

CONFIDENTIAL

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**Minutes of 1290th Meeting of the
Town Planning Board held on 24.3.2023**

Kowloon District

Agenda Item 3

Submission of the Draft Urban Renewal Authority Kau Pui Lung Road/Chi Kiang Street Development Scheme Plan No. S/K10/URA2/A Prepared under Section 25 of the Urban Renewal Authority Ordinance

(TPB Paper No. 10886)

[The item was conducted in Cantonese.]

Deliberation Session

1. The Chairperson remarked that Members generally had no objection to the proposed relaxation of building height restriction (BHR) from 120mPD to 140mPD, and the adoption of a total plot ratio (PR) of 9 (with domestic PR of 8 and non-domestic PR of 1) for the Development Scheme (DS) site (the Site).

2. The Chairperson invited Members to consider whether the draft Development Scheme Plan (DSP) was acceptable and could be deemed suitable for publication under the Town Planning Ordinance. Members generally supported or had no objection to the draft DSP, and some Members had the following views and suggestions:

- (a) there was concern on whether the Housing Bureau (HB) had been consulted on the proposed provision of 1,374 private housing units and 950 Starter Home (SH) units, and whether such provision ratio could meet market demands;

- (b) the layout design should not be constrained by the original street pattern by simply adopting Maidstone Road and Kiang Su Street as pedestrianised avenue/pedestrian connection which would divide the Site into small land parcels, thereby undermining the development potential of the Site. Consideration should be given to re-configuring and restructuring the original urban form/street pattern to achieve better site utilisation;
- (c) concerted efforts by the Urban Renewal Authority (URA)/Mass Transit Railway Corporation Limited/relevant government departments were required to facilitate the implementation of the proposed redevelopment, in particular for the provision of underground shopping street and more GIC facilities, etc.;
- (d) for the proposed underground public vehicle park, smart design initiatives such as mechanical parking system should be adopted which could help minimise the extent of underground excavation and enhance spatial efficiency;
- (e) there was concern on ageing population and shortfalls in the provision of elderly services, and there should be timely provision of elderly services such as Residential Care Homes for the Elderly (RCHE) to meet the needs; and
- (f) there should be strong planning gains in exchange of inclusion of road areas in the Site for PR calculation. While URA's good intention to enhance pedestrian connectivity and walkability was noted, it would be better if more information/details in respect of the design merits could be presented at the meeting.

3. In response to a Member's enquiry on whether the provision of private housing units and SH units could meet market demands, the Chairperson said that URA's proposal of providing private housing units and SH units had been duly considered by the Government. As mentioned in URA's presentation, the southern portion of the Site was originally assigned to the Hong Kong Housing Authority for public housing development. However, in view of the strong market demand for SH units also being one form of subsidised housing, URA shared its social responsibility to provide SH flats in the proposed redevelopment at the Site.

4. The Chairperson said that Members' views/suggestions, including those on refinements to the layout design such as enhancing the design of building blocks, ventilation corridors/pedestrianised avenue/pedestrian connection and underground shopping street, adopting mechanical parking system, details of planning gains, co-ordination between URA/relevant departments, as well as traffic arrangements, would be recorded in the minutes of the meeting for URA/relevant departments' consideration and follow-up actions, as appropriate. The Chairperson remarked that the Town Planning Board could further scrutinize the proposed redevelopment during the hearing meeting of representations and comments in respect of the draft DSP, and it was believed that more details of the layout design and planning gains/design merits could be provided by URA at that time.

5. Noting Members' concern on ageing population and the need for timely provision of elderly services such as RCHE, the Chairperson said that the Social Welfare Department would be invited to brief Members on the requirements of elderly services and the current policy and planning of elderly services in addressing the need and shortfalls.

6. 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 Kau Pui Lung Road/Chi Kiang Street Development Scheme Plan (DSP) No. S/K10/URA2/A (to be renumbered to No. S/K10/URA2/1 upon exhibition for public inspection) and its Notes at Annexes F-1 and F-2 of the TPB Paper No. 10886 (the Paper) respectively 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; and
- (b) endorse the Explanatory Statement (ES) of the draft DSP at Annex F-3 of the Paper and adopt it as an expression of the Town Planning Board's planning intention and objectives of the draft DSP and agree that the ES as being suitable for public inspection together with the draft DSP.

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

8. The Chairperson reminded Members that according to the Town Planning Board Guidelines No. 29B, the Board's decision on the draft DSP would be kept confidential for three to four 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 boundaries of the draft DSP to the public before its publication.

[Mr Stanley T.S. Choi left the meeting during the deliberation.]