

**CONFIDENTIAL**  
**(Downgraded on 4.2.2022)**

**Minutes of 1262<sup>nd</sup> Meeting of the**  
**Town Planning Board held on 7.1.2022**

**Kowloon District**

**Agenda Item 5**

Consideration of Representations and Comments in respect of the Draft Urban Renewal Authority To Kwa Wan Road/Wing Kwong Street Development Scheme Plan No. S/K9/URA3/1

(TPB Paper No. 10797)

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[The item was conducted in Cantonese.]

**Deliberation Session**

1. The Chairperson said that while Members generally had no adverse comment on the Urban Renewal Authority (URA)'s Development Scheme Plan (DSP) for the representation site (the Site), consideration could be given to whether it was suitable to spell out the minimum area of the proposed all-weathered communal space (AWCS) in the Explanatory Statement (ES) of the DSP to state the expectation and provide greater assurance. According to the presentation by the URA, the proposed AWCS would have a size of not less than 500m<sup>2</sup>. In response to the Chairperson's suggestion, Members generally supported revising the ES to state the minimum size of the AWCS.

2. A Member said that in recent years, URA had gradually shifted from redevelopment of individual buildings to holistic restructuring and redevelopment of an area/district, which was supported. Several Members expressed support to the DSP and considered that the provision of the AWCS and footbridge linking up the site and the MTR To Kwa Wan Station could substantially benefit the local community. The comprehensive restructuring of the road networks in KCAA1 would provide the opportunity to reduce the area occupied by carriageways and enhance the pedestrian environment. A few Members also considered that Wong Teck Building should not be excluded from the redevelopment as proposed by some representers, as

it would render the restructuring of streets and provision of AWCS impossible and would hinder the holistic planning of KCAA1 proposed by the URA. A Member said that the management of the AWCS was also vital to its success in becoming a gathering place for the community and enhancing community cohesion, and it might be added in the ES that the AWCS was intended to enhance social cohesion.

3. A Member said that the general provision of government, institution and community (GIC) facilities was not fast enough to catch up with the accelerating demand in the coming years, hence the URA should strive to provide more GIC facilities, in particular elderly facilities such as residential care homes, in the redevelopment. Another Member pointed out that the area around the Site was quite well-served by various community services and the proposed 200-place residential care home for the elderly at the Site was of considerable size and considered suitable.

4. A Member opined that members of the public, in particular residents of the Hung Hom and To Kwa Wan area, should be allowed to use the proposed AWCS for community/religious/festive activities. Additional linkages should be provided to enhance connectivity with different destinations in the To Kwa Wan area, such as the Ko Shan Theatre.

5. The Chairperson briefly summarised Members' views and said that all Members supported the DSP but considered that the ES could be suitably revised to state the minimal size of the proposed AWCS. In that regard, Members agreed that the first sentence in paragraph 7.8 of the ES should be revised to read "An all-weathered communal space (including the surrounding landscaped area) with an area of not less than 500m<sup>2</sup> will be provided in the eastern part of the Area bounded between Hung Fook Street and Kai Ming Street". To reflect Members' comments on the intention of the AWCS as recorded in paragraphs 2 and 4 above, the Chairperson proposed that the relevant section in the ES be suitably revised by the Secretariat. Members agreed.

[Post-meeting Note: Paragraph 7.9 of the ES was revised to read "... to create an urban square which will become a community hub for the neighbourhood that can facilitate both the physical, social and cultural integration of the old and new areas".]

6. Members generally considered that the grounds of the representations and comments had been addressed by the departmental comments as detailed in the Town Planning Board Paper No. 10797 and the presentations and responses given at the hearing.

7. After deliberation, the Board noted the supportive views of **R1 and R2**, and decided not to uphold R3 to R13 and considered that the draft Urban Renewal Authority To Kwa Wan Road/Wing Kwong Street DSP should not be amended to meet the representations for the following reasons:

- “(a) the Development Scheme Plan (DSP), being part of the Kowloon City Action Area 1, is generally in line with the recommendations of the Urban Renewal Plan for Kowloon City under the District Urban Renewal Forum study. It will facilitate the redevelopment of existing old and dilapidated tenement buildings in the area into new residential development with commercial and government, institution and community (GIC) facilities. The DSP will also increase housing supply to meet the acute housing demand (**R3 to R12**);
- (b) the DSP has adopted a staggered height profile and incorporated various design features to enhance air ventilation and visual comfort of the proposed development. The submitted Visual Impact Assessment has demonstrated that the proposed development will unlikely cause significant visual impact to the surroundings (**R7 to R12**);
- (c) local open space at the proposed development will be provided according to Hong Kong Planning Standards and Guidelines requirements. The Urban Renewal Authority (URA) will liaise with concerned Government departments on the proposed GIC/social welfare facilities in the DSP. Minimum gross floor area requirement for provision of GIC facilities has been specified in the Explanatory Statement of the DSP to meet the community needs. To encourage the provision of more GIC facilities, the floor area of GIC facilities as required by the Government will be exempted from plot ratio calculation (**R13**); and
- (d) the proposed all-weathered communal space and landscaped area, which will be integrated with the pedestrian walkways and open spaces planned in the adjoining URA projects, will become a community hub for the neighbourhood (**R7 to R13**).”

8. The Board agreed that the draft DSP, together with the Notes and updated Explanatory Statement, upon incorporation of the revisions as stated in paragraph 5 above, were suitable for submission under section 8 of the Ordinance to the CE in C for approval.

9. The Chairperson reminded Members that according to the Town Planning Board Guidelines No. 29B, the Board's decision on the draft DSP upon hearing of representations and comments would be kept confidential for 3 to 4 weeks after the meeting.