



香港建築師學會
The Hong Kong Institute of Architects

15 February 2012

By Fax and By Post
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Your Ref. : UD S/ENV/30

Director of Planning
Planning Department
c/o Urban Design and Landscape Section
15/F North Point Government Offices
333 Java Road
Hong Kong
Attn : Ms Phyllis C M LI

Dear Ms Li

**Stakeholders Engagement on
Urban Climatic Map and Standards for Wind Environment - Feasibility Study**

Thank you for your letter dated 12 December 2012 inviting the Institute to join the stakeholders engagement forum on the findings and recommendations of the captioned Study on 7 January 2012.

Subsequent to the attendance in the above Forum, the Institute is pleased to deliver our views and comments to respond to the stakeholders engagement on the captioned Study. Please find enclosed our written submission for your consideration.

Yours sincerely

Dominic K K Lam *CHKIA RA*
President

Encl

c.c. Prof Hon Patrick Lau, Member, Legislative Council (Architectural, Surveying & Planning)



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Stakeholders Engagement on Urban Climatic Map and Standards for Wind Environment – Feasibility Study

The Hong Kong Institute of Architects (HKIA) is pleased to respond to the stakeholders' engagement document for the feasibility study on Urban Climatic Map and Standards for Wind Environment.

Urban climatic issues should form part of the planning and design considerations in Hong Kong. The constant elevation in mean outdoor temperature and the substantial decrease in average wind speed in the urban areas in the past four decades have a notable detrimental effect on the quality of life of Hong Kong residents. Heat island effect in our urban areas results in vicious cycles of increasing carbon emission, worsening urban environment and ultimately damages the economic competitiveness of the city. Hong Kong must take immediate actions to impede further deterioration of its urban climate.

The Draft Urban Climatic Planning Recommendation Map and the broad strategic planning actions are long awaited useful references for district planning. The recommendation map should be **updated periodically** (say a comprehensive review in every 3 years) so that it can provide timely guidance to the Planning process. Government is to take a holistic view of the city in terms of wind performance and other factors like density, public open space, cityscape etc. Good qualities of urban environment should not be compromised due to compliance of wind performance requirement.

The proposed wind performance criterion is a useful benchmark for enabling adequate natural air flowing through new major developments. The alternative prescriptive approach offers a "deemed to satisfy" provision for developments that do not meet the wind speed requirement. The exemptions allows for intrinsically monolithic and essential civic buildings. The term prescriptive approach is however misleading as it gives the impression that it is the standard which projects should adhere to. We recommend that the term "alternative prescriptive approach" be changed to "alternative approach to minimum wind performance". The application of the 1m/s performance standard to all parts of Hong Kong contains a risk of lowering the performance standards in parts of the city where higher standards are readily achievable. The Feasibility Study consultants should consider whether eventually higher standards should be used in some areas, especially in zone 1 and zone 2 areas of the Urban Climatic Planning Zones. We would like to know how the non-waterfront sites with frontage exceeding 140m is derived from the list of projects requiring AVA.



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The Administration should consider measures to facilitate better ventilation in the city by permitting higher buildings in certain cases, encouraging sky voids and sky gardens and promoting flexibilities under building control. The measures should also be extended to neighbourhood level and urban design projects in public realms such as provision of urban public spaces. Wind data should be made widely available.

Both the public and the private sectors have a role to play in averting the urban climatic problems in Hong Kong. The public sector should put in place the necessary regulatory framework with an effective enforcement system. The Administration should demonstrate its resolve by making sure that all new public sector and quasi-government projects should achieve excellent performance in fighting deteriorating urban climate. The private sector should comply with the necessary requirements and persuade its employees and customers to create a better urban environment. Third sector including the HKIA has a moral duty and practical imperative to empower the profession to take positive actions.

The recommendations in the Feasibility Study are a very good example of how to achieve valuable and essential public goods with a minimum of extra cost to the economy. In the long run it will improve the attractiveness of our city and enhance the competitiveness of our economy.

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