

Hong Kong, 2 February 2007

Chair and Members of the Town Planning Board
Secretary, Town Planning Board (Fax 2877 0245, email tpbpd@pland.gov.hk)
15/f, North Point Government Offices
333 Java Road, North Point, Hong Kong

Support for Planning Application Y/H3/2: Rezoning from residential to Government/Open Space for former Police Married Quarters, Hollywood Road.

We support the application to amend the notes of the relevant OZP S/H3/21. The planning benefits include additional open space for the community, a more balanced development of the area, and a reduction of future demand for vehicular capacity.

Given the finite amount of space available for new road capacity, the impact on the living environment of growing traffic congestion in the surrounding areas and on junctions of roads leading to the area, any reserve capacity is to be spared for future traffic demand inherent in current development policies, specifically the allowable redevelopment of private property (including the impact of the promoted amalgamation of sites) and Government led urban redevelopment in adjoining areas.

We call on the Members of the Town Planning Board to support this application to ensure a more sustainable development of Hong Kong. We urge Members to review the allowable redevelopment of Government owned sites as a means to control density and traffic development, because:

1. The 'uncontrollable' nature of density and traffic impact from ongoing private and Government led property development activities in surrounding areas;
2. The limited nature of the current system of site specific traffic impact studies;
3. The lack of independent traffic assumptions and data in light of the dependence of Government on public revenue from land disposal;
4. The high risk of permanent traffic congestion and limited solutions as a result of the unique topography of Hong Kong with small strips of land squeezed between the mountains and the harbour.



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