

HONG KONG TOWN PLANNING BOARD

Confidential

(downgraded on 11.4.2008)

**Minutes of 907th Meeting of the
Town Planning Board held on 14.3.2008**

Agenda Item 5

[Open Meeting (Presentation and Question Session only)]

Consideration of Representations and Comments in Respect of the
Development Scheme Plans on Kwun Tong Town Centre
(Main Site and Yuet Wah Street Site) No. S/K14S/URA1/1 & 2/1
(TPB Paper No. 8042)

[The meeting was conducted in Cantonese.]

Deliberation

1. Professor Nora F.Y. Tam declared an interest in this item as one of the representers was her student. The meeting noted that Professor Tam's interest was indirect and she could stay at the meeting.
2. A Member expressed concern on the pedestrian connection between the Kwun Tong Town Centre (KTTC) upon redevelopment and its surrounding areas. Besides, with no building height (BH) restriction stipulated on the Development Scheme Plan (DSP) for the Main Site, it might give the wrong impression that the Board was not concerned about the BH of the landmark building. The Urban Renewal Authority (URA) had to seriously consider options to reduce the BH, instead of claiming public support as a justification for the excessive height of the landmark building.

3. A Member said that there was urgency to implement the KTTC redevelopment. If the proposed BH could bring about improvement to air ventilation and economic efficiency, a tall landmark building might not be unacceptable. Another Member was, however, of the view that height was not the only means for creating a landmark building.

4. The Chairman remarked that URA was fully aware of the Members' concern about the BH of the landmark building and had been required to address the concern at the Master Layout Plan (MLP) stage.

5. A Member said that BH matter had been discussed at length at the Board's meeting on 5.10.2007 and that the Board should maintain its previous stance, i.e. not to impose BH restrictions on the DSP but request URA to revisit the design of the commercial and other buildings and justify the proposed BH at the MLP stage.

6. After further deliberation, the Board decided not to meet the opposing representations and not to propose any amendments to the DSP.

Representations No. 1 to 37, 39 to 379, 439 to 442

7. After further deliberation, the Board noted the representations supporting (Representations No. 1 to 37, 39 to 379, 441 and 442) and commenting (Representations No. 439 and 440) on the Kwun Tong Town Centre (Main Site and Yuet Wah Street Site) Development Scheme Plans.

Representations No. 380 to 382

8. After further deliberation, the Board decided not to meet Representations No. 380 to 382 and not to propose any amendments to the Development Scheme Plans (DSPs) and the reasons were:

- (a) the object of the draft DSPs was to illustrate the broad and intended land use within the scheme areas. The concerns on the Public Transport Interchange (PTI) design, layout and provision of hawker bazaar / street

shops to preserve local characteristics, location of open space and podium design could be addressed when the Master Layout Plan (MLP) was submitted to the Board for consideration and approval;

- (b) the issue of height restriction would be examined in detail in the context of the MLP. The Urban Renewal Authority (URA) was required to submit a Visual Impact Assessment (VIA) to justify the proposed building heights and demonstrate that the proposed development would not have adverse visual impacts on the surrounding areas in the MLP submission;
- (c) the proposed development intensity at the Kwun Tong Town Centre (KTTC) redevelopment represented a palatable and balanced option, having taken into account the scale of the KTTC redevelopment, the long time span of implementation and its function as a KTTC. The development scale would need to be supported by technical assessments including Traffic Impact Assessment and VIA in the MLP submission for the Board's consideration and approval; and
- (d) implementation issues such as rehousing, compensation and acquisition were outside the ambit of the Town Planning Ordinance and the purview of the Board.

9. The Board also agreed to request URA to further consult the relevant stakeholders and community on ways to retain the social network of residents as well as assisting long-time business operators to re-establish themselves in the locality.

Representations No. 383 to 434

10. After further deliberation, the Board decided not to meet Representations No. 383 to 434 and not to propose any amendments to the Development Scheme Plans (DSPs) and the reasons were:

- (a) the object of the draft DSPs was to illustrate the broad and intended land use within the scheme areas. The concerns on the Public Transport Interchange (PTI) design, layout and provision of hawker bazaar / street shops to preserve local characteristics, location of open space and podium design could be addressed when the Master Layout Plan (MLP) was submitted to the Board for consideration and approval;

- (b) the issue of height restriction would be examined in detail in the context of the MLP. The Urban Renewal Authority (URA) was required to submit a Visual Impact Assessment (VIA) to justify the proposed building heights and demonstrate that the proposed development would not have adverse visual impacts on the surrounding areas in the MLP submission;
- (c) the proposed development intensity at the Kwun Tong Town Centre (KTTC) redevelopment represented a palatable and balanced option, having taken into account the scale of the KTTC redevelopment, the long time span of implementation and its function as a KTTC. The development scale would need to be supported by technical assessments including Traffic Impact Assessment and VIA in the MLP submission for the Board's consideration and approval;
- (d) extensive and comprehensive public engagement programme to consult the public had been carried out by URA prior to the submission of the DSPs for the Board's consideration. There were also statutory channels under the Town Planning Ordinance for the public to submit their views to the Board for consideration and be heard; and
- (e) implementation issues such as rehousing, compensation and acquisition were outside the ambit of the Town Planning Ordinance and the purview of the Board.

11. The Board also agreed to request URA to further consult the relevant stakeholders and community on ways to retain the social network of residents as well as assisting long-time business operators to re-establish themselves in the locality.

Representations No. 435

12. After further deliberation, the Board decided not to meet Representations No. 435 and not to propose any amendments to the Development Scheme Plans (DSPs) and the reasons were:

- (a) the object of the draft DSPs was to illustrate the broad and intended land use within the scheme areas. The concerns on the Public Transport Interchange (PTI) design, layout and provision of hawker bazaar / street

shops to preserve local characteristics, location of open space and podium design could be addressed when the Master Layout Plan (MLP) was submitted to the Board for consideration and approval;

- (b) the issue of height restriction would be examined in detail in the context of the MLP. The Urban Renewal Authority (URA) was required to submit a Visual Impact Assessment (VIA) to justify the proposed building heights and demonstrate that the proposed development would not have adverse visual impacts on the surrounding areas in the MLP submission;
- (c) the proposed development intensity at the Kwun Tong Town Centre (KTTC) redevelopment represented a palatable and balanced option, having taken into account the scale of the KTTC redevelopment, the long time span of implementation and its function as a KTTC. The development scale would need to be supported by technical assessments including Traffic Impact Assessment and VIA in the MLP submission for the Board's consideration and approval; and
- (d) extensive and comprehensive public engagement programme to consult the public had been carried out by URA prior to the submission of the DSPs for the Board's consideration. There were also statutory channels under the Town Planning Ordinance for the public to submit their views to the Board for consideration and be heard.

Representations No. 436

13. After further deliberation, the Board decided not to meet Representations No. 436 and not to propose any amendments to the Development Scheme Plans (DSPs) and the reasons were:

- (a) the object of the draft DSPs was to illustrate the broad and intended land use within the scheme areas. The concerns on the Public Transport Interchange (PTI) design, layout and provision of hawker bazaar / street

shops to preserve local characteristics, location of open space and podium design could be addressed when the Master Layout Plan (MLP) was submitted to the Board for consideration and approval;

- (b) the issue of height restriction would be examined in detail in the context of the MLP. The Urban Renewal Authority (URA) was required to submit a Visual Impact Assessment (VIA) to justify the proposed building heights and demonstrate that the proposed development would not have adverse visual impacts on the surrounding areas in the MLP submission;
- (c) the proposed development intensity at the Kwun Tong Town Centre (KTTC) redevelopment represented a palatable and balanced option, having taken into account the scale of the KTTC redevelopment, the long time span of implementation and its function as a KTTC. The development scale would need to be supported by technical assessments including Traffic Impact Assessment and VIA in the MLP submission for the Board's consideration and approval; and
- (d) implementation issues such as rehousing, compensation and acquisition were outside the ambit of the Town Planning Ordinance and the purview of the Board.

14. The Board also agreed to request URA to further consult the relevant stakeholders and community on ways to retain the social network of residents as well as assisting long-time business operators to re-establish themselves in the locality.

Representations No. 437

15. After further deliberation, the Board decided not to meet Representations No. 437 and not to propose any amendments to the Development Scheme Plans (DSPs) and the reason was that the object of the draft DSPs was to illustrate the broad and intended land use within the scheme areas. The concerns on the Public Transport Interchange design, layout and provision of hawker bazaar / street shops to preserve local characteristics, location of open space

and podium design could be addressed when the Master Layout Plan was submitted to the Board for consideration and approval.

Representations No. 438

16. After further deliberation, the Board decided not to meet Representations No. 438 and not to propose any amendments to the Development Scheme Plans (DSPs) and the reason was that extensive and comprehensive public engagement programme to consult the public had been carried out by the Urban Renewal Authority prior to the submission of the DSPs for the Board's consideration. There were also statutory channels under the Town Planning Ordinance for the public to submit their views to the Board for consideration and be heard.