

CONFIDENTIAL
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Minutes of 1261st Meeting of the
Town Planning Board held on 17.12.2021

Tsuen Wan and West Kowloon District

Agenda Item 5

Submission of the Draft Urban Renewal Authority Cheung Wah Street/Cheung Sha Wan Road Development Scheme Plan No. S/K5/URA3/A Prepared Under Section 25 of the Urban Renewal Authority Ordinance

(TPB Paper No. 10792)

[The item was conducted in Cantonese.]

Deliberation Session

1. Members generally appreciated Urban Renewal Authority (URA)'s adoption of a holistic planning-led approach in the Cheung Wah Street/Cheung Sha Wan Road Development Scheme (the Scheme) to create planning gains at the district level. A Member said that as Site B was located between two MTR stations, pedestrian accessibility to the future Government, institution and community (GIC) complex at Site B should be enhanced. A Member remarked that the GIC facilities within Site A could also serve the residents in the wider area including the nearby Un Chau Estate. A Member said that consideration should be given to provide north-south oriented ball courts to meet the best-practice and standards for outdoor playing field at Site B or the adjoining sports ground.

2. The Chairperson said that the Government would entrust URA to design and construct the GIC complex and the public open space at Site B. Details of the financial arrangement, including possible reimbursement of some cost by government, were subject to further discussion with URA.

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

- (a) deem the draft Urban Renewal Authority Cheung Wah Street/Cheung Sha Wan Road Development Scheme Plan (DSP) No. S/K5/URA3/A (to be renumbered No. S/K5/URA3/1 upon exhibition for public inspection) and the Notes at Annex G-2 of 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 should 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 G-3 of the Paper and adopt it as an expression of the Board's planning intention and objectives of the Plan, 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 Shum Shui Po District Council for consultation/information upon exhibition of the DSP; and
- (d) note the Social Impact Assessment (Stage 1 and Stage 2) reports for the DSP.

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

5. The Chairperson reminded Members that according to the Town Planning Board Guidelines No. 29B, the Board's decisions 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.