

## **Progress Report of the 11th Meeting of the Kowloon City District Council**

### **Purpose**

This paper aims to report on the major issues discussed at the 11th meeting of the Kowloon City District Council (KCDC) on 2 July 2009.

### **Request for Realizing the Goal of “Returning the Harbour to the People” in Developing Hung Hom Waterfront**

2. Members were of the view that the Government failed to apply the principle of fairness on land development in different districts. When approving the development intensity of the seafront at North Point, the Government agreed to lower the plot ratio to 1: 3 and responded positively to the request of Members of the Central and Western District Office by removing the land at Chung Kong Road from the Application List for Land Sale. However, when managing similar requests of residents in Kowloon City District, the Government refused to concede and even declined some Members’ proposal of further reducing the plot ratio of the seafront available for development.

3. In explanation, the Development Bureau said that during the course of consultation for the Hung Hom District Study and the Hung Hom Outline Zoning Plan, the Government adequately collected views and opinions of residents on the development of Hung Hom seafront and research was later conducted. In the lengthy consultation process, the Government had a clear picture about the requests of the District Council and residents and had amended the development parameter and rules whenever conditions permitted. Prior to the approval for the Hung Hom Outlined Zoning Plan on 5 May 2009, the Executive Council had reviewed the opinions collected in the consultation exercise and made a number of amendments to the Plan in response to the concern of residents about the density of development and height of buildings. The amendments included dividing the seafront into two land lots for separate development with reference to the findings of the Air Ventilation Assessment carried out in the Hung Hom District Study; reducing one-third of the density of development of the two pieces of land; lowering the plot ratio from 6 times to 4 times and applying height restrictions to the buildings in the two comprehensive development areas to a range from 75 to 15 meters and from 75 to 40 meters above

Principal Datum (mPD); adding the area of the public transport exchange to the gross floor area, which deviated from the original plan, and limiting the construction of ancillary parking spaces to basement areas; constructing a green view corridor with a length of 30 meters and a width of 10 meters; and achieving a better development plan through the pursuit of excellence in design so as to enhance air ventilation, landscape features and visual permeability as well as the compatibility with adjacent open space. The developers would have to submit a Master Layout Plan to the Town Planning Board (TPB) for study. No developments works could be carried out until TPB had confirmed that the Plan complied with all the requirements.

4. The Planning Department pointed out that, according to the Air Ventilation Assessment for Hung Hom District, there were two major breezeways, respectively Hung Hom South Road and Hung Lok Road, in Hung Hom Reclamation Area channeling the wind flow from the waterfront to inland area. In the revised Hong Hom Outline Zoning Plan, these two breezeways were preserved in the light of their good ventilation effect. The two pieces of land arousing Members' concern were situated in the Comprehensive Development Area and had been classified as non-building area so as to maintain the ventilation effect of the breezeways to let in wind from the sea to the area around Oi King Street. In addition, a ten-meter-wide non-building area was also reserved in the Comprehensive Development Area 2 to form an unbroken line with Oi King Street for the breeze to blow to the Harbour Place. When developing these two pieces of land in the Comprehensive Development Area, the developers should comply with the above requirements by designating a non-building zone in the area specified and conducted a series of study including air ventilation assessment before submitting the proposal to TPB for approval. Thus, sufficient mechanisms were in place to ensure that the development of the waterfront area was in conformity with the planning of the Government.

5. Members voted upon discussion and passed a motion stating that "the Council requested the Government to consider lowering the plot ratio of two pieces of waterfront land in the draft Hung Hom Outline Zoning Plan No.S/K9/21 (Kowloon Inland Lot No. 11205 – Junction between Hung Luen Road and Wa Shun Street in Hung Hom Bay Reclamation Area and Kowloon Inland Lot No. 11111 – Junction between Hung Luen Road and Kin Wan Street in Hung Hom Bay Reclamation Area) and upgrading the architectural design of buildings with a view to improving air ventilation, bettering environment and landscape as well as providing additional

public facilities so as to rationalize the use of resources.”

### **Incidents of Throwing Objects from Height in Kowloon City District**

6. The incidents of corrosive fluid being thrown from height onto Mong Kok Pedestrian Precinct aroused great public concern. In view of this, the police reported to Members incidents of throwing objects from height in Kowloon City. Between January 2008 and May 2009, 71 counts of incidents of such nature were recorded in Kowloon City Police District, among which two were committed intentionally, but evidences showed that these two cases were not correlated. The police had so far cracked 34 cases sending two arrested persons to jail for six months and subjecting others to a penalty ranging from \$1,000 to \$4,000. In conclusion, the problem in Kowloon City was not so serious when compared with other districts and no places had been identified as black spots where objects were thrown or fell from height. Members were glad to learn that such incidents were low in number in this district and thus, the installation of closed-circuit television systems in public places was not necessary as in other districts. However, Members agreed that publicity should be strengthened to enhance public morality of residents as well as to urge them to carry out maintenance of buildings and external appendages regularly so as to avoid incidents of objects falling from height and inflicting injuries on passer-bys.

### **Restoration of the Former Residence of Bruce Lee**

7. Members welcomed the positive feedback of the Government towards the generosity of Mr. Yu Pang Lin, owner of the former residence of Bruce Lee, by promising to devote efforts to restore and preserve the old home of Bruce Lee, which would then become another tourist attraction in Hong Kong. The exhibits and information displayed in the residence should cover not only the stories of Bruce Lee after he had shot to fame, but also his childhood anecdotes, say materials about St. Francis Xavier’s College and La Salle College for tourists to enjoy and appreciate. To enhance the attraction of the spot, Members proposed that the Government should appeal to the public to donate special collections related to the kung-fu star for exhibition in his residence. As to transport arrangements, Members were of the view that a comprehensive plan should be prepared by the authority concerned so as to avoid adverse impacts on the traffic and residents in the district following an increase in tourists.

### **Concern over Drug Abuse by Youngsters**

8. In view of the worsening problem of drug abuse by youngsters, Members urged law enforcement agencies to strengthen arrest and sweeping operations, particularly the interception of dangerous drugs by the Customs to curb the inflow of drugs into the territory. They were glad that the Education Bureau encouraged schools to formulate a school health programme and continuously implemented various measures to help students cultivate a positive attitude towards life and hence develop a sense of resistance to take drugs or indulge in other types of addictive behaviour. As shown by figures, the age of drug addicts indicated a downward trend. Members thus agreed that drug prevention messages should be delivered to students at the stage of primary school education and a pilot scheme of voluntary drug testing should be introduced to schools as soon as possible to identify drug abusers. The rehabilitation counselling service would then be provided to youth abusers in order to help mend their ways. To prevent schools intending to join the scheme from being deterred by the labeling effect and drawing back, the Government had to promote the scheme as a healthy school programme and introduce it to all schools in Hong Kong since the wide implementation of the scheme would effectively reduce the controversies sparked by the issue.

Kowloon City District Office  
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