

HONG KONG TOWN PLANNING BOARD

Confidential

(downgraded on 21.7.2006)

**Minutes of 861st Meeting of the
Town Planning Board held on 23.6.2006**

Agenda Item 4

Submission of the Draft Urban Renewal Authority Stone Nullah Lane/Hing Wan Street/
King Sing Street Development Scheme Plan No. S/H5/URA2/A
(TPB Paper No. 7616)

Deliberation Session

1. The Chairperson said that the Board should focus on whether the subject site should be rezoned from “O” to “OU” to allow the preservation of the heritage buildings and the early implementation of the POS. The other issue was whether the Remarks column should be amended to allow the demolition of No. 8 King Sing Street. Issues related to compensation and rehousing were outside the purview of the Board.

2. A Member was of the view that if the affected tenants would like to stay in the preserved buildings, they should be allowed to do so. The proposed “OU” zone should allow residential use of the preserved buildings, otherwise the Board would be considered to have deprived the chance of the affected tenants to stay in the preserved buildings. The Chairperson responded that the subject site was zoned “O” on the OZP with no provision for residential development upon implementation of the POS. The residents would not be allowed to stay if the “O” zone was to be implemented. The “OU” zoning would help preserve the two graded buildings, while allowing early implementation of the POS.

3. A Member supported the “OU” zone and suggested that as the number of affected tenants and business operators was small, the Social Service Team should be able to attend to the individual needs of such tenants and business operators. Another Member also supported the “OU” zone but expressed concern on the commercial viability of the project. The Chairperson said that flexibility should be allowed for the adaptive re-use of the preserved buildings.

4. A Member supported the preservation of the Blue House and Yellow House and demolition of No. 8 King Sing Street and suggested that consideration should be given to improving the environmental condition of the back lane of King Sing House. This Member however noted that if the reason for not allowing the residents to stay in the buildings was due to a lack of basic facilities such as toilets and lift, the residents might argue that as two toilets would be provided in the proposed Scheme, it should be possible to undertake adaptive work to provide the same in the units thus making the building fit for human habitation. Another Member considered that the tenement buildings were not beyond repair. Consideration should be given to providing the basic facilities and allowing the tenants an option to stay in the buildings. While revitalization was supported, lesson should be learnt from the preserved Lui Seng Chun building in Mong Kok where the utilization rate was very low. A Member however pointed out that drainage impact of providing two toilets on the ground floor was very different from that of providing a toilet in each unit of the buildings for domestic use.

5. Some Members were of the view that most of the buildings were over 60 years without toilets and lifts. URA’s preservation and revitalization project, which was for general welfare instead of profit, should be supported. The Board should focus on land use matters, leaving HKHS and URA to further address the social needs of the residents. Members generally agreed that a more in-depth study on the social impact of the project should be conducted and the Social Service Team should pay special attention to the needs of the affected residents, particularly the elderly, and business operators.

[Dr. Lily Chiang left the meeting at this point.]

6. The Secretary said that the Board was requested to consider whether to agree to the proposed “OU” zone, the proposed boundary of the DSP and the proposed amendments to

the Notes proposed by PlanD to delete 'Place of Entertainment' from Column 1 and by URA to state that no separate permission would be required from the Board for the demolition of No. 8 King Sing Street. The Secretary added that according to the revised TPB Guidelines No. 29A agreed by the Board at its meeting on 9.6.2006, the Board's decision on the DSP would be kept confidential for three to four weeks after the meetings and would be released when the DSP was published under section 5 of the Town Planning Ordinance. Members would be informed by the Secretariat of the date of release of the Board's decision.

7. After further deliberation, the Board decided to incorporate the amendments proposed by the Planning Department and the Urban Renewal Authority (URA) to the Notes of the Development Scheme Plan and to:

- (a) deem the Stone Nullah Lane/Hing Wan Street/King Sing Street DSP No. S/H5/URA2/A (to be renumbered S/H5/URA2/1 upon exhibition for public inspection) at Annex F and the Notes at Annex G (with the revisions agreed by the Board) of the Paper as being suitable for publication as provided for under section 25(6) of the Urban Renewal Authority Ordinance, so that the draft DSP should be exhibited for public inspection under section 5 of the Town Planning Ordinance;
- (b) endorse the Explanatory Statement (ES) of the DSP at Annex H of the Paper 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 DSP;
- (c) agree that the draft DSP, its Notes and ES are suitable for submission to the Wan Chai District Council for consultation/information upon exhibition of the Plan;
- (d) endorse the draft Planning Brief at Annex I of the Paper as a basis to guide the development of the subject site; and
- (e) note the Social Impact Assessment (Stages 1 and 2) Reports at Appendix 7 of Annex E and Annex C of the Paper respectively.

8. The Board also decided to advise URA and the Hong Kong Housing Society to conduct a more in-depth study on the social impact of the preservation and revitalization project and to request the Social Service Team to address the needs of the affected residents, particularly the elderly, and business operators.

CHAIRPERSON
TOWN PLANNING BOARD