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Hong Kong, May 20, 2008

The Honourable Alan Leong Kah-kit SC
 Chairman
 Subcommittee on West Kowloon Cultural District Development
 Legislative Council
 Legislative Council Building
 8 Jackson Road
 Central, Hong Kong
 (Fax: 2869-6794 / email: asit@legco.gov.hk)

The Amendments to the draft South West Kowloon Outline Zoning Plan

Honourable Chair and Members,

Enclosed please find a copy of the representation we made to the Town Planning Board regarding the captioned plan.

Our concerns are primarily:

1. The unusual specification of a 'house' as a permitted form of development;
2. The deviation from commitments made by the Administration to the Legislative Council and the Public – specifically the 36% minimum gross floor area for Cultural and Arts Facilities and that a significant portion of the open space is at ground level.
3. The limitation placed on the architects and planners with unnecessary specific height restrictions in specific areas. The WKCD should seek a fresh interpretation of the Harbour Planning Principles and Guidelines and the Hong Kong Planning and Standards Guidelines. For example, some designers may prefer to combine much of the permitted development in to one large tower and leave more open space at ground level. As the public will be involved in the decision making over the final outcome, there is little chance of 'the wrong' outcome.
4. To control final plot ratio as well as the bulk and massing, it is important to limit bonus, unaccountable and free gross floor area.

Herewith we so submit for your consideration,

Yours sincerely,



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Hong Kong, 9 May 2008

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Representation regarding the amendments to the draft South West Kowloon Outline Zoning Plan No. S/K20/20 as reflected in Draft Plan No. S/K20/21

1. We object to the inclusion of 'House' under column 2 as an inappropriate use given the planning intention for the site and the character of the neighboring area.
2. We propose to amend remark (1) in line with commitments made to the Legislative Council and the Public by specifying that:
 - a. A minimum 36% of the total plot ratio shall be for arts and cultural facilities;
 - b. A minimum of 15 hectares of the public open space (of not less than 23 hectares) will be at ground level and a waterfront promenade is provided of not less than 20 meters in width.
3. We propose to amend remark (2) to give the greatest possible freedom to the West Kowloon Cultural District Authority and their architects and planners in proposing development plans of outstanding merit for public consultation and approval by the Town Planning Board. We object to pre-empting their work and call to delete the current remark (2). We propose to seek a fresh interpretation of the Hong Kong Planning and Standards Guidelines as well as the Harbour Planning Principles and Guidelines for this site by including the following wording for remark (2):
 - a. All new development, or addition, or alteration and/or modification to or redevelopment of an existing building shall reflect the Hong Kong Planning and Standards Guidelines and the Harbour Planning Principles and Guidelines.
4. We object to disregarding the uses specified in remark (3) from the plot ratio as this may well lead to excessive bulk and a failure to control building massing. We propose to replace the words 'may be disregarded' with 'are accountable and included in the plot ratio.'

Herewith we so submit for your consideration.

Yours sincerely



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