

Appendix 5:

Response to Public Comments

Section 16 Planning Application for Proposed Minor Relaxation of Building Height Restriction for the URA To Kwa Wan Road / Wing Kwong Street Development Scheme (KC-016) (Planning Application No. A/K9/289)

Responses to Public Comments

Para.	Summary of Public Comments	URA's Responses
Concerns on elements of the notional design		
1	<u>Concern on increase in flat numbers and the adoption of MiC</u> MiC could not justify the increase in flat number while resulting in highly uniform and rigid layout.	Please be clarified that MiC is supported by the Government's directives aimed at promoting construction safety and reducing construction waste. The current notional design adopts MiC, which will result in an exempted domestic GFA of about 3,700sq.m. under JPN No.8. The additional domestic GFA allowed by policy explains the increase in flat number. Meanwhile, the current notional design incorporates a revision of flat mix to better meet the current market's situation. This strategic change contributes about 86 nos. of additional residential units to the housing market, directly increasing housing supply and addressing the prevailing housing demand in Hong Kong. The detailed design of the layout and actual provision of flat numbers will be determined during the implementation stage.
2	<u>Concern on small units</u> Current design adopts small unit and could not improve the living standards of the community.	Please be clarified that average flat size under the Current S16 Planning Proposal flat size is 42.6sq.m. (about 459sq.ft.; including the domestic GFA of about 3,700sq.m. to be exempted under JPN No.8). It could meet the minimum flat size requirement of not less than 26sq.m. (about 280sq.ft.) in saleable area as stipulated by the Government. This average flat size is considered to be within a suitable range to meet the current market needs. The current design is notional and "non-scheme-based". The actual flat size is subject to detailed design during the implementation stage.

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3	<u>Concern on reduced site size</u> The proposed site size is smaller than that under the DSP scheme (about 6,590sq.m.), resulting in smaller footprint for all proposed facilities.	Please be clarified that the site size of the Project under the S.16 Planning Application is <u>the same</u> as that under the DSP Scheme. There is no reduction of the site size. For both the DSP and the current S.16 Planning Application, the gross site area is about 6,590sq.m.; while the net site area for PR calculation is about 5,475sq.m..
4	<u>Concern on open space facilities</u> The proposed development provides no internal open space facilities. Moreover, the local children's playground above the MTR station is saturated and not large enough for the current population.	Prior to redevelopment, there was no open space in the Application Site. As stated in the approved DSP Notes and Explanatory Statement, the Project will provide an all-weathered communal space of not less than 500sq.m. which will be integrated with the planned pedestrian walkways to create a community hub for public use and enjoyment. This planning merit is retained in the current S.16 Planning Application. In addition, private open space will be provided in the proposed development based on the prevailing HKPSG requirements.
5	<u>Attached comments on previous DSP in 2021</u>	The attached comments on DSP were addressed by URA and considered by TPB at the DSP stage. The DSP was approved by CE in C in May 2022.