

CONFIDENTIAL

(Downgraded on 9.7.2021)

**Minutes of 1247th Meeting of the
Town Planning Board held on 18.6.2021**

Kowloon District

Agenda Item 3

Submission of the Draft Urban Renewal Authority To Kwa Wan Road/Wing Kwong Street Development Scheme Plan No. S/K9/URA3/A Prepared Under Section 25 of the Urban Renewal Authority Ordinance and Proposed Amendments to the Approved Hung Hom Outline Zoning Plan No. S/K9/26
(TPB Paper No. 10743)

[The item was conducted in Cantonese.]

Deliberation Session

1. The Chairperson invited Members to consider whether the draft Development Scheme Plan (DSP) was deemed suitable for publication under the Town Planning Ordinance. She pointed out that the Urban Renewal Authority (URA) had to operate on prudent financial principle, and given the need to provide compensation to those affected by its redevelopment projects and to maximise flat production, it was unlikely that URA could provide substantially more Government, institution and community (GIC) facilities within the Scheme. As indicated in the Paper, the Planning Department considered it acceptable to rezone the Scheme area including the road as “Residential (Group A)” with a maximum domestic/total plot ratio (PR) of 7.5/9, relax the building height restriction (BHR) to 140mPD, exempt the gross floor area (GFA) for GIC facilities required by the Government from PR calculation, allow non-domestic uses in the purpose-designed non-residential portion of the building with the all-weathered communal space. The Explanatory Statement (ES) of the DSP also included the requirements to incorporate good design elements such as provision of pedestrian streets, all-weathered communal space that might be at-grade or sunken, footbridge connection to MTR To Kwa Wan Station and GFA of not less than 5,500m² for GIC facilities. Members should consider whether the proposed planning restrictions under the DSP were sufficient while allowing some design

flexibility for URA to refine the Scheme at the detailed design stage.

The Development Scheme

2. Members generally considered that the draft DSP was acceptable and agreed that some flexibility should be provided for URA to further refine the Scheme at the detailed design stage to incorporate comments raised by Members. Members appreciated URA's efforts to re-structure and re-plan the Scheme area for a mixed commercial/residential development with GIC uses as well as the provision of all-weathered communal space and supported the district-based approach to urban renewal. Some Members indicated that the proposed BHR of 140mPD would allow flexibility for building setback and more permeable design that could improve air ventilation and visual impacts of the redevelopment.

3. Some Members considered that there would be scope for URA to strengthen community network re-building, facilitate waste recycling and further improve the pedestrian-level wind environment during the detailed design stage. A Member opined that the Government should consider setting a benchmark to safeguard against building 'nano' flats to improve people's living environment. A Member also opined that while pursuing the worthy cause of urban renewal, the Government and URA should also consider the possibility of redevelopment efforts reducing the supply of low rental housing units serving the demand of grassroot community in the redevelopment area. The Chairperson remarked that URA had made considerable efforts in engaging the community and stakeholders in network building through experience gained in other projects. With regard to strengthening waste reduction and recycling, the Environmental Protection Department had taken the initiative to set up community recycling stations in each district in the territory which was a good starting point.

Proposed Amendments to the Draft OZP

4. Members also agreed to the proposed amendments to the OZP, which were mainly to reflect completed developments and technical amendments.

5. After deliberation, Members agreed that the draft DSP and draft OZP were suitable for publication under the Town Planning Ordinance and decided to:

Draft To Kwa Wan Road/Wing Kwong Street DSP

- (a) deem the draft To Kwa Wan Road/Wing Kwong Street Development Scheme Plan (DSP) No. S/K9/URA3/A (to be renumbered to No. S/K9/URA3/1 upon exhibition for public inspection) and the Notes at Annexes H-1 and H-2 of the TPB Paper No. 10743 (the Paper), as being suitable for publication as provided for under section 25(6) of the Urban Renewal Authority Ordinance, so that the draft DSP shall be exhibited for public inspection under section 5 of the Town Planning Ordinance (TPO);
- (b) endorse the Explanatory Statement (ES) of the draft DSP at Annex H-3 of the Paper and adopt it as an expression of the Town Planning Board (the Board)'s planning intention and objectives of the DSP and agree that the ES as being suitable for public inspection together with the draft DSP;
- (c) agree that the draft DSP, its Notes and ES were suitable for submission to the Kowloon City District Council for consultation/information upon exhibition of the draft DSP;
- (d) note both Stage 1 and Stage 2 Social Impact Assessment reports for the DSP;

Hung Hom Outline Zoning Plan (OZP)

- (e) agree to the proposed amendments to the approved Hung Hom OZP No. S/K9/26 and that the draft Hung Hom OZP No. S/K9/26A at Annex L-1 of the Paper (to be renumbered as S/K9/27 upon exhibition for public inspection) and its Notes at Annex L-2 of the Paper were suitable for exhibition under section 5 of the TPO; and
- (f) adopt the revised ES at Annex L-3 of the Paper for the draft Hung Hom OZP No. S/K9/26A as an expression of the planning intentions and objectives of the Board for various land use zones of the OZP and the revised ES would be published together with the OZP.

6. Members noted that, as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft DSP and draft OZP including the Notes and ES, if appropriate, before its publication under TPO. Any major revisions would be submitted for the Board's consideration.

7. The Secretary informed the meeting that according to TPB Guidelines No. 29B, the Board's decision on the draft DSP would be kept confidential for 3 to 4 weeks after the meeting and would be released when the draft DSP was exhibited for public inspection. Members should exercise due care so as to avoid inadvertent divulgence of their views on the draft DSP boundary to the public before its publication.