

**TPB Paper No. 9854**  
**For Consideration by**  
**the Town Planning Board on 6.3.2015**

城市規劃委員會文件第 9854 號  
考慮日期：2015 年 3 月 6 日

**CONSIDERATION OF REPRESENTATIONS**  
**IN RESPECT OF THE DRAFT SHEK KIP MEI**  
**OUTLINE ZONING PLAN NO. S/K4/28**  
**(GROUP 1)**

《石硤尾分區計劃大綱草圖編號 S/K4/28》  
考慮申述  
(第一組)

**CONSIDERATION OF REPRESENTATIONS  
 IN REPECT OF THE DRAFT SHEK KIP MEI  
OUTLINE ZONING PLAN NO. S/K4/28  
 (Group 1)**

Subject of Representation/ Representation Site	Representers (No. TPB/R/S/K4/28- )
<p><b><u>Amendment Item A</u></b>            Amendment to building height restriction on a site at Pak Tin Street covered by Shek Kip Mei Estate Redevelopment Phases 3 (part) from 30mPD to 55mPD</p> <p><b><u>Amendment Item B</u></b>            Amendment to building height restriction on a site at Pak Tin Street covered by Shek Kip Mei Estate Redevelopment Phase 7 from 30mPD to 60mPD</p>	<p><b>Total: 2</b></p> <p><b><u>Providing Views on Items A and B (1)</u></b>  <b>R1:</b> Hong Kong and China Gas Co. Ltd.</p> <p><b><u>Oppose Item B (1)</u></b>  <b>R5111:</b> Individual</p>

**1. Introduction**

- 1.1 On 18.7.2014, the draft Shek Kip Mei Outline Zoning Plan (OZP) No. S/K4/28 (the Plan) (**Annex I**) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The amendments are set out in the Schedule of Amendments at **Annex II**. During the two-month exhibition period, a total of 5,111 representations were submitted. On 14.11.2014, the Town Planning Board (the Board) published the representations for three weeks for public comments. One comment was received.
- 1.2 The amendments mainly involve amendments to building height (BH) restrictions on two sites at Pak Tin Street covered by Shek Kip Mei Estate (SKME) Redevelopment Phases 3 (part) and 7 from 30mPD to 55mPD and 60mPD respectively (**Amendment Items A and B**), and rezoning of a site to the north of Yin Ping Road from “Green Belt” (“GB”) to “Residential (Group C) 13” (“R(C)13”) (**Amendment Item C**) (**Annex I**).
- 1.3 Amongst the 5,111 representations submitted, two are related to the proposed public housing sites under Amendment Items A and B. One representation (**R1**) from the Hong Kong and China Gas Co. Ltd. (HKCGC) has no objection to Amendment Items A and B but concerns that the future developer should conduct a risk assessment and consult their company in the design stage and closely coordinate with the company during the construction stage and provide protective measures. Another representation (**R5111**) from an individual opposes Amendment Item B on the grounds that the amendment will distract the natural air ventilation for school and public housing estate

behind the subject site under Amendment Item B.

- 1.4 The remaining 5,109 representations are related to proposed private housing site under Amendment Item C. Most of the representations (5,108, namely **R2 to R405 and R407 to R5110**) object to the rezoning of “GB” for the site on a wide range of grounds.
- 1.5 The comment (**C1**) on the representations supports the representations against the rezoning of the “GB” site north of Yin Ping Road for residential developments.
- 1.6 On 23.1.2015, the Board agreed to consider the representations and comment collectively in two groups as follows:
  - (a) Group 1: collective hearing for two representations (**R1 and R5111**) in respect of Amendment Items A and B; and
  - (b) Group 2: collective hearing for 5,109 representations and the related comment in respect of Amendment Item C (**Annex II and Plan H-1**).
- 1.7 This paper is to provide the Board with information for the consideration of Group 1 and a summary of representations for this group is attached at **Annex VI**. The representation sites are shown at **Annex I and Plan H-1**. The remaining representations and the related comment in Group 2 will be considered by the Board under a separate paper.
- 1.8 The representers have been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

## 2. **Background**

- 2.1 SKME Redevelopment Phases 3 and 7 (**Plan H-2**) (total area of about 0.6 ha) form part of the Housing Department (HD)’s Comprehensive Redevelopment Programme and are currently under active planning for completion by 2018. On the approved Shek Kip Mei OZP No. S/K4/27, these sites fall within an area zoned “Residential (Group A)” (“R(A)”) which is subject to a maximum domestic and total plot ratio (PR) of 7.5 and 9 respectively, as well as a BH restriction of 30mPD. The 30mPD BH restriction was imposed to ensure that future development would be comparable with Mei Ho House (a Grade 2 historic building of about 31mPD in height), and other low-rise Government, institution and community (GIC) facilities nearby so as to complement the function of the green knoll (about 82mPD) to the west (**Plans H-2, H-3 and H-4**) as a visual buffer.
- 2.2 In line with Government’s policy to increase the public rental housing (PRH) production to meet public housing demand, there is a need to optimise the development potential of these sites. HD proposes to erect two housing blocks in Phase 3 (northern portion) and Phase 7 with building heights (BH) of up to 55mPD and 60mPD respectively (**Plan H-5**). Based on HD’s preliminary proposal (**Plan H-5**), one housing block of 55mPD (12 domestic storeys) on a podium at 17.5mPD will be built in Phase 3 (northern portion) to accommodate about 240 flats. There will also be

a two-storey podium of 22mPD high erected in the southern portion within the same phase to accommodate a proposed community service centre as one of the Signature Projects in Sham Shui Po (endorsed by the Sham Shui Po District Council (SSPDC) in December 2013) and retail facilities serving the estate. For Phase 7, the development will consist of one housing block of 60mPD (13 domestic storeys) on a podium at 23mPD to accommodate about 240 flats. The proposed scheme (with about 480 flats) would provide 300 more flats than the scheme under the original BH restriction of 30mPD (180 flats). Selected views of the proposed redevelopment from the surrounding areas are shown on **Plans H-6a to H-6d**.

- 2.3 The proposal takes into account visual compatibility with Mei Ho House (about 31mPD) and the adjacent green knoll (about 82mPD), while allowing flexibility in design and achieve adequate building separation. In particular, special consideration has been given to avoid as far as possible obstructing the views of Mei Ho House revitalized under the Revitalization of Historic Buildings Through Partnership Scheme (RHBTPS) which serves as an iconic building in the area from street levels. This is achieved by keeping the BH of the podium structure in Phase 3 (southern portion) as low as 22mPD, while concentrating the bulk of the development to Phase 3 (northern portion) and Phase 7 with increased BH to maintain the flat production target. Moreover, together with the 5m-wide non-building area (NBA) abutting the eastern kerb of Pak Tin Street nearby designated on the OZP (**Plan H-1**), it is expected that the relatively low-rise development proposed could still maintain the existing air path along Pak Tin Street leading winds from the southwest into the inner part of Shek Kip Mei area.
- 2.4 HD has undertaken relevant technical assessments (i.e. Traffic Impact Assessment (TIA), Air Ventilation Assessment (AVA) and Visual Assessment (VA) for the Phases 3 and 7 based on the BH restrictions of 55mPD and 60mPD, a summary of which is at **Annex V**. Preliminary findings of the technical assessments reveal that the proposed redevelopment with the amendments to BH restrictions would not have significant adverse impacts on the air ventilation, visual and traffic impacts.
- 2.5 The proposed amendments together with the views of the Sham Shui Po District Council (SSPDC) were submitted to the Metro Planning Committee (MPC) of the Board for consideration on 27.6.2014 and the Plan, incorporating the above amendments, was exhibited under section 5 of the Ordinance on 18.7.2014 (**Annexes I and II**). A plan showing a comparison of the previous and current zoning is attached at **Plan H-7**.

### **3. Local Consultation**

- 3.1 On 10.10.2013, HD consulted the Housing Affairs Committee (HAC) of the SSPDC on the SKME Redevelopment Phases 3, 6 and 7 (Phase 6 being not part of the proposed OZP amendments) with proposed increase in BHs. The SSPDC agreed with HD's proposal to seek for amendment / relaxation of the BH restrictions via appropriate statutory planning procedures in order to increase public housing supply.
- 3.2 Upon gazettal of the OZP on 18.7.2014, the SSPDC was consulted at its meeting held on 2.9.2014 on the amendments. No adverse comments were raised on the Amendment Items A and B at the meeting by the SSPDC. Some SSPDC Members

expressed support to the amendment of BH restrictions to increase flat production and requested the Government to expedite the redevelopment to meet the public housing need. The minutes of the meeting are attached for Members' reference (**Annex IV**).

#### **4. The Representations**

##### *Subject of Representations (Plan H-1)*

- 4.1 A total of 2 representations relating to Amendment Items A and B (**Annex III**) were submitted and will be considered under this Group.

##### *Representation Providing Views*

- 4.2 One representation (**R1**) from the HKCGC who has no objection to Amendment Items A and B but concerns that the future developer should conduct a risk assessment and consult their company in the design stage and closely coordinate with the company during the construction stage and provide protective measures.

##### *Adverse Representation*

- 4.3 Another representation (**R5111**) from an individual who opposes Amendment Item B on the grounds that the amendment will distract the natural air ventilation for school and public housing estate behind the subject site under Amendment Item B.

##### *Representer's Proposal*

- 4.4 The representation (**R5111**) proposes a single building of Government building on the subject site of Amendment Item B.
- 4.5 The representations are summarized at **Annex VI**.

#### **5. Planning Considerations and Assessment**

##### **5.1 The Representation Sites and Their Surroundings**

- (a) The sites are bounded by Pak Tin Street to the southeast, the remaining portion (the southern portion) of Phase 3 bordering Berwick Street (**Plan H-2**) to the southwest, Mei Ho House (a hotel and museum under the RHBTPS with approved planning application No. A/K4/60) and a knoll to the northwest, and Lingnan University Alumni Association (Hong Kong) Primary School to the northeast. They are held under Vesting Order No. 32 by the Hong Kong Housing Authority (HKHA) and currently used as temporary works area for construction of public housing.
- (b) The southern portion of Phase 3 abutting Berwick Street does not form part of the amendments (and thus the BH restriction remains at 30mPD). It is reserved for the proposed development of a 2-storey podium to accommodate a community service centre (as a Signature Project in Sham Shui Po) and retail facilities serving the estate residents.

- (c) A strip of land lying between Phases 3 and 7 (**Plans H-2 and H-4**) is not included in the redevelopment. It is the subject of three planning applications for a proposed Chinese temple. According to the latest application (Application No. A/K4/59) approved with conditions by the MPC on 11.6.2011, a one-storey temple (with a height of 6.5m (28.4mPD)) together with a garden and associated structures are proposed. There is no need to amend the BH restriction of 30mPD for this site.
- (d) Across Pak Tin Street in the east are the Jockey Club Creative Arts Centre (about 43 mPD) and the newly redeveloped high-rise PRH development of SKME Phase 5 (about 136 mPD) to the north of Woh Chai Street (**Plan H-3**) and the existing housing blocks (about 44 mPD) of the older portion of the estate (non-redevelopment portion of SKME) to the south of Woh Chai Street. The area to the southwest of Phase 3 across Berwick Street is a piece of open space with medium-rise private residential development to the further south. Beyond the Mei Ho House and the adjacent knoll to the west are a belt of GIC facilities including the Hong Kong branch campus of Savannah College of Art and Design (SCAD), a special school and a church. To the north of Phase 7 is a cluster of schools and Pak Tin Estate (**Plan H-3**).

## 5.2 Planning Intention

The “R(A)” zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

## 5.3 Responses to Grounds of Representations and Representers’ Proposals

### Representation Providing Views (RI)

- 5.3.1 In respect of HKCGC’s concerns on Amendment Items A and B, HD advises that they are aware of the existence of the town gas pressure pipeline in proximity to SKME Redevelopment Phases 3 and 7 with reference to HKCGC’s record drawings. HD will consult and closely liaise with HKCGC regarding the pressure pipeline and risk assessment in appropriate timing.
- 5.3.2 The Electrical and Mechanical Services Department (EMSD) advises that there is an intermediate pressure underground town gas transmission pipeline in the close vicinity (i.e. along Pak Tin Street) of the proposed development site. Whilst a risk assessment is not a compulsory requirement in this case, the developer could consider conducting the risk assessment in the interest of gas safety. The project proponent/consultant/works contractor should liaise with the HKCGC in respect of the exact locations of existing or planned gas pipes/gas installations in the vicinity of the proposed study area and any required minimum set back distance away from them during the design and construction stages of development. The project proponent /consultant is also required to refer to the requirements of the EMSD’s ‘Code of Practice on Avoiding Danger from Gas Pipes’.

Adverse Representation (R5111)

- 5.3.3 On the impact of natural air ventilation for school and public estate behind the site under Amendment Item B, HD conducted an AVA for Shek Kip Mei Redevelopment Phases 3 and 7 prior to rezoning, as summarized at **Annex V**. In general, the results show that both Baseline Scheme containing three domestic blocks with BH at 30mPD (which conforms with the BH restriction before the amendments to the OZP) and Proposed Scheme with two domestic blocks with BH at 55mPD and 60mPD achieved similar ventilation performance for adjacent school sites and the existing residential areas, such as Saviour Lutheran Church & School, various phases of Shek Kip Mei Estate, Faith Lutheran School and Pak Tin Estate, etc. These demonstrate that there are no significant adverse impacts in terms of air ventilation performance at the aforementioned areas.
- 5.3.4. The Proposed Scheme has adopted several wind enhancement features including combination of two building blocks into one T-Block tower and permeable design at ground floor and podium level for Phase 3 for wind penetration as well as taller building heights for Phases 3 and 7 for downwash. The AVA results show that these design features could help to minimize the air ventilation impacts caused by the proposed development.

Responses to Representer's Proposal (R5111)

- 5.3.5 Land suitable for development in Hong Kong is scarce and there is a need for optimizing the use of land available to meet the pressing demand for housing land. The SKME Redevelopment Phases 7 site under Amendment Item B is within an area zoned "R(A)" on the OZP which is intended for high-density residential development. It is considered suitable for increase in BH to help meet the pressing demand for public rental housing. The maximum BH restriction of 60mPD at the site is in keeping with the character of the existing and planned developments in the vicinity.
- 5.3.6 There is no planning justification to use the existing "R(A)" site for a Government building. Government departments consulted do not have any requirement for Government use at the site. Changing the use of the "R(A)" site for Government building would frustrate the planning intention of providing land to meet the pressing demand for public housing.

## **6 Departmental Consultation**

- 6.1 The following Government departments have been consulted and their comments have been incorporated in the above paragraphs, where appropriate:
- (a) Secretary for Education;
  - (b) Director of Housing;
  - (c) Director of Electrical and Mechanical Services;
  - (d) Chief Engineer/Mainland South, Drainage Services Department;

- (e) Chief Engineer/Development (2), Water Supplies Department;
- (f) Director of Fire Services;
- (g) Commissioner of Police;
- (h) Director of Leisure and Cultural Services;
- (i) Director of Food and Environmental Health;
- (j) Director of Social Welfare;
- (k) Government Property Agency; and
- (l) Chief Town Planner/Urban Design and Landscape, PlanD.

6.2 The following departments have no comment on the representations/comments:

- (a) District Lands Officer/Kowloon West, Lands Department;
- (b) Director of Agriculture, Fisheries and Conservation;
- (c) Director of Environmental Protection;
- (d) Commissioner for Transport;
- (e) Head of Geotechnical Office, Civil Engineering and Development Department;
- (f) Chief Highway Engineer/Kowloon, Highways Department;
- (g) Project Manager/Kowloon, Civil Engineering and Development Department;
- (h) Chief Building Surveyor/Kowloon, Buildings Department;
- (i) Director of Architectural Services; and
- (j) District Officer (Sham Sui Po), Home Affairs Department.

## **7 Planning Department's Views**

- 7.1 **R1**'s view on Amendment Items A and B concerning the existing high pressure gas pipelines in the proximity of the sites is noted. The risk assessment is not mandatory but HD should maintain liaison / coordination with the HKCGC regarding the pressure pipeline and risk assessment in the course of the development process.
- 7.2 Based on the assessment in paragraph 5 above and for the following reasons, PlanD does not support **R5111** and considers that the Plan should not be amended to meet the representation:
- (a) Land suitable for development in Hong Kong is scarce and there is a need for optimizing the use of land available to meet the pressing demand for housing land. The site under Amendment Item B is within an area zoned "R(A)" on the OZP which is intended primarily for high-density residential developments. The increase in BH under Amendment Item B can contribute to meet the pressing demand for public housing;
  - (b) The maximum BH restriction at 60mPD is in keeping with the character of existing and planned developments in the vicinity. The increase in BH from 30mPD to 60mPD under Amendment Item B would not generate unacceptable air ventilation and other impacts on the surrounding areas; and

- (c) There is no planning justification to use the “R(A)” site for a Government building. Changing the use of the “R(A)” site for Government building would frustrate the planning intention of providing land to meet the pressing demand for public housing.

## **8 Decision Sought**

- 8.1 The concerns of **R1** are noted. The Board is invited to agree to advise the representer that:
- (a) The risk assessment is not mandatory for the proposed public housing at the representation sites; and
  - (b) HD will liaise closely with HKCGC regarding the pressure pipeline and risk assessment.
- 8.2 The Board is invited to give consideration to the **R5111** and decide whether to propose/not to propose any amendment to the Plan to meet/partially meet the representation.

## **9 Attachments**

<b>Annex I</b>	Draft Shek Kip Mei Outline Zoning Plan No. S/K4/28 (reduced size)
<b>Annex II</b>	Schedule of Amendments to the Approved Shek Kip Mei Outline Zoning Plan No. S/K4/27
<b>Annex III</b>	Submissions made by the Representers
<b>Annex IV</b>	Extract of Minutes of Sham Shui Po District Council Meeting Held on 2.9.2014
<b>Annex V</b>	Summary of Assessments for Public Housing Developments at Shek Kip Mei Estate Phases 3 and 7 ( Provided by HD)
<b>Annex VI</b>	Summary of Representations and Comments and PlanD’s Responses
<b>Plan H-1</b>	Location Plan of the Representation Sites
<b>Plan H-2</b>	Site Plan of the Representation Sites
<b>Plan H-3</b>	Aerial Photo of the Representation Sites
<b>Plan H-4</b>	Site Photo of Representation Sites
<b>Plan H-5</b>	Development Concept Plan
<b>Plans H-6a to 6d</b>	Photomontages
<b>Plan H-7</b>	Comparison Between Previous and Current Zonings