



圖例
NOTATION

BOUNDARY OF DEVELOPMENT SCHEME	— + —	發展計劃範圍界線
RESIDENTIAL (GROUP A)	R(A)	住宅（甲類）
GOVERNMENT, INSTITUTION OR COMMUNITY	G/I/C	政府、機構或社區
OPEN SPACE	O	休憩用地
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	△ 140	最高建築物高度 (在主水平基準上若干米)

夾附的《註釋》屬這份圖則的一部分
THE ATTACHED NOTES
ALSO FORM PART OF THIS PLAN

2021年12月17日城市規劃委員會根據市區重建局條例第25(6)(a)條認為圖則適宜公布，並於2022年1月28日按照城市規劃條例第5條展示
PLAN DEEMED SUITABLE BY THE TOWN PLANNING BOARD FOR PUBLICATION UNDER SECTION 25(6)(a) OF THE URBAN RENEWAL AUTHORITY ORDINANCE ON 17 DECEMBER 2021 AND EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON 28 JANUARY 2022

Mr C K YIP 葉子季
SECRETARY, TOWN PLANNING BOARD 城市規劃委員會秘書

香港城市規劃委員會依據城市規劃條例擬備的市區重建局昌華街／長沙灣道發展計劃圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
URBAN RENEWAL AUTHORITY CHEUNG WAH STREET / CHEUNG SHA WAN ROAD
DEVELOPMENT SCHEME PLAN

SCALE 1 : 1500 比例尺
米 METRES 30 0 30 60 90 120 METRES 米

依據市區重建局條例第25(3)(a)條擬備
PREPARED UNDER SECTION 25(3)(a) OF THE URBAN RENEWAL AUTHORITY ORDINANCE

圖則編號
PLAN No. S/K5/URA3/1

**List of Representers and Commenters in respect of
the Draft Urban Renewal Authority Cheung Wah Street/Cheung Sha Wan Road
Development Scheme Plan No. S/K5/URA3/1**

I. List of Representers

Representation No. (TPB/R/S/K5/URA3/1-)	Name of Representer
R1	Chum Tak Shing
R2	郭志駒
R3	鄭翠婷
R4	Yung Ngar Nay Annie
R5	Hong Hang Wah
R6	許雅台
R7	陳禧淦
R8	彭嫻蓉
R9	鄭雪萍
R10	尹艷貞
R11	Chan Kim Pong
R12	Fung Yee Ting
R13	Kao Kwan Pik
R14	陳嘉文
R15	Pun Choi Chun Adely
R16	陳育華
R17	陳龍文
R18	Chau Pak Luk
R19	黎浩光
R20	Chau Pui Ling
R21	Chan Ting Kwan
R22	Lau Pui San
R23	Do Ka Kuen
R24	Luk Chi Ying
R25	陳澤君

R26	Luk Chi Ying
R27	Chan Choi Tim
R28	Chu Sau Kam
R29	Chan Yuk Kwan
R30	Chan Chung Ming
R31	林樹標
R32	Cheung Sze Hung
R33	林雪梅
R34	蘇澤強
R35	陳承發
R36	Chan Yuk Ting
R37	Chan Wing Leung
R38	Chan Suet Ling
R39	尹麟標
R40	陳子峯
R41	Chan Shuet Fong
R42	Ng Wai Ting Billy
R43	Tsui Yip Kum Ha Winny
R44	Hui Pak Nin
R45	陳子良
R46	林永福
R47	Shum Wai Kei
R48	許錦秀
R49	Wong Oi Ping
R50	Chow Shiu Fong
R51	Wong Kwok Keung
R52	Cheung Fei Fun
R53	Chan Sau Wai
R54	Lee Pui Shan
R55	Wong Chi Wah
R56	Lam Ka Mei

R57	Wong Yuk Mui
R58	Lam Ka Po
R59	Yang Nga Yi
R60	Lam Ka Yiu
R61	Fung King Tat
R62	Fong Lai Sheung
R63	Fung Wai Tat
R64	Leung Mei Po
R65	尹敏映
R66	Yeung Chung Lung
R67	Li Pik Yuk
R68	Chan Kam Fai
R69	Sin Cheuk Fui
R70	曾加
R71	Kwan Kin Ching
R72	Liang Lizhen
R73	Cheng Kin Chung
R74	Tsang Chun
R75	Zhou Hui Ling
R76	Wong Lai Bing
R77	Tuo Xiao Lan
R78	Yu Jianhui
R79	Wong Xiuqing
R80	Wong Yu Ki
R81	Siu Fai
R82	Lau Lo Ki
R83	Ng Po Chun
R84	Fan Sau Kuen
R85	Ho Wai Tan
R86	Choi Kang Shun
R87	Yang Chaoxun

R88	Ngai Chi Ho
R89	林穎可
R90	Wu Qing Na
R91	Lau Kwok Chung
R92	林穎賢
R93	Mak See Man Simon
R94	Lo Po Ki
R95	Yeung Man Chung
R96	何玲
R97	Cheng Wing Hung
R98	Ko Kwan Wai Elisa
R99	鍾世林
R100	Mak Ho Ching
R101	Lui Wing Pui
R102	Liang Jian Li
R103	甘靜雯
R104	Chan Suet Wan
R105	李雅琴
R106	文孝誠
R107	曾諫
R108	周子詠
R109	劉家俊
R110	林淑如
R111	文仲希
R112	Chan Pak To
R113	Chung Wing Shan
R114	杜慶賢
R115	梁釋斌
R116	Kwong Wai Yee
R117	Lam Hon Ming
R118	To Kuen Wai

R119	陳佩妍
R120	To Chun Piu
R121	To Yuk Shan
R122	Lo Hei Sau
R123	李彩鳳
R124	陳淑嫻
R125	Wan Wai Ying
R126	Vong Sze Wing
R127	林瑞蓮
R128	Lok Ka Yuk
R129	莫雨蘭
R130	Tse Mei Lin
R131	Lok Kwong To
R132	Wong Kwan Long Kelvin
R133	李秋琮
R134	Xu xiaoling
R135	Fung Hon Fai
R136	Wong Lai Ling
R137	Ho Lok Him, Karsten
R138	周智勇
R139	Poon Sau Wah Candy
R140	Sukini Yadiwiryra
R141	杜慶紅
R142	李錦周
R143	李文軒
R144	李凱欣
R145	Li Tsz Ying
R146	Tang Man Kee
R147	鄧敏儀
R148	Chan Yuen Yee Judy
R149	莫瑞珍

R150	陳伊晴
R151	陳銳敏
R152	陳逸朗
R153	劉明厚
R154	Shum Lap Wing
R155	劉壽芬
R156	陳瑞穆
R157	曾春紅
R158	曾日章
R159	袁振聲
R160	盧鑽光
R161	Tang Chi Wing
R162	Tang Wan Kin
R163	梁平
R164	何子堅
R165	Mok Kim Leung
R166	Chan Lai Ching
R167	Chan Lai Ping
R168	張美倫
R169	丁麗霞
R170	梁駿業
R171	梁凱凝
R172	黎浩田
R173	余志源
R174	陳炳俊
R175	Chan Lai Ling
R176	余明昌
R177	Leung Kin Man
R178	Siu Man Kit
R179	李連多
R180	尹安琪

R181	尹安榮
R182	Ko Kwan Kei
R183	Fong Yuen Sim
R184	Leung Kin Man
R185	Lam Chi Kin
R186	Lo Man Yi Maggie
R187	Wu Xianxing
R188	Chow Wing Hang Eric
R189	Lam Kar Kai
R190	王妙
R191	高君慧
R192	Ng Lok Yin
R193	Pui Yi Chun
R194	Chan Chun Fu, Henry
R195	Ng Wing Chi
R196	Ng Wing Tak
R197	Ng Cheuk Him
R198	Chu Chi Wah
R199	Ibe, Regin Sotto
R200	Chan Fung Sim
R201	Wong Wing Yiu
R202	盧如意
R203	Wong Ching Yi
R204	Cheung Kwok Pan
R205	Do Cheuk Yee
R206	Li Hung Chun
R207	Yuan Boxi
R208	Do Nga Yee
R209	Li Ying Chun
R210	Ma Hong Hang
R211	Wu Wu Carmen

R212	REHMAN MALIK SARFARAZ
R213	Leung Wing Pan
R214	NAYAK AVIJIT
R215	Cheng Ho Ming
R216	Chan Kin Lam
R217	Leung Kai Kwong
R218	Leung Yu Pan
R219	郭倩煒
R220	杜嘉輝
R221	程李妹女
R222	TURKINAH
R223	林秋美
R224	Lee Pui Yee Samtani
R225	Ho Pui Ching
R226	張清福
R227	蔣雪剛
R228	Lam Mei Kwan
R229	To King Fong Iris
R230	Lam Choi Kwan
R231	黎耀澤
R232	Leung Puiwa
R233	張志斌
R234	Chan Ka Ngai
R235	Cheung Hoi Kwai
R236	Tong Yu On
R237	Choi Tsz Shan
R238	Cheng Tsz Kiu
R239	Shum Mui Siu
R240	林锦钊
R241	Tong Mau
R242	Tong Ngai

R243	Choi Ming Wah
R244	Wong Kam Ho
R245	Ko Kwan Keung Jason
R246	李月漢
R247	林展光
R248	Chan Suet King Sarah
R249	Ho King Hang
R250	Ho Tsz Kiu, Kristi
R251	鄧志超
R252	Cheng Yan Ha
R253	Wong Sin Man
R254	Cheung Chun Chung
R255	Lee shuk Kang
R256	Ho Nga Chi
R257	Lam Kelvin William
R258	Mak Wai Kin
R259	Ngai Kai Yung
R260	Chiu Choi Kit
R261	劉嘉珊
R262	Chan Pui Hung
R263	Cheng Man Kit
R264	Wong Ming Chun
R265	Ng Lai Yan
R266	Magenta Wing Kam Luk
R267	Lin Lai Ying
R268	Chan Hoi Yin Anthony
R269	Iu Kuen Fung
R270	Lai Kit Wah

II. List of Commenters

Comment No. (TPB/R/S/K5/URA3/1-)	Name of Commenter
C1	市區重建局 Urban Renewal Authority
C2	Lam Shu Piu
C3	Fung Yee Ting
C4	Chow Shiu Fong
C5	Wong Kwok Keung
C6	Cheung Fei Fun
C7	Sin Cheuk Fui
C8	Liang Jian Li
C9	To King Fong Iris
C10	Wng Chi Wah
C11	Li Wei Lu
C12	Chau Pui Ling Hilda
C13	Wong Oi Ping
C14	Luk Wai Tung
C15	Luk Wai Kit
C16	Lee Wing Yan
C17	Wong Fuk Wing
C18	潘盛楷
C19	Cheung Kwok Wai
C20	陳嘉文
C21	陳育華
C22	陳龍文
C23	Shum Wai Kei
C24	Do Ka Kuen
C25	莫瑞珍
C26	Lo Man Yi Maggie
C27	程李妹女
C28	程曼華

C29	Li Heung Wing
C30	Iu Kuen Fung
C31	Mary Mulvihill
C32	長春社 The Conservancy Association

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

Present

Permanent Secretary for Development
(Planning and Lands)
Ms Bernadette H.H. Linn

Chairperson

Mr Lincoln L.H. Huang

Vice-chairperson

Mr Wilson Y.W. Fung

Mr Stephen L.H. Liu

Dr Frankie W.C. Yeung

Mr Peter K.T. Yuen

Mr Philip S.L. Kan

Dr Lawrence W.C. Poon

Mr K.K. Cheung

Mr Alex T.H. Lai

Dr Lawrence K.C. Li

Professor T.S. Liu

Miss Winnie W.M. Ng

Ms Sandy H.Y. Wong

Mr Franklin Yu

Mr L.T. Kwok

Mr Daniel K.S. Lau

Ms Lilian S.K. Law

Mr K.W. Leung

Professor John C.Y. Ng

Professor Jonathan W.C. Wong

Mr Ricky W.Y. Yu

Dr Roger C.K. Chan

Dr Venus Y.H. Lun

Mr C.H. Tse

Principal Assistant Secretary (Transport) 3
Transport and Housing Bureau
Miss Fiona W.S. Li

Chief Engineer (Works),
Home Affairs Department
Mr Paul Y.K. Au

Assistant Director (Environmental Assessment),
Environmental Protection Department
Mr Stanley C.F. Lau

Director of Lands
Mr Andrew C.W. Lai

Director of Planning
Mr Ivan M.K. Chung

Deputy Director of Planning/District
Mr C.K. Yip

Secretary

Absent with Apologies

Dr C.H. Hau

Mr Thomas O.S. Ho

Mr Stanley T.S. Choi

Dr Jeanne C.Y. Ng

Dr Conrad T.C. Wong

Mr Y.S. Wong

In Attendance

Assistant Director of Planning/Board
Ms Lily Y.M. Yam

Chief Town Planners/Town Planning Board
Ms Josephine Y.M. Lo (a.m.)
Ms Johanna W.Y. Cheng (p.m.)

Senior Town Planners/Town Planning Board
Ms Annie H.Y. Wong (a.m.)
Ms Carmen S.Y. Chan (p.m.)

Tsuen Wan and West Kowloon District

Agenda Item 5

[Open Meeting (Presentation and Question Sessions only)]

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.]

73. The Secretary reported that the draft Development Scheme Plan (DSP) was submitted by the Urban Renewal Authority (URA). The following Members had declared interests on the item for having affiliation/business dealings with URA:

Mr Ivan M.K. Chung - being a non-executive director of the URA Board and
(*as Director of Planning*) a member of its Committee;

Mr Andrew C.W. Lai - being a non-executive director of the URA Board and
(*Director of Lands*) a member of its Committee;

Mr Lincoln L.H. Huang - being the Deputy Chairman of Appeal Board Panel of
URA;

Mr Y.S. Wong - being a non-executive director of the URA Board and
a member of its Committees;

Mr Thomas O.S. Ho - having current business dealings with URA;

Dr Conrad T.C. Wong - having current business dealings with URA;

- | | |
|-----------------------|--|
| Mr K.K. Cheung | - his firm having current business dealings with URA; |
| Mr Alex T.H. Lai | - his former firm having current business dealings with URA; |
| Mr Ricky W.Y. Yu | - being a director of the Board of Urban Renewal Fund, and a director and chief executive officer of Light Be (Social Realty) Co. Ltd. which was a licensed user of a few URA's residential units in Sheung Wan; |
| Mr Wilson Y.W. Fung | - being a former director of the Board of the Urban Renewal Fund of URA; |
| Ms Lilian S.K. Law | - being a former director of the Board of the Urban Renewal Fund of URA; |
| Dr Lawrence W.C. Poon | - being a former non-executive director of the URA Board and its Committees' former chairman/member, and a former director of the Board of the Urban Renewal Fund; |
| Mr Daniel K.S. Lau | - being a member of Hong Kong Housing Society which was currently in discussion with URA on housing development issues; |
| Mr L.T. Kwok | - the institution he was serving had received sponsorship from URA; and |
| Mr Peter K.T. Yuen | - being a member of the Board of Governor of the Hong Kong Arts Centre which received funding from the Urban Renewal Fund of URA before. |

74. Members noted that Dr Conrad T.C. Wong, Messrs Thomas O.S. Ho and Y.S. Wong had tendered apologies for not being able to attend the meeting, Messrs Ivan M.K. Chung, K.K.

Cheung, Alex T.H. Lai, Ricky W.Y. Yu, Wilson Y.W. Fung, Daniel K.S. Lau and L.T. Kwok and Dr Lawrence W.C. Poon had already left the meeting, and Messrs Lincoln L.H. Huang and Andrew C.W. Lai had left the meeting temporarily. Members also agreed that as the interests of Ms Lilian S.K. Law and Mr Peter K.T. Yuen were indirect, they could stay in the meeting.

Presentation and Question Sessions

75. The following representatives of the Planning Department (PlanD) and URA were invited to the meeting at this point:

PlanD's Representatives

Mr Derek P.K. Tse - District Planning Officer/Tsuen Wan and West Kowloon (DPO/TWK)

Ms Jessica Y.C. Ho - Senior Town Planner/Sham Shui Po

Mr C.K. Fung - Town Planner/Sham Shui Po 2

URA's Representatives

Mr Wilfred C.H. Au - Director

Mr Mike Y.F. Kwan - General Manager

Ms. Daisy Lai - Senior Manager

Ms. Clarice Ho - Manager

76. The Chairperson extended a welcome and explained the procedure of the meeting. She then invited the representatives of PlanD and URA to brief Members on the TPB Paper No. 10792 (the Paper).

77. With the aid of a PowerPoint presentation, Mr Derek P.K. Tse, DPO/TWK, briefed Members on the DSP as detailed in Paper, including the background, the proposed development parameters of the DSP and the notional scheme (the Scheme) prepared by URA.

78. With the aid of a PowerPoint presentation, Mr Mike Y.F. Kwan, URA, made the following main points:

Background

- (a) the DSP was in line with the objectives of the Urban Renewal Strategy including restructuring and replanning of the concerned urban area; designing more effective and environmentally-friendly local transport and road networks; rationalising land uses within the concerned urban area; redeveloping dilapidated building; providing more open space and community/welfare facilities; and enhancing the townscape with attractive landscape and urban design;
- (b) a nearby street block at Kim Shin Lane/Fuk Wah Street was identified for having an imminent need for redevelopment and the Kim Shin Lane/Fuk Wah Street Development Project (DP) (SSP-017) was commenced under the Urban Renewal Authority Ordinance (URAO) on 24.9.2021. On the same day, the subject Cheung Wah Street/Cheung Sha Wan Road DSP (SSP-018) was submitted to the Town Planning Board (the Board). The SSP-017 project involved about 90 street numbers of buildings with old building age, suspected illegal rooftop structures, poor hygiene, lack of fire fighting equipment and relatively high number of subdivided flats. The SSP-017 project fell within an area zoned “Residential (Group A)8” (“R(A)8”) on the Cheung Sha Wan Outline Zoning Plan (OZP), under which planning permission was not required for composite residential/commercial redevelopment not exceeding the OZP development restrictions, i.e. maximum total plot ratio (PR) of 9.0 with domestic PR not exceeding 7.5 and maximum building height (BH) of 120mPD for residential sites with areas of 400m² or more. As the existing PR of the buildings within DP SSP-017 was 8.12, the gain in PR of 0.88 for the redevelopment project was considered commercially undesirable in light of the high acquisition costs. It was considered more rational and feasible to improve the old district environment in a

comprehensive manner by adopting a holistic planning-led approach and the subject SSP-018 project was identified for land use re-structuring to create planning gains at district level together with the redevelopment under DP SSP-017. These projects which adopted the planning-led approach could showcase other potential urban renewal projects with low redevelopment potential in Tsuen Wan, Sham Shui Po, Kowloon City, Yau Mong and Hong Kong East;

- (c) the existing Cheung Sha Wan Sports Centre, located within Site A, only had one multi-purpose arena for use as one volleyball court/one substandard basketball court/four badminton courts, which could not cater for the community needs. The Highways Department (HyD)'s temporary works depot, currently located within Site B, constrained public access to the Sham Shui Po Sports Ground and nearby public open space (POS). There were opportunities for re-structuring the land uses under the DSP;
- (d) through the DSP, the planned open space with better arrangement and planned Government, institution and community (GIC) facilities together with the supply of housing units could be realized;

The Draft DSP

- (e) the DSP area, comprising Site A and Site B, had a total site area of about 19,000m². Site A was proposed to be zoned "R(A)". The Scheme for Site A proposed two residential towers over a podium with retail and GIC facilities with domestic PR of 7.5, non-domestic PR of 1.0 and BH of 140mPD. GIC facilities (equivalent to PR of 1.0 and proposed to be exempted from GFA calculation) as well as an at-grade POS of not less than 750m² would also be provided at Site A. Site B was proposed to be partly zoned "Government, Institution or Community" ("G/IC") for a GIC complex for welfare and health services and sports centre with total gross floor area (GFA) of not less than 33,696m² and BH of 95mPD, and partly zoned "Open Space" ("O") for an at-grade POS of not less than 9,645m²;

- (f) the total GFA for GIC use in the Scheme would be not less than 38,000m², including new sports facilities, social welfare facilities, district health facilities and other community facilities. That would be more than 33 times of the existing GFA of the Cheung Sha Wan Sports Centre. The affected Cheung Sha Wan Sports Centre at Site A would be re-provisioned at Site B with GFA of about 9,100m² in the proposed GIC complex, which would be about 8 times of the existing GFA (about 1,170m²). Additional recreational facilities such as fitness room, children playing room and table tennis room would be provided in the new sports centre;
- (g) footbridges were proposed to connect the proposed POS and GIC uses within the DSP and DP SSP-017 at Kim Shin Lane. The re-structured POS provision would not fall short of the existing POS and would provide better integration. Building setbacks would also be proposed at Site A to create a more pedestrian-friendly environment, which included a building setback of not less than 6m from the adjacent Cheung Sha Wan Catholic Secondary School (CSWCSS), a 15m to 20m-setback from Cheung Wah Street and a setback of not less than 16m setback from Cheung Sha Wan Road for the western portion of the podium. A public vehicle park with 50 private car parking space at Site A would also be provided to accommodate some existing on-street parking spaces along Fuk Wa Street/Cheung Wah Street and for pavement widening to enhance the pedestrian environment;
- (h) trees along the site boundaries of Site A would be retained or transplanted as far as practicable and subject to the agreement of the Leisure and Cultural Services Department (LCSD);
- (i) for Site A, the proposed PR for the commercial portion (2- storey at podium level) was 1.0. Three additional storeys of GIC facilities would be provided at the podium and the GFA, which was equivalent to a PR of 1.0, was proposed to be exempted from GFA calculation. Besides, a 15m-wide building separation would be provided between the two residential towers above the podium to enhance air ventilation; and

- (j) about 1,830 new residential units would be provided under the DSP and the DP SSP-017 through restructuring and re-planning of land uses and the resulting increase in GIC facilities and POS in the area would benefit the community.

79. With the aid of a PowerPoint presentation, Mr Derek P.K. Tse, DPO/TWK, continued to brief Members on the planning assessment of the draft DSP, as detailed in paragraph 11 of the Paper, that PlanD had no objection to the draft DSP including the Scheme, the proposed PR and BH restrictions, and exemption of floor space for GIC facilities required by the government. Mr Tse also said that if the Board decided to deem the draft DSP as being suitable for publication in accordance with section 25(9) of the URAO, the DSP area should, from the date of exhibition, be excised from the OZP. The other proposed amendments to the Cheung Sha Wan OZP would be submitted to the Metro Planning Committee for consideration in due course. Subject to the Board's agreement, the draft OZP and draft DSP would be gazetted on the same day.

80. As the presentations of the representatives of PlanD and URA had been completed, the Chairperson thanked DPO/TWK and the representative of URA for their presentations. She said that URA's adoption of a planning-led approach to explore possible opportunities to better utilize government land near URA project site and advance the implementation of GIC facilities and POS developments was welcomed. The Chairperson then invited questions and comments from Members.

The DSP/development intensity

81. A Member asked whether the DSP would encroach onto Cheung Sha Wan Road. In response, Mr Wilfred C.H. Au, URA, said that Site A and Site B would not encroach onto the as-built alignment of Cheung Sha Wan Road. Mr Derek P.K. Tse, DPO/TWK, supplemented that there was once a proposal to re-align Cheung Sha Wan Road as shown on the Cheung Sha Wan OZP. As subsequently confirmed with the Transport Department (TD), there was no need to re-align the existing Cheung Sha Wan Road and the 'Road' area shown on the OZP would be amended to reflect the as-built condition.

82. A Member asked about the rationale for a proposed non-domestic PR of 1.0 at Site A, rather than the maximum non-domestic PR of 1.5 permitted in “R(A)” zone. In response, Mr Wilfred C.H. Au, URA, said that the proposed non-domestic PR of 1.0 for Site A was the optimal option. With non-domestic PR of 1.0 instead of 1.5, the buildings at the site would be less bulky and could provide (i) setback along Cheung Wah Street and Cheung Sha Wan Road; (ii) buffer from the adjoining CSWCSS; (iii) building separation between the residential towers for better air ventilation and daylight penetration; (iv) retention of the existing trees as far as practicable; and (v) provision of GIC facilities (equivalent PR of 1.0) to serve the locals.

POS/GIC complex at Site B

83. The Chairperson and some Members raised the following questions:

- (a) the implementation mechanism of the proposed POS and GIC complex ;
- (b) noting that the proposed GIC complex at Site B was located at a distance from MTR stations, whether the accessibility could be improved for those residing in nearby residential clusters such as Un Chau Estate; and
- (c) noting that some ball courts in the Sham Shui Po Sports Ground were not north/south oriented, whether there was room to re-configure some of the ball courts/fields during the design of the POS at Site B.

84. In response, Messrs Wilfred C.H. Au and Mike Y.F. Kwan, URA, made the following main points:

- (a) URA would be responsible for the design and construction works of the proposed POS and GIC complex at Site B. The completed POS and GIC complex would be handed back to the Government for management and maintenance;
- (b) the GIC complex was proposed to be located at the western portion of Site B to avoid the MTR tunnel under the site. To enhance the accessibility to the POS and GIC complex at Site B, URA would further liaise with relevant

government departments, including TD and HyD to explore possible re-alignment of pedestrian crossing and relocation of traffic lights at the junction of Cheung Sha Wan Road and Hing Wah Street and/or to re-locate some bus stops; and

- (c) the Sham Shui Po Sports Ground to the south of Site B did not form part of the DSP. However, URA would closely liaise with the LCSD under a separate revitalisation initiative on the design and integration between the future POS and the sports ground and the possibility to provide new ball courts/fields in north/south orientation as far as possible.

85. A Member asked when the Sham Shui Po Sports Ground was built and whether there was any redevelopment program for the sports ground. Mr Derek P.K. Tse, DPO/TWK said that the Sham Shui Po Sports Ground was completed in 1988 and no large-scale redevelopment plan was known at the moment.

Elevated pedestrian network

86. The Chairperson and a Member asked whether URA's proposal for pedestrian footbridges to connect Site A and Site B as well as the nearby DP SSP-017 would be stipulated on the DSP and how implementation of the footbridges could be ensured. In response, Mr Derek P.K. Tse, DPO/TWK, said that the DSP boundary would only cover Site A and Site B and the alignment of the proposed footbridge would not be shown on the DSP. However, the provision of footbridges to link up Site A, Site B and the nearby DP SSP-017 would be stated in the Explanatory Statement of the DSP. Mr Wilfred C.H. Au, URA, supplemented that URA would further liaise with TD and HyD regarding details of the footbridge network.

Public consultation

87. A Member noted that concerns were raised by the CSWCSS during the public consultation period and asked how the concerns would be addressed. Mr Wilfred C.H. Au, URA, replied that URA had met with the school principal and teachers of CSWCSS on the day the DS was commenced, and they would address the latter's concerns on the footbridge alignment that might affect the privacy of their students, the noise impact during the

construction stage of Site A, road safety issue as well as the design of the school boundary wall to enhance permeability for better air ventilation. URA would share their experience with and further explain to the concerned party on how they had tackled similar issues when dealing with similar projects.

Others

88. A Member asked whether existing residents to be affected by the redevelopment project could be re-housed in the same district or within the project so that they could maintain their social network in the area. In response, Mr Wilfred C.H. Au, URA, said that under their established practice, flat owners affected by the URA redevelopment projects could join the Flat-for-Flat Scheme in lieu of cash compensation. Tenants in domestic units living in affected properties meeting the eligibility criteria would be re-housed in public housing units provided by the Hong Kong Housing Authority or the Hong Kong Housing Society. However, it would be difficult to rehouse all affected tenants within the same district, especially within the urban area, in light of the locations of public rental housing supply.

89. In response to two Members' enquires on the financial viability of the DSP and the DP SSP-017, Mr Wilfred C.H. Au, URA, replied that the DP SSP-017 was commenced and would be implemented separately by URA. Site A could help enhance the financial viability of DP SSP-017. The DSP could serve as a showcase to demonstrate a solution for better land utilization and URA's assistance in expediting implementation of "G/IC" and "O" sites. The Chairperson remarked that the Board should consider whether the draft DSP was acceptable from land use perspective, while the financial viability of projects was URA's consideration.

[Ms Sandy H.Y. Wong left the meeting during the question and answer session.]

90. As Members had no further questions to raise, the Chairperson thanked the representatives of PlanD and URA for attending the meeting. They left the meeting at this point.

91. The deliberation session was recorded under confidential cover.

[Ms. Bernadette H.H. Linn left the meeting after deliberation of this item, and Messrs Lincoln L.H. Huang and Andrew C.W. Lai rejoined the meeting at this point.]

Development Parameters of the Notional Scheme
for the Cheung Wah Street/Cheung Sha Wan Road Development Scheme Plan (DSP)

Site A	
Major Development Parameters ⁽ⁱ⁾	Details
Site area ⁽ⁱⁱ⁾	5,197m ²
Zoning	“Residential (Group A)”
Gross floor area (GFA) ⁽ⁱⁱⁱ⁾	about 44,175m ² (total)
- Domestic	about 38,978m ²
- Non-domestic	about 5,197m ²
Plot ratio (PR) ⁽ⁱⁱⁱ⁾	8.5 (total)
- Domestic	7.5
- Non-domestic	1.0
Building height (BH)	140mPD
No. of towers	2
No. of storeys	42 (total)
- Domestic towers	34
- Club house	1 (5/F)
- Non-domestic podium (GIC)	3 (2/F to 4/F)
- Non-domestic podium (retail)	2 (G/F to 1/F)
- Basement car park	2 (B2/F to B1/F)
No. of flats	about 830 (indicative only)
Population	about 1,928
Government, institution and community (GIC) facilities (for medical and health services) ^(iv)	not less than 5,197m ² (equivalent to PR of 1.0; exempted from GFA calculation under DSP)
Public open space (POS)	not less than 750m ²
Private open space	minimum 1m ² per person
Internal transport facilities ^(v)	
- Ancillary parking spaces (including provision for GIC facilities)	142 private car parking spaces; 12 motor-cycle parking spaces; and 9 loading/unloading (L/UL) bays
- Public vehicle park	50 private car parking spaces

Site B	
Major Development Parameters ⁽ⁱ⁾	Details
Site area ⁽ⁱⁱ⁾	13,857m ²
Zoning	“Government, Institution or Community” (“G/IC”) and “Open Space” (“O”)
<i>For “G/IC” zone</i>	
Site area ⁽ⁱⁱ⁾	about 4,212m ²
GFA ⁽ⁱⁱⁱ⁾	not less than 33,696m ²
PR ⁽ⁱⁱⁱ⁾	8.0
BH	95mPD (BH up to 100mPD based on BH restriction for “G/IC” zone under DSP)
No. of block	1
No. of storeys	19 (total)
- GIC facilities (for welfare and health services and sports centre) ^(iv) and landscaped area	16
- L/UL bay	1 (G/F)
- Basement car park	2 (B2/F to B1/F)
Internal transport facilities (ancillary parking spaces) ^(v)	65 private car parking spaces; and 3 L/UL bays
<i>For “O” zone</i>	
Site area (POS)	not less than 9,645m ²

Notes:

- (i) Development parameters are subject to adjustments in detailed design stage.
- (ii) Site areas are subject to site survey and detailed design.
- (iii) The exact GFA and PR are subject to detailed design and prevailing First Schedule of Building (Planning) Regulations.
- (iv) The types of GIC facilities will be subject to further liaison with relevant government departments at detailed design stage.
- (v) Internal transport facilities are subject to liaison and agreement with the Transport Department.