

**DRAFT URBAN RENEWAL AUTHORITY
CHEUNG WAH STREET/CHEUNG SHA WAN ROAD
DEVELOPMENT SCHEME PLAN NO. S/K5/URA3/1
CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/K5/URA3/1-R1 TO R270
AND COMMENTS NO. TPB/R/S/K5/URA3/1-C1 TO C32**

Subject of Representations/ Representation Sites	Representers	Commenters
Draft Urban Renewal Authority (URA) Cheung Wah Street/Cheung Sha Wan Road Development Scheme Plan (DSP) No. S/K5/URA3/1	<p>Total: 270</p> <p><u>Support (268)</u></p> <p>R1 to R268: Individuals</p> <p><u>Oppose (2)</u></p> <p>R269 and R270: Individuals</p>	<p>Total: 32</p> <p><u>Support (17)</u></p> <p>C1: URA (providing responses to R1 to R270)</p> <p>C2: Individual (support R1)</p> <p>C3 (also R12), C4 (also R50), C5 (also R51), C6 (also R52), C7 (also R69), C8 (also R102), C9 (also R229), C10 and C11: Individuals (support R1 to R268 and oppose R269 and R270)</p> <p>C12: Individual (oppose R269)</p> <p>C13 (also R49): Individual (oppose R269 and R270)</p> <p>C14 to C17: Individuals</p> <p><u>Oppose (1)</u></p> <p>C18: Principal of Cheung Sha Wan Catholic Secondary School (CSWCSS)</p>

		<p><u>Providing Views (14)</u></p> <p>C19: Individual (providing responses to R1)</p> <p>C20 (also R14), C21 (also R16), C22 (also R17) and C23 (also R47): Individuals (providing responses to R1 to R268)</p> <p>C27 (also R221) and C28: Individuals (providing responses to R1 to R270)</p> <p>C29: Individual (providing responses to R1 to R3)</p> <p>C30 (also R269): Individual (providing responses to R2, R5, R43, R70 and R98)</p> <p>C24 (also R23), C25 (also R149), C26 (also R186) and C31: Individuals</p> <p>C32: The Conservancy Association</p>
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Note: The representations and comments are available for public inspection at the Town Planning Board's website at https://www.info.gov.hk/tpb/en/whats_new/Website_S_K5_URA3_1.html and the Planning Enquiry Counters of the Planning Department in North Point and Sha Tin. A set of hard copy is deposited at the Board's Secretariat for Members' inspection.

1. **Introduction**

- 1.1 On 28.1.2022, the draft URA Cheung Wah Street/Cheung Sha Wan Road DSP No. S/K5/URA3/1 at **Annex I** was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance).
- 1.2 During the two-month statutory exhibition period, a total of 270 representations were received, which are all considered valid. On 29.4.2022, the representations were published for public comments. Upon expiry of the three-week publication period, 32 comments were received, which are all considered valid.
- 1.3 On 19.8.2022, the Board agreed to consider all representations and comments collectively in one group.
- 1.4 This Paper is to provide the Town Planning Board (the Board) with information for consideration of the representations and comments. The list of representers and commenters is at **Annex II** and the location plan of the representation site is at

Plan H-1. The representers and commenters have been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

2. Background

- 2.1 On 24.9.2021, URA submitted the draft Cheung Wah Street/Cheung Sha Wan Road DSP No. S/K5/URA3/A for consideration of the Board in accordance with section 25(5) of the URA Ordinance (URAO). The submission comprised the draft DSP with its Notes and Explanatory Statement (ES), a planning report with technical assessments on traffic, environmental, visual, air ventilation, water supply, drainage and sewerage aspects, as well as the Social Impact Assessment (SIA) (Stage 1) Report. On 10.11.2021, URA further submitted the SIA (Stage 2) Report to the Board. A full set of the planning report and SIA reports is deposited at the Board's Secretariat for Members' inspection and is available at the Board's website at https://www.info.gov.hk/tpb/en/whats_new/Website_S_K5_URA3_1.html.
- 2.2 The Development Scheme Area (DSA), originally zoned "Government, Institution or Community" ("G/IC"), "Open Space" ("O") and areas shown as 'Road' on the approved Cheung Sha Wan Outline Zoning Plan (OZP) No. S/K5/37, was excised from the OZP. The representations and comments in respect of the Cheung Sha Wan OZP related to other amendments will be considered by the Board at this meeting.
- 2.3 The DSA comprises Sites A and B. Under the DSP, Site A is intended to be primarily for a high-density residential development. It is designated as "Residential (Group A)" ("R(A)") subject to domestic and non-domestic gross floor area (GFA) restrictions of 38,978m² and 5,197m² respectively and a building height restriction (BHR) of 140mPD. In determining the relevant maximum GFA in the "R(A)" zone, any floor space that is constructed or intended for use solely as government, institution and community (GIC) facilities, as required by the Government, may be disregarded. An at-grade public open space (POS) of not less than 750m² shall be provided in the "R(A)" zone. Site B is intended to be primarily for GIC uses and POS. It is designated as "G/IC" subject to a BHR of 100mPD and "O" under the DSP. The draft DSP is at **Annex I**.
- 2.4 On 17.12.2021, the Board considered and deemed the draft DSP together with its Notes as being suitable for publication as provided under section 25(6)(a) of the URAO, and endorsed the ES as suitable for public inspection together with the draft DSP.

3. Public Consultation

Administrative Arrangement for Public Consultation on Draft DSP No. S/K5/URA3/A

- 3.1 Under the administrative arrangement to enhance transparency in the processing of draft DSP, the draft DSP and the SIA (Stage 1) Report, and subsequently the SIA (Stage 2) Report were made available at the Planning Enquiry Counters of the Planning Department (PlanD) from 30.9.2021 to 21.10.2021 and from 12.11.2021 to 26.11.2021 respectively for public inspection and comment. In addition, URA

consulted the Sham Shui Po District Council (SSPDC) and the Sham Shui Po West Area Committee on 9.11.2021 and 15.11.2021 respectively on the draft DSP.

- 3.2 During the inspection periods, a total of 78 comments were received, including 51 supporting comments, 8 objecting comments and 19 comments providing views. These public comments as well as the views of SSPDC and the Sham Shui Po West Area Committee were submitted together with the draft DSP for the Board's consideration on 17.12.2021. The relevant TPB Paper No. 10792 is deposited at the Board's Secretariat for Members' inspection while the minutes of the Board meeting is at **Annex III**. The TPB Paper and minutes are also available at the Board's website at https://www.info.gov.hk/tpb/en/whats_new/Website_S_K5_URA3_1.html.

Consultation with SSPDC after Gazettal

- 3.3 Upon gazettal of the draft DSP, members of SSPDC were invited to submit views on the draft DSP in writing to the Secretary of the Board during the statutory exhibition period. No representation or comment from the SSPDC members was received.

4. The Representation Site and its Surrounding Area

- 4.1 The Representation Site, i.e. the DSA, comprises Sites A and B at the junction of Cheung Wah Street and Cheung Sha Wan Road (**Plans H-1 and H-2**). Site A (about 5,197m² in size) is bounded by Hing Wah Street to the southeast, Cheung Sha Wan Road to the southwest, Cheung Wah Street to the northwest and CSWCSS to the northeast. It is currently occupied by Cheung Sha Wan Sports Centre and CLP electricity substation (ESS). Site B (about 13,857m² in size) is bounded by Cheung Sha Wan Road to the north, Cheung Sha Wan Path to the west and Sham Shui Po Sports Ground to the south. It is currently occupied by Cheung Sha Wan Path Sitting-out Area and Sham Shui Po Sports Ground (the landscaped amenity area part), as well as the Highways Department (HyD)'s temporary works depot for road management and maintenance. The Representation Site is well served by various modes of public transport, with bus stops and mini-bus stops located along Cheung Sha Wan Road and in the vicinity, and the MTR Cheung Sha Wan Station and Lai Chi Kok Station both located about 200m to the east and the west respectively (**Plan H-1**).
- 4.2 The surrounding areas have the following characteristics (**Plans H-1 to H-4c**):
- (a) the Representation Site is located at the fringe of a residential neighbourhood with various GIC facilities including schools and sports/recreation venues;
 - (b) to the east across Hing Wah Street are Hing Wah Street Playground, which is zoned "O", and Un Chau Estate, which is a public housing estate zoned "R(A)" subject to a BHR of 120mPD;
 - (c) to the immediate northeast is CSWCSS, which is zoned "G/IC" subject to BHR of eight storeys;
 - (d) to the northwest across Cheung Wah Street and further northeast are predominantly private residential developments with eating place and shops and services uses on the ground floor, including the street block at Kim Shin

Lane/Fuk Wa Street under URA's Kim Shin Lane/Fuk Wa Street Development Project SSP-017 (Kim Shin Lane Redevelopment) (**Plans H-2 and H-4a**). The residential developments are largely zoned "R(A)8" subject to a BHR of 100mPD or 120mPD (the latter for site area larger than 400m²);

- (e) to the west is the Cheung Sha Wan Industrial/Business Area (CSWIBA) accommodating a mix of industrial and commercial buildings. The area is predominantly zoned "Other Specified Uses" annotated "Business" ("OU(B)") subject to BHRs of 120mPD to 130mPD; and
 - (f) to the south is the major part of Sham Shui Po Sports Ground.
- 4.3 According to URA's notional scheme for the DSP (**Drawings H-1a to H-1d**), at Site A, two 34-storey residential towers with building heights (BHs) at 140mPD over a 5-storey retail and GIC podium above a basement carpark are proposed. An at-grade POS of 750m² and GFA of 5,197m² GIC facilities for medical and health services in the podium will be provided. At Site B, a 19-storey GIC complex with BH at 95mPD and a POS of 9,645m² are proposed. The GIC complex will accommodate GFA of 33,696m² for welfare and health services, as well as reprovisioning of the affected Cheung Sha Wan Sports Centre which is to be upgraded with additional facilities meeting current standards and with GFA increased from the existing 1,170m² to about 9,100m².
- 4.4 The GIC facilities and POS within the DSA will be implemented by URA. URA will hand over the GIC facilities and the POS at Site B to the relevant departments for management and maintenance upon completion, while the POS at Site A will be under the management and maintenance of URA or its future joint-venture partner(s)/assignee(s). The development parameters of the notional scheme are summarised at **Annex IV** for reference.
- 4.5 The old residential developments within the nearby street block at Kim Shin Lane/Fuk Wa Street have been identified by URA for having an imminent need for redevelopment. Nonetheless, given the residual PR for its redevelopment is 0.88 only (i.e. the difference between the maximum PR of 9 allowed under the subject "R(A)8" zone on the OZP and the existing PR of 8.12 for the total development at Kim Shin Lane/Fuk Wa Street site), it is in URA's view not financially desirable to redevelop the concerned street block alone. As such, URA has adopted a planning-led approach and identified the DSA for land use restructuring to create planning gains at district level together with the Kim Shin Lane Redevelopment. The Kim Shin Lane Redevelopment is being implemented separately by URA as a Development Project¹ (**Plans H-2 and H-4a**). The proposed residential use at Site A of the DSP will be able to help sustain the Kim Shin Lane Redevelopment.
- 4.6 An all-weathered pedestrian network is also proposed by URA, with footbridges across Cheung Sha Wan Road and Cheung Wah Street to connect up the POS at Site B, the development at Site A and the aforesaid Kim Shin Lane Redevelopment where another POS of 750m² would be provided (**Drawings H-1a and H-1d**). URA will liaise with the relevant government departments on the proposed footbridges

¹ The Kim Shin Lane/Fuk Wa Street Development Project commenced on 24.9.2021 under URAO. During the following two-month publication period, URA received 84 submissions including 70 general comments and 14 objections. The Secretary for Development has authorised URA to proceed with the Development Project as gazetted on 24.6.2022.

separately subject to detailed technical feasibility. There is also possible further integration of the proposed POS at Site B with Sham Shui Po Sports Ground for forming a large leisure and community hub, subject to further liaison between URA and the relevant government departments.

Planning Intentions

4.7 The planning intentions of the zones in relation to the Representation Site are as follows:

- (a) the “R(A)” zone is intended primarily for a high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building;
- (b) the “GIC” zone is intended primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments; and
- (c) the “O” zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

5. The Representations and Comments

Subject of Representations

5.1 There are a total of 270 representations submitted by individuals. **R1 to R268** support the DSP while **R269** and **R270** oppose it. The major grounds of representations and PlanD’s responses, in consultation with the relevant government bureaux/departments (B/Ds), are summarised in paragraphs 5.2 and 5.3 below.

Major Grounds of Representations and PlanD’s Responses

5.2 **R1 to R268** support the DSP:

<i>Major Grounds</i>	
(1)	The existing nearby buildings at Kim Shin Lane are dilapidated and in poor conditions. Redevelopment of them will improve the living environment and help resolve the problem of subdivided units. URA’s redevelopment proposals are an efficient use of land resources and will increase housing supply.
(2)	The DSP will increase the provision of commercial and community facilities as well as open space. Pedestrian footbridge connection and car parking spaces will be provided which can improve pedestrian connectivity and safety as well as replace the on-street parking spaces.

(3) The adjacent CSWCSS can benefit from the new community facilities. The potential impacts under various technical aspects can be resolved with appropriate expertise.
Response
The supportive views are noted.

5.3 **R269** and **R270** oppose the DSP mainly on the following grounds:

Major Grounds
<p>(1) The proposed high-density development will adversely affect the daylight penetration, induce adverse air ventilation impacts and cause wall-effect to the surroundings, including the adjacent CSWCSS, and thus, the health of the nearby residents and students will be adversely affected.</p> <p>(2) There will be adverse traffic impacts due to overloading of the local road network and public transport facilities arising from the new development.</p> <p>(3) There will be adverse environmental impacts during construction such as waste disposal, noise, water and air pollutions.</p> <p>(4) The site is a precious open green space in the area which will be displaced without replacement. Open space provision in Cheung Sha Wan is not increased in tandem with the increase in population.</p> <p>(5) There are issues of rehousing and relocating the affected residents and business operators at Kim Shin Lane. The social network in the area will be affected.</p> <p>(6) The URA development will transform the area into a luxurious residential cluster and increase the housing price in the area.</p>
Responses
<p>In response to (1) to (3) above:</p> <p>(a) URA has adopted a planning-led approach and identified the DSA for land use restructuring to create planning gains at district level together with the Kim Shin Lane Redevelopment. The proposed residential use under the DSP will be able to help sustain the Kim Shin Lane Redevelopment which is identified for having imminent redevelopment need but considered not financially desirable by URA for redevelopment alone due to high acquisition costs. Maximum domestic and non-domestic GFA restrictions of 38,978m² and 5,197m², which are equivalent to PR 7.5 and 1 respectively, have been imposed to the “R(A)” zone under the DSP with reference to the “R(A)” zone under the Cheung Sha Wan OZP. Besides, GFA of 5,197m² for GIC uses, which is equivalent to PR 1 or 13% of the domestic GFA, will be provided at Site A while GFA of 33,696m² for GIC uses, which is equivalent to PR 8, will be provided at Site B, as specified under the ES of the DSP.</p>

- (b) To accommodate the aforesaid GFA and GIC facilities and enable slimmer building form and wider building separation to enhance building permeability, a BHR of 140mPD is imposed to the “R(A)” zone under the DSP. URA has also proposed a series of design measures including building setbacks along Cheung Sha Wan Road, Cheung Wah Street and Hing Wah Street for better walking environment, 6m building setback from CSWCSS and 15m separation for the residential towers for enhancing permeability and daylight penetration.
- (c) Technical assessments on aspects including air ventilation, traffic and environment have been conducted by URA and no insurmountable impacts are anticipated.
- (d) As identified in the air ventilation assessment (AVA) report, the proposed development incorporated with the design measures of building setbacks and tower separation, together with the Kim Shin Lane Redevelopment with similar design measures and the proposed POS aligned along Cheung Wah Street (**Drawing H-1d**), can enhance wind penetration across the DSA and the Kim Shin Lane area. In particular, Cheung Wah Street and Fuk Wing Street near CSWCSS can benefit from the north-south direction wind breezeway with the proposed design measures. The proposed residential development will also fulfil the requirements of the Sustainable Building Design Guidelines (SBDG).
- (e) URA’s traffic impact assessment demonstrates that there is no insurmountable traffic impact arising from the proposed development subject to mitigation measures including the proposed junction improvement works at Fuk Wing Street/Cheung Wah Street to be implemented by URA. The all-weathered pedestrian network proposed by URA will enhance connectivity of the area and the proposed underground public vehicle park (50 private car parking spaces) at Site A will create opportunity for the replacement of some on-street parking spaces nearby for possible pavement widening.
- (f) The short-term environmental impacts arising from construction works are subject to statutory control of the relevant pollution control ordinances, including Air Pollution Control Ordinance and Noise Control Ordinance. Proper mitigation measures will be carried out in accordance with relevant regulations and guidelines, including good site practices of minimising/reusing/recycling construction and demolition materials; effective waste collection of site wastes to avoid flushing/leaching into nearby waters; using mobile noise barriers/enclosures; watering during and after demolition/excavation works, etc.

In response to (4) above:

- (g) The open space provision is assessed according to the requirements under the Hong Kong Planning Standards and Guidelines (HKPSG) taking into account both the DSP and the amendments incorporated into the Cheung Sha Wan OZP. Within the Cheung Sha Wan Planning Area there is a surplus of about 3.7 ha in planned local open space. For district open space which is assessed on a wider basis, although there is a deficit of about 11.2 ha within the Cheung Sha Wan Planning Area, there is a surplus of about 12.7 ha within the Sham Shui Po district. The overall provision of open space is generally adequate to meet the demand of the planned population.

- (h) Currently, the POS adjoining Cheung Sha Wan Sports Centre and located at Cheung Sha Wan Path Sitting-out Area are separated by the heavily trafficked Cheung Sha Wan Road and the temporary works depot which is not accessible by public. Under the DSP, the affected POS will be reprovisioned with 750m² at Site A and 9,645m² at Site B. The restructured POS provision of not less than 10,395m² in total will not result in any loss of POS as compared with the existing provision of about 10,382m². The POS at Sites A and B will be integrated within the DSA and also with that proposed under the Kim Shin Lane Redevelopment through the proposed footbridge (**Drawings H1-a and H1-d**). There is possible further integration of the POS at Site B with Sham Shui Po Sports Ground.

In response to (5) above:

- (i) According to URA's SIA for the DSP, there is no existing population, housing and shop within the DSA. The potential social impact identified in the SIA is the inevitable interruption in the existing services and facilities during construction. To ensure continuous services for public enjoyment as far as practicable, URA has proposed to develop the GIC complex at Site B with reprovisioning of the affected Cheung Sha Wan Sports Centre first, before redeveloping Site A where the existing sports centre is located.
- (j) The DSP will facilitate the Kim Shin Lane Redevelopment with a view to improving the living environment. The issues related to redevelopment policy, compensation and rehousing arrangement for residents and business operators affected by URA projects including the Kim Shin Lane Redevelopment will be addressed separately by URA in accordance with the URAO and the prevailing policies of URA.

In response to (6) above:

- (k) The DSP is in line with the comprehensive and holistic urban renewal approach, the goal of improving quality of life of residents and the urban renewal objective of restructuring and replanning of concerned urban areas as stated in the Urban Renewal Strategy. With the planning-led approach and land use restructuring through the DSP, additional GIC facilities and integrated POS will be provided to meet the needs of the community. The residential use at Site A of the DSP is compatible with the surrounding context which has a mix of public and private residential developments and it will be able to help sustain URA's Kim Shin Lane Redevelopment.

Major Grounds of Comments and PlanD's Responses

- 5.4 There are 32 comments received which are submitted by URA (C1), the principal of CSWCSS (C18), the Conservancy Association (C32) and individuals. 17 of them (C3 to C9, C13, C20 to C27 and C30) are also representers. 17 comments (C1 to C17) support the DSP, one comment (C18) opposes it and 14 comments (C19 to C32) provide views. The major comments and PlanD's responses, in consultation with the relevant government B/Ds are as follows:

5.5 C1 to C17 support the DSP:

Major Grounds

C1 (submitted by URA providing responses to all representations)

- (1) The nearby Kim Shin Lane Redevelopment involves 90 building blocks with age over 60 years. The existing buildings are in dilapidated conditions with multiple subdivided units and in imminent need for redevelopment. Given the residual PR for redevelopment is 0.88 only, URA has explored a wider area for planning opportunities. With the planning-led approach, the DSA is identified for land use restructuring to create planning gains at district level together with the Kim Shin Lane Redevelopment. The proposed residential development at Site A of the DSP will be able to sustain the Kim Shin Lane Redevelopment.
- (2) The DSP and the Kim Shin Lane Redevelopment are separate projects by URA. There is no population nor business operator affected within the DSA.
- (3) The DSP and the Kim Shin Lane Redevelopment would contribute to the housing supply by providing about 830 and 1,000 housing units respectively.
- (4) The DSP will provide a total of not less than 38,000m² GFA for GIC uses, including the reprovisioning of the affected Cheung Sha Wan Sports Centre which will be upgraded to prevailing standards. The provision is 33 times the existing GFA and aligns with the “Single Site, Multiple Uses” principle of the Government.
- (5) Better integrated and enhanced POS will be provided in the DSP. Another 750m² POS will be provided in the nearby Kim Shin Lane Redevelopment. Footbridge connection is proposed to link up the POS and GIC uses in the DSP and the Kim Shin Lane Redevelopment. The restructured POS provision in the DSP will not be less than the existing provision. Together with Sham Shui Po Sports Ground, a leisure and community hub can be formed.
- (6) Connectivity of the area will be enhanced with the proposed all-weathered at-grade and elevated pedestrian network. Ancillary car parking spaces will be provided in accordance with HKPSG. 50 underground public car parking spaces will be provided at Site A of the DSP to create opportunity for replacement of some on-street parking spaces in the area and possible pavement widening.
- (7) The AVA demonstrates that the proposed development can enhance wind penetration at Cheung Wah Street and Fuk Wing Street where CSWCSS is located. Design features including building setback from CSWCSS; provision of greenery; podium setback; and tower separation are proposed at Site A, and the proposed development will fulfil SBDG requirements.
- (8) URA and the developer will engage CSWCSS on the redevelopment with regular liaison and consultation. Appropriate measures will be implemented for ensuring the safety of students and pedestrians during construction works.

- (9) The relevant statutory requirements, regulations and applicable practice relating to noise, air quality, traffic safety, construction safety and effluent discharge aspects will be followed during construction works.

C2 to C17 (submitted by individuals supporting the DSP)

- (10) Support the DSP on similar grounds as mentioned in paragraph 5.2 above.

Response

The supporting views are noted.

5.6 C18 opposes the DSP and C19 to C32 provide views on the DSP:

Major Grounds

C18 (submitted by the principal of CSWCSS opposing the DSP)

- (1) Oppose the DSP mainly on grounds that the proposed development would affect air ventilation, daylight penetration and cause nuisance to CSWCSS. There would also be adverse environmental and traffic impacts due to construction works.

C19 to C32 (submitted by other commenters providing views)

- (2) Provide general views similar to paragraph 5.2(1) above. (C19 to C28)
- (3) Additional tall buildings would worsen the noise and ventilation problems and there is lack of open space in the area. (C29)
- (4) The redevelopment approach by URA is subject to criticisms including lack of transparency and consciousness for conservation; monotonous mode of redevelopment; gentrification; and incapability of meeting the housing needs of the grassroots. The affected tenants would easily be forced by the owners to leave the premises without compensation or rehousing; and the compensation is inadequate for the affected residents to afford another place in the area. (C30)
- (5) The redevelopment would not resolve the problem of insufficient parking spaces. (C30)
- (6) The recent community facilities constructed by the government involved serious cost overruns. The proposed leisure facility is an over-supply. Redevelopment by private developers is more cost-effective. (C30)
- (7) The redevelopment by URA would result in displacement of low-income inhabitants. The plan is about profit generation but not the wellbeing of the community. (C31)
- (8) It appears that URA is exempted from the traditional restrictions on site coverage and podium height in the area. (C31)

- (9) Large Trees will be affected by the proposed development. Tree removal considerations should adopt the following order: retain, transplant on-site, transplant off-site, and fell. Proper pruning should be introduced for retained and transplanted trees. The tree preservation proposal should be further reviewed such that the affected trees would be properly treated. **(C32)**

Responses

In response to comment (1) above:

- (a) Responses under paragraph 5.3 above are relevant. URA would further refine the design of the proposed development with the concerned government departments and the local stakeholders upon implementation stage.

In response to comment (2) above:

- (b) The views of **C19** to **C28** are noted.

In response to comment (3) above:

- (c) Responses under paragraph 5.3 above are relevant.

In response to comments (4) and (7) above:

- (d) Responses to issues related to redevelopment policy, compensation and rehousing arrangement for URA projects under paragraph 5.3(j) above are relevant.

In response to comment (5) above:

- (e) According to the ES of the draft DSP (paragraphs 7.12 and 7.13), the provision of ancillary car parking spaces would be based on the relevant requirements under the current HKPSG and subject to the Transport Department (TD)'s agreement. 50 underground public car parking spaces would be provided at Site A of the DSP subject to liaison and agreement with TD.

In response to comment (6) above:

- (f) The GIC facilities are proposed with reference to HKPSG and subject to consideration by the relevant government departments to meet the needs of the public. The proposed GIC facilities include reprovisioning of the affected Cheung Sha Wan Sports Centre as well as additional welfare, medical and health facilities to serve the local community and the wider district. URA will implement the proposed facilities in close liaison with the relevant government departments which will exercise appropriate monitoring and control.

In response to comment (8) above:

- (g) There is no development restriction on site coverage or podium height under the "R(A)", "G/IC" and "O" zones on the DSP, which is similar to the respective zones on the Cheung Sha Wan OZP. All building works are subject to compliance with the Buildings Ordinance and the proposed site coverage of URA's

development should not exceed the permissible limits under the Building (Planning) Regulations.

In response to comment (9) above:

- (h) URA has adopted a similar approach for tree preservation and removal. The larger trees are recommended to be retained in-situ or transplanted subject to practicability of retaining/transplant. Compensation ratio of 1:1 in number will be followed. URA should adhere to the relevant guidelines and requirements promulgated by the Development Bureau on tree preservation and tree management.

6. Departmental Consultation

6.1 The following B/Ds have been consulted and their comments have been incorporated in the above paragraphs, where appropriate:

- (a) Chief Town Planner/Urban Design and Landscape, PlanD;
- (b) Director of Environmental Protection;
- (c) Director of Leisure and Cultural Services;
- (d) Chief Building Surveyor/Kowloon, Buildings Department; and
- (e) Commissioner for Transport.

6.2 The following B/Ds have no comment on the representations and comments:

- (a) Secretary for Development;
- (b) Secretary for Health;
- (c) Secretary for Education;
- (d) District Lands Officer/Kowloon West, Lands Department (LandsD);
- (e) Chief Estate Surveyor/Urban Renewal, LandsD;
- (f) Chief Architect/Central Management Division 2, Architectural Services Department;
- (g) Chief Highway Engineer/Kowloon, HyD;
- (h) Chief Engineer/Railway Development 2-2, HyD;
- (i) Chief Engineer/Mainland South, Drainage Services Department;
- (j) Chief Engineer/Construction, Water Supplies Department;
- (k) Project Manager/South, Civil Engineering and Development Department (CEDD);
- (l) Head of Geotechnical Engineering Office, CEDD;
- (m) Director of Electrical and Mechanical Engineering;
- (n) Director of Social Welfare;
- (o) Director of Health;
- (p) District Officer (Sham Shui Po), Home Affairs Department;
- (q) Director of Fire Services;
- (r) Commissioner of Police;
- (s) Director of Food and Environmental Hygiene;
- (t) Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office; and
- (u) Government Property Administrator.

7. Planning Department's Views

- 7.1 The supportive views in **R1** to **R268** are noted.
- 7.2 Based on the assessments in paragraph 5 above, PlanD does not support **R269** and **R270** and considers that the DSP should not be amended to meet the representations for the following reasons:
- (a) the Development Scheme Plan (DSP) is in line with the comprehensive and holistic urban renewal approach, the goal of improving quality of life of residents and the urban renewal objective of restructuring and replanning of concerned urban areas as stated in the Urban Renewal Strategy. With the planning-led approach and land use restructuring through the DSP, additional government, institution and community facilities and integrated public open space within and surrounding the DSP will be provided to meet the needs of the community; and
 - (b) there is no insurmountable technical problem arising from the DSP on traffic, environmental and air ventilation aspects as indicated in the technical assessments. The Urban Renewal Authority will engage the local stakeholders including Cheung Sha Wan Catholic Secondary School on the redevelopment and will liaise with the concerned government departments during implementation.

8. Decision Sought

- 8.1 The Board is invited to give consideration to the representations and comments taking into consideration the points raised in the hearing session, and decide whether to propose/not to propose any amendment to the draft DSP to meet/partially meet the representations.
- 8.2 Should the Board decide that no amendment should be made to the draft DSP to meet the representations, Members are also invited to agree that the draft DSP, together with the respective Notes and updated ES, are suitable for submission under section 8 of the Ordinance to the Chief Executive in Council for approval.

9. Attachments

Annex I	Draft URA Cheung Wah Street/Cheung Sha Wan DSP No. S/K5/URA3/1
Annex II	List of Representers and Commenters
Annex III	Extract of Minutes of the Board's Meeting held on 17.12.2021
Annex IV	Development Parameters of the Notional Scheme
Drawings H-1a to 1d	Notional Scheme
Plan H-1	Location Plan of Representation Site
Plan H-2	Site Plan of Representation Site
Plan H-3	Aerial Photo of Representation Site
Plans H-4a to 4c	Site Photos of Representation Site

**PLANNING DEPARTMENT
SEPTEMBER 2022**