

CONFIDENTIAL

(Downgraded on 24.11.2023)

**Minutes of 1306th Meeting of the
Town Planning Board held on 3.11.2023**

Kowloon District

Agenda Item 3

Consideration of Representations and Comments in respect of the Draft Urban Renewal Authority Kau Pui Lung Road/Chi Kiang Street Development Scheme Plan No. S/K10/URA2/1
(TPB Paper No. 10933)

[The item was conducted in Cantonese.]

Deliberation Session

1. The Chairperson invited views from Members.
2. Members generally supported the Development Scheme (DS) and considered that the Development Scheme Plan (DSP) should not be amended to meet the representations. Two Members pointed out that the concerns of the representers and commenters who objected to the DS were mainly related to dissolution of Civil Servants' Co-operative Building Societies (CBSs), acquisition, compensation and rehousing arrangements which were outside the scope of the DSP and the ambit of the Town Planning Board (the Board).
3. The Chairperson said that the subject DS was the second pilot project to be implemented by the Urban Renewal Authority (URA). The redevelopment would provide about 2,324 units, about five times the number of existing units within the DS area. The redevelopment would optimise the potential of valuable land resources in the urban area and increase housing supply. Majority of the households supported the redevelopment. She added that acquisition and compensation arrangements were outside the jurisdiction of the Board. For the subject CBS Scheme, the calculation of land premium would be based on 'the existing use land value' of old CBS buildings, instead of 'redevelopment value' of the concerned site. As such, the land premium to be paid by CBS members would be much reduced (by about 50%),

implying financial implications for the Government. It also meant that the disposable amount the owners received for the acquisition of their properties would be increased. Regarding the concern on rehousing arrangement, eligible owners might purchase subsidized sale flats at Site 1E1 in Kai Tak which was developed partly to meet housing needs of the CBS pilot projects.

4. Members generally considered that the grounds of the representations and comments on the DSP had been addressed by the departmental comments as detailed in TPB Paper No. 10933 and the presentations and responses given at the hearing.

5. After deliberation, the Board noted the supportive views of **R1 to R36, R37 (part) and R38** as well as general views of **R62** and decided not to uphold **R37 (part), R39 to R61**, and agreed that the draft Urban Renewal Authority Kau Pui Lung Road/Chi Kiang Street Development Scheme Plan (DSP) should not be amended to meet the representations for the following reasons:

- “(a) the proposed redevelopment is a pilot project by Urban Renewal Authority (URA) under the Policy Addresses to redevelop low-density Civil Servants’ Co-operative Building Societies (CBSs) Scheme sites in the urban area to fully utilise their development potential to increase housing supply. The proposed redevelopment is in line with the Urban Renewal Strategy and could bring about district-wide planning benefits. The Government has been adopting a multi-pronged approach to increase land supply to meet the acute housing demand for different types of housing. The DSP is one of the pilot projects undertaken by URA to increase private housing supply. The provision of Starter Home units and private housing meets the market demand of different tiers of income groups (**R44, R58 to R61**);
- (b) there are no insurmountable technical problems arising from the DSP on environmental, air ventilation and visual aspects. The CBS buildings within the Development Scheme are not declared monuments or graded buildings. Relevant guidelines, requirements and ordinances will be observed by URA during detailed design and implementation stages (**R40 to R43**);

- (c) the Government has been adopting a multi-pronged approach to identify suitable sites or premises for the provision of government, institution and community facilities. The proposed redevelopment will provide not less than 4,500m² gross floor area for the needed social welfare facilities (**R58** and **R61**);
- (d) the public consultation procedures for processing the DSP have been duly followed. URA will continue to communicate with local stakeholders and residents on the redevelopment (**R40, R58** and **R61**);
- (e) the dissolution arrangement of CBSs, acquisition, compensation and relocation arrangements as well as assistance to the affected residents will be dealt with separately by URA and concerned parties under the prevailing policies and established mechanism (**R37 (part), R40, R42, R45 to R61**); and
- (f) the CBS Scheme is a discretionary housing benefit where the provision is subject to resource availability. The proposed redevelopment could optimise land resources for more housing supply and provide a better living environment for the community (**R39, R42, R57, R58** and **R60**).”

6. The Board agreed that the draft DSP, together with its Notes and updated Explanatory Statement, were suitable for submission under section 8(1)(a) and 29(8) of the Town Planning Ordinance to the Chief Executive in Council for approval.

7. The Secretary 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 three to four weeks after the meeting.