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受文者： 總議會秘書(1)5
經由總議會秘書(申訴)轉呈
發文者： 高級議會秘書(申訴及資源管理)3
檔 號： CP/C 6335/2015
日 期： 2015年12月2日

**有關"前堅尼地城焚化爐、屠房及毗鄰用地土地除污工程"
所涉及拆卸加多近街臨時花園的事宜**

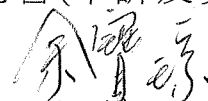
當值議員單仲偕議員(召集人)和何俊賢議員，以及應邀出席的張超雄議員昨天與申訴團體"守護堅城關注組"會晤，聽取他們就上述事宜提出的關注和訴求。

2. 簡括而言，申訴團體指出，西區休憩用地嚴重不足，位於堅尼地城的加多近街臨時花園是該區唯一的草地公園，惟政府當局擬在進行"前堅尼地城焚化爐、屠房及毗鄰用地土地除污工程"時，拆卸該草地公園。鑒於該草地公園別具特色，並非區內的卑路乍灣公園、科士街遊樂場及堅尼地城臨時遊樂場可取代，故此，申訴團體反對政府當局拆卸該草地公園，並希望財務委員會(下稱"財委會")於2015年12月4日舉行的會議上考慮上述工程的財務建議時，否決有關建議，以便可保留該草地公園。

3. 議員指示公共申訴辦事處將申訴團體促請財委會否決上述財務建議的函件，以及申訴團體所提供的補充資料轉致財委會，以供備悉。現將申訴團體的函件及補充資料隨附於後，以供你轉呈財委會委員。

4. 就此方面，遵議員指示，公共申訴辦事處已致函要求政府當局盡快就申訴團體在上述函件和補充資料中所提的關注和建議作出回應。一俟接獲政府當局的回應後，公共申訴辦事處當即將之送交你，以供你轉呈財委會委員參閱。

高級議會秘書(申訴及資源管理)3


(余寶琮女士)

連附件



請求否決本週五除污工程撥款申請

CadoganPark

to: [REDACTED]

Polly PY CHEONG, Chung Kai 仲偕 Sin 單

02/12/2015 00:03

Hide Details

From: CadoganPark

To: Polly PY CHEONG <pcheong@legco.gov.hk>, Chung Kai 仲偕 Sin 單 <cksin@dphk.org>

1 Attachment



Petition doc to Legco Dec 1 2015 vf.pdf



各位立法會議員：

請求否決撥款申請！

在本週五（十二月四日）財委會討論的其中一項議案是要在堅尼地城西焚化爐舊址及附近地區進行除污工程，款項高達11億港元。此工程名義上是除污，實質是為發展這塊地鋪路。此地為堅尼地城西土地發展計劃的一部份。

這除污工程包括清拆加多近街臨時花園，這是本區唯一草地公園，設計獨特，不是土地發展計劃中建議的海濱長廊或其他休憩用地可替代，在本區已存在超過18年之久，種有近200棵樹及有受保護品種。計劃會將公園這地變為私人住宅。

堅尼地城居民代表於11月25日與發展局、規劃署、土木工程署和環保署開會要求保留加多近街臨時花園和減少建屋單位，解決社區交通、休憩用地和社區建設不足的問題。政府聲稱現時香港房屋不足，土地供應有限，公園一帶土地必須發展。發展局代表亦承認除污工程正是為發展作準備。環保署代表說地下的污染物因藏在地下深處（超過4米深），不會對居民造成影響除非受污染泥土走出地面。他們也不能說將來有何問題，亦不能確實提供分析報告指出公園地下那裡有那些的污染物。

其實這公園原身是菜欄，在焚化爐拆毀前已存在，不會對環境有污染，公園何來會有污染物呢？換句話說，除污不是必須的，除非要起樓。政府借除污為名，誤導各議員投票支持工程和撥款，敬請不要上當。

政府在發展計劃未審批更改公園用途已招標清拆，實屬違規，亦漠視民意。西區的休憩用地比例遠低於政府的指引（每居民只有0.78sqm，遠低於2sqm的指引），再把草地公園拆掉會令情況更壞。且除污工程要花7年時間，再加建築時間，我們要等約10年才有綠化設施。除污工程可能帶來大規模的污染風險（要將受污染的泥土帶到地面再作處理），得不償失。

堅尼地城居民在短時間內已收集近1,400名居民簽名反對政府清拆公園，反對人數不斷上升。我們請求全立法會議員協助：

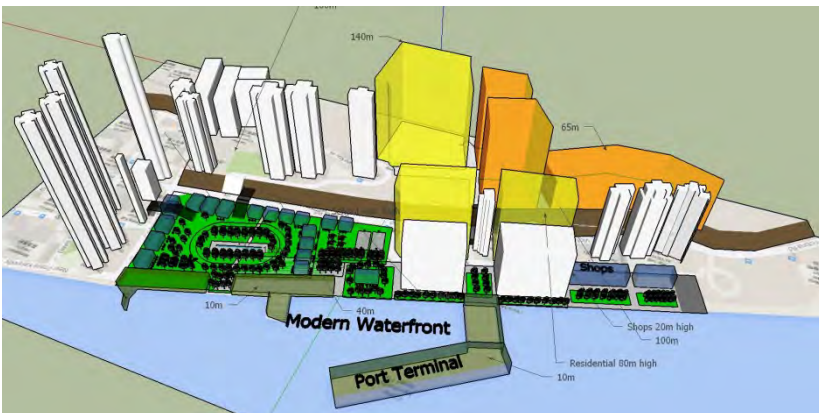
(1) 否決除污項目撥款

(2) 說服政府保留加多近街臨時花園，成為永久公園

Attached is the presentation that we made to Legco Public Complaints Office on 1st Dec. for more details of issues and proposals from Kennedy Town residents. Please see page 9 to 12 and 16 to 17 for questions that we invite your help to ask the Government to fully address before taking any actions.

On behalf of Concern Group for Protecting Kennedy Town

Object demolition of Cadogan Street Garden Make better landuse plan for Kennedy Town



1st December, 2015

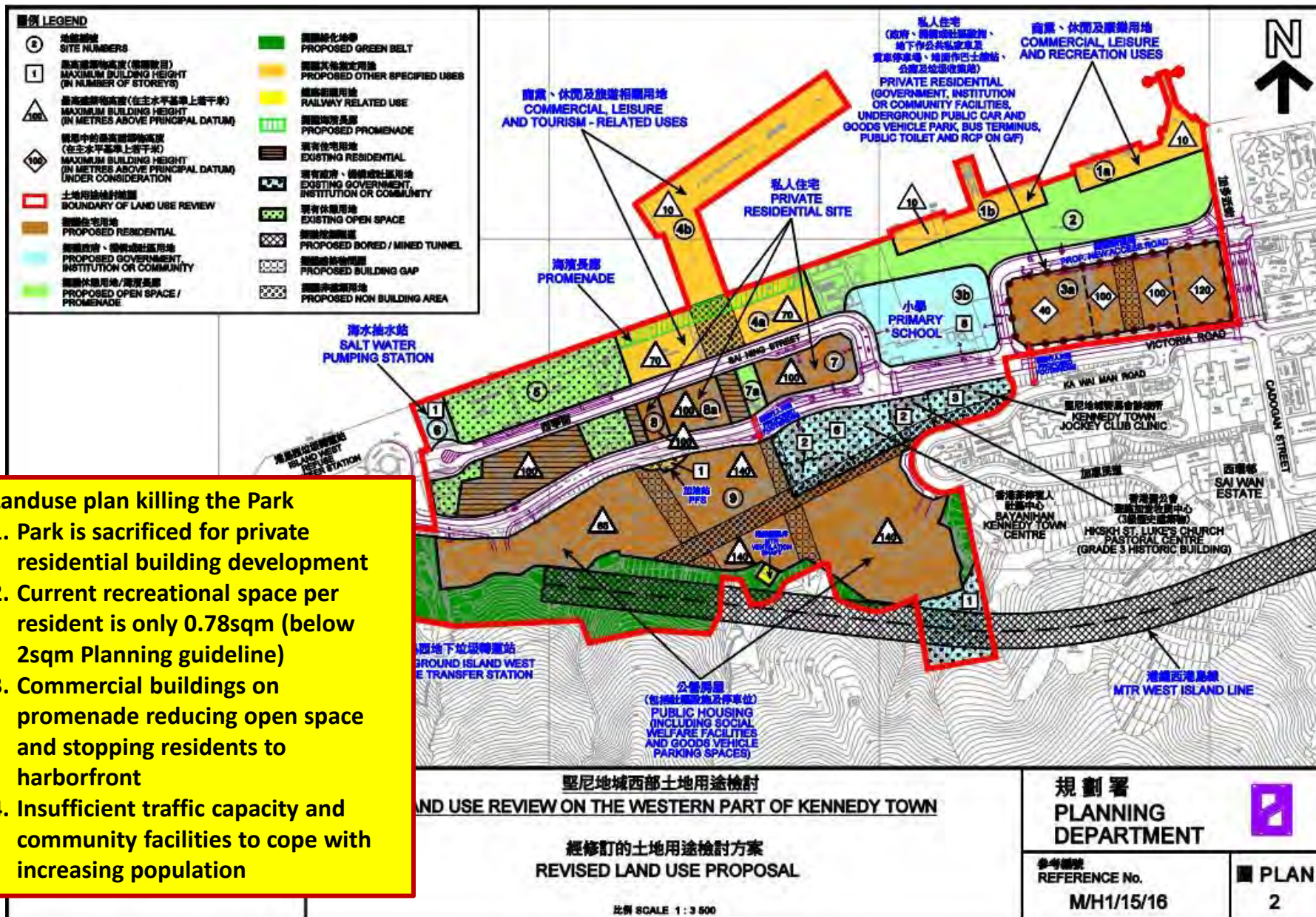
Discussion with Legislative Councilors

~1,400 or more residents objecting Government to demolish Cadogan Street Temporary Garden (“Park”)

- The Park is scheduled to be demolished in 1st quarter of 2016, with only reason that this site is to make way for residential building development
- ~1,400 residents joined our signature campaign to object demolition of the Pak
- Since this plan has not run through its entire consultation with the public and certainly not yet received approval from Town Planning Board, we regard any demolition work on the Park:
 - a despise to the community considering the lack of green space in this area
 - a maladministration for following proper town planning and legal procedure
- We strongly request for your help:
 - No demolition work should commence until there is an approved Plan
 - Persuade Government to conserve the Park
 - Not to approve funding for decontamination work unless ways to conserve the Park and decontaminate in more environmental friendly method such as phytoremediation are fully explored



The problem stems from Kennedy Town West Landuse Plan by Development Bureau that has major deficiencies



Government's reply is disappointing so far – Development Bureau is the problem

1. Development Bureau wants the Cadogan St. park and its nearby area to be developed so that decontamination needs to be done first
2. They claimed the land has been idle for over 10 years
– this is lying as the Park has been used actively by residents for more than 10 or even 15 years
3. They want to decouple decontamination from Landuse planning, and apply funding in December 2015 from Legco to decontaminate the nearby area and the Park
– this is non-sense as how to decontaminate and where to decontaminate depend on future landuse; if it is to develop a park in the future, then why demolish a park now and put the park back in the future
4. EPD said unless the contaminated soil (now over 4m deep) goes to the surface of the ground, there is no risk
 - When we asked what those future risks are, EPD cannot tell what they are
 - Even though the park has contaminants underneath, it has no public safety risk if no one tries to dig out or disturb the contaminants, given it is so deep underground
 - Despite government said their proposed decontamination method is proven, they indicated air pollution is a concern as they dig out the contaminants, with some level of noise pollution
 - Residents have already shared serious concern about the risks during decontamination and prefer that land **NOT** to be developed (*we do not want another “lead water” problem in Kennedy Town*)
5. We asked why they do not consider using phytoremediation to decontaminate, CEDD said they have not studied it so that please help make sure they **thoroughly check if phytoremediation can work or not**
6. Our impression is that Development Bureau is the one who gives instruction and other departments seem accommodative, so we need your help to **persuade Development Bureau to change their stance**

Kennedy Town residents have significant concerns re development plan

1. Health Risk

- Health of citizens is most important and Health Risk ahead of development needs!
 - Decontamination/ destruction of the Park will throw contaminants into the air!
- Unless Government assures there will be zero chance of pollution and zero chance of air pollution or project will be shut down.
 - Why disturb residents instead of developing into the sea?
 - Why risk poisoning air with contaminants if park is safe now?
 - Consider more environmental friendly, lower risk and cheaper phytoremediation method

2. Loss of a long-time Park

- Park trees are 50+ years old and impossible to replace
- Hong Kong and Kennedy Town do not have many old parks which Hong Kong should preserve where possible

3. Why residents opposition not important?

- There are around 1,400 and increasingly more signed signatures to conserve the Park
- There must be a proposal that allows saving the park! Allow Residents and Hong Kong to vote and find right solution!
- Residents are not convinced current Government proposal does any good – if government gives alternatives and allows residents to vote where to build, the Park will be among last place to develop!

4. Waste of Government funds!

- Why waste >HK\$1.1billion to develop small plot of land?
 - Waste of Tax-payer money! Is it really no other plot of land to develop?

5. Slow and inefficient building of residential buildings

- Building residential will be immediate (<1 year) vs 7 to 14 years of redevelopment!
- Building elsewhere is cheaper, and lower risk to residents if we allow higher buildings/ zoning in other areas of Kennedy Town instead of destroying park

High level view on Phytoremediation

Definition

- Phytoremediation is defined as the use of green plants to remove pollutants from the environment or render them harmless
- It makes use of living organisms, utilizing solar energy in removing toxicity of metals
- Further input of energy and frequent monitoring are not required, lowering its cost of operation
- Phytoremediation process is environmental friendly

Track records

- Large scale of phytoremediation of contaminated sites has been achieved in the US, carried out commercially on over 300 contaminated sites
- Large number of commercial companies providing phytoremediation practices have come up in Europe, providing environmental cleanup for different large scale industrial firms

Method

- Find out what toxins lurk in your patch of ground, and come up with a regimen of plants appropriate for the climate that hyper-accumulate those particular toxins, covering metals and petrochemicals that the Government claimed they are underneath at the Park
- Willow trees can grow in soil that is high in acidity (pH3.7-4) and that is contaminated by heavy metals such as copper, zinc, nickel, chromium or lead, anticipating that they may clean the soil from zinc in six years, from nickel in ten years, and from chromium and copper in 15+ years in favorable conditions

Examples: plant species	Examples: toxic metals extracted
Alpine pennygrass	Cadmium, Strontium
Sunflower, Vetiver grass	Arsenic, Lead
Indian mustard	Cadmium, Chromium
Chinese brake	Arsenic
Colonial bent	Lead

Techniques	Cost per hectare (USD '000)
Excavation	18 to 40
Pump & treat technology	16 to 25
Solidification & stabilisation	14 to 20
Soil vapour extraction	16 to 25
Phytoremediation	3 to 15

References:

<http://hdl.handle.net/10722/194562>

<http://www.resilience.org/stories/2014-08-11/using-plants-to-clean-contaminated-soil>

<http://www.sciencedaily.com/releases/2014/12/141212084952.htm>

http://www.treesforcities.org/index.php/download_file/502/141/

We urgently seek Legco Councilors' support re our proposal

1. Immediately stop the demolition of the Park –

as it is a maladministration, a potential hazardous chemical disaster, and potential illegal given Town Planning Board has not yet approved the change in landuse of the Park

2. Work to improve Proposal –

adopting holistic approach to improve the landuse plan for Kennedy Town's community value to Hong Kong as a life-style/ cultural center by creating: Green parks, modern waterfront, cruise terminal, school, clinic, library, community facilities, roads, and infrastructure prior to putting up more buildings

3. Meet Planning guideline of Open Space/resident ratio by Lowering number of residential units

*to be built in the Plan to **avoid over-crowding, traffic congestion** and air/noise pollution, while stopping this bad practice to be spreading out in other districts of Hong Kong*

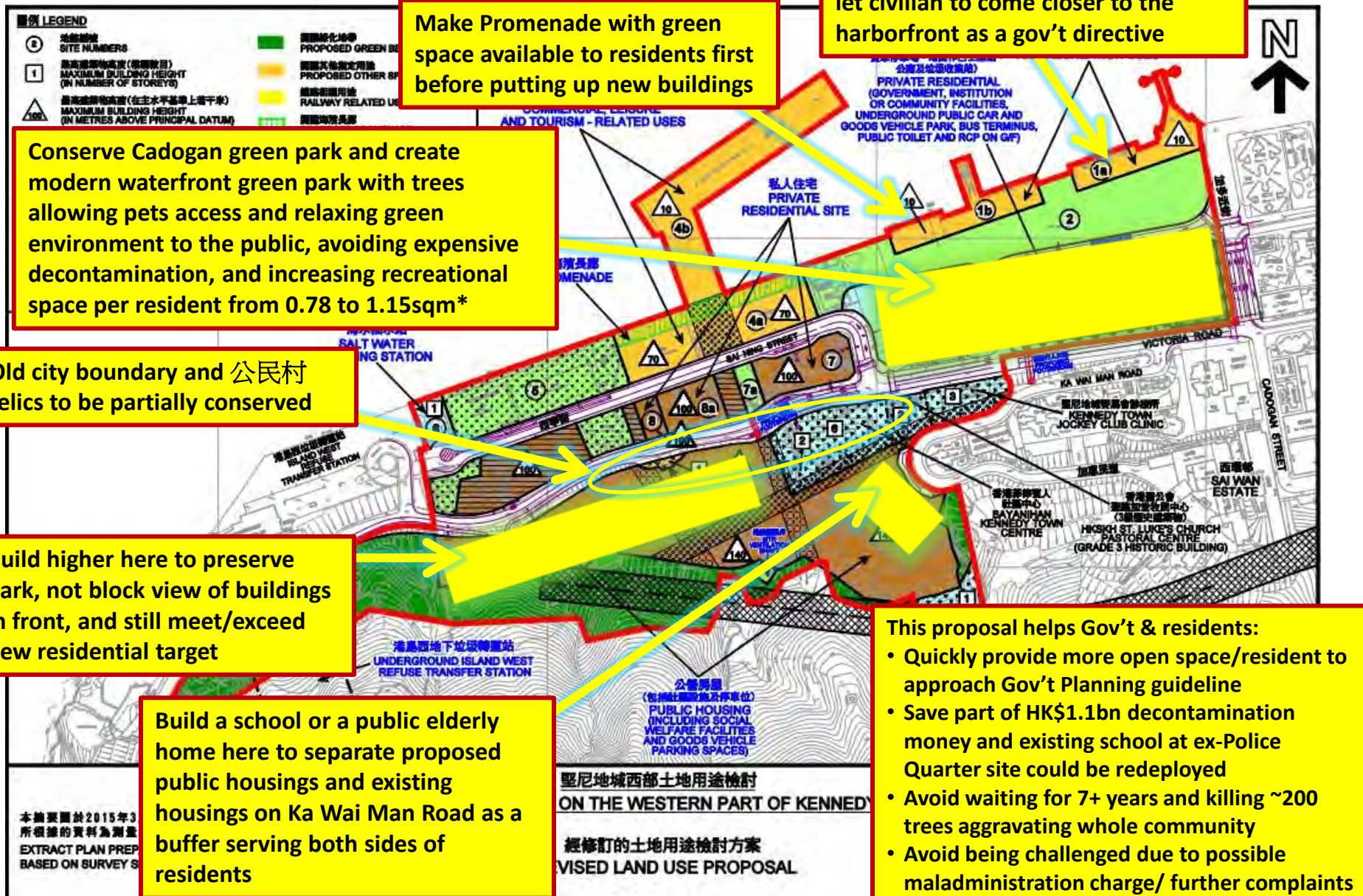
4. Collaborate with residents in Kennedy Town

to revise the Plan and seek resident support prior to implementing plans, proposals, and construction that affect health and quality of life

5. Government must first consider alternative solutions to achieve government goals:

Option A (on next page) is able to address all issues above, decrease costs, and increase property value for Kennedy Town and Hong Kong*

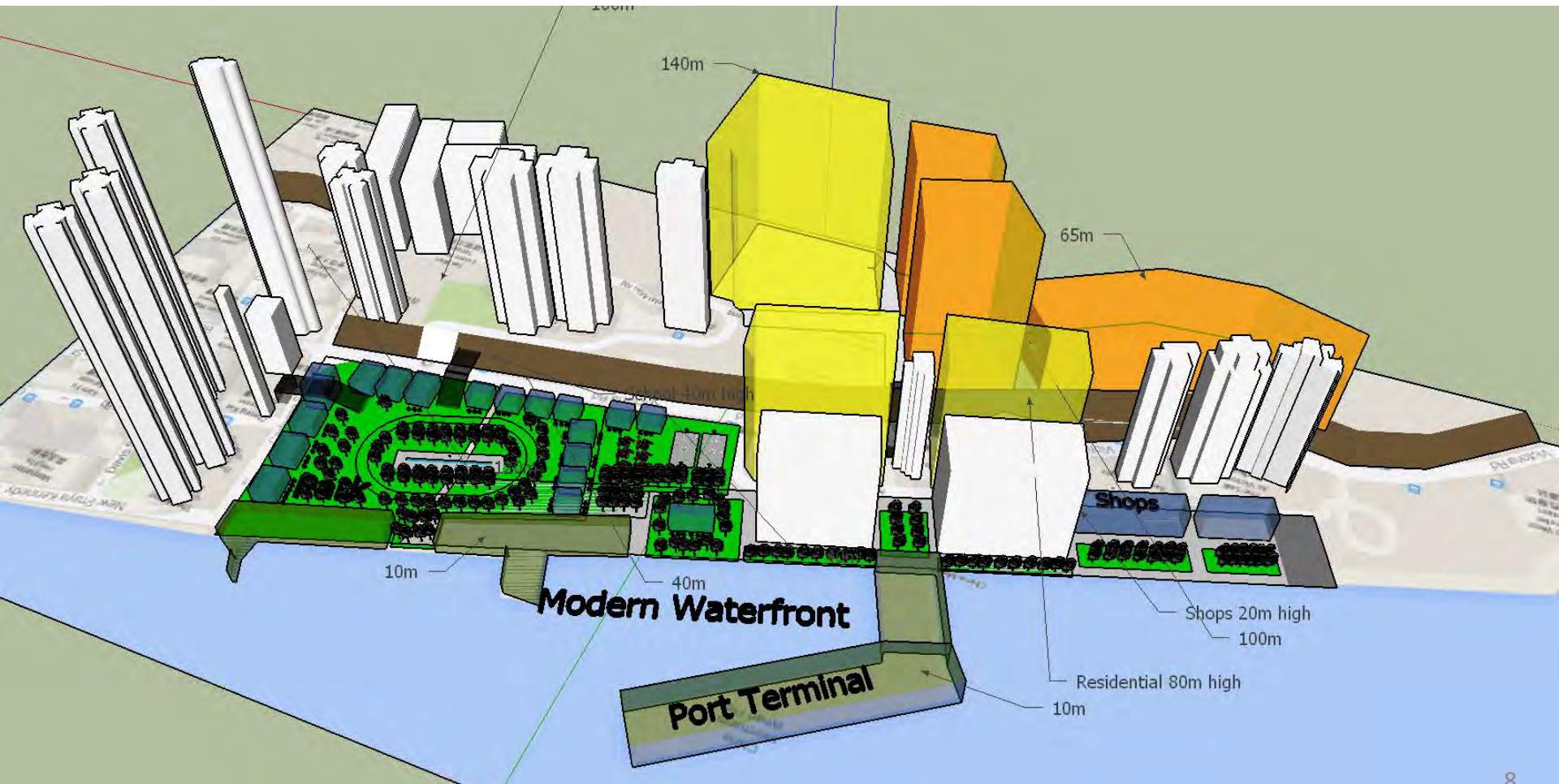
Option A – Details



7

Option A – 3D drawing

- **Government main goal is to build additional residential units, not to destroy parks!**
- This solution conserves Cadogan Street green park with a large waterfront green park with trees and pets access to better serve existing and new population, while government can still put new housing in this district as indicated below
- Demolition of park not required, saving part of HK\$1.1b in cost and reducing resident health risk



We seek your help to question the Government structurally re the decision for Cadogan Street Temporary Garden

1. Development policy – Why cannot the Government to change redevelopment policy in Kennedy Town?

- Is the health of citizens the most important? Is health risk ahead of development needs?
 - How could the government guarantee that decontamination/destruction of park does not cause contaminants leaking out and into the air or nearby area?
 - The decontamination site is very close to population nearby. Should the site be developed at all?
- Government goal is to build more residential units: zoning for higher buildings in zone behind Victoria Road will have the same or more residential area without needing to demolish park!
 - Why cannot the Government do the one mentioned above?
 - Should residents be able to vote to save the Park and move high rise to the developments behind Victoria Road?
- Why should the Government waste >HK\$1.1billion to develop small plot of land, which take more than 7 years to do so? What is the plot behind? To sell to certain private property developer to make them richer?
- Why develop Cadogan Street Park instead of other location for residential units?
 - Should Government find other locations that have less opposition, are cheaper, or faster to develop first?
 - Why cannot the Government to show flexibility to consider resident's proposal here, or alternative proposal to conserve the Park while developing the rest of the decontamination area for a win-win situation?
 - Is it true that in Aberdeen, there are restrictions to build residential units near port/docks. If so, building residential units on the Park's site is too near the dock, it should be prohibited.
 - If the Government is not allowed to build residential units on the Park's site, do you still have the incentive to demolish the Park and change its current landuse as a recreational space?

We seek your help to question the Government structurally re the decision for Cadogan Street Temporary Garden (cont'd)

2. Land Use development: Why cannot Government to consider alternative Option A or B* mentioned in this document to create a win-win solution, better meet Planning guideline for recreational space (2sqm per resident), and address the traffic congestion/ capacity issue by reducing the # of units to be built?

- According to Government's Plan 2, it supposes to add additional 3,300 new units on existing 1,200 units on Ka Wai Man Road. It could possibly mean adding 99 double-decker buses or 707 mini-buses**, or even more if people put their private cars on the road. Is it clear that the current Plan 2 does not work and number of units should be significantly reduced to avoid over-development?
- Why cannot the Option A or B proposed in this document be considered to meet at least the local Planning guideline which is 1sqm per resident, if 2sqm per resident cannot be met?
- Should Government build roads before allowing development of the land?
 - Road works required for widening of Victoria Road first
 - Road works required for widening/ extensions of Ka Wai Man Road to be done before building to proceed
- How can the construction be started without genuine residents' approval? It is an indication of improper consultation if there is more than 1,200 objections in just one week with number of objections increasing.
- Should the Government follow common sense principles for the betterment of the community?
 - Building higher further away from sea and current housing units are common sense principle to spread out and avoid over-crowding
 - Any residential buildings built near the port is inefficient due to proximity to port/dock pollution, and should be restricted
 - Any buildings close to sea should be lower to minimize impact to other buildings (a possible comparison could be Lei King Wan which has promenade setup; its maximum building height for the housing estates there is only 60m, substantially lower than proposed max. height in our Plan which is 100m to 140m)
- Why cannot consider Wheelock's proposal to build into the sea at no cost to the Government?

* See appendix for Option B

** Assume 3 people per unit going out to work or school; 14 seats per mini-bus; 99 seats per double-decker bus

We seek your help to question the Government structurally re the decision for Cadogan Street Temporary Garden (cont'd)

3. Decontamination process – If decontamination process needs to take place before the landuse of Kennedy Town is legally approved, can we use a more environmental friendly method?

- How would the Government seriously conduct study on decontamination by Phytoremediation?
- As Phytoremediation is proven, low risk, and inexpensive solution in other countries such as US and Europe, why cannot it be used in Hong Kong?
- Can the Government assure that there will be zero chance of pollution incl. air pollution? And, the decontamination project must be shut down immediately if any sign or risk of leakage.
 - Why disturb residents instead of developing into the sea?
 - Why risk poisoning air and leakage with contaminants if the Park is safe now?
- If Government insists to use current proposed method to decontaminate, can alternate park be built for residents in the area prior to destroying of the Park?

In sum, could you please hold the Government accountable to these next steps?

1. Address residents' concerns:

- Health risk is more important than new buildings!
- Show that resident votes/support is important!
 - Based on the residents we contacted, 99% votes against the demolition of the Park
 - Preservation of the long-time Park (more than 15 years) has significant value to the community
- Show the HKD \$1.1+ billion is efficient use of Taxpayer funds! If Residential buildings are top priority, then we should not waste time/health/money destroying/decontaminating the Park!

2. Conduct studies and show alternatives:

- Show flexibility for developing at other locations in Kennedy Town
 - Build higher buildings behind Victoria Road
 - Rezone area above MTR (e.g., turn the current minibus station above the Kennedy Town MTR station Exit C to private/public housing use. The ground level of the buildings to be resurrected can be kept as minibus terminus. This is the best use of this site since MTR is just next door for making things convenient)
 - Rezone housing units on Cadogan St., Victoria Rd, and Ka Wai Man Rd to lower density and spread out to avoid over-crowding
 - Build into sea to expand seafront, save HK\$1.1billion and save park!
- There must be a proposal that allows saving the park! Allow Residents and HK to vote and find solution!
- Show research into Phytoremediation properly and fully communicate/ discuss with residents
- Show Traffic study for current situation, and for 2030 with assumption that Kennedy Town is developed up to the maximum permitted density with corresponding economic growth and specific performance of the Belcher's Street, Ka Wai Man Road and Victoria Road

3. Get Residents support to vote on proposals for development:

- Show Residents several proposals to vote
- Communicate and convince residents what the best plan could be
- Give government guarantee that construction will stop if decontamination causes any pollution or leakage

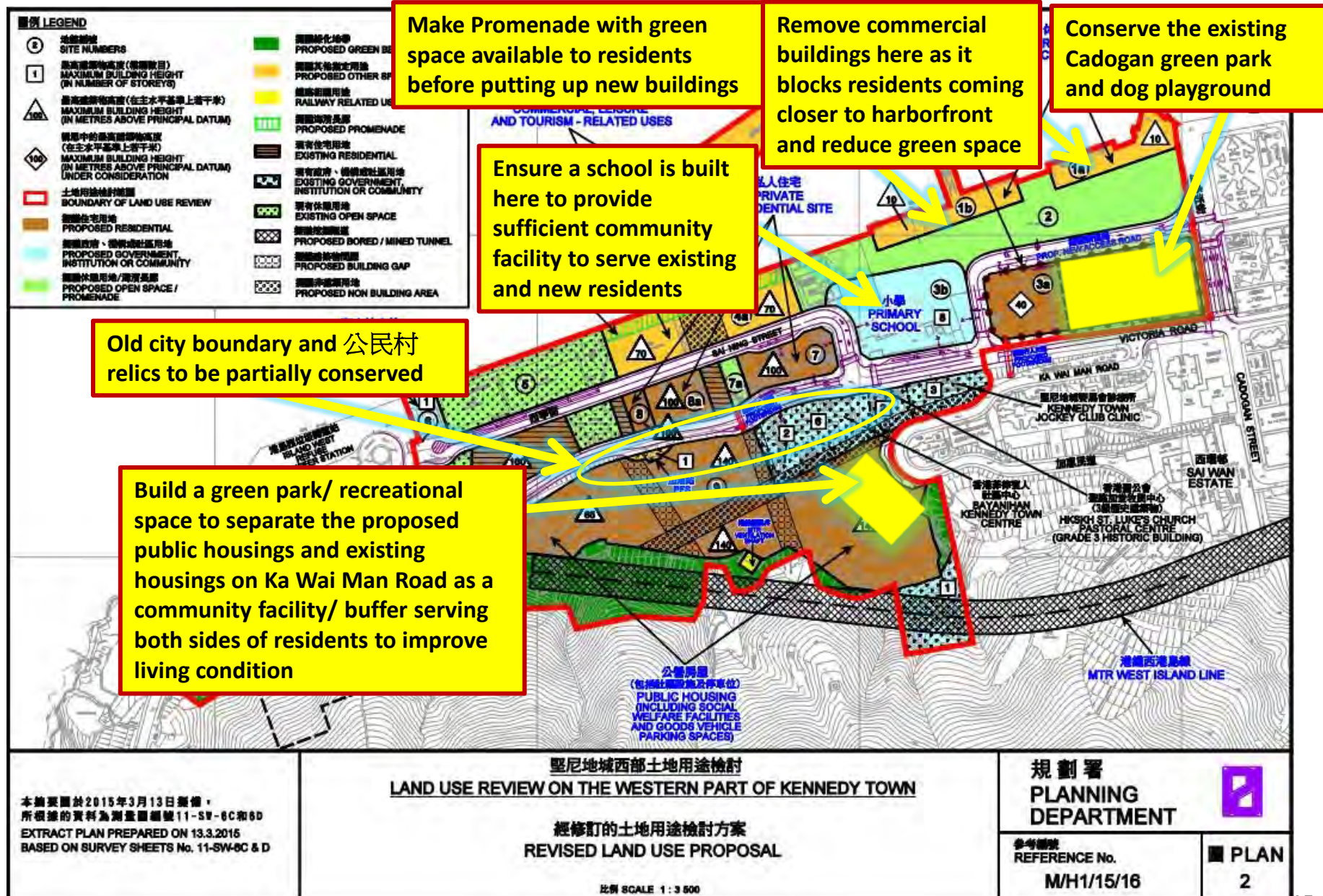
APPENDIX

Requests to Government on Nov 25th, 2015

1. Conserve the Cadogan St Temp. Garden and make it permanent
2. Turn the whole decontamination area to a green park, as no public health issue arises, to provide relatively sufficient recreational space and fulfill Planning guide (ie, closer to 2sqm per resident)
3. Cut down number of residential units to be built by at least 50% to resolve traffic capacity issue and enable sufficient recreational space to support future development
 - Redeploying new housing units to be built in other more sensible locations, e.g. around MTR exits
4. Build a key community facility on Ka Wai Man Road so that it becomes a buffer between existing private housing (私樓) and new public housing (新公屋) to avoid overcrowding
 - Eg. public elderly home or school, esp the ex-Police married quarter site on Ka Wai Man Rd is a school already
5. Collaborate with residents to embed specific heritage and characteristics of Kennedy Town in the Landuse plan
6. Define the landuse of the decontamination area as recreational space and hence tree planting/ phyto remediation could be used as decontamination method as adopted overseas
7. Under the Code of Access to Information,
 - Share traffic, environmental and open space assessment reports for 2030 with assumption that our district is developed up to the maximum permitted density with corresponding economic growth and specific performance of the Belcher's Street, Ka Wai Man Road and Victoria Road
 - Share EIA report or conduct EIA study assuming the landuse of the decontamination area as recreational space/ green parks with trees, so that a fair and comprehensive benefit & risk analysis can be done to evaluate different decontamination methods (incl. phyto remediation) and land use purposes/ impact to the residents and community

Option B is to add community facilities centrally to benefit residents on West and East of Cadogan Street

Preliminary for discussion



Supplementary questions provided by Kennedy Town residents

1. Will the government look into using phytoremediation as an alternative to decontaminate the park? If they say it is not possible, will they give evidence why not?
2. When they decontaminate the park, how will the government prove to nearby residents that our health is not being put at risk?
3. Has the government carried out a comprehensive traffic study, particularly of the only East to West thoroughfare through Kennedy Town, i.e. Belcher's Street? Will they show us the results of the study? If not, why not?
4. If the results of the traffic study show there will be serious traffic congestion, have they considered reducing the number of proposed flats to be built, or stopping the proposed developments entirely? If not, why not?
5. Is there a traffic study being conducted at this time? If so, why are the government still going ahead with the decontamination plan? It would be a huge waste of money to decontaminate the park and then discover the residential plans must be stopped because of traffic problems, as well a needless destruction of an essential green space for young and old people.
6. Has the government carefully considered our Alternative Plan A or B? If so, what are the exact reasons for why they will not choose one of them? If not, why haven't they looked carefully at our alternatives?
7. Can the government state categorically that the proposed housing which will be built on the site of the park, be used for public housing? How do we know the site will not be used for luxury flats? Can they show us exactly which flats on their current plan will be used for public housing, and which will be used for private flats?
8. Why does the private housing need to be built on the current site of the park and not on the other sites of the plan? Why do the government need to build private residential buildings in this area at all? Why not just build public housing on the other sites where they plan to have residential buildings, keep the park and build private flats elsewhere? Does the government have figures as evidence to demonstrate the supposed 'shortage of housing'? Shortage of housing for whom?

Supplementary questions provided by Kennedy Town residents (cont'd)

9. In the last meeting, Planning Department pointed out that there are open spaces and proposed green belts in their current plan, as alternative green spaces for when Cadogan Garden is destroyed. What guarantees are there that there will be trees and grass? Belcher Bay park, which is currently overcrowded, would be the only proper park, otherwise. How can this park serve all of Kennedy Town?

10. Does the government's plan need to be all or nothing? Have they considered building all the proposed residential buildings apart from the ones to be built on the site of the current park? Isn't there room for compromise, to make a win-win situation? As well as keeping the current nearby residents of Kennedy Town satisfied, the future residents of the new residential buildings will have a better quality of life as this area won't be so overcrowded, traffic congestion will be reduced and air pollution lessened. A better Kennedy Town for everyone.

Why Government's current Landuse Plan does not work

- In the nutshell, the whole Plan 2 is to add more residential housing units (*add over 3,300 units incl. public and private housing vs. only 587 units* on Ka Wai Man Road at the moment*)
- The only large-sized green park is eliminated in Plan 2, leading further to the recreational space per resident below required standard (*replaced by private housing units adding to traffic congestion, pollution, ventilation problems, etc. affecting both new and existing residents*)
- No clear and sufficient community facilities and green parks/ amenities to be added (*the Promenade is far away, takes long time to build, cannot substitute for the green parks**, and benefit new units more than existing units*)
- Transport Department already admitted the road capacity cannot be changed or enlarged (*no clear solutions to address traffic problems on Belcher's Street, Victoria Road, Ka Wai Man Road, or at least not communicated*)
- Not holistic as the impact of redevelopment of old buildings and surge in population along Belcher's Street area are not counted (*apparently surge in population could be >30,000 people (>2x today's population) but no change in road capacity, no more parks, unclear plan re needed community facilities*)

* Include Mount Davis 33 and Cayman Rise buildings; if Sai Wai Estate is include, it will add another 600 units

** See comments from Conservancy Association on p.6

Government's Landuse Plan must be revised for the betterment of Kennedy Town community

1

Holistically address structural deficiency in community facilities

- Currently, the recreational space per resident in Kennedy Town is **only 0.78sqm**, way below required standard of 2sqm; demolishing the Park will make this situation worse
- Ensure sufficient community facilities to be built before putting up new residential units to avoid over-crowding and structural deficiency in facilities in the community, causing deterioration of living condition of existing and new residents
- Those facilities should include but not restricted to the following:
 - Green parks and/or sport fields (**keep existing one and may add more**)
 - School (**a primary school is proposed in your Plan 2 which is welcomed**)
 - Library & Community hall (**currently missing**)
 - Clinic with expanded capacity (**vs. existing small one**)
 - Public elderly home (**currently missing given large population of elderly**)
 - Police station (**currently missing for a large community here**)

Government's Landuse Plan must be revised for the betterment of Kennedy Town community (cont'd)

2

Reduced residential units to address traffic congestion/capacity constraint

- Number of units to be built on the ex-Police Quarter site will by all means over crowd the existing neighborhood (*from ~1,200 units incl. 2 residential buildings and Sai Wan Estate to 3,500 units in the Plan*) – Ka Wai Man Road does not carry the capacity to support the utilization from a significant increase of residents (*200% increase in traffic demand!!*)
- Traffic problem does not just confined in Kennedy Town West:
 - Current community is already facing severe traffic congestion on Belcher Street; with that many more residents being housed in the west end of this area, the current situation can only aggravate
 - Pokfulam and South Western part of HK Island will also be impacted as drivers either use Belcher's street/ Victoria Road or Pokfulam to that area
- New public housings are quite far away from MTR station, about 20 minutes walk for a healthy person, even longer for elderly and disabled; future residents will definitely request connecting mini-buses (Green minibus), or request more frequent bus services – traffic congestion will seriously deteriorate under the Plan
- In sum, to cater for additional 3,300 new units under Plan 2, it could possibly mean adding 99 double-decker buses or 707 mini-buses*, or even more if people put their private cars on the road
- A possible comparison could be Lei King Wan which has promenade setup like the site 3a, 7 and 8 in Plan 2. The maximum building height for the housing estates there is **only 60m**, substantially lower than proposed max. height in our Plan 2 which is 100m to 140m in most cases
- According to Transport Department, Ka Wai Man Road, Victoria Road and Belcher's Street cannot be enlarged, only solution is to reduce # of residential units built **by around 50%**. We appreciate that Government can help **explore other venues** for those units

* Assume 3 people per unit going out to work or school; 14 seats per mini-bus; 99 seats per double-decker bus

Government's Landuse Plan must be revised for the betterment of Kennedy Town community (cont'd)

3

Alternative use of land with K-Town heritage and characteristics

- Good urban planning principle should not be compromised; Kennedy Town West is endowed with a few unique characteristics that we urge Government to retain
- (1) Gateway to the scenic Mount Davis
 - Victoria Road is now a popular road frequented by runners and cyclists due to its lack of traffic lights
 - We should consider using some of the land as a replenishment point for these runners and cyclists
- (2) There exists an ageing population in this community and some of the lands under review are quite distant from public transportation; given the limited capacity of Ka Wai Man Road and Victoria Road (which are both one-lane roads), we should consider constructing housing that generates the least amount of human traffic, e.g.:
 - Elderly homes
 - Hospice care centers
- (3) Over the past several years, many sites with heritage and historical values have fallen prey to urban development; we are asking that this aspect of a good urban planning to be included in this Plan, e.g.:
 - Remnants of the demolished Kung Man Village (Mount Davis Settlement), which records part of the history as a result of the Civil War in the late 1940s
 - Conserving and connecting the Cadogan Street Garden to the promenade to make it one piece of green park bringing residents seamlessly to the waterfront in line with latest urban planning concept Government endorsed

~1,400 residents objecting Government to demolish Cadogan Street Temporary Garden, demanding to conserve it

This Park currently houses over 100 species of trees such as Banyan, Cuban Bast and Palm. There are even two rare species namely Rhodoleia and Ailanthus, which are classified as rare breed under environmental protection. These trees for the most part are in good conditions in terms of health and structure wise. Of particular value is their compatibility to the Park, the shaders provided by these trees along with the rest of the facilities make this Park an ideal recreational spaces for public use. Rebuilding a park with such ecological richness is no easy task, and demolishing the Park is by all means a waste of resources. For environmental reason, it is rather recommended that the Government conserves and upgrades the Park for long term use

Conservancy Association

The park was built many years ago when contaminated materials were contained by concrete/ containment methodology which should be safe. Unless there are other public health issues, is the decontamination necessary now? If there are public health issues, why do not Government fix them earlier but leave residents exposing to harmful materials for many years? If it is safe now, would decontamination cause more hazards and noise/air pollution as leakage occurs during such process?

Absolutely appalling that yet another district park is to be sacrificed to make property developers richer ... All this hand wringing about lack of land for residential development is just a smoke screen to justify moves like this ... There are thousands of substandard buildings that could be redeveloped if URA were to do its job properly. Property developers have large landbanks lying idle. There are many government sites left empty for years. The accommodation block behind Western Police Station being just one example. But the administration finds it much easier to just move in on local parks and green belts and deprive communities of what is an already inadequate supply of public open space.

Residents joined the signature campaign

According to Environment Impact Assessment 2001, remedial actions was to remove polluted soils of just 2.5m to 3.5m below the ground surface of Cadogan St West. However, as per recent Environmental Impact Assessment 2015, remedial actions was designed to remove over 6m polluted soils underground of Cadogan St. West. That means the enlarged dev. scheme leads to wider spread noise, air, water pollutions and traffic congestion in Kennedy Town.

~1,400 residents objecting Government to demolish Cadogan Street Temporary Garden, demanding to conserve it (cont'd)



We want a green Kennedy town. Please do not demolish the Cadogan St. Garden.

In case the government insists to demolish Cadogan Street Green Park, the government should build another park in Kennedy Town to ensure the neighborhood is with same tree/ green coverage.

為什麼公園總是一個臨時公園?? 樹木長大了, 好地地又要被砍掉? 可否不要再這樣做 planning??? 簡直是浪費納稅人的金錢以及地球資源!!! 再者, 之前做過的諮詢明明就是有很多反對聲音, 政府又不理會了?? 西環尾已沒有一個這樣多樹的好公園了, 這個公園的樹木雖然不是特別樹種, 但十年的成果可見成效-製造了一個很好的樹蔭green canopy, 雖然公園細細但的確為街坊提供了一個好的休閒地方! 現在建立了又要被移平, 沒有更好的方法嗎???

Residents joined the signature campaign



I was always under the impression that after removal of the site office, the park would be extended all the way to the sea front! Very sad to learn that intentions by government are to actually demolish it instead.

As a Kennedy Town resident, I can only add this: the proposed plan threatens to turn this area into a human zoo!

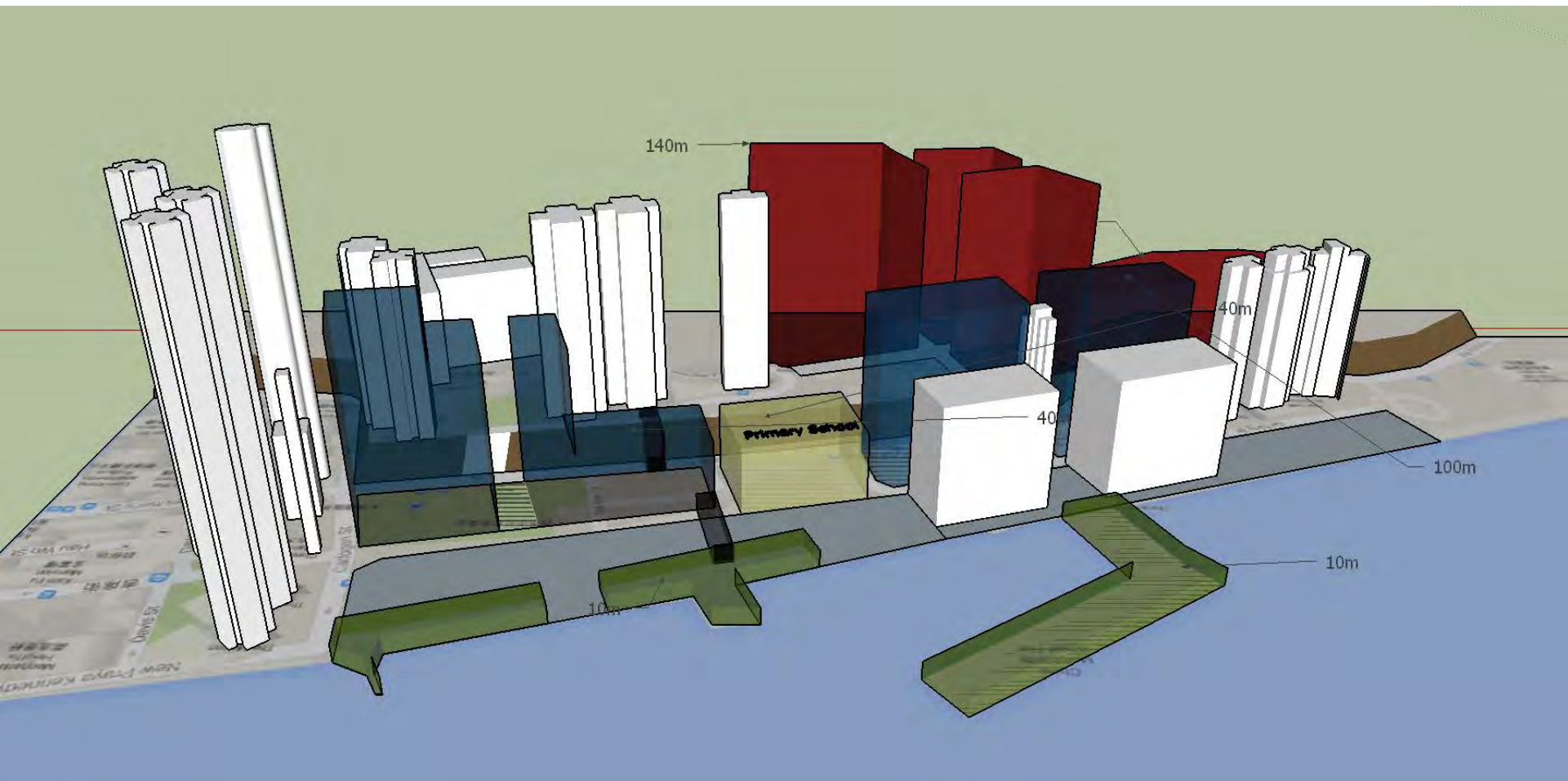


Around 1,400 residents plead the Government to conserve the Park and revise the Plan for better Kennedy Town development

- Kennedy Town West residents will have no park for 10 years after the demolition work starts. A 78-year old woman said her age cannot wait for the new promenade. Without a park for them to walk around everyday, their health would deteriorate rapidly
- The nearby park at Ka Wai Man Road is on a slope which is not possible for the elderly or disabled people to go; Belcher Bay Park is already overcrowded, people live in that area also use the Cadogan Street Park due to overcrowding of the Belcher Bay Park
- The Cadogan park is located at the center of the Kennedy Town West which is an ideal location for community facility to serve the residents in that area. An alternative location is the ex-police quarter at Ka Wai Man Rd. If Government can open an access, e.g. lift, from Victoria Road to the ex-police quarter site, it can serve the new public housing residents nearby
- Rushing to build or develop an area will cause long term suffering to the residents and long term problems to the Government
 - More noise and complaints from residents on traffic and amenities in future
 - Government needs to fully explain the potential risks/ hazards of decontamination to the Kennedy Town community – current communication from local District Council and Government are clearly insufficient
 - Why not collaborate with residents to discuss and improve the Plan for the betterment of the community?
 - This requires Government/ Development Bureau to stop the demolition of the Park, and extend the consultation period, say for another 12 months, to make a much better plan to satisfy the needs of Government, existing and future residents

DAB's proposal TFHK/16/2015 on 24th November 2015 not working and not welcomed by residents

- Proposal destroys park opposed by residents
- Many existing buildings block other buildings
- Demolition expensive and increases health risk to Residents
- Proposal takes longer, costs more and creates little value



2015年12月1日記者會: 反對拆公園, 投訴發展局

2015年12月1日下午一班堅尼地城居民及支持者到立法會申訴部見議員, 為著政府偷步招標清拆加多近街臨時花園及附近規劃不符指引作出投訴。居民較早前與相關政府部門開會提出訴求, 唯發展局態度強硬, 未作讓步。

堅尼地城居民代表於11月25日與發展局、規劃署、土木工程署和環保署開會要求保留加多近街臨時花園和減少建屋單位, 解決社區交通、休憩用地和社區建設不足的問題。政府聲稱現時香港房屋不足, 土地供應有限, 公園一帶土地必須發展。而除污工程正是為著發展作準備, 地下的污染物因藏在地下深處(超過4米深), 現時不會對居民造成影響。他們也未能說出將來有何問題。

我們在10月已收集近1,400名居民簽名反對政府清拆公園, 反對人數不斷上升。在10月20日, 我們把反對簽名和合理的建議方案提交發展局, 但至今方案仍未被接納。居民行動在11月8日升級, 在加多近街公園集會, 要求政府停止清拆。

西區的休憩用地比例遠低於政府的指引, 再把公園拆掉會令情況更壞。建議中的海濱長廊並不能取代公園, 因為不一定有大片草地, 樹木數量也可能會大幅降低。且除污工程要花7年時間和動用11億元。再加建築時間, 我們要等約十年才有綠化設施。除污工程可能帶來大規模的污染風險, 得不償失。政府在規劃未審批已招標除污, 一來違規, 二來漠視民意, 一意孤行要剷除公園改作私人住宅用途。我們希望立法會申訴部能幫助堅城居民討回公園, 並減少新增單位數量, 全因交通流量不能承受和社區設施未能配合。

總結:

我們投訴發展局, 陳茂波局長和馬紹祥副局長漠視堅尼地城民意及其合理要求; 他們更犯上行政失當:

- 1) 除污方法不夠環保及對居民造成潛在威脅**
- 2) 清拆公園未合程序(如城市規劃委員會未批准更改休憩用地用途)**
- 3) 剝削居民當區休憩用地/城市綠帶**
- 4) 浪費公帑, 若果拆了後又再建公園或有更經濟的方法(如植物修復法 phytoremediation)**
- 5) 過度發展、交通擁擠問題沒有解決**

我們請求全立法會議員協助:

- 說服政府保留加多近街臨時花園, 成為永久公園**
- 不批除污項目撥款, 除非政府解決上述五項問題**

守護堅城關注組



Press Conference: Objecting Demolition of Park, Complaining Development Bureau

On 1st Dec, 2015 afternoon, a group of Kennedy Town residents (the "Residents") and supporters went to the Legislative Council Public Complaint Office to make a complaint to the legislative councilors about government tendering to demolish the Cadogan Street Temporary Park ("the Park") before the development plan is approved and also the plan does not follow the Planning guidelines. The Residents met with related government departments last week to raise their concerns and requests, but Development Bureau seems not willing to listen to the Residents.

On 25th Nov 2015, we, the residents from Kennedy Town, had a meeting with Development Bureau, Planning Department, CEDD and EPD requesting for conserving the Park and reducing the number of proposed housing units around us to address traffic, overcrowding, insufficient recreational space and community facility issues. The government claimed that the housing demand is high and land supply is limited. The Park and its surrounding areas have to be used for development. The decontamination work is prepared for this development. The contaminants are now contained deep underground (over 4m deep), there is no imminent risk at the moment. The CEDD representatives could not even say what the risks are in future.

In October, we have collected around 1,400 signatures from residents objecting the demolition of the Park. This objection is rising over time. On Oct 20th, we have submitted the signatures and reasonable proposal to Development Bureau to resolve the issue, which seems not accepted so far. On Nov 8th, we escalated our action to have a vigil rally at the Park to petition for stopping the demolition.

According to the planning guideline, the recreational space per resident is well below standard in our district. If the Park is demolished, this ratio will go further down. The proposed promenade cannot replace this Park as there will be no grassland and number of trees will be reduced. The Park decontamination will take 7 years and spend over HKD1.1 billion. Adding the construction time, we need to wait for 10 years or so to have recreational space in our community. Also, decontamination may result in public health hazard, causing more loss than gain. Now, the government has tendered for the decontamination work before the development plan is approved. On one hand, they violated the proper procedure; on the other hand, they ignore the residents' objection for not sacrificing the Park for private housing. We hope that the Legco Public Complaints Office can help the residents to conserve the Park, while reducing the number of new housing units to be built given the traffic and community facilities cannot cater for such development.

In summary, we complain to the Development Bureau, Paul Chan (Secretary for Development) and Eric Ma (Under-secretary for Development) about ignoring the residents' needs and reasonable requests, while committing maladministration in following areas:

- 1) Decontamination work is not environmental friendly enough and poses potential health risk to the residents
- 2) Demolition of the Park does not follow the procedures (e.g. Town Planning Board has not approved the change of land use to other purpose)
- 3) Deprivation of the residents for sufficient recreational space according to Planning guidelines
- 4) Waste of public funds, especially if the Park is demolished and then another park is built again, or whether there are more economical way to decontaminate, such as phytoremediation
- 5) Not solving the problem of overdevelopment and traffic constraint/congestion

We petition for all Legislative Councilors to help:

- Convince government to conserve the Cadogan Street Temporary Park and make it permanent
- Reject the appropriation of funding for the decontamination work unless the 5 aforementioned issues/ areas are fully resolved

Concern Group for Protecting Kennedy Town