

**CONFIDENTIAL**

**(downgraded on 28.10.2016)**

**Minutes of 1124<sup>th</sup> Meeting of the  
Town Planning Board held on 7.10.2016**

**Agenda Item 5**

Submission of the draft Urban Renewal Authority Chun Tin Street/Sung Chi Street Development Scheme Plan No. S/K9/URA1/A Prepared Under Section 25 of the Urban Renewal Authority Ordinance

(TPB Paper No. 10183)

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**Agenda Item 6**

Submission of the draft Urban Renewal Authority Hung Fook Street/Ngan Hon Street Development Scheme Plan No. S/K9/URA2/A Prepared Under Section 25 of the Urban Renewal Authority Ordinance

(TPB Paper No. 10184)

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**Deliberation Session**

1. The Chairman explained briefly the procedures regarding consideration of the two draft DSPs. He said that if the two draft DSPs were deemed suitable for publication, the agreed draft DSPs would be exhibited for public inspection under section 5 of the Ordinance as draft plans prepared by the Board under the usual statutory plan making process. The Board would then consider the representations and comments on representations received upon the plan exhibition period.

*Chun Tin Street/Sung Chi Street DSP*

2. A Member considered that a BH of 120mPD or 130mPD would not make any significant difference in visual terms. Other Members in general did not support the proposed BH of 130mPD as URA had not provided strong justification to demonstrate that there were

design merits for the proposed increase of BH restriction. As highlighted in PlanD's assessment, there should be options for URA to achieve the maximum GFA even if the BH was kept as 120mPD. There was also provision of the minor relaxation clause of BH in the Notes of the DSP.

[Professor K.C. Chau, Dr Lawrence K.C. Li, and Mr Philip S.L. Kan left the meeting at this point.]

3. A Member asked whether the suggestion to allow left turn only from the site to Sung Chi Street could be incorporated into the DSP. In response, the Chairman said that the above suggestion would be recorded in the minutes of the meeting for consideration by URA. It might not be appropriate to incorporate detailed traffic arrangement into the statutory plan.

[Mr C.W. Tse, Ms Janice W.M. Lai, and Mr F.C. Chan left the meeting at this point]

*The Hung Fook Street/Ngan Hon Street DSP*

4. A Member considered that URA should assume greater responsibility and provide more social welfare facilities in their projects. In response, the Chairman said that URA had agreed to explore the possibility of providing more social welfare facilities in the DS in future.

5. Another Member asked if the proposed underground car parking spaces would be exempted from PR calculation and whether the development intensity of the project would be affected. In response, a Member said that floor space for use solely as ancillary car park would be disregarded from PR calculation. Should the ancillary car parks be provided separately in each of the redevelopment sites, they would also be exempted from PR calculation. The same should apply to the car parking spaces serving the Wider Area.

6. The Secretary said that according to Town Planning Board Guidelines TPB PG-No. 29A, the Board's decision on the DSP would be kept confidential for 3 to 4 weeks after the meeting and would be released when the two DSPs were exhibited for public inspection.

7. After further deliberation, the Board decided to :

“Chun Tin Street/Sung Chi Street DSP

- (a) deem the draft Chun Tin Street/Sung Chi Street DSP No. S/K9/URA1/A (to be renumbered No. S/K9/URA1/1 upon exhibition for public inspection) and the Notes with BH restriction amended to 120mPD, as being suitable for publication as provided for under section 25(6) of the URA Ordinance, so that the draft DSP should be exhibited for public inspection under section 5 of the Ordinance;
- (b) endorse the ES of the draft DSP with BH restriction amended to 120mPD, 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, with BH restriction amended to 120mPD, are suitable for submission to the KCDC for consultation/information upon exhibition of the draft DSP; and
- (d) note the Social Impact Assessment (Stages 1 and 2) reports of the DSP;

Hung Fook Street/Ngan Hon Street DSP

- (e) deem the draft Hung Fook Street/Ngan Hon Street DSP No. S/K9/URA2/A (to be renumbered No. S/K9/URA2/1 upon exhibition for public inspection) and the Notes as being suitable for publication as provided for under section 25(6) of the URA Ordinance, so that the draft DSP should be exhibited for public inspection under section 5 of the Ordinance;
- (f) endorse the ES of the draft DSP 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;

- (g) agree that the draft DSP, its Notes and ES are suitable for submission to the KCDC for consultation/information upon exhibition of the draft DSP; and
- (h) note the Social Impact Assessment (Stages 1 and 2) reports of the DSP;

Amendments to the Hung Hom OZP

- (i) agree to the proposed amendments to the approved Hung Hom OZP and that the draft Hung Hom OZP No. S/K9/24B (to be renumbered as S/K9/25 upon exhibition) and its Notes are suitable for exhibition under section 5 of the TPO; and
- (j) adopt the revised ES for the draft Hung Hom OZP No. S/K9/24B as an expression of the Board's planning intention and objectives for the various land use zones of the OZP, and agree that the revised ES as being suitable for public inspection together with the draft OZP.”

8. Members noted that, as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft DSPs and OZP including the Notes and ES, if appropriate, before its publication under the Ordinance. Any major revisions would be submitted for the Board's consideration.