

本局檔號 OUR REF : (25) in HAB/R&S 4000/75/1 VII

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By Fax (Fax No.: 2509 9055)

14 August 2006

The Legislative Council Secretariat
Legislative Council Building
8 Jackson Road
Central
Hong Kong
(Attn.: Ms Amy YU)

Dear Ms YU,

Panel on Home Affairs
Subcommittee to Follow Up the Outstanding Leisure and
Cultural Services Projects of the Former Municipal Councils

We would like to provide the reply below in response to two requests raised at a meeting of the above Subcommittee held on 30 March 2006 (para. 26 of the minutes of the meeting).

At the meeting, the Administration was requested to further examine the proposal of rezoning the site at Oil Street and look into ways to increase the provision of open space in North Point. We have asked the Housing, Planning and Lands Bureau to provide a response to the requests. According to the reply of the Bureau, on 28 October 2005, the Town Planning Board (the Board) considered the rezoning application to rezone the “Comprehensive Development Area (1)” (“CDA (1)”) and the western portion of the “Comprehensive Development Area” (CDA) of the Oil Street site to “Open Space”, and to incorporate maximum building heights and the requirement of a public promenade into the Notes of the approved North Point Outline Zoning Plan. The Board did not agree to the application and considered that the existing “CDA” and “CDA (1)” zonings of the site, which require the submission of Master Layout Plan to the Board for approval, would provide sufficient control on the detailed planning and design of the site including an integrated design of public open space within the future development. The Board also considered that the rezoning

proposal would limit the flexibility in the layout and design of the future development, especially when the site was subject to adverse air and noise impacts from the Island Eastern Corridor.

Despite the rejection of the application, the Board has requested the Planning Department (PlanD) to carry out a detailed study to determine the appropriate development parameters with a view to amending the endorsed planning brief for the Oil Street site, taking account of community aspirations and relevant planning guidelines and principles. The review is being undertaken by PlanD. The issue regarding the provision of public open space in North Point is also covered in the review. The Eastern District Council will be consulted once the findings of the review are available.

PlanD has endeavoured to increase the provision of public open space in North Point. Opportunity has been and will continue to be taken to increase the provision through the redevelopment of Government sites available, such as the Oil Street and the ex-North Point Estate sites. PlanD will continue to examine various means to address the need of public open space in the area.

Yours sincerely,

(signed)

(Danny SUNG)
for Secretary for Home Affairs

c.c. Secretary for Housing, Planning and Lands
(Attn.: Kevin CHAN) (Fax. No.: 2845 3489)

Director of Leisure and Cultural Services
(Attn.: Mrs Karen YUEN) (Fax. No.: 2695 3886)

Director of Architectural Services Department
(Attn.: Wilson LEE) (Fax. No.: 2123 9024)