

TOWN PLANNING BOARD

TPB Paper No. 10792
For Consideration by the
Town Planning Board on 17.12.2021

**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**

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- Development Scheme Area** : Site A: Cheung Sha Wan Sports Centre and CLP electricity substation
Site B: Cheung Sha Wan Path Sitting-out Area, Sham Shui Po Sports Ground (part) and the temporary Highways Department's works depot
- Area** : 19,054m²
(Site A: 5,197m²
Site B: 13,857m²)
- Lease** : Site A: Government land (about 98.1%), private land (New Kowloon Inland Lot (NKIL) No. 4331) (about 1.9%)
Site B: Government land
- OZP** : Approved Cheung Sha Wan Outline Zoning Plan (OZP) No. S/K5/37
- Zoning** : Site A: "Government, Institution or Community" ("G/IC") (about 1,666m², 32.1%), "Open Space" ("O") (about 3,466m², 66.7%) and area shown as 'Road' (about 65m², 1.2%)
Site B: "G/IC" (about 1,257m², 9.1%), "O" (about 5,045m², 36.4%) and area shown as 'Road' (about 7,555m², 54.5%)
- [For the "G/IC" zone:
maximum building height (BH) of 1 storey]
- Proponent** : Urban Renewal Authority (URA)
- Proposed Amendments** : (a) to rezone Site A as "Residential (Group A)" ("R(A)") subject to maximum domestic and non-domestic GFAs of 38,978m² and 5,197m² respectively and maximum BH of 140mPD; and
(b) to rezone Site B as "G/IC" subject to maximum BH of 100mPD and "O"

1. The Proposal

- 1.1 On 24.9.2021, URA submitted the draft Cheung Wah Street/Cheung Sha Wan Road Development Scheme Plan (DSP) No. S/K5/URA3/A for consideration of the Town Planning Board (the Board) in accordance with section 25(5) of the Urban Renewal Authority Ordinance (URAO). The submission comprises the draft DSP with its Notes and Explanatory Statement (ES) (**Annexes G-1 to G-3**), a planning report with technical assessments on traffic, environmental, visual, drainage, sewerage, water supply, as well as the Social Impact Assessment (SIA) (Stage 1) Report (**Annex B**). On 10.11.2021, URA further submitted the SIA (Stage 2) Report to the Board (**Annex D**).
- 1.2 Under the draft DSP, the Development Scheme Area comprises Sites A and B. Site A is proposed to be rezoned as “R(A)” with maximum domestic and non-domestic GFA restrictions of 38,978m² and 5,197m² respectively and BH restriction (BHR) of 140mPD to facilitate a high-density residential development with commercial and Government, institution and community (GIC) facilities; and Site B is proposed to be rezoned as partly “G/IC” with a BHR of 100mPD for developing a GIC complex and partly “O” for providing a public open space (POS).
- 1.3 In support of the draft DSP, URA submitted the following documents:
- (a) URA’s letter dated 24.9.2021 (**Annex A**)
 - (b) Planning Report (including Stage 1 SIA Report) (**Annex B**)
 - (c) URA’s letter dated 10.11.2021 (**Annex C**)
 - (d) Stage 2 SIA Report (**Annex D**)
 - (e) URA’s submission dated 23.11.2021 providing responses to government departments’ comments (**Annex E-1**)
 - (f) URA’s submission dated 6.12.2021 providing responses to government departments’ comments (**Annex E-2**)
 - (g) URA’s submission dated 9.12.2021 providing responses to government departments’ and public comments (**Annex E-3**)
- 1.4 The purpose of this paper is to invite the Board to consider whether the draft DSP (together with its Notes and ES), as submitted by URA, is suitable for gazetting under section 5 of the Town Planning Ordinance (TPO) (**Annexes G-1 to G-3**).
- 1.5 Site A currently falls within an area zoned partly “O” (about 3,466m² or 66.7%) and partly “G/IC” (about 1,666m² or 32.1%) with a small portion shown as ‘Road’ (about 65 m² or 1.2%) on the approved Cheung Sha Wan OZP No. S/K5/37 (**Plan 1a**). Site A is currently occupied by the existing Leisure and Cultural Services Department’s (LCSD) Cheung Sha Wan Sports Centre and CLP electricity substation (ESS) (**Plan 1b**). Site B falls within an area partly shown as ‘Road’¹ (about 7,555m² or 54.5%), partly zoned “O” (about 5,045m² or 36.4%) and partly zoned “G/IC” (about 1,257m² or 9.1%) on the Cheung Sha Wan OZP (**Plan 1a**).

¹ The area was first shown as ‘Road’ on the draft Cheung Sha Wan OZP No. LK5/25 exhibited on 21.5.1971, which was the first statutory plan covering the Cheung Sha Wan area. The section of Cheung Sha Wan Road between Tai Nan Street (currently Tai Nan West Street) and Hing Wah Street was proposed to be realigned to pass over the then proposed underground MTR alignment on the Cheung Sha Wan OZP. Since then, there has been no plan by the Government to implement the road realignment proposal.

Site B covers both LCSD’s Cheung Sha Wan Path Sitting-out Area and Sham Shui Po Sports Ground (the landscaped amenity area part) and Highways Department’s (HyD) temporary works depot for roads management and maintenance (**Plan 1b**). The affected sports centre and open space facilities will be re-provided within the Scheme. If reprovisioning is required for the affected ESS subject to the negotiation between URA and CLP, the ESS (currently occupying an area of about 98m²) will be reprovisioned at Site A.

- 1.6 According to URA’s notional scheme, two residential towers over a retail and GIC podium and a basement car park, with a POS in private development of 750m² are proposed at Site A; and a GIC complex with site area of 4,212m² and a POS of 9,645m² are proposed at Site B. The preliminary design drawings are at **Drawings 2a to 3** and the development parameters of the notional scheme are set out in the table below:

Site A	
Major Development Parameters ⁽ⁱ⁾	Details
Scheme area ⁽ⁱⁱ⁾	5,197m ²
Proposed zoning	“R(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
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
GIC facilities (for medical and health services) ^(iv)	not less than 5,197m ² (equivalent to PR of 1.0; proposed to be exempted from GFA calculation under DSP)
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
Scheme area ⁽ⁱⁱ⁾	13,857m ²
Proposed zoning	“G/IC” and “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 proposed BHR 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) Proposed 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 (B(P)R).
- (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 Transport Department (TD).

Development Intensity

- 1.7 URA proposes maximum domestic GFA of 38,978m² (equivalent to PR 7.5) and maximum non-domestic GFA of 5,197m² (equivalent to PR 1) for the “R(A)” zone of Site A under DSP, which are not exceeding the “R(A)” zone under the Cheung Sha Wan OZP, i.e. a maximum PR of 9 for a building that is partly domestic and partly non-domestic and that the PR of the domestic part not exceeding 7.5. The GIC facilities at Site A are proposed to be exempted from GFA calculation under the DSP. The proposed GIC complex at Site B will provide a GFA not less than 33,696m² (equivalent to PR of 8.0) to accommodate a range of facilities.
- 1.8 The part of Scheme area currently zoned “G/IC” is subject to a BHR of 1 storey while the remaining area is zoned “O” and shown as ‘Road’ on the Cheung Sha Wan OZP. URA proposes BHRs of 140mPD for Site A and 100mPD for Site B under the draft DSP.

Re-provisioned Sports Centre and Additional GIC Facilities

- 1.9 The affected Cheung Sha Wan Sports Centre at Site A was completed in 1976 and has part of the facilities not up to prevailing standard². It will be re-provisioned at the proposed GIC complex at Site B and be upgraded with additional facilities meeting current standards and guidelines, with a GFA of about 9,100m². Facilities to be provided will be subject to further liaison with LCSD. The proposed GIC complex at Site B will be developed first prior to redeveloping Site A, with a view to maintaining continuous services of the sports centre.
- 1.10 To meet the community needs, URA proposes to provide a total of not less than 38,893m² GFA (including the re-provisioned sports centre) for GIC uses including welfare, medical and health facilities under the Scheme, of not less than 5,197m² in the non-domestic podium at Site A and not less than 33,696m² in the GIC complex at Site B. The actual uses of the GIC provision will be subject to liaison with relevant government departments and views from stakeholders.

Re-provisioned and Re-structured POS

- 1.11 The affected POS adjoining Cheung Sha Wan Sports Centre, at Cheung Sha Wan Path Sitting-out Area and Sham Shui Po Sports Ground will be re-provisioned within the DSP, with areas of 750m² at Site A and 9,645m² at Site B. The total POS provision is not less than 10,395m², which is above the existing provision of about 10,382m². URA indicates possible integration of the proposed POS with the existing Sham Shui Po Sports Ground subject to further liaison with LCSD.
- 1.12 The provision of not less than 750m² POS in private development at Site A is proposed to be stipulated in the Notes of the DSP (**Annex G-2**). The proposed POS at Site A will be under the management and maintenance of URA or its future joint-venture partner(s)/assignee(s), and will be open to the public during reasonable hours. The proposed POS at Site B will be handed over to LCSD upon completion and its detailed landscape design, layout arrangement and tree treatment would be subject to further discussion with LCSD.

All-weathered Pedestrian Network

- 1.13 Footbridges across Cheung Sha Wan Road and Cheung Wah Street are proposed to connect up the POS and GIC facilities at both Sites A and B in the Scheme area, as well as the nearby URA Kim Shin Lane/Fuk Wa Street Development Project (SSP-017) (**Drawings 2a** and **3**). While the proposed footbridges do not form part of the draft DSP, URA will liaise with relevant government departments separately on the proposal including the design, management and maintenance arrangement subject to detailed technical feasibility.

Design Measures

- 1.14 Building setbacks will be provided along Cheung Sha Wan Road, Cheung Wah Street and Hing Wah Street, and wider pavement for better walking environment is allowed in the notional scheme. Greenery will be provided at pedestrian level, podium edge and roof top. Preservation of existing trees and planting of new trees

² Facilities in Cheung Sha Wan Sports Centre include one multi-purpose arena for one volleyball court or one basketball court (sub-standard 5-a-side basketball court) or four badminton courts.

are accommodated along the boundaries of Site A and within the proposed setback areas. A 15m building separation for the towers of the residential development at Site A is also proposed to enhance building permeability.

2. Justifications Provided by URA

General

2.1 The nearby street block at Kim Shin Lane/Fuk Wa Street to the northwest of Site A is identified by URA for having an imminent need for redevelopment. However, the residual PR for redeveloping the Kim Shin Lane/Fuk Wa Street building blocks is 0.88 only, making it commercially undesirable for redevelopment of the above street block alone in light of high acquisition costs. As such, URA has explored the possible opportunity to improve the old district environment in a more comprehensive manner by adopting a holistic planning-led approach in the area, and has identified the subject Development Scheme Area for land use re-structuring to create planning gains at district level together with the redevelopment of Kim Shin Lane/Fuk Wa Street. Kim Shin Lane/Fuk Wa Street redevelopment³ will be implemented separately by URA, in compliance with the existing development restrictions under the OZP, as a Development Project (SSP-017) (**Plans 1b and 2a**) under section 26 of the URAO announced on 24.9.2021. The proposed residential use at Site A of the draft DSP will be able to sustain the Kim Shin Lane/Fuk Wa Street redevelopment, which will also provide about 1,000 residential units, resulting in a total of about 1,830 units under the two URA projects.

Achieving Objectives of Urban Renewal Strategy (URS)

2.2 The holistic planning driven approach and objectives of the Scheme are in line with the objectives of the URS, which is the Government strategy to be implemented by URA and other stakeholders and issued in 2011, as below:

- restructuring and replanning of concerned urban areas;
- designing more effective and environmentally-friendly local transport and road networks within the concerned urban areas;
- rationalising land uses within the concerned urban areas;
- redeveloping dilapidated buildings into new buildings of modern standard and environmentally-friendly design;
- providing more open space and community/welfare facilities; and
- enhancing the townscape with attractive landscape and urban design.

The Scheme aims to optimise the land uses to achieve more planning gains.

³ The proposed Kim Shin Lane/Fuk Wa Street redevelopment will provide about 1,000 residential units and supporting commercial facilities of about 9,250m². The development intensity will be within the permitted PR under “R(A)” zone of the OZP (i.e. domestic PR of 7.5 and non-domestic PR of 1.5). A POS of 750m² will be provided.

Proposed BHR for Design Flexibility

- 2.3 The proposed BHR of 140mPD at Site A can enable a slimmer building form and wider building separation to enhance building permeability of the local area. A 15m building separation about 25m above ground and various setbacks, including about 15m to 20m ground floor setback from Cheung Wah Street for better air ventilation and preserving existing trees will be allowed (**Drawings 2a** and **2b**). Not less than 750m² of POS will be provided at Site A and the ground floor setbacks can allow pavement widening for better walking environment (**Drawing 3**). The proposed podium will raise the residential floors to higher levels to mitigate noise and air pollution impacts from the heavily trafficked Cheung Sha Wan Road, and will also accommodate GIC facilities (**Drawing 2b**). With the proposed BHR at Site A, the proposed residential towers can adopt more flexible design on block size, disposition and layout to fulfil the Sustainable Building Design Guidelines (SBDG).
- 2.4 Buffer space between the adjoining Cheung Sha Wan Catholic Secondary School and the proposed development at Site A is proposed. A building setback of no less than 6m from the school will be provided. Greenery will be proposed in the landscape area behind the fence wall at the school boundary.
- 2.5 The proposed BHR of 100mPD for the “G/IC” zone at Site B can allow design flexibility for adjustment to the development scheme of the GIC complex upon detailed design stage.
- 2.6 A Visual Impact Assessment (VIA) is conducted to demonstrate that the proposed development is visually compatible with the surrounding built environment and planned developments and would not create significant visual impacts in general (Appendix 3 of **Annex B** and **Drawings 4a** to **4f**).

Provision of GIC Facilities

- 2.7 The existing Cheung Sha Wan Sports Centre will be re-provided and upgraded to prevailing standard and continue its operation for public enjoyment. The proposed GFA of the new sports centre at Site B (about 9,100m²) will be about 8 times of the existing sports centre (about 1,170m²).
- 2.8 It is proposed to provide a total of not less than 38,893m² GFA for GIC uses in the Scheme to accommodate the needs of the district on welfare and health facilities and to align with the “Single Site, Multiple Uses” principle of the Government. The provision is more than 33 times of the existing GFA in the Cheung Sha Wan Sports Centre.
- 2.9 The northern part of Site B partially overlaps with the existing tunnels of MTR Tsuen Wan Line and its railway protection area, which poses major site constraints of site selection for the GIC complex at Site B.
- 2.10 Site B will be developed in one single phase as some existing trees at the existing Cheung Sha Wan Path Sitting-out Area and the adjoining landscape area will have to be transplanted to the proposed POS within Site B as advance works. Nevertheless, the proposed GIC complex at Site B will be developed first prior to redeveloping Site A to maintain continuous services of the sports centre.

Re-structuring of POS

- 2.11 The re-structured POS provision will not fall short of the existing POS and will provide better integration. The proposed POS in private development to be provided under the separate redevelopment project SSP-017 at Kim Shin Lane/Fuk Wa Street will be integrated. URA intends to further integrate the proposed POS at Site B with the existing Sham Shui Po Sports Ground to the south, subject to liaison with LCSD.
- 2.12 Under an integrated approach, the new GIC complex accommodating the new sports centre and the proposed POS will form a larger leisure and community hub in connection with Sham Shui Po Sports Ground for public enjoyment.

Provision of All-weathered at-grade and Elevated Pedestrian Network

- 2.13 Footbridges are proposed to connect up the proposed POS and GIC uses within the Scheme and the adjoining URA Development Project SSP-017. Proper paving and landscaping, where appropriate, will be provided at the pedestrian walkways to create a safe and pleasant walking environment. Ground floor setbacks will be provided for wider pavement and better walking environment.
- 2.14 The resultant all-weathered at-grade and elevated pedestrian network will integrate the various GIC facilities and POS proposed, and will enhance connectivity of the area.
- 2.15 There is further opportunity for replacing some on-street parking spaces in the area (**Plan 1b**) by the provision of underground public vehicle park at Site A, subject to liaison with TD. It will make way for possible pavement widening under separate initiatives.

Greenery and Landscaping

- 2.16 The proposed development is in direct conflict with large number of existing trees on site. While no Old and Valuable Trees (OVTs) are involved, some large trees including three potentially registrable OVTs (POVTs) will be affected. The importance of some of the larger trees is recognised and those trees are recommended to be retained in-situ or transplanted to the proposed POS at Site B, subject to detailed design, approval from LCSD and liaison with relevant government departments. The feasibility of transplanting the POVTs will be further studied at detailed design stage.
- 2.17 The existing trees will be retained or transplanted as far as practicable. New tree planting proposal will utilise heavy standard trees (with minimum diameter at breast height (DBH) of 75mm), based on a compensatory ratio of 1:1 in number. According to the notional scheme, due to conflict with the proposed design, 146 trees out of the 294 surveyed trees are to be retained or transplanted; 31 trees are to be transplanted; and 117 trees are to be felled or transplanted, subject to practicality of retaining/transplant. Compensatory and transplanted trees will be within the Scheme area. The proposed development will follow SBDG to provide greenery to enhance the built environment. Greenery will also be provided at pedestrian level, podium edge and roof top to create visual relief and enhancement of the built

environment. Detailed landscape design, layout arrangement and proposed tree treatment of the proposed POS at Site B will be worked out with the advice from and to the satisfaction of LCSD.

No Adverse Traffic, Environmental, Drainage, Sewerage and Water Supply Impacts

2.18 The Traffic Impact Assessment (TIA) shows that the Scheme will have no adverse traffic impact on the local traffic network and the pedestrian walking environment, subject to the proposed improvement works at the Fuk Wing Street/Cheung Wah Street junction to be implemented by URA and the suggested improvement works to various other junctions in the vicinity for the consideration and implementation by the government. The Environmental Assessment (EA) demonstrates that impacts on air quality, noise, waste management and land contamination are not insurmountable with mitigation measures adopted if necessary. The Drainage and Sewerage Impact Assessment (DSIA) concludes that the impact on the capacities of existing drainage and sewerage system due to the increase of population from the proposed development will be acceptable. In addition, the Water Supply Impact Assessment (WSIA) indicates that there will be no adverse impact on water supply.

3. Background

- 3.1 The Scheme is included in URA's 20th approved Business Plan (2021/22). On 24.9.2021, URA published the notification of commencement in the Government Gazette for the Cheung Wah Street/Cheung Sha Wan Road Development Scheme under section 23(1) of the URAO. On the same day, URA submitted the draft DSP to the Board for consideration.
- 3.2 According to section 25(6) of the URAO, the Board may deem the draft DSP as suitable for publication, or being suitable for publication subject to amendments as the Board shall specify, or refuse to deem the draft DSP as being suitable for publication. If the Board deems the draft DSP suitable for publication under section 25(7) of the URAO, the DSP shall be deemed to be a draft plan prepared by the Board for the purposes of the TPO and the provisions of the TPO shall apply accordingly. These include exhibition for public inspection, consideration of representations and comments, and submission of the draft DSP to the Chief Executive in Council for approval.
- 3.3 In association with the DSP, there will be amendments to the Cheung Sha Wan OZP, including rationalisation of the zoning on the existing Cheung Sha Wan Road. These amendments, together with other proposed amendments, will be submitted to the Metro Planning Committee (the Committee) of the Board for consideration separately.

4. Development Scheme Boundary

Site A is bounded by Hing Wah Street, Cheung Sha Wan Road, Cheung Wah Street and Cheung Sha Wan Catholic Secondary School. It is currently occupied by Cheung Sha Wan Sports Centre and the CLP ESS. Site B is bounded by Cheung Sha Wan Road, Cheung Sha Wan Path and Sham Shui Po Sports Ground. Site B covers Cheung Sha Wan Path Sitting-out Area and Sham Shui Po Sports Ground (part), as well as HyD's temporary

works depot. Except for NKIL No. 4331 for the CLP ESS, there is no other private lot involved. No residential or commercial uses are within the Scheme area.

5. Social Impact Assessment

- 5.1 According to section 25(3) of the URAO, an assessment on the likely effect of the implementation of the DSP, including in relation to the residential accommodation of persons who will be displaced by the implementation of the Scheme, should be prepared by URA. In accordance with the guidelines stipulated in the URS, URA should undertake a Stage 1 SIA before publication of any proposed redevelopment project in the Government Gazette and a Stage 2 SIA after freezing survey to fully assess the social impact of the proposed project and the social re-housing needs of the residents affected. The SIA (Stage 1) Report is at Appendix 4 of **Annex B** and the SIA (Stage 2) Report is at **Annex D**.
- 5.2 According to the findings of the two stages of SIA, there is no population, housing and shop identified within the Development Scheme Area.

Social Impact

- 5.3 The services and facilities provided in the existing Cheung Sha Wan Sports Centre at Site A and Cheung Sha Wan Path Sitting-out Area at Site B would be inevitably interrupted by the proposed redevelopment during construction. However, continuous services for public enjoyment can be maintained as far as practicable as URA has proposed to develop the GIC complex at Site B first before redevelopment at Site A. Early notification of changes at the sites will be required to minimise the inconvenience caused. URA has arranged briefing sessions to inform the stakeholders and the public on the details of the Scheme.
- 5.4 The SIA (Stages 1 and 2) Reports have been circulated and no adverse comments are received from the concerned government departments.

6. Implementation

- 6.1 As shown in the tentative implementation programme proposed by URA, construction of the project at Site B will commence in 2024 for completion in 2028, and construction at Site A will commence in 2028 for completion in 2033, subject to detailed design and liaison with government departments.
- 6.2 URA does not own or lease any land within the boundaries of the draft DSP. Close liaison on land matters and construction will be carried out with the relevant government departments.

7. The Development Scheme Area and its Surrounding Areas (Plans 1a to 1c, 2a to 2c, 3a and 3b)

- 7.1 The Development Scheme Area comprises Sites A and B at the junction of Cheung Wah Street and Cheung Sha Wan Road:

Site A

- (a) Site A is bounded by Hing Wah Street to the southeast, Cheung Sha Wan Road to the southwest, Cheung Wah Street to the northwest and Cheung Sha Wan Catholic Secondary School to the northeast; and
- (b) it is currently occupied by the one-storey Cheung Sha Wan Sports Centre built in 1976 and the CLP ESS.

Site B

- (c) Site B 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;
- (d) it covers Cheung Sha Wan Path Sitting-out Area, Sham Shui Po Sports Ground (part), as well as HyD's temporary works depot;
- (e) part of Site B covers the MTR tunnel of Tsuen Wan Line; and
- (f) the Scheme area is well served by various modes of public transport. Public bus stops and mini-bus stops are located along Cheung Sha Wan Road and in the vicinity of the Scheme area. MTR Cheung Sha Wan Station and Lai Chi Kok Station are located about 200m to the east and west of the Scheme area respectively (**Plan 1a**).

7.2 The surrounding area has the following characteristics:

- (a) the Scheme area is located at the fringe of a residential neighbourhood with various GIC facilities including schools and sports/recreation venues;
- (b) to the east of the Scheme area across Hing Wah Street are Hing Wah Street Playground and Un Chau Estate which is a public housing estate subject to a BHR of 120mPD;
- (c) to the immediate northeast is Cheung Sha Wan Catholic Secondary School, which is zoned "G/IC" and 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 URA's Kim Shin Lane/Fuk Wa Street redevelopment. The residential developments are largely zoned "Residential (Group A) 8" ("R(A)8") and subject to a BHR of 100mPD or 120mPD (for site area larger than 400m²);
- (e) to the west of the Scheme area is the Cheung Sha Wan Industrial/Business Area accommodating a mix of industrial and commercial buildings. The area is predominantly zoned "Other Specified Uses" annotated "Business" ("OU(B)") and subject to BHRs of 120mPD to 130mPD; and

- (f) the existing BHs vary in wide ranges from about 21mPD (452-454 Castle Peak Road near junction with Un Chau Street) to 158mPD (Beacon Lodge⁴ at the junction of Hing Wah Street and Po On Road) within the “R(A)8” zone, and from about 25mPD (516 Castle Peak Road near junction with Fuk Wa Street) to 140mPD (Excel Centre at Castle Peak Road near junction with Yu Chau West Street) within the “OU(B)” zone (**Plan 3b**).

8. Planning Intention

- 8.1 The area currently covered by the Scheme is partly zoned “G/IC” and “O” and partly an area shown as ‘Road’ on the approved Cheung Sha Wan OZP No. S/K5/37.
- 8.2 The planning intention of the “G/IC” zone is 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, organizations providing social services to meet community needs, and other institutional establishments.
- 8.3 The planning intention of the “O” zone is primarily for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- 8.4 The planning intention of the “R(A)” zone is primarily for 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.
- 8.5 The proposed zonings of the draft DSP, i.e. “R(A)”, “G/IC” and “O”, will adopt the same planning intentions as stated in paragraphs 8.2 to 8.4 above.

9. Comments from Relevant Bureaux/Government Departments

- 9.1 The following government bureaux/departments (B/Ds) have been consulted and their comments on the draft DSP and URA’s responses are in **Annexes E-1 to E-3**. Their major comments are summarised below:

Land Administration

- 9.1.1 Comments of the Chief Estate Surveyor/Urban Renewal, Lands Department (CES/UR, LandsD):

- (a) the Development Scheme comprising a private lot (i.e. NKIL No. 4331, an existing CLP ESS with a Short Term Tenancy for an access road to CLP); and Government lands including Government Land Allocations allocated to LCSD for recreational facilities, and a temporary Government Land Allocation allocated to HyD for works depot; and

⁴ Beacon Lodge was completed in 2008 before the imposition of BHR for the area on the Cheung Sha Wan OZP in 2010.

- (b) should the application be approved by the Board, URA is required to submit land grant application to LandsD for implementation of the development proposal. There is no guarantee that the maximum GFA and other development parameters will be incorporated into the future land grant conditions. Appropriate lease conditions will be considered at a later stage after the planning approval is granted and after the approval of the land resumption application. If the land grant is approved by LandsD acting in its capacity as the landlord at its absolute discretion, it will be subject to such terms and conditions, including but not limited to payment of premium, as may be imposed.

Traffic

9.1.2 Comments of the Commissioner for Transport (C for T):

the TIA demonstrates that there is no insurmountable traffic impact by the proposed development. URA should fine tune and resubmit a revised TIA to the satisfaction of C for T for the drafting of land grant conditions. URA is also reminded to further review the details of the proposed junction improvement works and the provision of parking and L/UL of the GIC facilities especially on the needs of the disabled parking.

Building Matters

9.1.3 Comments of the Chief Building Surveyor/Kowloon, Buildings Department (CBS/K, BD):

- (a) all building works are subject to compliance with the Buildings Ordinance (BO). Detailed comments under the BO on individual sites for private developments such as permissible PR, site coverage, means of escape, emergency vehicular access, private streets, and/or access road, open spaces, barrier free access and facilities, compliance with the SBDG, etc. will be formulated at the building plan submission stage;
- (b) GFA concession for underground public car parking spaces may be considered subject to compliance with the criteria under PNAP APP-2; and
- (c) the GIC floor spaces should be accountable for domestic/non-domestic GFA and site coverage calculations according to their respective use in accordance with the B(P)R. However, for such GIC that would become government accommodation (GA) which will be handed over to the Government as required under the lease, BD may consider exempting the GA from GFA calculations if the GA will be exempted from GFA calculations under the statutory plan and the provision of such GFA is included in the corresponding lease(s).

Health and Social Welfare

9.1.4 Comments of the Secretary for Food and Health (SFH) and the Director of Health (D of Health):

medical and health facilities are proposed for incorporation into the Scheme to serve the local community and the wider district. The proposed facilities will be subject to review taking into account the comments/advice from all relevant concerned parties/departments with regard to the finalised Development Scheme, and detailed requirement of respective facilities and schedule of accommodation will be provided.

9.1.5 Comments of the Director of Social Welfare (DSW):

a range of welfare facilities, providing elderly, family and child care and rehabilitation services are proposed for incorporation into the Scheme to cater for the ongoing welfare service needs, both territory-wide and at the district level. The proposed facilities will be subject to review taking into account the comments/advice from all relevant concerned parties/departments with regard to the finalised Development Scheme, and detailed requirement of respective facilities and schedule of accommodation will be provided.

Environment

9.1.6 Comments of the Director of Environmental Protection (DEP):

- (a) no in-principle objection to the Development Scheme and no insurmountable environmental problems are anticipated for the Schemed; and
- (b) should the Scheme be pursued further, DEP may suggest imposing clauses in the land title documents to require submissions of impact assessments for air quality, noise, sewerage and land contamination, etc. for the development, in order to address the potential environmental impacts and hence to implement the necessary environmental mitigation measures. It is noted that DEP's technical comments on the environmentally related assessments will be followed up in the detailed design stage.

Water Supply

9.1.7 Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

no comment from water supply system planning point of view. URA should further review and submit their waterworks design proposal in the detailed design stage for agreement of WSD.

Urban Design and Landscape

9.1.8 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

Urban Design

- (a) the subject site comprises existing open spaces and low-rise uses, and is surrounded by adjoining open spaces (e.g. Sham Shui Po Sports Ground and Hing Wah Street Playground) and low-rise uses (e.g. Cheung Sha Wan Catholic Secondary School). These areas together form a low-rise cluster sandwiched between the Cheung Sha Wan Industrial/Business Area (with BHRs generally ranging from 120mPD to 130mPD) to the west and the predominantly residential area (with BHRs generally ranging from 100mPD to 120mPD) to the east. The proposed BHR for Site A (140mPD) would be taller than the prevailing BHRs for “R(A)” sites in the area. The proposal of Site A and Site B together, will partially replace the existing open spaces and low-rise developments by high-rise developments, which will weaken the visual openness and spatial relief currently offered by the low-rise cluster;
- (b) with reference to the photomontages in the VIA, the proposed development may reduce visual openness, permeability and access to visual resources from some viewing points, yet in terms of visual character, the proposal is generally compatible with the surrounding urban built environment with a number of existing/planned high-rise developments;
- (c) according to the submission, the restructured POS provision will not be less than the area of the existing POS provision, and URA would liaise with LCSD on possible integration of the new POS at Site B with the existing Sham Shui Po Sports Ground. URA has indicated in the ES of the draft DSP that LCSD will take up the management and maintenance of the proposed POS at Site B, while the proposed POS at Site A will be open to the public during reasonable hours. The requirement of at-grade POS of 750m² at Site A has also been incorporated in the Notes of the draft DSP. According to the notional scheme, for Site A, various podium and ground floor setbacks have been provided, including 15m to 20m ground floor setback along Cheung Wah Street and not less than 6m building setback from Cheung Sha Wan Catholic Secondary School, and the proposed development will follow SBDG with greenery to be provided at pedestrian level, podium edge as well as roof top where appropriate, which may promote visual interest and pedestrian comfort. An all-weathered at-grade and elevated pedestrian network with proposed footbridges across Cheung Sha Wan Road and Cheung Wah Street is also proposed, and landscaping will be provided at the pedestrian network where appropriate;

Air Ventilation

- (d) an Air Ventilation Assessment (AVA) – Initial Study using computational fluid dynamics has been conducted to support the DSP. The DSP covers Sites A and B (SSP-018) and URA intends to develop them together with SSP-017. The assessment therefore involves three sites. The notional scheme has incorporated air ventilation measures for SSP-018 including (a) the podium of Site A setback from Cheung Wah Street by about 20m; (b) western portion of the podium of Site A setback from Cheung Sha Wan Road by 16m; (c) GIC complex of Site B is located along Cheung Sha Wan Path while the remaining portion developed into open space. As for SSP-017 project, the notional scheme includes the mitigation measures of (a) podium setbacks from Cheung Wah Street (20m), Fuk Wa Street (5m), Fuk Wing Street (2m) and Castle Peak Road (7m); and (b) 15m-wide southwest-northeast building separation between the two towers;
- (e) as compared with the baseline scheme, the proposed notional scheme with the mitigation measures could enhance wind penetration across the three sites in SSP-017 and SSP-018. The simulation results indicate that the Spatial Averaged Velocity Ratio and Local Averaged Velocity Ratio in both annual and summer conditions are higher in the proposed notional scheme when comparing with the baseline scheme;

Landscape

- (f) based on the aerial photo taken in 2020, the Scheme area is situated in areas of industrial urban and residential urban landscape characters comprising of industrial buildings to the north and west, residential buildings to the east and northeast, and open space to the south. The proposed residential development, GIC facilities and POS are considered not incompatible to the landscape character of the surrounding area;
- (g) with reference to the submission, the proposed development includes 750m² and 9,645m² POS in Sites A and B respectively. A total of 294 trees are identified within the Scheme area and immediately adjacent to the area. According to the submitted tree photos, the trees are generally mature and in fair/good condition including dominant species *Aleurites moluccana*, *Ficus benjamina* and *Melia azedarach*. The mature trees provide good amenity value to the surrounding area and are sensitive to change. Around 50% of the existing trees, including three significant-size trees (T54, T143 & T203) with DBH greater than 1m which are considered POVTs according to DEVB TC(W) No. 5/2020, are in directly conflict with the proposed development, and adverse landscape impact on existing landscape resources is anticipated; and

- (h) it is noted from URA that detailed landscape design of the proposed POS will be developed at detailed design stage, subject to liaison with LCSD and relevant government departments upon DSP approval and LCSD will provide their requirements and comments on design of the proposed POS. Presumably, CTP/UD&L, PlanD's comments from landscape planning perspective would be addressed in the detailed design stage.

9.1.9 Comments of the Chief Architect/Central Management Division 2, Architectural Services Department (CA/CMD2, ArchSD):

- (a) for Site A, it is noted that the proposed residential development in notional design scheme mainly consists of two towers with BH of 140mPD, and for the adjacent "R(A)" zones BH ranging from 100mPD to 120mPD are permitted on the OZP. For Site B, it is noted that the proposed GIC development in notional design scheme mainly consists of one tower with BH of 95mPD, and for the adjacent "OU" zones BH ranging from 120mPD to 130mPD are permitted on the OZP. In view of the above, CA/CMD2, ArchSD has no comment from architectural and visual impact point of view;
- (b) for Site A, it is noted that some of the facade area at tower T2 is facing west, solar control devices should be considered to reduce solar heat gain and avoid glare as far as practicable; and
- (c) for both Sites A and B, on the proposed POS, URA is encouraged to create a pedestrian-friendly environment by providing barrier-free access/facilities, adequate shading devices, more seating areas and greening/planters, etc. to enhance public enjoyment.

9.2 The following government departments have no comment on the draft DSP/URA's responses to departmental comments (**Annexes B, E-1 to E-3**):

- (a) Secretary for Development;
- (b) Secretary for Education;
- (c) Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office;
- (d) Director of Leisure and Cultural Services;
- (e) District Lands Officer/Kowloon West, LandsD;
- (f) District Officer (Sham Shui Po), Home Affairs Department;
- (g) Chief Highway Engineer/Kowloon, HyD;
- (h) Chief Engineer/Railway Development 2-2, HyD;
- (i) Project Manager (South), Civil Engineering and Development Department;
- (j) Chief Engineer/Mainland South, Drainage Services Department;
- (k) Director of Food and Environmental Hygiene;
- (l) Director of Electrical and Mechanical Services;
- (m) Government Property Administrator;
- (n) Director of Fire Services; and
- (o) Commissioner of Police.

10. Public Consultation

- 10.1 Under the administrative arrangements to enhance transparency in the processing of draft DSP submitted after the commencement of the Town Planning (Amendment) Ordinance in 2004, the draft DSP (including the Stage 1 SIA Report) and the Stage 2 SIA Report were made available for public inspection and comments in the Planning Enquiry Counter of PlanD starting from 30.9.2021 to 21.10.2021 (Stage 1) and from 12.11.2021 to 26.11.2021 (Stage 2) respectively. In addition, URA has consulted the Sham Shui Po District Council (SSPDC) on 9.11.2021 and the Sham Shui Po West Area Committee (Area Committee) on 15.11.2021. While some Members of SSPDC and the Area Committee raised concerns on the potential adverse impact of the proposed development at Site A in terms of air ventilation as a result of its relatively high BH and the general inadequate parking provision in the area, they generally supported the proposed Scheme.
- 10.2 During the two inspection periods of the draft DSP and Stage 2 SIA Report, a total of 78 comments were received, including 51 supportive comments from the Alliance for Redeveloping Kim Shin Lane (爭取兼善里重建大聯盟), owners' committees of various building blocks at Kim Shin Lane/Fuk Wa Street and individuals; 8 objecting comments from Cheung Sha Wan Catholic Secondary School and individuals; and 19 comments from individuals which provide views. A full set of public comments received are at **Annexes F-1** and **F-2** for Members' reference.
- 10.3 URA has provided responses to the public comments at **Annex E-3**, and are summarised below:

Issues/Concerns	URA's Responses
(a) Affect the air ventilation of the school nearby and the neighbourhood, causing wall-effect	<p>The AVA demonstrates that the proposed notional scheme enhances the wind penetration of Cheung Wah Street and Fuk Wing Street, where the school is located.</p> <p>Appropriate mitigation measures, including not less than 6m building setback between the boundary of the proposed development and the existing fence wall of the school; provision of greenery; and not less than 20m podium setback and a 15m tower separation, have been explored to improve the north-south air ventilation corridor.</p>
(b) Affect the penetration of daylight to the school nearby	<p>Minor adverse impact will be caused to the daylight penetration to the playground of the school nearby in winter. The building setback of not less than 6m and the 15m tower separation ensure appropriate distance is reserved between the proposed development and the school nearby and</p>

Issues/Concerns	URA's Responses
	<p>increase the daylight penetration.</p> <p>URA will further investigate the building configuration and design.</p>
(c) Adverse traffic impact	<p>The TIA illustrates no adverse traffic impacts on the surrounding areas and the proposed development will enhance the network of pedestrian and vehicle traffic. The proposed underground public vehicle park at Site A could potentially reduce on-street parking for possible pavement widening.</p>
(d) Proposed footbridges would have adverse noise, local traffic impact to the neighbourhood	<p>The proposed footbridges crossing the Cheung Sha Wan Road and Cheung Wah Street will connect the open spaces of the Development Scheme with the URA Development Project (SSP-017) nearby, which enhance the connectivity of the proposed public facilities and the neighbourhood, and provide a safer pedestrian environment.</p> <p>The proposed footbridges do not form part of the DSP. URA will apply for BD's approval and will further discuss the design of the proposed footbridges with the concerned government departments and the local stakeholders (including the school nearby) with the relevant technical feasibility study after the DSP is approved.</p>
(e) Removal of the existing trees	<p>Appropriate mitigation measures have been explored for the existing trees, and the larger trees are recommended to be retained or transplanted to the proposed POS.</p>
(f) Adverse impacts from construction works during development	<p>Appropriate mitigation measures have been explored in the EA wherever practicable, to minimise the potential environmental impacts during the construction process.</p> <p>The relevant statutory requirements and applicable regulations for the construction works, noise and air quality will be complied with.</p>

Issues/Concerns	URA's Responses
(g) Affect the social network with further increase in development density in the area	<p>According to the SIA, there is no population within the Scheme area.</p> <p>Planning gains including additional GIC facilities will be brought to the neighbourhood through re-structuring and re-planning the existing land use, and in line with the "Single Site, Multiple Uses" principle of the Government.</p>
(h) Reduction in the provision of POS	<p>Through restructuring, re-planning and integrating the existing land uses, the POS and GIC provision and accessibility will be enhanced for the community while providing residential use. The total POS provision in the proposed development will not be less than the existing provision.</p> <p>The design of the proposed POS will be subject to further liaison with government departments.</p>
(i) URA is given for free the government land in SSP-018 to support the development in SSP-017	<p>The residual PR for the site of SSP-017 is 0.88 only and its redevelopment potential is low. Opportunity is taken to improve the old district environment in a more comprehensive manner. As such, URA adopts a holistic planning-led approach in the area and has identified the subject Development Scheme Area for land use re-structuring to create planning gains at district level</p>

11. Planning Department's View

- 11.1 URA is proposing the Cheung Wah Street/Cheung Sha Wan Road DSP comprising Site A for developing a high-density residential development with retail and GIC facilities; and Site B for developing a GIC complex with the reprovisioned sports centre and new GIC facilities, and partly "O" for providing a POS. PlanD has no objection to the draft DSP in general taking into account the following:

Land Use Compatibility and Development Intensity

- (a) The proposed Development Scheme falls within the fringe of the residential neighbourhood. Site A is mainly surrounded by other high-rise, high-density residential developments, schools and open spaces. There is also an office building to the south across Cheung Sha Wan Road. Site B is currently an open space and part of Sham Shui Po Sports Ground, as well as a temporary

works depot. Site B and the sports ground serve as a buffer between the residential area to the east and the Cheung Sha Wan Industrial/Business Area to the west. The proposed Development Scheme is considered not incompatible with the surrounding developments.

Site A

- (b) Site A is proposed to be zoned “R(A)” subject to maximum domestic GFA of 38,978m² (equivalent to PR 7.5) and maximum non-domestic GFA of 5,197m² (equivalent to PR 1) and BHR of 140mPD. The maximum GFAs are equivalent to a total PR of 8.5 including a domestic PR of 7.5 are not exceeding the PR restriction for the “R(A)” zone, including the adjoining “R(A)8” zone, on the OZP and is considered not incompatible with the surrounding areas.
- (c) In respect of the BH, the BHRs for the surrounding “R(A)8” (for site area larger than 400m²) and “R(A)” zones (**Plan 1b**) are 120mPD. As compared with these zones, the proposed development on Site A will have various planning and design components, including a GFA of not less than 5,197m² for GIC facilities (about 13% of the proposed domestic GFA), not less than 750m² of POS, 15m building separation and 15m to 20m ground floor setbacks. According to URA’s notional scheme, the GIC facilities would be accommodated in 3 storeys (**Drawing 2b**). URA also indicates that the proposed BH of 140mPD would allow design flexibility for slimmer building form and wider building separation to enhance building permeability; ground floor setbacks for better air ventilation, better walking environment and tree preservation; and building layout fulfilling SBDG. The VIA conducted by URA (Appendix 3 of **Annex B**) suggests that the proposed BH will not result in visual incompatibility (**Drawings 4a to 4f**).
- (d) CTP/UD&L, PlanD has pointed out that the proposed development may reduce visual openness, yet in terms of visual character, the proposal is generally compatible with the surrounding urban built environment. CA/CMD2, ArchSD has no adverse comment on the proposed BHR from visual impact point of view. In terms of air ventilation, the AVA conducted indicates that the proposed notional scheme with the mitigation measures could enhance wind penetration across the Scheme area and the nearby site of SSP-017, as compared with the baseline scheme. As such, it is considered that the proposed BHR for Site A is not unacceptable taking into account the above.

Site B

- (e) Site B is proposed to be partly zoned “G/IC” subject to BHR of 100mPD to facilitate the development of the GIC complex accommodating the re-provisioned sports centre, and partly zoned “O” for provision of open space. According to URA’s notional scheme with relevant B/Ds’ requests on the GIC requirements incorporated, the proposed PR and BH of the GIC complex are about 8 and 95mPD respectively. The BHR of 100mPD for the “G/IC” zone can allow design flexibility for the GIC complex upon detailed design stage. Having considered the overall GIC requirements; the need for higher floor-to-floor height for the sports facilities; and the comments and views

from CTP/UD&L, PlanD and CA/CMD2, ArchSD as mentioned in paragraph 11.1(d) above, it is considered that the proposed BH of the “G/IC” site are not unacceptable.

Provision of GIC Facilities and Exemption of Floor Area from GFA Calculation

- (f) The provision of not less than 38,893m² GFA for GIC uses, including welfare, medical and health facilities, is supported as it would meet the needs of the community, in particular the shortfall in the elderly and child care services. The affected Cheung Sha Wan Sports Centre will be re-provisioned and be upgraded to prevailing standard and continuous services will be maintained. The GIC complex will also accommodate a host of welfare and health facilities to serve the local community as well as the wider district, in consultation with SFH, D of Health and DSW. The actual uses of the GIC provision will be subject to liaison between URA and the relevant B/Ds.
- (g) According to the Notes of the draft DSP for the proposed “R(A)” zone, ‘Government Use (not elsewhere specified)’, ‘Public Clinic’, ‘Social Welfare Facility’, etc. are Column 1 uses and are always permitted. There is no objection to exempting the floor area of GIC facilities from GFA calculation to encourage the provision of more GIC facilities as required by the Government within the proposed development. For the proposed “G/IC” zone of the draft DSP, there is no GFA or PR restriction for the provision of GIC facilities.

Provision of Open Space and Landscape

- (h) Under the draft DSP, a total area of not less than 10,395m² of POS will be provided. As such, there will be a slight net increase in POS by 13m² through the Development Scheme. URA also intends to provide integrated POS under the Kim Shin Lane/Fuk Wa Street redevelopment in the vicinity.
- (i) After taking into account the Development Scheme, there is a surplus of about 32.5 ha of planned open space within the SSPDC boundary, including 12.5 ha district open space and 20 ha local open space. As for the Cheung Sha Wan area, while there is a surplus of about 3.4 ha planned local open space, there is a deficit of about 11.2 ha of planned district open space. Notwithstanding this, there are some major existing district open space such as Sham Shui Po Sports Ground, Cheung Sha Wan Playground, and Sham Shui Po Park located in the vicinity.
- (j) The layout and detailed design of the proposed POS at Site B will be subject to further liaison between URA and LCSD, and there is possible integration of the proposed POS with the existing Sham Shui Po Sports Ground, thereby forming a large leisure and community hub together with the proposed GIC complex with the new sports centre at Site B.
- (k) The proposed 750m² POS at Site A will be under the management and maintenance by URA or other relevant parties to be determined at the detailed design stage, and will be open to the public during reasonable hours. The proposed 9,645m² POS at Site B will be handed back to LCSD upon

completion of the proposed redevelopment. In this regard, DLCS has no objection to the draft DSP.

- (l) In terms of landscaping, CTP/UD&L, PlanD considers that the Scheme area is situated in areas of urban landscape and the proposed residential development, GIC facilities and POS are considered not incompatible to the surrounding landscape character. CTP/UD&L, PlanD has also pointed out that the proposed development is in direct conflict with existing trees and adverse landscape impact on existing landscape resources is anticipated. In this regard, URA advises that the larger trees are recommended to be retained in-situ or transplanted to the proposed POS at Site B, subject to detailed design and liaison with LCSD, and the feasibility of transplanting the POVTs will be further studied. New tree planting proposal will utilise heavy standard trees and based on a ratio of 1:1 in number for compensating tree felling.

All-weathered Pedestrian Network

- (m) The existing Cheung Sha Wan Sports Centre at Site A is separated from Sham Shui Po Sports Ground and Cheung Sha Wan Path Sitting-out Area by the heavily trafficked Cheung Sha Wan Road. URA proposes to provide footbridges to connect up the POS and GIC uses in the Scheme and the nearby URA's Kim Shin Lane/Fuk Wa Street redevelopment, subject to further liaison with relevant government departments. Ground floor setbacks at Site A will also be provided for wider, and possibly covered, pavements for better walking environment. In particular, 15m to 20m setback along Cheung Wah Street is proposed. The resultant all-weathered at-grade and elevated pedestrian network will integrate the various GIC facilities and POS proposed, and will enhance connectivity of the area for public benefits (**Plans 2a and 3**).

Other Technical Matters

- (n) The draft DSP has been circulated to relevant B/Ds for comments and their comments are highlighted in paragraph 9 above. In gist, comments from B/Ds have been responded to by URA in **Annexes E-1 to E-3** and it is anticipated that there are no insurmountable problems arising from the DSP from environmental, traffic, air ventilation, drainage, sewerage and water supply perspectives. Where appropriate, comments from the relevant B/Ds have been incorporated in the Notes and ES in **Annexes G-2 and G-3**. Matters in relation to the building and land administration aspects could be scrutinised under respective regimes at a later stage.

11.2 In respect of the public comments on the draft DSP mentioned in paragraph 10.3 above, the above assessment is relevant.

12. Relationship of the DSP with the Cheung Sha Wan OZP

If the Board decides to deem the draft DSP as being suitable for publication in accordance with section 25(9) of the URAO, the draft DSP shall, from the date that the exhibition of the draft DSP is first notified in the Gazette, replace or amend according to its tenor, the

OZP relating to the area covered by the Development Scheme. The area covered by the draft DSP will be excised from the OZP.

13. Decision Sought

- 13.1 If the Board agrees with the DSP approach for Cheung Wah Street/Cheung Sha Wan Road sites, the Board is invited to consider the draft DSP and to:
- (a) deem the draft Cheung Wah Street/Cheung Sha Wan Road DSP No. S/K5/URA3/A (to be renumbered to No. S/K5/URA3/1 upon exhibition for public inspection) and the Notes at **Annex G-2**, as being suitable for publication as provided for under section 25(6) of the URAO, so that the draft DSP shall be exhibited for public inspection under section 5 of the TPO;
 - (b) endorse the ES of the draft DSP at **Annex G-3** and adopt it as an expression of the Board's planning intention and objectives of the Plan and agree that the ES as being suitable for public inspection together with the draft DSP;
 - (c) agree that the draft DSP, its Notes and ES are suitable for submission to the SSPDC for consultation/information upon exhibition of the DSP; and
 - (d) note both Stage 1 and Stage 2 SIA Reports for the DSP.
- 13.2 Alternatively, the Board may also refuse to deem the DSP as being suitable for publication.

14. Attachments

Annex A	URA's letter dated 24.9.2021
Annex B	Planning Report including Stage 1 SIA Report
Annex C	URA's letter dated 10.11.2021
Annex D	Stage 2 SIA Report
Annex E-1	URA's submission dated 23.11.2021 providing responses to government departments' comments
Annex E-2	URA's submission dated 6.12.2021 providing responses to government departments' comments
Annex E-3	URA's submission dated 9.12.2021 providing responses to government departments' and public comments
Annexes F-1 and F-2	Public Comments (Stages 1 and 2)
Annex G-1	Draft URA Cheung Wah Street/Cheung Sha Wan Road DSP No. S/K5/URA3/A
Annex G-2	Notes of the Draft URA Cheung Wah Street/Cheung Sha Wan Road DSP No. S/K5/URA3/A
Annex G-3	ES of the Draft URA Cheung Wah Street/Cheung Sha Wan Road DSP No. S/K5/URA3/A
Drawing 1	Development Scheme Area
Drawings 2a to 2c	Notional scheme
Drawing 3	Conceptual Landscape Plan
Drawings 4a to 4f	Selected viewpoints of VIA
Plans 1a to 1c	Location plan, site plan and aerial photo of the draft DSP

Plans 2a to 2c
Plans 3a and 3b

Site photos of the draft DSP
Building completion year and BH plans

PLANNING DEPARTMENT
DECEMBER 2021