

**Minutes of 1147th Meeting of the
Town Planning Board held on 1.8.2017**

Present

Permanent Secretary for Development
(Planning and Lands)
Ms Bernadette H.H. Linn

Chairperson

Professor S.C. Wong

Vice-Chairperson

Mr Lincoln L.H. Huang

Dr Wilton W.T. Fok

Mr Ivan C.S. Fu

Mr Sunny L.K. Ho

Mr Patrick H.T. Lau

Mr H.F. Leung

Mr Stephen H.B. Yau

Dr F.C. Chan

Mr David Y.T. Lui

Dr Frankie W.C. Yeung

Mr Peter K.T. Yuen

Dr Lawrence W.C. Poon

Mr K.K. Cheung

Mr Wilson Y.W. Fung

Mr Thomas O.S. Ho

Mr Alex T.H. Lai

Dr Lawrence K.C. Li

Mr Stephen L.H. Liu

Professor T.S. Liu

Mr Franklin Yu

Chief Traffic Engineer (Hong Kong)
Transport Department
Mr Peter C.K. Mak

Assistant Director (Environmental Assessment)
Environmental Protection Department
Mr C.F. Wong

Assistant Director/Regional 1, Lands Department
Mr Denis K.N. Li

Chief Engineer (Works), Home Affairs Department
Mr Martin W.C. Kwan

Director of Planning
Mr Raymond K.W. Lee

Deputy Director of Planning/District
Ms Jacinta K.C. Woo

Secretary

Absent with Apologies

Mr H.W. Cheung

Professor K.C. Chau

Ms Janice W.M. Lai

Mr Dominic K.K. Lam

Ms Christina M. Lee

Mr Philip S.L. Kan

Dr C.H. Hau

Miss Winnie W.M. Ng

Ms Sandy H. Y. Wong

In Attendance

Assistant Director of Planning/Board
Miss Fiona S. Y. Lung

Chief Town Planner/Town Planning Board
Ms Sally S. Y. Fong

Senior Town Planner/Town Planning Board
Ms Doris S. Y. Ting

Hong Kong District

Agenda Item 1

[Open Meeting (Presentation and Question Sessions only)]

Consideration of Further Representations on Proposed Amendments to the Draft Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/20 Arising from the Consideration of Representations and Comments made on the Draft Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/20

[The item was conducted in Cantonese and English.]

1. The Secretary reported that the proposed amendments to the draft Kennedy Town & Mount Davis Outline Zoning Plan (OZP) No. S/H1/20 involved the rezoning of the Cadogan Street Temporary Garden (CSTG) from “Residential (Group A)6” (“R(A)6”) to “Open Space” (“O”) (Amendment Item A) and the area to the west of CSTG from “R(A)6” to “Government, Institution or Community” (“G/IC”) (Amendment Item B) to meet/partially meet some of the representations to the OZP. The following Members had declared interests on the item for having business dealings/affiliation with Mott MacDonald Hong Kong Limited (MMHK), the consultant of the Civil Engineering and Development Department on ground decontamination works for the Kennedy Town area, Democratic Alliance for the Betterment and Progress of Hong Kong (DAB) (R4113), or being acquainted with representers/commenters (i.e. Mr Paul Zimmerman (R3888), the co-founder and Chief Executive Officer of Designing Hong Kong Limited (R4112/C12) and Ms Mary Mulvihill (R4120/C305 and representative of F1):

| | | |
|---------------------|---|---|
| Mr Thomas O.S. Ho | - | having current business dealings with MMHK and personally knowing Mr Paul Zimmerman |
| Mr K.K. Cheung |] | their firm having current business dealings with |
| Mr Alex T.H. Lai |] | MMHK, and hiring Ms Mary Mulvihill on a |
| |] | contract basis from time to time |
| Mr Dominic K.K. Lam |] | having past business dealings with MMHK |
| Mr Franklin Yu |] | |

Dr Lawrence K.C. Li - his relative being a member of DAB

2. At this point, Messrs Stephen L.H. Liu and Ivan C.S. Fu declared interests for residing in Pok Fu Lam Road and having current business dealings with MMHK respectively.

3. Members noted that Mr Dominic K.K. Lam had tendered apology for being unable to attend the meeting. As the interests of Messrs Thomas O.S. Ho, K.K. Cheung, Alex T.H. Lai, Franklin Yu and Ivan C.S. Fu and Dr Lawrence K.C. Li were indirect, the meeting agreed that they could stay in the meeting. As the residence of Mr Stephen L.H. Liu was far away from the further representation sites, the meeting agreed that he could also stay in the meeting.

Invalid Further Representations

4. The Secretary reported that on 7.7.2017, the Town Planning Board (the Board) considered an information note and hearing arrangement for consideration of further representations (FRs) and noted that a total of 345 valid FRs were received. The Secretariat subsequently noted that F16 and F238 were submitted by the original representers. Members noted that the two FRs were considered invalid and should be treated as not having been made under section 6D(1) of the Town Planning Ordinance (the Ordinance), and would not be considered in the subject hearing.

5. The Chairperson said that reasonable notice had been given to the further representers, representers and commenters inviting them to attend 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 further representers, representers and commenters, the Board should proceed with the hearing of FRs in their absence.

6. The following government representatives and the further representers/representers/commenters or 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), PlanD
- Mr Derek P.K. Tse - Senior Town Planner/Hong Kong (STP/HK), PlanD

Transport Department (TD)

- Mr K.M. Leung - Senior Transport Officer/Central & Western, 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, EPD

Civil Engineering and Development Department (CEDD)

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

Further Representers/Representers/Commenters or their representatives

F1 - Tsim Sha Tsui Residents Concern Group

- Ms Mary Mulvihill - Further representer's representative

F9 – Cherry Mak

F57 – Dick Lee

F69 – Chan Kin Yee

F85 – S.Y. Lee

F102 – Esther Chan

F120 – Shuk Yin Tam

F158 – Cindy Cheung

F161 – Eunice Yeung

F168 – Lam Ka Man

F174 – Leung Lok Shan

F195 – Winnie Lee

F203 – Hong Qiang Wei

F225 – Wong Hin Chee

F237 – Cheung Sze Man

F249 – Eva Wong

F316 – Martin Turner

F435 – Liza Lam

Alliance for Protecting
Cadogan Park (APCP) - Further representers' representative

F87 - See Wai Ha, Anita

Mr Ng Po Wo, Anthony - Further representer's representative

F138 – 黃梓豪

F140 – 黃婉庭

Ms Ma Lai Ying - Further representers' representative

F142 – Yip Mee Yung

Ms Yip Mee Yung - Further representer

R141 - 社區大使隊

Ms Lee Choi Kam - Representer's representatives

Ms Lo Siu Fong

Mr Ho Kwok Hei

R142 – Concern Group for Protecting Kennedy Town

R179/R3851 – Wong Kin Ching

R4092 – Genevieve Moore

R4093 – Melanie Moore

R4094 - Evelyn Moore

Ms Wong Kin Ching - Representers' representative

R143 – 西環體育會

R150 - APCP

R354 - 黃楚華

R632 – Fung Chi Kong

R650 – Lee Chi Kwan

R651 – Lee Chi Hang

R652 – Chan Mei Mei, May

R653 – Lee Kwok On

R916 – Eva Leung

R1100 – Wong Yuk Lan

R1449 – Law Oi Ling, Jessie

R1452/R3778 - Wu Sai Mui

R1525 – Lam Wai Choi

R1539 – Lee Shing Wing

R1622 - Ho Man Man Lucretia

R1920 – Ernie Mok

R2360 – Lau Sau Ling

R2526 – Ho Sze Ping

R2575 – Billy Lau

R2807 – Alice Lau

R2817 – Jennifer Yip

R2842 – Cheuk Ming Li

R2852 – Wai Kuen Lee

R3258 - Fung Yu Kwan, Frankie

R3453 - Lee Kwok Yu, Edward

R3471 – Cheng Kam

R3559 – Tse Wai Sum

R3670 – Fu Yeung Chak

R3671 – Mak Lai Sum

R3802 - 王慧明

R3840 – Betty Lee

R3843 – Carmen Chan

R3844 - C.C. Lee

R3850 – Cheng Ka Hung

R3917 – Leslie Leung

R3956 – Chi Wah Cheung

R4019 – Wong Shing Kay

R4039 – Veronica Lo

R4325 – Tam Shiu Shan

APCP - Representer and Representers' representative

R156 – Cheung Charlton

Mr Cheung Charlton - Representer

R175/R4077 – Ben Mok

Mr Mok Kun Ki - Representer

R178/C291 – Ma Lai Ying

R1278 - Ma Kong Ying, Emily

R1282 - Lee Yat Ming Ken

R1283 - Ma Hsien Chih

Ms Ma Lai Ying - Representer, Commenter and Representers' representative

R342/R4771 – Lo Oi Ki

R1400 - 傅雲光

R4430 - 梁國毅

R4451 – Brian Lam

R4463 - 何美玲

R4800 - Au Fung Har

Mr Chan Hok Fung - Representers' representative

R346 – Lee Yum Yuen

Mr Lee Yum Yuen - Representer

R1791/C290 – Lau Ka Sin, Cynthia

Ms Lau Ka Sin, Cynthia - Representer and Commenter

R1864 – Chan Wai Sun

Mr Chan Wai Sun - Representer

R3506/C248 – Hui Chi Fung

Hon Hui Chi Fung - Representer and Commenter

R3667- 西環新樓業主立案法團

Mr Fu Chee On, David - Representer's representative

R3970/C299 - Sustainable Green

Dr Chiu Siu Wai - Representer and Commenter's representative

R4096 - Mount Davis Concern Group

R4811 - 劉淑嫻

Ms Lo Po Sze - Representers' representative

R4098/C237 – Lesley Lee

Ms Lesley Lee - Representer and Commenter

R4114 -富城物業管理有限公司

Ms Cheung Ka Wai - Representer's representative

R4120/C305 – Mary Mulvihill

Ms Mary Mulvihill - Representer and Commenter

R4772 – Wong Lily

R4830 – Shek Wo Cheong

R4831 - 鄧燕霞

Mr Shek Wo Cheong - Representer and Representers's representative

R4760 – Hui Koon Hing

Mr Hui Koon Hing - Representer

R4809 - Xiao Yan Xu

Ms Xiao Yan Xu - Representer

R4810 – Roland Schmid

Mr Roland Schmid - Representer

R4816 - Chan Kam Shing, Anthony

R4469 – Chan Po Yan

Mr Chan Po Yan - Representer and Representers's representative

C14 - Concern Group for Protecting Kennedy Town

C16 – Wong Kin Ching

C142 - Lynne Wong

C294 - Melanie Moore

C285 – Evelyn Moore

C296 - Genevieve Moore

Ms Wong Kin Ching - Commenter and Commenters' representative

C13 - APCP

C15 - Mok Koon Yip

C33 – Vincent Wong

C40 - Cheuk Ming Li

C44 - Cheuk Ka Cheung

C53 - Wong Shing Kay

C54 - Kan Hop Oi

C62 - Wong Jean Wah

C69 - Billy Lau

C74 - Danny Lam

C76 - Ada Yuen Sheung Ng

C82 - Cheung Wai Kin

C84 - Polly Tong

C87 - Alice Lau

C146 - Katherine Lee

C175 - Ho Man Man, Lucretia

C225 - Dan Tags

C229 - Andrew Cheng

C255 - Wu Sai Mui

APCP - Commenter and Commenters' representative

(represented by

Hon Hui Chi Fung,

Dr Chiu Siu Wai,

Dr Charlton Cheung,

Mr Fu Chee On, David,

Mr Chan San Choi,

Ms Ma Lai Ying,

Ms Lesley Lee,

Ms Lau Ka Sin, Cynthia,

Mr Mok Kun Ki)

C77 - Mok Kun Ki

Mr Mok Kun Ki - Commenter

7. The Chairperson extended a welcome and briefly explained the procedures of the hearing. She said that PlanD's representative would be invited to brief Members on the background and FRs. The further representers, representers, commenters or their

representatives would then be invited to make oral submissions in turn. She reminded the attendees that their oral submissions should be confined to the proposed amendments to the OZP which were the subject of the hearing. To ensure the efficient operation of the meeting, each further representer, representer, commenter or their representative would be allotted 10 minutes for making oral submission. A question and answer (Q&A) session would be held after all attending further representers, representers, commenters or their representatives had completed their oral submissions. Members could direct their questions to the government representatives, further representers, representers, commenters or their representatives. After the Q&A session, the government representatives, further representers, representers, commenters or their representatives would be invited to leave the meeting, and the Board would deliberate on the FRs in their absence and inform the further representers, representers and commenters of the Board's decision in due course.

8. The Chairperson then invited PlanD's representative to brief Members on the FRs.

9. With the aid of a PowerPoint presentation, Mr Derek P.K. Tse, STP/HK, PlanD briefed Members on the FRs, including the background of the proposed amendments to the OZP, the views and proposals of the FRs, and PlanD's responses and views on the FRs, as detailed in TPB Paper No. 10309 (the Paper).

[Dr Lawrence W.C. Poon arrived to join the meeting during PlanD's presentation.]

10. The Chairperson then invited the further representers, representers, commenters or their representatives to elaborate views on the FRs.

F1 - Tsim Sha Tsui Residents Concern Group

11. Ms Mary Mulvihill first expressed her concern on the discriminatory references of the minutes of the meeting held on 7.7.2017 by referring the female chair as Chairperson and the male vice-chair as Vice-chairman and hoped that the Town Planning Board (the Board) would follow up on the issue. She then continued to make the following main points:

- (a) she supported both Amendment Items A and B;

- (b) with a view to giving the local residents peace of mind, the Board should consider making recommendations to the relevant authorities to designate CSTG as a permanent park and to conduct a new and independent Environmental Impact Assessment (EIA) for an updated assessment of the current state of soil contamination and its impact on the health of local residents;
- (c) to promote aging in place, the “G/IC” site should largely be used for the provision of elderly care facilities. With close proximity of the elderly care facilities to CSTG, more activities could be organised in CSTG to encourage interaction between the elderly and the community, which would promote a healthy lifestyle for the elderly;
- (d) the proposed Public Transport Interchange (PTI) should be located elsewhere due to its incompatibility with the safe and healthy environment of CSTG. Moreover, the provision of carparking facilities at the site which might attract idling engines thus causing pollution was also not desirable; and
- (e) the Board should recommend the government departments to enhance the connectivity between CSTG and the proposed waterfront promenade, taking into consideration the deficit in the provision of local open space in the district, the increase in elderly population and the benefits to the community.

F87 - See Wai Ha, Anita

12. Mr Ng Po Wo, Anthony made the following main points:

- (a) he was a retiree returned from overseas and had no in-principle objection to Amendment Items A and B;

- (b) consideration might be given to providing a public car park underneath the CSTG, which was common in other overseas cities, so as to better utilise the scarce land resources; and
- (c) the proposed road to the north of CSTG could not help relieve traffic congestion of the area and should be deleted. This would facilitate better integration between CSTG and the proposed waterfront promenade, which would be more beneficial to the local community.

F142 – Yip Mei Yung

13. Ms Yip Mei Yung made the following main points:

- (a) while she was a resident of Wan Chai district, she had relatives residing in Kennedy Town & Mount Davis area (KTMD);
- (b) the existing CSTG with lush planting was very popular among the local residents including her relatives;
- (c) even with the retention of CSTG, there was still a deficit in public open space provision in KTMD;
- (d) more trees should be planted in the park in order to enhance the amenity value of the public open space for better enjoyment by the residents;
- (e) the planning of park and garden in a residential neighbourhood should take into account the need and aspiration of the local residents; and
- (f) taking the proposed underground development in Southorn Playground as an example, the provision of carpark underneath CSTG would require closure of the garden which would further aggravate the existing shortage in public open space for the area during the construction period.

[Mr Franklin Yu arrived to join the meeting at this point.]

R141 - 社區大使隊

14. Ms Lee Choi Kam made the following main points:

- (a) the Board's decision to retain CSTG was welcomed and she hoped that CSTG could be maintained in its current state; and
- (b) it was not necessary to carry out ground decontamination works for CSTG as there were previous research and record demonstrating that the existing trees and vegetation within CSTG could carry out similar decontamination function.

15. Ms Lo Siu Fong added the following main points:

- (a) the existing condition of CSTG should be maintained;
- (b) the method of decontamination currently proposed by the Government was not supported as it might result in dispersion of contaminants in the air, thus causing health threat to the local community;
- (c) the proposed waterfront promenade in the vicinity of CSTG should be comprehensively developed, and the connectivity and accessibility to the proposed waterfront promenade should be enhanced;
- (d) the proposed waterfront promenade should be of about 15m to 20m in width with a view to providing sufficient space for the enjoyment of the elderly, family and the disabled; and
- (e) the provision of a quality waterfront promenade in the Western District would benefit a wider community.

R175/R4077 – Ben Mok

16. Mr Mok Kun Ki made the following main points:

- (a) the residents of Kennedy Town were grateful to the Board for making a professional judgement to retain CSTG as an open space;
- (b) he understood from paragraphs 41 (b) and (e) and 42 of the minutes of the 1134th Town Planning Board meeting held on 11.5.2017 that there was a consensus amongst Members that CSTG should be retained in its current state for open space use. As the park had been in use for the past 19 years, it was not essential to carry out ground decontamination works at CSTG if the park was to be retained in its current state;
- (c) he also supported some Members' views that the integration between CSTG and the proposed waterfront promenade should be improved, as recorded in paragraph 43 of the aforesaid minutes. Should the proposed road to the north of CSTG be considered essential to address the traffic problem of the area, consideration might be given to relocating the proposed road nearer to the waterfront, subject to public consultation; and
- (d) the existing open space provision of the district was 0.83m² per person which was far below the standard of provision of 2m² per person as set out in the Hong Kong Planning Standards and Guidelines (HKPSG). The retention of CSTG could help increase the open space provision to 0.95m² per person. In view of the severe shortage of open space in the district, the Board was urged to uphold the proposed amendments by retaining the CSTG site for open space use.

R342/R4771 – Lo Oi Ki

R1400 - 傅雲光

R4430 - 梁國毅

R4451 – Brian Lam

R4463 - 何美玲

R4800 - Au Fung Har

17. Mr Chan Hok Fung made the following main points:

- (a) taking into account the lack of public open space and government, institution or community (GIC) facilities in the district, DAB supported both amendment items;
- (b) the boundary of the CSTG site should be extended northward to integrate with the proposed waterfront promenade so as to provide additional open space and enhance the connectivity and accessibility of the waterfront promenade. This was in line with the principle of waterfront planning as advocated by the Harbourfront Commission and the motion relating to the future development of CSTG recently passed by the Central & Western District Council (C&WDC);
- (c) the proposed road, which segregated CSTG and the future waterfront promenade and posed safety concern to park users, should be relocated elsewhere subject to further study by the Government;
- (d) the provision of a “G/IC” site was supported in view of the severe shortage of GIC facilities in the district which could be reflected from the high utilisation rate of the community hall in the Kennedy Town Community Complex at Rock Hill Street. Besides, the provision of 150 monthly car parking spaces at the complex was insufficient to meet the demand of over 300;
- (e) the lack of public car parking spaces in some existing residential developments such as, The Merton, Cayman Rise and those developments near Sai Ning Street, and the non-provision of car parking space in Imperial Kennedy to cater for the parking demand had resulted in severe illegal on-street parking along Belcher Street and Smithfield which was the

major cause of traffic congestion in the area;

- (f) opportunity should be taken to provide underground car park at CSTG, the “G/IC” site and other areas in future;
- (g) it was anticipated that with the provision of more than 2,000 additional private residential flats in the district, it would induce additional traffic flow and public transport demand which would further worsen the existing traffic congestion; and
- (h) the retention of the CSTG site for open space use would affect the reprovisioning of the existing Sai Ning Street bus terminus which was the largest bus terminus in KTMD. In view of the absence of other suitable reprovisioning site in the district, the existing Sai Ning Street bus terminus should be retained in-situ. This would also facilitate preservation of two Old and Valuable Trees (OVTs) in the vicinity of the site.

R346 – Lee Yum Yuen

18. Mr Lee Yum Yuen made the following main points:

- (a) the provision of waterfront park and gardens in KTMD could serve the need of the elderly population of the district; and
- (b) careful consideration should be given to the location of bus stop/terminus and the ingress/egress of the carparks in the vicinity of the parks and gardens so as to improve the air quality of those public open spaces and enhance pedestrian safety of the area.

F138 – 黃梓豪

F140 - 黃婉庭

R178/C291 – Ma Lai Ying

R1278 - Ma Kong Ying, Emily

R1282 - Lee Yat Ming, Ken

R1283 - Ma Hsien Chih

19. Ms Ma Lai Ying made the following main points:

- (a) the retention of CSTG as open space under Amendment Item A was welcomed by her family and other local residents. CSTG should be retained in its current state with dense vegetation and green lawn;
- (b) concerned government departments should redesign the proposed road to avoid affecting the accessibility of the proposed waterfront promenade;
- (c) considering that CSTG had been in use for more than 19 years and concerned departments had previously confirmed that the normal use of the park would be safe despite the presence of contaminants underground, it was not necessary for the Government to carry out any ground decontamination works at the site and the EIA report conducted by the Government was outdated; and
- (d) given the Government's policy to encourage use of public transport, the provision of underground carpark at CSTG was considered not necessary. The provision of more car parks would attract more traffic, thus further aggravating the traffic problem in the area.

R1864 – Chan Wai Sun

20. Mr Chan Wai Sun made the following main points:

- (a) the need of the proposed road should be further reviewed with the retention of the CSTG site as open space;
- (b) the private developer should be responsible to provide sufficient car parking spaces for residents of the private residential development; and

- (c) the Board should urge the Government not to demolish CSTG in future as the carrying out of ground decontamination works at CSTG would have far-reaching and significant impact on the local residents, in particular as a number of elderly homes and primary schools would be located in the vicinity of the site.

R1791/C290 – Lau Ka Sin, Cynthia

21. Ms Lau Ka Sin, Cynthia made the following main points:

- (a) the Board should assist in renaming CSTG as a permanent park to reflect the proposed amendment. CSTG should be excluded from the boundary of the ground decontamination works and be retained in its current state;
- (b) consideration might be given to refurbishing the historic relics of the Five Markets remained within and in the vicinity of CSTG to reflect the historic and cultural values of the Western District and to providing a pet garden. Such facilities would serve as tourist attractions and help boost the local economy of the district;
- (c) she had joined “The Community Ambassador” (社區大使隊) since 2003 and was very familiar with the development of KTMD and the aspiration of the local residents. All along, the entire district was in dire need for car parking spaces. However, she objected to the proposal to develop an underground car park at CSTG for the reasons that CSTG might have to be demolished and that underground carpark might be prone to flooding during heavy rain or typhoon seasons, similar to a past incident happened at the underground carpark of Kwan Yick Building Phase 3;
- (d) with a view to providing more public housing developments in the district to meet the need of local residents, the proposed public housing at Mount Davis and Ka Wai Man Road was supported. To address traffic problems

of the district, consideration might be given to cutting through part of the hills in order to provide additional land for infrastructures. Such proposal was considered technically feasible as demonstrated in the public housing developments in Lam Tin and Sau Mau Ping areas; and

- (e) the C&WDC Member of the concerned constituency should be more sensitive to the needs of the local residents and put forward proposals which would bring more benefits to the local community.

R3506/C248 – Hui Chi Fung

22. Hon Hui Chi Fung made the following main points:

- (a) in his capacity as a Legislative Councillor, a DC member and a local resident, he supported the Board's decision to retain the CSTG site for open space use under Amendment Item A;
- (b) he had been working closely with the local residents on the retention of CSTG over the past two years. They were very happy to learn that the Board had acceded to their requests which were substantiated by detailed information and scientific findings on different aspects such as inadequate provision of open space in the district, and the need and methodology of decontamination, etc;
- (c) the retention of CSTG as an open space was generally in line with the motion recently passed by the C&WDC;
- (d) the Board was urged to maintain its original decision under Amendment Item A which was the optimal land use of the site for the local community and could give local residents peace of mind. Any development at the CSTG site, as proposed by some FRs, would necessitate the undertaking of ground decontamination works which would lead to a new round of objection and heated debate over the contentious issues discussed

previously including the validity of the EIA report, and the need, methodology and boundary of ground decontamination works for the area;

- (e) while the renaming of CTSG as a permanent garden was outside the purview of the Board, they would continue to pursue such request in order to establish the permanent status of the park; and
- (f) as CSTG had been in use for more than 19 years and concerned department had confirmed that normal usage of the park in its current state was safe, concerned government departments were urged not to carry out any ground decontamination works at the site.

R3667 - 西環新樓業主立案法團

23. Ms Fu Chee On, David read out a letter jointly signed by the residents of Sai Wan New Apartments, the main points of which were summarised as follows:

- (a) they were thankful for the professional judgement of Members in deciding to retain CSTG as an open space. They also hoped that the scope of the ground decontamination works in the area could be reduced in order to save costs and minimise the adverse health impact on the local residents;
- (b) the proposals put forward by some further representers, including the rebuilding of CSTG, development of public car park or PTI underneath CSTG and reduction in the area of CSTG, which were in contravention with the Board's decision, were not supported; and
- (c) consideration should be given to integrating CSTG, Ka Wai Man Garden and the proposed waterfront promenade to create a synergy effect.

R3970/C299 – Sustainable Green

24. Dr Chiu Siu Wai made the following main points:

- (a) she was not a local resident but was approached by some local residents to provide advice on the decontamination issue;
- (b) the Board's decision to retain CSTG as an open space was supported as the trees and vegetation of CSTG would help improve the air quality of the area and carry out phytoremediation, which was a kind of biotreatment acceptable by the Environmental Protection Department (EPD);
- (c) it was important to retain CSTG in its current state. Given that the existing trees and vegetation within the park had been carrying out biotreatment for more than 19 years and EPD had confirmed that the current use of CSTG was safe, there was no need to carry out any artificial decontamination at the site and the boundary of the ground decontamination works should be revised; and
- (d) concerned government departments were urged to implement the latest land use proposal as proposed by the Board. Should the Government wish to pursue the ground decontamination works at CSTG, updated assessments to justify the need should be provided.

R4098/C237 – Lesley Lee

25. Ms Lesley Lee made the following main points:

- (a) she supported Amendment Item A and was grateful to the Board which had acceded to the local residents' requests;
- (b) given that CSTG would be retained as an open space, there was no need for the Government to carry out any ground decontamination works and the site should be excluded from the boundary of ground decontamination works;

- (c) the approved EIA report based on 2002 data was obsolete. An updated EIA should be conducted taking into account the latest land use proposal with the CSTG site retained as an open space;
- (d) CSTG should be retained in its current state and no additional facilities should be provided including public convenience. Public convenience should more appropriately be provided in the adjoining “G/IC” site or the future waterfront promenade;
- (e) CSTG should be renamed as Cadogen Street Permanent Garden or Cadogen Street Garden to address the local residents’ concern; and
- (f) she objected to the proposal to provide an underground car park or a reprovisioned PTI at CSTG as it would require the demolition of the existing park which contravened the Board’s decision.

R4772 – Wong Lily

R4830 – Shek Wo Cheong

R4831 - 鄧燕霞

26. Mr Shek Wo Cheong made the following main points:

- (a) he was the Vice-chairman of the Owners’ Corporation of Serene Court representing all the residents of the development;
- (b) the proposed road to the north of CSTG, which would segregate the park with the waterfront promenade, should be deleted to enable the provision of a larger and more accessible open space. To relieve traffic congestion, consideration might be given to the widening of Victoria Road;
- (c) given that there was a shortage of car parking spaces in KTMD resulting in severe illegal on-street parking in the area, the provision of underground car park at CSTG could optimise the utilisation of land resources and bring

long-term benefits to the community; and

- (d) while the retention of CSTG for open space use was supported, the original proposal to re-provision the Sai Ning Street bus terminus to the site could not be pursued. As it was essential to have a bus terminus to serve the local residents, the existing Sai Ning Street bus terminus should be retained.

R4096 - Mount Davis Concern Group

R4811 - 劉淑嫻

27. Ms Lo Po Sze made the following main points:

- (a) the retention of CSTG as an open space under Amendment Item A was supported;
- (b) she considered it desirable to provide more recreational facilities for the elderly and children in CSTG to meet the need of the local community. Moreover, consideration might also be given to providing some multi-purpose facilities to serve the needs of the ethnic minorities so as to promote social harmony;
- (c) while some representers were concerned that the carrying out of ground decontamination works in CSTG would pose health hazard on the local residents, there was no guarantee that it would not pose long term health threat to the local residents if no ground decontamination works was carried out. She was more concerned about the adverse and far reaching implications of not carrying out ground decontamination works on the health of the wider community and future generations, which might also pose a heavy burden on public medical resources of the society in the long run;

- (d) in addition to preserving the existing 180 trees within CSTG, two OVTs in the vicinity of Sai Ning Street bus terminus and other existing trees near the waterfront should also be preserved; and
- (e) given that there was insufficient car parking spaces in the district resulting in severe illegal on-street parking problem, consideration might be given to providing a public car park atop of CSTG if the provision of underground car park was not supported by some local residents.

R4809 - Xiao Yan Xu

28. With the aid of a PowerPoint presentation, Ms Xiao Yan Xu made some points in relation to the previous amendments to the OZP including Items A, B and C3 already considered by the Board and the adverse impacts that might be brought about by the previous amendments on the environment of the district.

29. During the presentation, the Chairperson reminded Ms Xu that her presentation should focus on the proposed amendments to the OZP, i.e. Amendment Items A and B and that other items under the previous amendments had been dealt with by the Board in its earlier meetings. Members noted that Ms Xu's presentation was related to other items which were outside the scope of the subject hearing.

[Mr David Y.T. Lui left the meeting during Ms Xu's presentation.]

R4810 – Roland Schmid

30. With the aid of a PowerPoint presentation, Mr Roland Schmid made some points in relation of the previous amendments to the OZP including Items B, C1 and C3 already considered by the Board and the adverse impacts that might be brought about by the previous amendments on the environment of the district, in particular the previous amendments had violated the fundamental planning standards and guidelines published by the Government. He also said that the area of CSTG should be enlarged and extended to the existing bus terminus while the existing bus terminus should be retained, with the banyan trees nearby to be preserved

to avoid destroying the natural habitat.

31. During the presentation, the Chairperson also reminded Mr Schmid to focus his presentation on the two sites covered by Amendment Items A and B. In response to Mr Schmid's remarks that he had not made any presentation in the previous meetings, the Chairperson explained that his written representation had been taken into account by Members in their consideration of the previous amendments to the OZP. Members also noted that Mr Schmid's presentation was mainly related to the previous amendments to the OZP which were outside the scope of the subject hearing.

R4816 - Chan Kam Shing, Anthony

R4469 – Chan Po Yan

32. Mr Chan Po Yan made the following main points:

- (a) he had been living in Sai Wan for 60 years. He was the Chairmen of the Owners' Corporations of Regent Height and Huncliff Court representing all the residents of the two developments;
- (b) they were very supportive to the retention of CSTG but considered that the proposed road, which segregated the park from the proposed waterfront promenade, should be deleted or relocated;
- (c) the severe shortage of car parking spaces in the district had resulted in serious on-street parking problem. It was necessary to provide more public car parks in the district which would help relieve traffic congestion; and
- (d) since the Sai Ning Street bus terminus would not be reprovisioned at the CSTG site, it should be retained in its current location as it was an essential facility catering for the public transport need of the local residents residing in the western part of the district far away from the Mass Transit Railway (MTR) Station.

[The meeting was adjourned for a short break of 10 minutes.]

[Dr Wilton W.T. Fok arrived to join the meeting at this point.]

R142 – Concern Group for Protecting Kennedy Town

R179/R3851 – Wong Kin Ching

R4092 – Genevieve Moore

R4093 – Melanie Moore

R4094 - Evelyn Moore

C14 - Concern Group for Protecting Kennedy Town

C16 – Wong Kin Ching

C142 - Lynne Wong

C294 - Melanie Moore

C295 – Evelyn Moore

C296 - Genevieve Moore

33. With the aid of a PowerPoint presentation, Ms Wong Kin Ching made the following main points:

- (a) the Concern Group and local residents were thankful to the Board for its decision to retain CSTG and hoped that the garden could be retained in its current state not to be affected by other works or projects in its vicinity;
- (b) consideration should be given to the construction of a footbridge with escalator at the “G/IC” site under Amendment Item B to link up with the waterfront so as to enhance the accessibility and connectivity of the proposed waterfront promenade. This could avoid any disruption to CSTG yet providing a direct and convenient access to the promenade by the elderly, rehabilitated and disabled persons;
- (c) the existing pet garden at CSTG should be retained and extended to the adjoining “G/IC” site;

- (d) it was not necessary to carry out ground decontamination works at CSTG. There were better methods to carry out ground decontamination works in the adjacent areas of CSTG such that the health of the local residents would not be affected;
- (e) the traffic congestion of the district had been worsened over the years due to the lack of car parking spaces. Local residents should be encouraged to use more public transport so as to improve the traffic condition; and
- (f) the proposal of providing an underground PTI at CSTG was not supported. Concerned departments should work out alternative proposal for relocation of the PTI.

F9 – Cherry Mak

F57 – Dick Lee

F69 – Chan Kin Yee

F85 – S.Y. Lee

F102 – Esther Chan

F120 – Shuk Yin Tam

F158 – Cindy Cheung

F161 – Eunice Yeung

F168 – Lam Ka Man

F174 – Leung Lok Shan

F195 – Winnie Lee

F203 – Hong Qiang Wei

F225 – Wong Hin Chee

F237 – Cheung Sze Man

F249 – Eva Wong

F316 – Martin Turner

F435 – Liza Lam

R143 – 西環體育會

R150 - ACPC

R354 - 黃楚華

R632 – Fung Chi Kong

R650 – Lee Chi Kwan

R651 – Lee Chi Hang

R652 – Chan Mei Mei, May

R653 – Lee Kwok On

R916 – Eva Leung

R1100 – Wong Yuk Lan

R2817 – Jennifer Yip

R2842 – Cheuk Ming Li

R2852 – Wai Kuen Lee

R3258 - Fung Yu Kwan, Frankie

R3453 - Lee Kwok Yu, Edward

R3471 – Cheng Kam

R3559 – Tse Wai Sum

R3670 – Fu Yeung Chak

R3671 – Mak Lai Sum

R3802 - 王慧明

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| <u>R1449 – Law Oi Ling, Jessie</u> | <u>R3840 – Betty Lee</u> |
| <u>R1452/R3778 - Wu Sai Mui</u> | <u>R3843 – Carmen Chan</u> |
| <u>R1525 – Lam Wai Choi</u> | <u>R3844 - C.C. Lee</u> |
| <u>R1539 – Lee Shing Wing</u> | <u>R3850 – Cheng Ka Hung</u> |
| <u>R1622 - Ho Man Man, Lucretia</u> | <u>R3917 – Leslie Leung</u> |
| <u>R1920 – Ernie Mok</u> | <u>R3956 – Chi Wah Cheung</u> |
| <u>R2360 – Lau Sau Ling</u> | <u>R4019 – Wong Shing Kay</u> |
| <u>R2526 – Ho Sze Ping</u> | <u>R4039 – Veronica Lo</u> |
| <u>R2575 – Billy Lau</u> | <u>R4325 – Tam Shiu Shan</u> |
| <u>R2807 – Alice Lau</u> | |
| | |
| <u>C13 - APCP</u> | <u>C76 - Ada Yuen Sheung Ng</u> |
| <u>C15 - Mok Koon Yip</u> | <u>C82 - Cheung Wai Kin</u> |
| <u>C33 – Vincent Wong</u> | <u>C84 - Polly Tong</u> |
| <u>C40 - Cheuk Ming Li</u> | <u>C87 - Alice Lau</u> |
| <u>C44 - Cheuk Ka Cheung</u> | <u>C146 - Katherine Lee</u> |
| <u>C53 - Wong Shing Kay</u> | <u>C175 - Ho Man Man, Lucretia</u> |
| <u>C54 - Kan Hop Oi</u> | <u>C225 - Dan Tags</u> |
| <u>C62 - Wong Jean Wah</u> | <u>C229 - Andrew Cheng</u> |
| <u>C69 - Billy Lau</u> | <u>C255 - Wu Sai Mui</u> |
| <u>C74 - Danny Lam</u> | |

34. Mr Chan San Choi made the following main points:
- (a) APCP expressed gratitude to the Board for retaining CSTG as an open space;
 - (b) they would only support the carrying out of decontamination at CSTG through biotreatment by vegetation which was effective and environmentally-friendly;
 - (c) they strongly objected to the construction of an underground car park at CSTG noting that the construction cost of the underground car park at

Admiralty Garden was very high while its utilization rate was rather low;

- (d) there were a total of five fee-paying public car parks in KTMD and their utilisation rate was not high. The illegal on-street parking in the area was mainly caused by vehicles coming from other districts and stronger enforcement action should be taken to combat the problem; and
- (e) consideration might be given to relocating the PTI to an area near the China Merchant Godowns which was considered a suitable location for traffic diversion.

35. With the aid of a PowerPoint presentation, Dr Charlton Cheung made a joint presentation in the capacity as a representer (R156) and a representative of APCP with the following main points:

- (a) the decontamination issue had been thoroughly discussed by the Board at its earlier meetings. CSTG had been in use as a park for over 19 years and government officials had previously confirmed that the use of the park was safe if no excavation works were carried out;
- (b) Victoria Road was already operating in its capacity and would not be able to accommodate the traffic generated from more than 2,000 additional flats in the district. A feasible option to help address the traffic problem was to restrict the provision of car parking spaces in those future residential developments;
- (c) noting that the proposed public housing development at Mount Davis would require substantial tree felling twice the site area of that of CSTG, the retention of CSTG in its current state would help retain the existing trees, thus reducing the overall loss in total number of trees/greenery in the district;
- (d) compensatory planting in future public housing development, if provided,

might likely be trees planted in planters instead of on ground, similar to other private developments, e.g. Hopewell Centre II. The amenity value of those planter trees would not be comparable to those existing trees growing on ground;

- (e) CSTG, with lush vegetation and was conveniently located, was a very popular open space frequently visited by the elderly and wheelchair users in the district;
- (f) other open spaces in the district such as the Catchick Street Playground, the sitting-out-area at Smithfield near Kennedy Town MTR station and Ka Wai Man Road Garden were either small, lack of tree shades or difficult to be accessed by the elderly; and
- (g) a number of elderly homes and kindergarten/child care centres were found in the vicinity of CSTG. The retention of the garden was of particular importance to the health and well-being of the elderly and small children.

36. Dr Chiu Siu Wai made the following main points:

- (a) she was thankful to the Government for the construction of CSTG about two decades ago in response to the request of local residents when the land use proposal for the Kennedy Town area after the demolition of the Kennedy Town Incinerator and Kennedy Town Abattoir had yet to be firmed up;
- (b) CSTG, with green pastures and trees, had brought great benefits to the local community. It had become a very popular public open space and gathering place for the local community and a great variety of different activities had been held in the park. Moreover, the lush planting of trees within the park had also helped reduce the urban 'heat island effect' of the district;

- (c) while ground decontamination works in the surrounding area of CSTG would be required to facilitate future developments, decontamination at CSTG was considered not necessary as its existing mature trees and vegetation had been carrying out biotreatment for more than 19 years. This was proven to be effective by the findings of the laboratory testing conducted by her which revealed that the level of contaminants in the soil and vegetation of CSTG was not high;
- (d) the Government should conduct updated assessment on the level of soil contaminants within CSTG to confirm whether decontamination was required;
- (e) CSTG had been in use for more than 19 years and the government officials had previously confirmed that the normal use of CSTG would not pose any health problem. There was no strong justification for carrying out decontamination at CSTG;
- (f) it was indeed good planning to designate the site adjacent to CSTG as “G/IC” for the provision of GIC facilities as well as public car park to cater for the shortage in those facilities in the district;
- (g) the retention of CSTG could help partially meet the existing shortfall in open space provision for the district. Even if CSTG was retained, the provision of open space for the district still fell short of the prevailing standard of 2m² per person, not to mention the proposed standard as advocated under the “2030+ Towards a Planning Vision and Strategy Transcending 2030” Study; and
- (h) the proposed public housing development at Mount Davis which required substantial tree felling might affect the natural habitat of some birds. The retention of CSTG with mature trees could provide a reversioning habitat for those affected bird species.

C305 – Mary Mulvihill

37. Ms Mary Mulvihill made the following main points:

- (a) the provision of car park underneath CSTG was not supported as it would involve land excavation and removal of trees and vegetation; and
- (b) should there be a genuine need to provide more car parks in the district, consideration should be given to providing an underground car park at the future waterfront promenade. This might serve as a ‘park and walk’ facility, thus helping to relieve the traffic congestion of the district.

F9 – Cherry Mak and others (F57, F69, F85, F102, F120, F158, F161, F168, F174, F195, F203, F225, F237, F249, F316 and F435)

R143 - 西環體育會 and others (R150, R354, R632, R650, R651, R652, R653, R916, R1100, R1449, R1452/R3778, R1525, R1539, R1622, R1920, R2360, R2526, R2575, R2807, R2817, R2842, R2852, R3258, R3453, R3471, R3559, R3670, R3671, R3802, R3840, R3843, B3844, R3850, R3917, R3956, R4019, R4039 and R4325)

C13 - APCP and others (C15, C33, C40, C44, C53, C54, C62, C69, C74, C76, C82, C84, C146, C175, C225, C229 and C255)

38. In conclusion, Mr Mok Kun Ki as a representative of APCP made the following closing remarks:

- (a) consideration should be given to reducing the provision of car parking spaces in future residential developments so as to encourage more use of public transport by local residents, in particular when the district was well served by public transport including MTR. The increased provision of car parks would only attract more vehicular traffic along Victoria Road, thus aggravating traffic congestion which was undesirable;
- (b) the local residents were grateful to the Board for retaining CSTG as an open space. They further requested to retain CSTG in its current state in order to bring the greatest benefit to the local residents which could also

help save some public resources;

- (c) they also shared Members' views, as recorded in the minutes of meeting, that it was not necessary to carry out decontamination at CSTG if the site was retained as an open space; and
- (d) the concerned departments should take heed of the Board's decision in the implementation of the future developments in the district.

39. Mr Mok Kun Ki and some other further representers/representers/commenters and their representatives stood up and clapped their hands as a gesture to show their appreciation to the Board's decision to retain CSTG as an open space.

40. As the presentation from the government's representatives, and the further representers/representers/commenters or their representatives had been completed, the meeting proceeded to the question and answer (Q&A) session. The Chairperson briefly introduced the procedures of the Q&A session.

Traffic and Transport

41. The Chairperson, Vice-chairperson and some Members raised the following questions/views:

- (a) whether there was still a need to provide the proposed road to the north of CSTG and whether the construction of an underpass/tunnel to replace the proposed road could be an alternative to help relieve the traffic congestion;
- (b) the latest reprovisioning arrangement for the Sai Ning Street bus terminus;
- (c) whether Amendment Items A and B would allow the provision of a public car park in the future "O" and "GIC" sites, and the statutory planning requirement if public car park was to be provided at the sites in future;

- (d) whether there was a shortage of car parking spaces in the district;
- (e) whether the existing temporary lorry park at the proposed “G/IC” site would be reprovisioned;
- (f) whether the proposed footbridge connecting the original “R(A)6” zone with the waterfront promenade would be retained after the site was rezoned to “O” and “G/IC”;
- (g) whether the provision of a footbridge linking CSTG with the proposed waterfront promenade would require the carrying out of ground decontamination works at CSTG;
- (h) with a view to improving the connectivity between CSTG and the proposed waterfront promenade, whether consideration would be given to extending the park in the form of an elevated landscape deck above a sunken road; and
- (i) whether it was technically feasible to construct an elevated walkway spanning across CSTG so as to provide a direct access from Ka Wai Man Road to the future waterfront promenade.

42. In response, Mr Louis K.H. Kau, DPO/HK, PlanD and Mr Gordon W.Y. Yip, E/CW3, TD made the following main points:

- (a) the proposed road was intended to relieve the existing traffic congestion at the junction of Cadogan Street, Victoria Road and Belcher’s Street through the diversion of some east-bound traffic at Victoria Road. TD was consulted on the need of the proposed road after the Board decided to rezone the CSTG site and its adjoining area from “R(A)6” to “O” and “G/IC”. TD advised that the proposed road was still required to cater for the additional traffic to be generated by other new residential developments in the district;

- (b) the provision of the proposed road in the form of an underpass/tunnel should be able to perform the same function of traffic diversion. However, its technical feasibility with regard to the site circumstances would have to be further assessed;
- (c) the reprovisioning of the existing bus terminus at Sai Ning Street would be subject to further review by concerned departments. The proposed residential development at Sai Ning Street would only be implemented upon the reprovisioning of the bus terminus;
- (d) there was currently no plan to develop underground car park at CSTG and its adjoining "G/IC" site. The provision of public car park at CSTG, which was zoned "O" on the OZP, would require planning permission under section 16 of the Town Planning Ordinance. Whilst public car park was a use always permitted within the "G/IC" zone, whether such facility would be provided on the site would be subject to further review;
- (e) C&WDC and the local residents had expressed concern on the lack of car parking spaces in the district. Continuous efforts had been made by TD to identify additional on-street car parking spaces at suitable locations. Moreover, consideration would be given to providing more car parking spaces in future residential developments where appropriate;
- (f) in response to C&WDC's request, the existing temporary public car park at the "G/IC" site would be reprovisioned to ensure its continual operation throughout the implementation of ground decontamination works;
- (g) the planned footbridge connection was located at the "G/IC" site and would not affect CSTG. Members' suggestion to enhance the connectivity between CSTG and the waterfront promenade would be taken into account by concerned government departments at the detailed design and implementation stage; and

- (h) upon the Board's finalization of the land use proposal for the area, a review on the design and provision of a comprehensive pedestrian network for the district would be carried out.

Renaming of CSTG

43. In response to a Member's question on whether there was any mechanism to change the name of CSTG to remove the connotation as a park of temporary nature, Mr Louis K.H. Kau said that CSTG, though named as a temporary garden, was designated by the Leisure and Cultural Services Department (LCSD) as a 'public park' for the use and enjoyment of the general public. Whether the name of CSTG should be changed would have to be considered by the concerned department.

Decontamination

44. Some Members raised the following questions:

- (a) the latest stance of the Government on the carrying out of ground decontamination works in the area;
- (b) whether an updated EIA would be conducted to assess the latest need of ground decontamination works at CSTG;
- (c) in case the ground decontamination works would not be carried out at CSTG, what the interface between the park and its adjacent area would be during the process of ground decontamination of the surrounding areas; and
- (d) given that ground decontamination works would require excavation of land, whether it was possible and more cost-effective to construct the required underground facilities in parallel with the decontamination process.

45. In response, Mr Louis K.H. Kau, Ms Carrie K.Y. Leung, SE/7, CEDD and Mr Derek H.F. Kwok, E/5, CEDD made the following main points:

- (a) should the Board confirm the proposed amendments under Amendment Items A and B, the Government would take into account the Board's final decision and the public comments, and consider the appropriate arrangements for the ground decontamination works;
- (b) EPD had been further consulted on the need to update the EIA after the Board decided to propose amendments to the OZP to retain CSTG as an open space. EPD advised that there was no need to conduct another EIA for the time being, and the current EIA was still valid;
- (c) according to the findings of the EIA and site investigation, it was desirable to carry out ground decontamination works for the entire contaminated area (including CSTG) by way of cement solidification and biopiling so as to eliminate the potential health risk caused by the underground contaminants. Should the Board confirm its proposed amendments made in May 2017, CEDD would review the scope and implementation programme of the ground decontamination works. The Government would consult the public and the C&WDC about the relevant arrangement at an appropriate juncture; and
- (d) in accordance with the conditions of the Environmental Permit, the carrying out of ground decontamination works would require the excavation and treatment of contaminated soil, followed by backfilling of clean/treated fill materials before the site could be handed over to other parties for development. As such, it would unlikely be allowed to construct underground facilities in parallel with the decontamination process.

Others

46. Two Members asked the representers to advise the location of the historic relics of the 'Five Markets' and the former Tung Wah Smallpox Hospital.

47. In response, Ms Lau Ka Sin, Cynthia stated that the ‘Five Markets’ comprising wholesale markets for vegetables, livestock, poultry, fish and food were previously located at and near the CSTG site. The historic relics of parts of the two markets could still be found at CSTG and should be preserved and restored to reflect the historic and cultural value of the Western District and to educate the future generation about the history of the district. Consideration should be given to developing the restored historic relics into a tourist attraction to boost the local economy. Mr Chan San Wo also responded that the former Tung Wah Smallpox Hospital was located on the hillslope near Ka Wai Man Road. The Arch and Foundation Stone of the hospital had been preserved and relocated to Sai Ning Street.

48. As Members had no further question to raise, the Chairperson said that the hearing procedures had been completed. The Chairperson thanked the government representative and the further representers/representers/commenters and their representatives for attending the meeting and said that the Board would deliberate on the further representations in their absence and would inform the further representers, representers and commenters of the Board’s decision in due course. The government representatives and the further representers/representers/commenters and their representatives left the meeting at this point.

[Messrs. Alex T.H. Lai, Thomas O.S. Ho and Stephen H.B. Yau left the meeting and Dr Frankie W.C. Yeung arrived to join the meeting during the Q&A Session.]

Deliberation Session

49. Noting that Dr Frankie W.C. Yeung had not attended the presentation session of the further representers, representers, commenters or their representatives, the meeting agreed that Dr Yeung could stay in the meeting but should refrain from participating in the discussion and deliberation.

50. The Chairperson then invited Members’ views on whether the proposed Amendment Items A and B which involved the rezoning of CSTG and its adjoining area from “R(A)6” to “O” and “G/IC” zones should be confirmed or further varied.

Renaming of CSTG

51. In response to a Member's question, Mr Raymond K.W. Lee, Director of Planning, said that it was the Board's decision, after consideration of the representations and comments, that the CSTG site was suitable to be retained as an open space. The rezoning of the site to "O" was to reflect the planning intention and the long term use of the site as an open space.

52. Another Member remarked that the CSTG site which had been used as an open space for more than 19 years was considered suitable to continue its present use. Whether CSTG should be renamed in the long run would have to be considered by the concerned department taking into account the decision of the Board.

53. Members in general agreed that the "O" zoning of the CSTG site was to reflect the Board's previous decision to retain CSTG as an open space in the long term and that the "O" zoning was appropriate. All the FRs were in support of the "O" zoning for CSTG. The renaming of CSTG as a permanent park was outside the purview of the Board. The relevant government department should consider the need for renaming CSTG as a permanent park taking into account the decision of the Board.

Decontamination

54. Some Members had the following views:

- (a) if the construction of underground facilities could tie in with the programme of the ground decontamination works, it would help minimize the need for a new round of land excavation;
- (b) however, the construction of underground facilities prior to the completion of the decontamination process as required under the Environmental Permit might pose potential health risk to the future construction workers;
- (c) there was project in the past that the construction of underground facilities and ground decontamination works were carried out in one go, for example,

the Central-Wan Chai Bypass project, subject to advanced project planning and coordination;

- (d) it was considered not necessary to carry out decontamination at CSTG given that the park had been used by the local residents for a long time. CSTG should be retained in its current state;
- (e) the Board's decision to rezone the CSTG site to "O" was to retain the existing CSTG as an open space taken into account the views/sentiment of the local residents. The carrying out of ground decontamination works at CSTG would require the demolition of the existing open space which would not be in line with the intention to retain the existing CSTG;
- (f) consideration could be given to providing the required facilities such as underground car park or footbridge connection at the proposed "G/IC" site where ground decontamination works would be carried out. Detailed proposal should be worked out by concerned departments in the review on the future use of the site; and
- (g) concerned departments should review the programme of ground decontamination works with a view to shortening the duration of work or to carry out work in phases so as to minimise its impact on CSTG;

55. In response to Members' above views on ground decontamination works, Mr Raymond K.W. Lee said that CEDD had advised at the meeting that the scope and programme of the original ground decontamination works for the area (including the CSTG site) would be reviewed taking into account the Board's final decision on the proposed amendments and public comments. Moreover, given that the future use of the proposed "G/IC" site, the design and provision of the proposed road and the proposed pedestrian connection to the waterfront promenade would be subject to further review by concerned departments and the area should be comprehensively designed with a view to creating a synergy effect, it was anticipated that the scope and programme of the ground decontamination works would have to be reviewed with due regard to the retention of CSTG as an open space.

56. Members agreed that the scope and programme of ground decontamination works would not affect the current zonings under the proposed amendments. Members' views on the decontamination issue expressed at the meeting would be conveyed to concerned departments for consideration.

Detailed proposals

57. Members noted the government responses to the detailed proposals put forward by the further representers as follows:

- (a) currently the Government had no intention to develop an underground car park at CSTG. Should there be a proposal to accommodate an underground carpark at CSTG in future, planning permission under section 16 of the Ordinance would be required; and
- (b) the proposals relating to the detailed design of CSTG, including the preservation of existing trees/planting of new vegetation; the enlargement of the park to integrate with the future waterfront promenade; and the provision of pet garden and other recreational facilities, etc. would be considered by the concerned department at the implementation stage.

58. On the need and future design of the proposed road, a Member remarked that TD should consider whether the proposed road could be constructed in the form of an underpass to take into account Members' views to enhance the integration between CSTG and the proposed waterfront promenade and to improve the connectivity and accessibility of the waterfront promenade.

59. Members generally considered that the detailed proposals submitted by the further representers would not call for a variation to the proposed amendments previously agreed by the Board.

60. After deliberation, the Board noted the views of all supportive further representations (F1 to F15, F17 to F237, F239 to F337 and F430 to F435). The Board also decided not to support all the proposals submitted by F1, F3 to F15, F17 to F237, F239 to F337, F428, F429 and F430 to F435 and considered that the draft OZP should be amended by the proposed amendments for the following reasons:

- “(a) all the further representations supported the designation of the “Open Space” (“O”) for the Cadogan Street Temporary Garden (CSTG). ‘Park and Garden’ use, no matter whether temporary or permanent in nature, of the CSTG site is always permitted under the “O” zone on the draft Kennedy Town & Mount Davis Outline Zoning Plan (OZP) No. S/H1/20. The proposed renaming of CSTG is outside the purview of the Board (F1, F3 to F15, F17 to F237, F239 to F337 and F430 to F435);
- (b) the questions as to when and how ground decontamination works would be conducted would not have a bearing on the proposed amendments focusing on land use zonings. The Government would take into account the Board’s decision and the public comments when considering the appropriate arrangements for the ground decontamination works (F3 to F15, F17 to F237, F239 to F337 and F430 to F435); and
- (c) the object of the OZP is to indicate the broad land use zonings and major transport networks so that development and redevelopment within the OZP can be subject to statutory planning control. Detailed design of CSTG and the future waterfront park would be considered at the implementation stage. The Government will continue to enhance the land use planning and the related development proposals accordingly (F428 and F429).”

61. The Board also agreed that Members’ views on the renaming of CSTG, decontamination, detailed design of CSTG and its integration with the proposed waterfront promenade, and detailed design of the proposed “G/IC” site and the proposed access road should be conveyed to concerned government departments for their consideration.

62. The meeting was closed at 12:55 p.m.