek H.F. Kwok - Engineer/5 (E/5), CEDD

Representers and Commenters and their Representatives

R150 – Alliance for Protecting Cadogan Park

R4030 – Cecilia Lee

R4044 – Peter basmajian

R4046 – Chi Xin Wong

R4102 – Kevin Chuang

R4191 – Lau Chi Ngai

R4216 – Alan Wun Siu Man

R4325 – Tam Siu Shan

R4409 – Yeung Shu Leung Matthew

R4410 – Yeung Hau Yee Haley

R4411 – Yeung Hau Ying Hazel

R4412 – Tang Yuen Sum Nicola

R4845/C61 – Leung Yuk Ying

R7163 – Lee Wing See Cecilia

Alliance for Protecting Cadogan Park

(represented by

Ms Wong Kin Ching]

Professor Chiu Siu Wai]

Ms Ma Lai Ying]

Ms Lau Ka Sin]

Ms Lesley Lee]

Dr Charlton Cheung)]

Representers' and Commenters'
representatives

R1925 - 卿旺大廈業主立案法團

R3786/C97 - 陳三才

Mr Chan Sam Choi - Representor, Commenter and
Representor's representative

R2376 - 西環飛躍動力

R4077/C77 – Mok Kun Ki

C59 – Yip Kam Lung Sam

Mr Yip Kam Lung Sam - Commenter, and Representers' &
Commenter's representative

R3506/C248 – Hui Chi Fung

Mr Hui Chi Fung - Representor and Commenter

R3669 – Fu Wing Sze

R3670 – Fu Yeung Chak

R3864 – David Fu

R3667 - 西環新樓業主立案法團

R3668 – Fu Chee On David

Mr Fu Chee On David - Representer and Representers' representative

R3671 – Mak Lai Sum

Ms Mak Lai Sum - Representer

R3914/C100 – Lucia Kwok

Ms Lucia Kwok - Representer and Commenter

R3970/C299 – Sustainable Green

Professor Chiu Siu Wai - Representer's and Commenter's representative

7. The Vice-chairman extended a welcome and explained the procedures of the hearing. He said that government representatives would first brief Members on the background to the representations and comments. The representers/commenters and their representatives would then be invited to make oral submission. To ensure efficient operation of the hearing, each representer/commenter or their representative was allotted 10 minutes for making presentation. There was a timer device to alert the representers/commenters or their representatives two minutes before the allotted 10-minute time was to expire and when the allotted 10-minute time limit was up. Question and answer (Q&A) sessions would be held after all attending representers/commenters or their representatives had completed their oral submissions on that day. Members could direct their questions to government representatives, representers/commenters or their representatives. After the Q&A sessions, the hearing of the day would be adjourned, and the representers/commenters or their representatives and the government representatives would be invited to leave the meeting. After hearing of all the oral submissions from the representers/commenters or their representatives who attended the meeting, the Board would deliberate on the representations/comments in their absence, and inform the representers/commenters of the Board's decision in due course.

8. The Vice-chairman then invited the representative of PlanD to brief Members on the background to the representations and comments. With the aid of a PowerPoint presentation, Mr Louis K.H. Kau, DPO/HK repeated the presentation that was made in the morning session of the meeting on 7.2.2017, which was recorded in paragraph 11 of the minutes of 7.2.2017.

[Ms Sandy H.Y. Wong, Mr Franklin Yu, Mr Dominic K.K. Lam, Mr Lincoln L.H. Huang and Mr Alex T.H. Lai arrived to join this session of the meeting during DPO/HK's presentation.]

9. The Vice-Chairman then invited the representers/commenters and their representatives to elaborate on the representations and comments on representations.

R3506/C248 – Hui Chi Fung

10. Mr Hui Chi Fung made the following main points:

- (a) being a Central and Western District Council (C&WDC) member for two terms, he had participated in the Government's past consultations in relation to the Kennedy Town development. Whilst the focus of the consultation in various occasions was different, there were often some predetermined positions which made the consultation exercises a fallacy;

Consultation in 2013

- (b) the C&WDC Food, Environment, Hygiene & Works Committee was consulted in 2013 in respect of the 'Demolition and Ground Decontamination Works at the Kennedy Town Comprehensive Development Area (KTCDA)'. It was stated in the paper that according to the Environmental Impact Assessment (EIA) of the Demolition of Buildings and Structures in the KTCDA site and the subsequent site investigation thereat, the site was contaminated with, inter alia, heavy metals and hydrocarbons. The conditions in the Environmental Permit required that the decontamination works must be completed before any permanent development in order to

ensure public health. While two implementation options for decontamination of the whole site either in one go or by phases were proposed in the consultation paper to compare the time and cost involved, there was no mentioning of the future use of the sites after decontamination. The C&WDC members lent support to option 1 (i.e. to undertake decontamination work in one go) mainly based on the consideration of a shorter works period. No detailed discussion on the future redevelopment of the KTCDA site was made and there was no assumption at that time that the Cadogan Street Temporary Garden (CSTG) would be demolished for permanent development;

Consultation in 2015

- (c) a further consultation with C&WDC was conducted in 2015 mainly to report on the extent of soil contamination, reiterate the need to carry out decontamination before development, suggest ways to demolish disused structures and remove contaminated trees, and put forth proposals to mitigate the environmental impacts to address the residents' concerns;
- (d) it was stated in the consultation paper that the level of contamination of the underground soil and trees remained stable, but the presence of the contaminated soil had potential risks on the health of the public. It was suggested that the existing temporary public car park, refuse collection point and public transport terminus within the site should be re-provisioned and some 200 trees be removed. Although reprovisioning of the park had been mentioned, retention of CSTG was never presented as an option;

Consultation in 2016

- (e) C&WDC was again consulted in 2016 and this time on the land use review of the western part of Kennedy Town. The consultation paper put forth land use proposals including, amongst others, the demolition of CSTG for residential development with elevated connection to the waterfront park. In

response to the query on the need to demolish CSTG, representative from EPD at a C&WDC meeting held in October 2016 stated that if the soil was not disturbed, the soil contaminant would not affect public health because the contaminants were found deep underground. That was contrary to the information provided by CEDD in the consultation paper in 2015 which stated that the presence of the contaminated soil had posed health risks to the public. PlanD might need to clarify if the proposed land use for the CSTG site would be different should it be confirmed that decontamination works for CSTG was not necessary;

[Mr Franklin Yu left this session of the meeting at this point.]

- (f) C&WDC's previous support was given only on the basis that the western part of Kennedy Town would have some developments and that decontamination works needed to be done. C&WDC was not consulted on the future use of the CSTG site when considering the decontamination proposal. If the C&WDC knew about the demolition of CSTG and its afteruse, they would not support the proposal. It was noted that the Government had submitted funding application to the Legislative Council for advance ground investigation works for decontamination prior to approval from the Board on the future use of the site. That was considered inappropriate as the carrying out of advance works including tree felling and demolition of structures would pre-empt the Board's decision on the representations; and

Judicial review on EIA report

- (g) a judicial review (JR) had been lodged by a resident against EPD's decision on the EIA report in 2015. Members were invited to withhold making a decision on the representations until a decision on the JR was made.

[Mr David Y.T. Lui left this session of the meeting at this point.]

R2376 - 西環飛躍動力

R4077/C77 – Mok Kun Ki

C59 – Yip Kam Lung Sam

11. Mr Yip Kam Lung Sam made the following main points:

- (a) he was a co-opted member of the Traffic and Transport Committee of C&WDC and had been a resident in the Western District for 28 years. He supported the retention of CSTG and had traffic concerns on the land use proposals on the draft OZP;

Carrying capacity of Victoria Road

- (b) Victoria Road, which was the main trunk road in the area, supporting bus routes and traffic to and from the Island West Refuse Transfer Station (IWRTS) as well as Pokfulam and Cyberport, was near full capacity. The proposed road widening of Victoria Road and relocation of the bus terminus would not be able to cope with the increase in traffic generated by the future public and private residential developments; and a bottleneck for the westbound traffic would likely be formed at the junction of Ka Wai Man Road;
- (c) there were also no measures on the draft OZP to increase the traffic capacity in the area to facilitate the full use of the IWRTS;
- (d) the Mass Transit Railway (MTR) Kennedy Town Station was not a solution to the busy road traffic as it was not close to the future public rental housing (PRH) development at the ex-Mount Davis Cottage Area. The future residents would continue to rely on the other public transport services. Such information as user pattern and pedestrian flow was essential for the Board to consider the proposals in the land use review;

East Lantau Metropolis

- (e) under Hong Kong 2030+, the East Lantau Metropolis would be connected to Hong Kong Island West by bridges, which would bring in more vehicular and pedestrian traffic to the area. Relevant government departments had to explain if the planned traffic arrangements on the draft OZP had taken into account the Hong Kong 2030+ proposals;

Plague Cemetery

- (f) subject to consideration by the Antiquities and Monuments Office on the historical value of the Plague Cemetery, which marked the Hong Kong and Asian history of disease fighting, it might attract visitors and have an impact on the traffic condition of Kennedy Town; and

Retention of CSTG

- (g) located adjacent to busy roads, the CSTG site which was subject to air and noise pollutions was not an ideal place for residential development. The site should be turned into a permanent park for enjoyment by the residents.

R1925 - 卿旺大廈業主立案法團

R3786/C97 - 陳三才

12. Mr Chan Sam Choi made the following main points:

- (a) he had been living in Kennedy Town for over 60 years since his family moved into the staff quarters of the wholesale food market in 1955. He grew up and worked in the area for his whole life. Many elderly like him had deep feelings for CSTG as it had become their social gathering ground;
- (b) on behalf of the owners' corporation of Hing Wong Building, he objected to the proposed demolition of CSTG. CSTG, just like the other historic relics

such as the Plague Cemetery, had formed part of the collective memory of the residents of Kennedy Town. In a signature campaign, some 8,000 signatures had been collected against demolition of CSTG. CSTG which functioned as a neighbourhood park for the elderly was irreplaceable by parks in the other districts ; and

- (c) Members were requested to make a conscientious decision which should be sustainable and help realize the vision of Hong Kong 2030+ to promote a liveable environment.

R3914/C100 – Lucia Kwok

13. Ms Lucia Kwok made the following main points:

- (a) she had been living in Kennedy Town for twenty years and had deep feeling for the area;
- (b) the traffic concerns raised by other speakers were genuine as traffic congestion was very common in peak hours. It was reported some eight to ten years ago that Kennedy Town was the second densest residential area on the Hong Kong Island. New buildings completed in recent years had made Kennedy Town an even denser place to live. The traffic conditions would further aggravate if more residential blocks were to be built;
- (c) with the recent construction of more luxury residential developments, neighbourhood stores had been replaced by high-class shops which drove up the living cost of the general public. The Government should review if such residential developments were compatible with the local community before giving green light for further development;
- (d) there were no strong justifications for demolition of CSTG. Scientific data had demonstrated that CSTG posed no health threat to residents if the park use was to continue. On the contrary, the 7-year long decontamination

works might cause pollution and health risk to the residents. Felling of trees was also not sustainable; and

- (e) Members were requested to consider not only economic development but also the emotional attachment of the residents to CSTG when making a decision on the representations.

R3671 – Mak Lai Sum

14. With the aid of a PowerPoint presentation, Ms Mak Lai Sum made the following main points:

- (a) she represented the residents of Kennedy Town and concurred with the views expressed by some other representers on the inadequacies of the consultation and views of relevant stakeholders were ignored;

Need of the elderly

- (b) there were five residential care home for the elderly (RCHE) in the nearby areas of CSTG, each of them housed about 70 to 150 elderly. Four of them were within four minutes' walking distance from CSTG and the remaining one, which was on the western end of Victoria Road, was eight minutes away. CSTG was the most favourable spot for the elderly to spend their pastime as the park was on levelled ground, friendly to those who used wheelchairs or cranes, near to the residential developments and open to all;
- (c) the provision of open space in the area was below the current standard, let alone the higher standard as advocated in Hong Kong 2030+. It was unjustifiable to demolish CSTG for high-end housing which offered little help in solving the housing problems of the general public. The Belcher Bay Park, which was far away from the Kennedy Town and Mount Davis (KTMD) area and already heavily used, could not serve as an alternative to

CSTG. The decision to be made by the Board should be people-oriented and based on the need of the community;

Necessity of decontamination works

- (d) the need for decontamination of CSTG was doubtful. Besides, it was not understood why the bus terminus at Sai Ning Street, which was about the same distance as the temporary car park at Victoria Road and Sai See Street from the ex-Kennedy Town Incineration Plant (KTIP) had not been identified for decontamination but the temporary car park site at Victoria Road and Sai See Street did. If the future decontamination works of the bus terminus site was to be entrusted to the future developer, it was doubtful if the works would be under adequate monitoring; and
- (e) residents living nearby the area subject to ground decontamination works had not been formally consulted. Some residents had the misconception that the CSTG was dangerous while others believed that demolition of CSTG was the only solution to tackle the contamination issue. The residents had not been provided with proper information and that had generated a lot of concerns and worries among residents.

[The meeting was adjourned for a short break of 5 minutes at this point.]

R3669 – Fu Wing Sze

R3670 – Fu Yeung Chak

R3864 – David Fu

R3667 - 西環新樓業主立案法團

R3668 – Fu Chee On David

15. With the aid of a PowerPoint presentation, Mr Fu Chee On David made the following main points:

- (a) PlanD's presentations in the hearing sessions had not made proper responses to the issues raised by the concerned parties. Their building, Sai Wan Apartments, situated adjacent to CSTG, had not been consulted;

Insufficient open space

- (b) despite an additional 1.7 ha of open space, as stated by the Government, would be provided for the additional 8,500 population, the overall open space provision in Kennedy Town was still less than 1m² per person, which was very inadequate;

Unreasonable car parking provision

- (c) no car park was provided in the new developments, including Imperial Kennedy. It was unreasonable for the Government to demolish CSTG for provision of 70 car parking spaces at the site, which should have been provided by the developers for the residents in the new developments;

Environmental nuisance caused by past demolition works and proposed decontamination works

- (d) since the decommissioning of the ex-KTIP, the ex-KTIP site had undergone different phases of works including the demolition of the ex-KTIP, as well as the construction and demolition of the West Island Line site office. The residents had continually been subject to environmental nuisance arising from the works on the site, including dust problem and potential health threat from asphalt debris. The vacant works site also formed a breeding ground of mosquitoes and diseases;
- (e) the works carried out at the ex-KTIP site, which was comparatively smaller in scale than the proposed decontamination works, had already caused great concern and a health threat to the residents. With a much larger scale, the hazard caused by the proposed decontamination works would significantly be more severe and they had to lodge their objections before it was too late;

- (f) six healthy mature trees providing visual and odour barriers to the adjoining refuse collection point in CSTG had been felled recently. It was suspected that more tree felling would take place to make the park a less appealing place, giving the Government stronger reasons to demolish the park for future development; and

- (g) speaking on behalf of the 109 units of Sai Wan Apartments and over 100 seniors in the RCHE in the building, he strongly requested the Board to retain CSTG. Many of the residents had lived in the area for a long time and CSTG was part of their life. A hard-paved promenade could not compensate for the loss of CSTG. Members were invited to note the evidence produced by experts that the decontamination works were not necessary and consider whether it was worthwhile to demolish the CSTG for merely 600 residential units before making a decision.

R150 – Alliance for Protecting Cadogan Park

R4030 – Cecilia Lee

R4044 – Peter basmajian

R4046 – Chi Xin Wong

R4102 – Kevin Chuang

R4191 – Lau Chi Ngai

R4216 – Alan Wun Siu Man

R4325 – Tam Siu Shan

R4409 – Yeung Shu Leung Matthew

R4411 – Yeung Hau Ying Hazel

R4412 – Tang Yuen Sum Nicola

R4845/C61 – Leung Yuk Ying

R7163 – Lee Wing See Cecilia

16. With the aid of PowerPoint presentations, Dr Charlton Cheung made the following main points:

Oversight of dioxin

- (a) dioxin and polychlorinated biphenyl (PCB) were closely related to incomplete combustion of waste and escaped into the environment through exhaust gases from incinerators. Both dioxin and PCB were harmful to health and would cause impairment to the immune, nervous and reproductive systems, among others;
- (b) dioxin and PCB were commonly found in incineration plants operating in the 1970's and 1980's. As the ex-KTIP commenced its operation in 1968, it was reasonable to believe that dioxin or PCB could be found within the ex-KTIP site;
- (c) in the EIA report of Year 2000, dioxin and PCBs exceeding the safety level were found at two locations near the ex-KTIP. However, in the subsequent versions of the EIA reports, dioxin was no longer investigated. The reports only mentioned heavy metals and polycyclic aromatic hydrocarbons (PAH), including benzo(a)pyrene;
- (d) as the treatment in handling heavy metal and dioxin would be quite different, if the decontamination works was to be conducted in accordance with the findings of the current EIA report and neglecting the findings of the previous EIA report that dioxin might be present and without taking the necessary precautionary measures, it would cause health hazards to the personnel carrying out the decontamination works as well as students in the nearby school;

Oversight of historical development

- (e) the number of boreholes taken and the depth of the boreholes would affect the reliability of the results. Taking Grid 20 as an example, which had taken samples of 10 boreholes for testing, composite contaminants were found in the topsoil from 0.5mBGL to 1.5mBGL, while benzo(a)pyrene and other

PAHs were found in two deeper layers at 4.5mBGL to 6.0mBGL and 9.0mBGL to 12.0mBGL respectively. Unlike Grid 20, only one borehole each had been done for Grids 23 and 24. Although benzo(a)pyrene was found at levels of about 7.5mBGL to 9.0mBGL in Grids 23 and 24, it could not be ascertained that contaminants were not present in the other soil layers. Since there had been changes in coastline and reclamation levels over different periods of time, the presence of contaminants at different layers of soil of the site could only be identified by multiple borehole analysis;

- (f) as Kennedy Town had previously been used as a dumping ground, a petroleum depot, a coal ash lagoon and a government dock for steamers, different contaminants could be found at different layers of the subsoil. Besides, given the reclamation history of Kennedy Town, the seabed was descending from the CSTG site to the ex-KTIP site. In view of such historical background, multiple borehole analysis, particularly for Grids 11 to 14, 23, 24 and 27 to 31, with sufficient depth of the boreholes should have been done for a more comprehensive understanding of the contamination conditions of the site. An inaccurate contamination analysis would put the lives of the people who worked, studied and lived in the area at risk when the decontamination works were carried out; and

Retention of CSTG

- (g) Kennedy Town had always been an area to house bad neighbour uses and the elderly living in the areas had lived with such uses for decades. It would only be fair for the Government to retain CSTG for the use of the elderly and the general public.

17. With the aid of PowerPoint presentations, Professor Chiu Siu Wai made the following main points:

Inadequate/obsolete models for EIA

- (a) the 'Fugitive Dust Model' used in the EIA to assess health risk was inappropriate as the model was not applicable to wind-borne dust. Since Kennedy Town was subject to prevailing winds from the sea, the model was not applicable to the local situations;
- (b) another model 'Industrial Source Complex Short-term Model version 3' (ISCST3) adopted for the EIA was for short-term risk only which was not applicable for the 7-year long decontamination works. Despite the availability of a better model known as AERMOD, it was not understood why the EIA report did not employ such model for the assessment of the subject area;

Outdated sampling data

- (c) the data of the soil samples adopted by the consultant of the Government was over a decade old. Although the consultant of the study claimed that the data remained quite constant, there was no updated information available to sustain the argument. Besides, qualitative and quantitative differences of the findings as compared to the previous ones were noted;

Length of tree roots and decontamination

- (d) some argued that the tree roots in CSTG were only 1m long and not enough to go deep down underground to cleanse the soil. However, literatures showed that tree roots could be of the same height of tree trunks and sometimes reach a depth of 68m. Taking a common tree in Hong Kong, *Ficus microcarpa*, as an example, its root could go deeper than 10m ;
- (e) besides, a kind of fungus, mycorrhizae, could extend further down, sometimes 10 times the distance the tree roots could reach, and could help break down the contaminants;

- (f) it had been tested both abroad and locally that trees were effective in purifying water and removing contaminants in soil. The effect of decontamination by vegetation could be noticeable in two years, which was far more effective than the decontamination works proposed by the Government which was estimated to take seven years to complete;

Environmental and economic functions of parks

- (g) vegetation, particularly trees, in the park could absorb pollutants such as sulphur dioxide (SO₂), nitrogen dioxide (NO₂) and total suspended particulate (TSP). Trees would also absorb carbon dioxide (CO₂) and filter PM2.5 suspension particles, reducing the chance of occurrence and the seriousness of photochemical smog;
- (h) another effect brought about by trees was cooling. It could lower the temperature by 2-3°C, mitigating the urban heat island effect and providing thermal comfort to the city dwellers;
- (i) since trees would absorb excessive underground water, they would reduce the chance and magnitude of flooding; and
- (j) the physical and mental health of a community would also be promoted with the presence of parks with cleaner air and where people could meet, play and relax.

R3970/C299 – Sustainable Green

18. Professor Chiu Siu Wai made the following points:

- (a) she had no objection to the proposed PRH in Kennedy Town but had some views on other land use proposals on the draft OZP;

[Ms Sandy H.Y. Wong left this session of the meeting at this point.]

Relocation of the proposed primary school

- (b) the proposed primary school site, which was flanked by roads on three sides, was not appropriate for school use due to the need for frequent drop-off and pick-up activities along the pavement that might overload the traffic in the area. Moreover, air pollutants and noise from the three adjoining roads would be detrimental to the health of the students;
- (c) a vacant school at the foothill of Kennedy Town, which was quiet and safe with less traffic, should be made use of, releasing the proposed primary school site, which was close to the waterfront, for low-density residential development;

Rezoning the temporary recreational ground for residential use

- (d) the utilization rate of uncovered playgrounds in Hong Kong was usually low due to the rainy and hot climate. The Kennedy Town Temporary Recreation Ground, which was close to the waterfront, and the Bus Terminus at Sai Ning Street should be rezoned to “Residential” and “Government, Institution or Community” (“G/IC”) uses respectively to optimise the use of land;
- (e) with the rezoning of the Bus Terminus site to “G/IC” use, a low-rise government complex of about 10 storeys high could be provided with the bus terminus and car parking uses on the lowest few floors, an indoor recreation centre and library on the middle floors and government offices or community facilities on the upper floors. The location was ideal for a government complex with bus terminus as it was located close to public and private residential developments and farther away from the MTR Kennedy Town Station to avoid competition between the bus and MTR services;

Introduction of a smart sensor traffic system

- (f) a smart sensor traffic system had been in use in the Netherlands for some years. Kennedy Town should adopt such a smart system to regulate the traffic in the area; and

Retention of CSTG

- (g) CSTG should be retained and be connected to the future promenade to form a continuous and accessible green corridor. Since the decontamination works would take seven years to complete and another three years for the construction of the waterfront promenade, the retention of CSTG would provide an open space for all during the decontamination period.

[The meeting was adjourned for lunch break at 12:55 p.m.]

19. The meeting was resumed at 2:20 p.m. on 21.2.2017.

20. The following Members and the Secretary were present at the resumed meeting:

Professor S.C. Wong

Vice-chairman

Mr Lincoln L.H. Huang

Mr Ivan C.S. Fu

Mr Sunny L.K. Ho

Mr Dominic K.K. Lam

Mr Stephen H.B. Yau

Dr F.C. Chan

Dr Frankie W.C. Yeung

Mr Peter K.T. Yuen

Mr K.K. Cheung

Mr Wilson Y.W. Fung

Professor T.S. Liu

Ms Sandy H.Y. Wong

Mr Franklin Yu

Assistant Director of Lands/Regional 3

Mr John K.T. Lai

Principal Environmental Protection Officer (Metro Assessment)

Mr Tony W.H. Cheung

Presentation and Question Sessions (Continued)

[Open Meeting]

21. The following government's representatives and consultants as well as representers, commenters and their representatives were invited to the meeting at this point:

Government Representatives

Planning Department (PlanD)

Mr Louis K. H. Kau - District Planning Officer/Hong Kong
(DPO/HK)

Mr Derek P.K. Tse - Senior Town Planner/Hong Kong 5
(STP/HK5)

Transport Department (TD)

Mr Gordon W.Y. Yip - Engineer/Central & Western 3 (E/C&W3)

Environmental Protection Department (EPD)

Mr Richard W.Y. Wong - Senior Environmental Protection Officer
(Metro Assessment) 3 (SEPO(MA)3)

Civil Engineering and Development Department (CEDD)

Ms Carrie K.Y. Leung - Senior Engineer (SE/7)

Mr Derek H.F. Kwok - Engineer (E/5)

Mott MacDonald Hong Kong Limited (MMHK) (the Consultants of CEDD)

Mr Eric M.K. Ching - Director (Environment)

Mr P.K. Chan - Senior Environmental Consultant

Representers, Commenters and their representatives

R150/C13 – Alliance for Protecting Cadogan Park (APCP)

R4030 – Cecilia Lee

R4044 – Peter Basmajian

R4046 – Chi Xin Wong

R4102 – Kevin Chuang

R4191 – Lau Chi Ngai

R4216 – Alan Wun Siu Man

R4325 – Tam Siu Shan

R4409 – Yeung Shu Leung Matthew

R4410 – Yeung Hau Yee Haley

R4411 – Yeung Hau Ying Hazel

R4412 – Tang Yuen Sum Nicola

R4845/C61 – Leung Yuk Ying

R7163 – Lee Wing See Celia

APCP - Representer, Commenter and
(represented by representative of Representers and
Mr Mok Kun Ki Commenters
Ms Wong Kin Ching
Professor Chiu Siu Wai
Ms Cynthia K.S. Lau
Ms Ma Lai Ying
Ms Lesley S.M. Lee
Dr Charlton Cheung)

R3667 – The Incorporated Owners of Sai Wan New Apartments

R3668 – Fu Chee On, David

R3669 – Fu Wing Sze

R3670 – Fu Yeung Chak

R3864 – David Fu

Mr David C.O. Fu - Representer and Representatives' representative

R3671 – Mak Lai Sum

Ms Mak Lai Sum - Representer

22. The Vice-chairman extended a welcome and invited the representatives of the representers and commenters to continue their oral submission:

R150/C13 – APCP

R4030 – Cecilia Lee

R4044 – Peter Basmajian

R4046 – Chi Xin Wong

R4102 – Kevin Chuang

R4191 – Lau Chi Ngai

R4216 – Alan Wun Siu Man

R4325 – Tam Siu Shan

R4409 – Yeung Shu Leung Matthew

R4410 – Yeung Hau Yee Haley

R4411 – Yeung Hau Ying Hazel

R4412 – Tang Yuen Sum Nicola

R4845/C61 – Leung Yuk Ying

R7163 – Lee Wing See Cecilia

23. With the aid of a PowerPoint presentation, Mr Mok Kun Ki and Ms Wong Kin Ching made the following main points:

- (a) there were many international scientific findings supporting the health and social benefits of an urban park for the local community, which should not be ignored by the Town Planning Board (the Board). Improvement in air quality, reduction in cooling and heating related energy use, enhancement in mental health of users, and reduction in non-accidental mortality, physician assessed morbidity, blood pressure, stress levels and sedentary

time of users were some of those benefits. Green spaces might also enhance psychological and cardio-vascular benefits of physical activity;

- (b) the research conducted in Tokyo, Japan, aimed to study the association between longevity of senior citizens and green spaces in a densely populated city, involving 3,144 elderly people for a period of five years. The research concluded that living in areas with walkable green spaces positively influenced the longevity of urban senior citizens independent of their age, sex, marital status, baseline functional status, and socioeconomic status. The survival rate of male senior citizens was also relatively high if they were not exposed to vehicular and industrial noises and that walking in the outdoors was part of their daily routines. For female senior citizens, active communications with neighbours could increase their survival rate;
- (c) good planning by the Government should reserve public areas such as parks for use by the elderly to promote their health. Keeping Cadogan Street Temporary Garden (CSTG) would substantially benefit longevity and health of the elderly residents. Destroying CSTG would reduce their life expectancy who would have to stay indoors in the absence of a walkable park; and
- (d) there was another research conducted in Toronto, Canada, concerning neighbourhood green space and health financial impact assessment (HFIA).

24. A Member remarked that the health benefits that a green space would bring to all age groups were obvious and well-known, and there was no need for APCP's representatives to quote detailed findings from various overseas researches. The Vice-chairman agreed and reminded APCP's representatives to focus their justifications on the areas concerned without going into details of the overseas researches to ensure efficiency of the hearing. APCP's representatives agreed.

25. With the aid of a PowerPoint presentation, Mr Mok Kun Ki and Ms Wong Kin Ching continued and made the following main points:

- (a) according to the HFIA of the aforesaid research, having 11 more trees in a city block, on average, decreased cardio-metabolic conditions in ways that were comparable to an increase in annual personal income of CAD\$20,200. Based on an estimate of about 12,595 residents (about 4,665 households and 2.7 residents per household) would be affected if CSTG was demolished, and applying such finding to the case of CSTG, there would be a loss of HK\$5.2 billion for the local community for a ten-year period upon demolition;
- (b) the Canada's Parks and Wilderness Society (CPAWS), one of the largest international environmental bodies, had visited CSTG. They recognised that CSTG had made contributions in terms of reduction of the greenhouse gas (GHG) emission and urban heat island effect. The Government had pledged to reduce the GHG emission volume from seven tons per capita per annum to four by 2020; and
- (c) Members should protect CSTG and prevent the loss of those health related benefits and note the financial loss as provided above.

26. As the presentations from PlanD's representative, representers/commenters and their representatives for the current hearing session had been completed, the meeting proceeded to the question and answer (Q&A) session. The Vice-chairman briefly introduced the procedures of the Q&A session.

27. Some Members raised the following questions:

Open Space Provision

- (a) whether there was any temporary park that could serve the local residents during the 7-year decontamination period of the CSTG site;

- (b) the programme for completion of the two newly planned open spaces under the draft Kennedy Town & Mount Davis Outline Zoning Plan (OZP) No. S/H1/20 (the draft OZP);
- (c) the situation regarding open space provision in other districts with reference to the requirement under the Hong Kong Planning Standards and Guidelines (HKPSG); and

Consultation

- (d) whether the Central & Western District Council (C&WDC) had supported the removal of CSTG when consulted regarding the land use proposals arising from the Land Use Review on the Western Part of Kennedy Town (the Land Use Review).

28. In response, Mr Louis K. H. Kau, DPO/HK made the following main points:

- (a) there were existing open spaces, including Ka Wai Man Road Garden (KWMRG) to the south of CSTG, Catchick Street Garden comprising two open spaces next to The Merton, Belcher Bay Park (BBP), Kennedy Town Temporary Recreation Ground (KTTRG), Sai Ning Street Garden and the nearby public open space at Sai Ning Street;
- (b) the two planned open spaces under the draft OZP included the waterfront park under Amendment Item A1 and the open space at Sai Ning Street under Amendment Item A2. The waterfront park would be provided after completion of the decontamination works covering the area. The proposed open space at Sai Ning Street was currently occupied by an open-air bus terminus. Such bus terminus and the other existing bus terminus on Shing Sai Road were planned to be reprovisioned by a public transport terminus (PTT) at the ground-level of the proposed residential development under Amendment Item C2 which was also subject to

decontamination works. The above two sites would then be released for open space development;

- (c) the existing open space provisions in the Central & Western (C&W) District and the Southern District were in compliance with the HKPSG's requirement of 2m² per person. While the existing open space provisions in the Wan Chai District and the Eastern District were slightly below the requirement, the open space provisions in both districts in the future, taking into account the planned open space provision, would exceed the requirement under the HKPSG. The existing open space provisions in all Kowloon districts i.e. Yau Tsim Mong, Kowloon City, Kwun Tong, Wong Tai Sin and Sham Shui Po were in compliance with the HKPSG's requirement and the majority of them would have an open space provision above 3m² per person in the future, having taken into account the planned open spaces; and

Consultation

- (d) C&WDC was consulted on the land use proposals of the Land Use Review from 2013 to 2016 as stated in paragraphs 12.2 and 12.3 of the MPC Paper No. 1/16. In general, C&WDC had no in-principle objection to develop and enhance the western part of Kennedy Town, but had concerns on the possible adverse impacts that might be resulted from excessive development intensity, particularly the inadequate supporting traffic/transport facilities, and the obstruction to views and air ventilation etc. Some C&WDC members did not support the proposed residential use for the CSTG site. C&WDC had also submitted a letter requesting deferment of submission of the OZP amendments to the Board in view of the concerns and opposition of its members and the public.

[Dr Frankie W.C. Yeung arrived to join this session of the meeting at this point.]

29. Upon a Member's enquiry on consultation, Mr Mok Kun Ki supplemented that it was also stated in paragraph 12.3 of the MPC Paper that the removal of CSTG was objected to by some stakeholders during consultation on the land use proposals.

30. The Vice-chairman and some Members raised the following questions:

Necessity for Decontamination Works

- (a) in view of the residents' request to keep the current park use, albeit temporary in nature, whether CSTG could be considered as having been developed, thereby forgoing the need for decontamination at CSTG;
- (b) noting the views of the representers that CSTG had been in use for a long time and the contaminants at CSTG below ground might have been degraded/reduced or decomposed overtime, whether decontamination works at CSTG were still necessary;

Decontamination Period & Phasing

- (c) whether the area subject to decontamination works would be fenced off from the surrounding areas for 7 years;
- (d) more details on options considered for implementation of the decontamination works and whether it was possible to leave the CSTG site as the last stage of decontamination to be carried out separately in the future;

Dioxins

- (e) whether the associated Environmental Impact Assessment (EIA) reports for the decontamination works had covered the contaminant dioxins and if affirmative, whether they had subsequently been removed;

Contamination Assessment

- (f) noting that the representers had raised queries on site investigations (SIs) conducted for ascertaining the condition of the ground contamination, including sampling locations (e.g. number and locations of boreholes) and historical background data, whether there was any need to review the method of contamination assessment;
- (g) further clarification as to why only one borehole each had been done for Grids 23 and 24 covering the northern part of the CSTG site as alleged by some representers;
- (h) more details on various depths of soil sampling at boreholes;

The Merton

- (i) whether SIs were conducted on the site occupied by The Merton, which was in close proximity to the area proposed for decontamination works;

Others

- (j) whether KWMRG and any other sites zoned “Open Space” (“O”) could be considered for residential development instead of CSTG, as suggested by representers;
- (k) whether the vacant school site at the foothill of Kennedy Town as mentioned by a representer could be considered for school use to replace the proposed school site under Amendment Item D1;
- (l) details and development schedule of the proposed primary school at the “Government, Institution or Community” (“G/IC”) site under Amendment Item D1;

- (m) if the alleged plague cemetery as mentioned by the representers would have an impact on the proposals under the draft OZP; and
- (n) the timing for closure of the existing two open-air bus termini located at Sai Ning Street and Shing Sai Road respectively, which would be reprovisioned at the PTT under Amendment Item C2.

31. In response, Mr Louis K.H. Kau, DPO/HK, Ms Carrie K.Y. Leung, SE/7, CEDD, Mr Richard W.Y. Wong, SEPO(MA)3, EPD and Mr Eric M.K. Ching, MMHK made the following main points:

Necessity for Decontamination Works

- (a) the Government decided to re-develop the ex-Kennedy Town Incineration Plant (KTIP) site and ex-Kennedy Town Abattoir (KTA) site and the adjoining area including the CSTG site (collectively referred to as “the Site”) in 1999. In response to the request of C&WDC, the CSTG site, formerly a wholesale market and then a temporary car park, had been used as a garden on a temporary basis during the demolition of KTIP and KTA and use of the KTIP and KTA site as works area, and pending for permanent development of the whole Site;
- (b) the two related EIA reports, approved by the Director of Environmental Protection (DEP) in April 2002 and April 2015 respectively, and SIs indicated that the underground soil within the Site, including CSTG, had been contaminated with heavy metals and hydrocarbons that had exceeded the relevant standards. At present, the contaminated soil within CSTG was covered by a layer of top soil and did not have imminent impact on the environment and the garden users. Regardless of the future land use at the CSTG site, it was imperative to carry out decontamination works to eliminate any potential health risks posed by the contaminated soil, improve the local environment and prepare the Site for future long-term development;

- (c) according to literatures, heavy metals could not be degraded or decomposed over time and would remain in the soil, while hydrocarbons would be degraded and decomposed under certain conditions, including with adequate amount of oxygen. The oxygen percentages in the soil would decrease along with the depth from the ground. The oxygen level in the soil at around 2m below ground would only be about 2% of that in the atmosphere. As the contaminants were located at various depths (maximum 12m below ground within the whole Site or 9m below ground at CSTG), hydrocarbons underneath CSTG would take a very long time to break down. The method of biopiling involving heaping contaminated soil into piles and stimulating aerobic microbial activity within the soil had therefore been proposed for breaking down hydrocarbons by biogradation through aeration;

Decontamination Period & Phasing

- (d) the Site had a total area of about 3 ha and a great portion of it would be fenced off for 7 years. To address C&WDC's request, Sai See Street Temporary Refuse Collection Point (RCP) and the temporary car park at Sai See Street would need to be retained or reprovisioned during decontamination. The two facilities and the adjoining Sai See Street would therefore be open to the public during commencement of the decontamination works and not be fenced off until those two facilities had been reprovisioned within the decontaminated site area;
- (e) three options had been considered for implementation of the decontamination works. The first option with a decontamination period of 4.5 years involved decontaminating the entire Site of about 3 ha in one go, without retaining or reprovisioning any existing community facilities. For the second option, i.e. the current chosen option, the decontamination period would be 7 years as retaining or reprovisioning the two aforesaid facilities (i.e. the Sai See Street RCP and temporary car park) was required.

The last option would take 13 years involving two contracts in order to retain/reprovision the two facilities as well as CSTG;

- (f) notwithstanding that it would be technically feasible to defer the decontamination works at the CSTG site from the rest of the Site, it was highly desirable for the decontamination works covering the whole Site including CSTG to proceed in one go given the close proximity of the Site within a dense urban area, as the contaminated underground soil would pose health risks to the local residents during excavation or agitation. Leaving the CSTG site as the last site for decontamination in the future would mean that the surrounding land uses, including the proposed primary school at the “G/IC” site, would have been built and in use, which would impose more environmental constraints in carrying out the decontamination works in future;

Dioxins

- (g) CEDD was tasked to undertake the decommissioning of KTIP and KTA and the associated ground decontamination works at the Site. The decommissioning project was a designated project under Schedule 2 to the EIA Ordinance (Cap. 499) and an Environmental Permit (EP) was required for the project. The EIA report on the decommissioning project and the supplementary EIA on the ground decontamination works were approved by the DEP in April 2002 and April 2015 respectively. The EP was also subsequently granted for the project;
- (h) during the EIA process, SIs were carried out for the Site (including the CSTG site) in 2000 and a total of 44 soil samples were taken and tested. Dioxins were not found in any of those soil samples that would require treatment. According to paragraph 4.5.10 of the first approved EIA report, dioxins with concentration above the USA criterion (which would otherwise require treatment) was not detected in any of the soil samples across the whole Site. Nonetheless, according to the first EIA report,

dioxin-contaminated materials (DCM) were recorded at the surface rubble/ash located between the two KTIP chimney stacks and DCM was required to be disposed of. Subsequently, DCM found including those within structures had all been treated and disposed of off-site during the demolition works completed in 2009. A Remediation Report was submitted to EPD, which recorded that all of DCM identified within the Site were completely removed and disposed of at landfill;

Contamination Assessment

- (i) after the closure of KTIP and KTA, a total of 189 SI boreholes were conducted at the Site in 2000 and 2003 so as to identify the type, extent and concentration of contaminants in the underground soil. In order to assess the potential additional contamination caused by the continual operation of the bus depot after 2003, a further SI of four boreholes was carried out by CEDD within the bus depot area in 2013, summing up to a total of 193 SI boreholes. According to Table 2.1 of the “Practice Guide for Investigation and Remediation of Contaminated Land” (“the Practice Guide”) issued by EPD, the minimum number of sampling points should be 32 for a site of 3 ha in area. The number of sampling points made within the Site had far exceeded the minimum sampling points required;

- (j) there were more densely placed SI boreholes near the ex-KTIP and ex-KTA sites but fewer SI boreholes at the CSTG site under the grid system for a more detailed analysis around the source or hotspots of contaminants i.e. around the chimneys at the ex-KTIP and ex-KTA sites. Upon identifying contaminants at those borehole locations, further boreholes at about 5m distance from those original boreholes were then carried out, leading to more boreholes at the ex-KTIP and ex-KTA sites. As for those grids covering the CSTG site, a minimum of one borehole per grid was adopted as representative sampling, such as Grids 23 and 24 at the northern part of the CSTG site, which had met the sampling point requirement of the Practice Guide. As for the depths of soil sampling at

boreholes, a number of factors such as the depth of the seabed and prevailing site conditions during SI were taken into account. During decontamination works, confirmatory sampling of the concerned soil layers would be conducted at the surrounding and base of the respective layers. If exceedance of concentration of contaminants were identified, the contractor would need to treat the contaminated soil identified during confirmatory sampling, until it was demonstrated that there was no more exceedance;

- (k) given all three sets of SIs indicating that the concentrations of heavy metals and hydrocarbons exceeded the relevant standards and the contaminants were widely distributed over the Site at various depths, decontamination works should be proceeded with in accordance with the approved EIA reports;

[Dr Frankie W.C. Yeung left this session of the meeting at this point.]

The Merton

- (l) the EIA Ordinance (Cap. 499) came into operation on 1.4.1998. The planning for The Merton was prior to that time and the decommissioning of the facilities at the ex-KTIP and ex-KTA sites necessitating the carrying out of an EIA under the EIA Ordinance would not be applicable to the site of The Merton;

Others

- (m) KWMRG formed an integral part of an air path between the waterfront and the hillside as indicated in the Air Ventilation Assessment (AVA). Should KWMRG be used for residential development, it would be necessary to impose a 15m-wide non-building area (NBA)/building gap at the site, which was relatively small. That in turn would adversely limit

the development potential of the site and as such residential development was not considered at the KWMRG site;

- (n) the various land use proposals under the draft OZP were the result of a comprehensive Land Use Review. The proposals were formulated having regard to the relevant planning principles on harbourfront planning, housing land supply and so on, and had struck a balance between various development needs of Hong Kong and the aspirations of the local community. While the representers had also suggested KTTRG, amongst others, as one of the “O” sites that should be considered for residential development to replace the CSTG site, it was considered not appropriate for high-rise development having considered the Harbour Planning Principles (HPP) advocated by the Harbourfront Commission that the waterfront should be accessible to the public and taking into account the adverse visual impact it might cause;
- (o) as for the vacant school site at the foothill of Kennedy Town abutting Ka Wai Man Road, it fell within an area planned for public housing development under Amendment Item C1. Using the site for school use would reduce the site area for public housing development and hence the supply of public housing. The alleged plague cemetery also fell within the same public housing site, its details and impact would be further examined in the detailed planning of the proposed public housing development;
- (p) there was a shortfall in the provision of primary classrooms in the C&W District in accordance with the HKPSG. The proposed primary school at the “G/IC” site was to meet the educational need for a 30-classroom primary school as requested by the Education Bureau (EDB). There was currently no confirmed implementation schedule nor the type of school (e.g. government or aided school) for the proposed primary school, which would be determined by EDB at a later stage; and

- (q) the two existing open-air bus termini would remain in use until the new PTT had become operational.

32. Some Members raised the following questions to Professor Chiu Siu Wai, one of the representatives of APCP:

- (a) noting that the CSTG site was located near the waterfront, whether seawater would affect the alleged ability of trees to decontaminate the affected underground soil;
- (b) whether fungi could break down dioxins and polychlorinated biphenyl (PCB); and
- (c) whether the local tree species of Hong Kong were effective in removing the contaminants.

33. In response, with the aid of a PowerPoint presentation, Professor Chiu Siu Wai made the following main points:

- (a) seawater i.e. salty water would not affect the ability of trees to decontaminate the affected soil as soil microorganisms including mycorrhiza, a kind of fungi, near/extending from the roots of the trees, could enhance removal of contaminants (including dioxins and PCB) by trees. The process, known as phytoremediation, could adopt to different environmental conditions. There were also ample examples of constructed wetlands for wastewater treatment that had high salt and iron concentrations (equivalent to salty water) and they were effective means to purify water and remove contaminants;
- (b) there were examples of fungal remediation, which illustrated effective removal of contaminants by microorganisms; and

- (c) plants/trees could also carry heavy metals from their roots to their leaves for removal from the environment, and a good example of such trees was cottonwood trees. The existing trees at CSTG were of good health, reflecting minimal toxicity in the underground soil. She would be prepared to undertake soil sampling at the CSTG site for analysing the level of contamination at her own cost for confirmation.

34. Some Member raised the following questions:

Decontamination Works

- (a) what steps would be taken by the contractor if dioxins were identified under confirmatory sampling of the surrounding underground soil of boreholes during the carrying out of decontamination works;
- (b) whether the differing decontamination standards adopted by the Government as shown by a dividing black dotted line on the plan (i.e. the inland area including the CSTG site was based on residential standard while the waterfront area was based on park standard) presented by a representative of APCP, Dr Charlton Cheung, were in line with the relevant guidelines;
- (c) whether the Government had examined the effectiveness of phytoremediation;

Others

- (d) whether the CSTG site was smaller than the proposed primary school site under Amendment Item D1;
- (e) if KTTRG could be considered for the development of a 8-storey school premises that would unlikely give rise to adverse visual impact at the waterfront location; and

- (f) if the use of CSTG as a temporary park was due to limited park facilities at the site.

35. In response, Ms Carrie K.Y. Leung, SE/7, CEDD, Mr Louis K.H. Kau, DPO/HK and Mr Richard W.Y. Wong, SEPO(MA)3, EPD made the following main points:

Decontamination Works

- (a) where appropriate, dioxins, if found, would be tested, treated and disposed of in accordance with the established procedures;
- (b) in accordance with the guidelines of EPD, depending on the potential future land uses on the Site, the decontamination standards adopted included rural residential/urban residential scenario for the inland area and park/industrial scenario for the waterfront area. The former was more stringent than the latter. The adopted standards were considered to be a conservative approach for the decontamination works;
- (c) ten different ground decontamination methods were examined under the approved EIA with reference to the successful cases in Hong Kong and overseas. In selecting the currently proposed decontamination methods i.e. biopiling and cement solidification, a number of factors including the nature and extent of the contamination, soil characteristics and the potential impacts on the nearby residents were considered. Phytoremediation had not been adopted in Hong Kong and according to literatures, it was under a continuous trial stage. As such method relied heavily on the roots of plants/trees for decontamination, adopting such decontamination method for the Site that was 3.2 ha in area and largely devoid of trees would pose major challenges. Importing and growing of trees on a large part of the Site would be time consuming and was considered not practical. In addition, not all trees at CSTG were effective in performing the decontamination function and as some contaminants

were located at various depths down to below 10m underground, the roots of trees would unlikely be able to reach those contaminants for decontamination;

Others

- (d) the CSTG site had an area of about 5,800m² and was smaller in size to that of the proposed primary school site which was about 6,200m²;
- (e) as set out in HKPSG, the future primary school would need to have a minimum dimension of 65m by 95m. Given the linear configuration of the KTTRG site, it would not be able to accommodate a standard school; and
- (f) the CSTG site was used as a temporary garden at the request of C&WDC in 1999 pending development with the rest of the Site upon demolition of KTIP and KTA and decontamination works to be undertaken in one go. However, as the ex-KTIP and ex-KTA sites were subsequently used as a temporary works area for the construction of the West Island Line after the demolition works, the CSTG site thus continued to be used as a garden on a temporary basis, pending permanent development of the whole Site.

36. Some Member raised the following questions to Dr Charlton Cheung and Mr Mok Kun Ki, representatives of APCP:

- (a) noting that Dr Charlton Cheung had pointed out the deficiency in the site investigation by the Government on the extent of contamination at the Site, whether he supported the decontamination of the whole Site as proposed by the Government;
- (b) whether APCP's request for an in-situ preservation of CSTG was due to the local residents' emotional attachment to CSTG including the existing trees; and

- (c) if the local residents would accept a replacement park at a different location.

37. In response, Dr Charlton Cheung and Mr Mok Kun Ki made the following main points:

- (a) they supported the exclusion of the CSTG site from decontamination works, given that trees and soil microorganisms including fungi could decontaminate the underground contaminants effectively and that the potential risks to the nearby residents during decontamination works would be minimised;
- (b) the local residents were in need of a park and CSTG had been serving the local community at large. The community would suffer should there be a long wait time, say 10 years, for the realisation of a replacement park. If there was no imminent need to decontaminate the CSTG site, and the decontamination works for the rest of the Site would not affect CSTG, they supported decontamination of the rest of the Site; and
- (c) there were other alternative sites for residential development e.g. the proposed primary school site which was of similar size. Removing such a popular park would have social and financial implications. The quality and quantity of green spaces that were available in the local area should be considered. CSTG was highly accessible by the local residents and those future residents in Mount Davis. The mature trees at CSTG could help purify the air during the carrying out of decontamination works of the surrounding areas, which would present a win-win situation for all.

38. As Members did not have any further questions, the Vice-chairman said that the hearing on the day was completed. He thanked the government's representatives and consultants as well as the representers, commenters and their representatives for attending the meeting and said that the Board would continue the hearing session on 1.3.2017. The Board

would deliberate the representations and comments after completing all the hearing sessions and would inform the representers and commenters of the Board's decision in due course. The government representatives and consultants as well as the representers, commenters and their representatives left this session of the meeting at this point.

39. This session of the meeting was adjourned at 4:50 p.m.