

TOWN PLANNING BOARD

TPB Paper No. 10289
For Consideration by
the Town Planning Board on 15.6.2017

CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/K9/URA1/1-1 to 348
AND COMMENTS NO. TPB/R/S/K9/URA1/1-C1 to C8
IN RESPECT OF THE DRAFT URBAN RENEWAL AUTHORITY
CHUN TIN STREET/SUNG CHI STREET
DEVELOPMENT SCHEME PLAN NO. S/K9/URA1/1

**DRAFT URBAN RENEWAL AUTHORITY
 CHUN TIN STREET/SUNG CHI STREET
 DEVELOPMENT SCHEME PLAN NO. S/K9/URA1/1**

**CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/K9/URA1-1 to 348
 AND COMMENTS NO. TPB/R/S/K9/URA1-C1 to C8**

Subject of Representation	Representers (No. TPB/R/S/K9/URA1/1-1 to 348)	Commenters (No. TPB/R/S/K9/URA1/1-C1 to C8)
<p>The draft Urban Renewal Authority (URA) Chun Tin Street/Sung Chi Street Development Scheme Plan (DSP) No. S/K9/URA1/1</p>	<p>Total: 348</p> <p><u>Support Redevelopment (9)</u> R1 to R9: Individuals</p> <p><u>Oppose the DSP (337)</u> R11 and R12: Local concern groups (紅土社區達人 and Community Cultural Concern (社區文化關注))</p> <p>R13: 余志榮先生 (九龍城區議員) Mr YUE Admond (Kowloon City District Council (KCDC) Member)</p> <p>R10, R14 to R346: Individuals</p> <p><u>Provide views/express concerns (2)</u></p> <p>R347 and R348: Individuals</p>	<p>Total: 8</p> <p><u>Response to all representations</u> C1: URA</p> <p><u>Submitted by R107/R348 opposing the DSP</u> C2: an individual and Fook Wan Mansion Concern Group (福運大廈關注組)</p> <p><u>Provide views/express concerns on R1 to R74 and/or R105</u> C3 to C8: Individuals</p>

Note: A CD-ROM containing names of all representers and commenters as well as their submissions is enclosed at **Annex VII** [for Town Planning Board Members only]. The names of all representers and commenters can be found at the Town Planning Board's website at http://www.info.gov.hk/tpb/en/plan_making/S_K9_URA1_1.html

1. Introduction

- 1.1 On 28.10.2016, the draft Urban Renewal Authority (URA) Chun Tin Street/Sung Chi Street Development Scheme Plan (DSP) No. S/K9/URA1/1 (the Plan) (**Annex I**) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the

Ordinance). During the two-month exhibition period, a total of 348 representations were received on the Plan. On 24.1.2017, the representations were published for 3 weeks for public comments and 8 comments were received.

- 1.2 The DSP covers private lots at 2-24 Chun Tin Street (even nos.), 2-4 Hok Yuen Street (even nos.), Chun Tin Street, a portion of Sung Chi Street and pavement of Hok Yuen Street (the Site). The DSP area is zoned “Residential (Group A)7” (“R(A)7”). The private lots within the DSP was previously zoned “R(A)” and the existing Chun Tin Street was previously shown as ‘Road’ on the approved Hung Hom Outline Zoning Plan (OZP) No. S/K9/24 (**Plans H-3 and H-9**). The private lots within the development scheme (DS) was previously covered by the Chun Tin Street/Sung Chi Street development project (DP), and URA notified in gazette on 6.5.2016 that it had decided not to proceed with that DP (the withdrawn DP). On the same day, URA notified in gazette the commencement of the subject DS. Chun Tin Street, which is a dead-end street, is proposed to be permanently closed and incorporated into the DS for development. URA has included a portion of Sung Chi Street for carrying out the road widening works and the pavement of Hok Yuen Street where tenement building overhang above within the boundary of the DS, to facilitate its implementation of the project.
- 1.3 On 24.3.2017, the Town Planning Board (the Board) decided to consider the representations and comments itself collectively. This paper is to provide the Board with information for the consideration of all the representations and the comments. A summary of the representations and comments and the responses of Government departments are in **Annex VI**. The representers and commenters have been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

2. Urban Renewal Projects in the Area

- 2.1 Based on the Urban Renewal Plan for Kowloon City recommended under the District Urban Renewal Forum (DURF) Study, URA has undertaken a community planning study in Kowloon City/To Kwa Wan district which aims to improve living environment of an old urban district through holistic master planning. Specifically, two DS (including the subject DSP) and four DPs were commenced by URA in the area since March 2016 and two earlier DPs were authorised in 2010 and 2014 as set out below and shown on **Plan H-1**.

Project Name	URA Project Code	Commencement	Authorisation
<i>URA Projects Commenced since March 2016</i>			
Bailey Street/Wing Kwong Street DP ¹	KC-009	4.3.2016	25.11.2016
Chun Tin Street/Sung Chi Street DS² (subject of the paper)	KC-008A	6.5.2016	n/a
Hung Fook Street/Ngan Hon Street DS	KC-010	3.6.2016	n/a
Hung Fook Street/Kai Ming Street DP	KC-011	3.6.2016	22.2.2017

Wing Kwong Street DP	KC-012	3.6.2016	25.2.2017
Kai Ming Street/Wing Kwong Street DP	KC-013	17.3.2017	-
<i>URA Projects Authorised before 2016</i>			
Ma Tau Wai Road/Chun Tin Street DP (the adjoining DP)	TKW/1/002	24.2.2010	10.12.2010
Kai Ming Street DP	DL-8:KC	19.12.2013	24.5.2014
Notes:			
¹ DPs are projects implemented under section 26 of the URA Ordinance (URAO), such projects conform to the zoning and planning controls under the extant OZP. ² DSs are projects implemented under section 25 of the URAO, such projects require submission to the Town Planning Board for their agreement to gazette as a DSP (involving new zonings and/or planning controls) under the Ordinance.			

- 2.2 All these eight URA projects are for residential developments with commercial uses on lower floors. According to URA's notional schemes, the project sites covered a total land area of 2.5 ha and would yield a total gross floor area (GFA) of about 195,600 m² and some 3,590 flats. Of the total GFA, there would be some 30,900 m² of commercial GFA in the eight projects, 1,450 m² of GFA for Government, institution and community (GIC) facilities in the two projects authorised in 2010 and 2014, and 500 m² of public open space in the project authorised in 2010. The projects are targeted for completion in 2019, 2021 and 2026/27.

Chun Tin Street/Sung Chi Street DSP

- 2.3 On 13.5.2016, the URA submitted the draft Chun Tin Street/Sung Chi Street DSP No. S/K9/URA1/A for the consideration of the Board in accordance with section 25(5) of the URAO. The submission comprises the draft DSP with its Notes and the Explanatory Statement (ES), a planning report with technical assessments and social impact assessment (SIA) (Stage 1) report. On 22.6.2016, the URA further submitted the SIA (Stage 2) report to the Board. The planning report including the technical assessments and SIA reports were submitted to the Board for their consideration of the DSP on 7.10.2016. A full set of planning report including assessment on air ventilation aspects, the technical assessments (visual appraisal, traffic impact assessment (TIA), environmental assessment (EA), drainage impact assessment, sewerage impact assessment) and the SIA reports are deposited at the Board's Secretariat for Members' inspection.
- 2.4 On 7.10.2016, under section 25(6)(b) of the URAO, the Board deemed the draft DSP together with its Notes and ES with building height (BH) restriction amended to 120mPD as being suitable for publication under section 5 of the Ordinance. Members in general did not support the BH restriction of 130mPD proposed by URA as no strong justification was provided to demonstrate that there are design merits for relaxing the BH restriction and there are options for the URA to achieve the maximum GFA even if the BH is kept as 120mPD, which was previously adopted for the "R(A)" zone covering the private lots of the Site.
- 2.5 On 28.10.2016, the draft URA Chun Tin Street/Sung Chi Street DSP No. S/K9/URA1/1 was exhibited under section 5 of the Ordinance. Under section 25(7) of the URAO, the draft DSP, which the Board has deemed suitable for publication, is deemed to be a draft plan prepared by the Board for the purposes of the Ordinance.

URA's Notional Scheme for the DS

- 2.6 According to URA's notional scheme, one residential tower over a commercial podium with basement car park is proposed. The preliminary design drawings are in (**Drawings H-1 to H-8**) and the development parameters are set out in the table below.

Chun Tin Street/Sung Chi Street DSP	
Zoning	"R(A)7"
Maximum building height	120mPD
Maximum domestic GFA	12,270m ²
Maximum non- domestic GFA	2,454m ²
Development Parameters in Notional Scheme	
Gross site area	2,475m ²
Net site area ¹	1,636m ²
Total GFA	14,724m ²
Domestic PR (based on net site area)	7.5
Non-Domestic PR (based on net site area)	1.5
No. of block	1
No. of floors	
- domestic floor	34
- clubhouse floor	1
- commercial podium	3
- basement car park	1
No. of Flats	about 310
Car parking spaces	
- basement level (by car lift)	19 car parking spaces
- at-grade level	2 to 3 light goods vehicle (LGV) bays at kerb side on Sung Chi Street within the DS
<u>Notes:</u>	
¹ Net site area is the area adopted for calculation of GFA, subject to survey and detailed design. The area of Chun Tin Street that will remain as the vehicular turning area, part of Sung Chi Street and the pedestrian pavement on Government land have been excluded from the net site area.	

- 2.7 URA proposed to permanently close Chun Tin Street and include it for development. To accommodate the closure of Chun Tin Street, the section of Sung Chi Street abutting the eastern boundary of the Site will be widened and a new vehicular turning area will be provided in the northern portion of the DS to provide access for the Site and the adjoining developments. The details of the transport arrangements are further highlighted in paragraph 6.3.4 below.

3. Public Consultation

Administration Arrangement for Public Consultation on Draft DSP No. S/K9/URA1/A

- 3.1 Under the administrative arrangements to enhance transparency in the processing of the draft DSP, the draft DSP (including the SIA reports) were made available for public inspection/comment in the Planning Enquiry Counters of Planning Department (PlanD) in May to July 2016. During the inspection periods of the draft DSP and SIA (Stage 2)

report, a total of 1,181 comments were received. One additional objecting comment was received from the Owners Corporation of Fook Wan Mansion on 5.8.2016 after the inspection periods. Among these 1,182 public comments, 1,166 comments objected/had adverse comments, 4 supported/had positive comments and 12 expressed views. These public comments were submitted together with the draft DSP for the Board's consideration on 7.10.2016. The relevant TPB Paper No. 10183 and the minutes of the TPB meeting are deposited at the Board's Secretariat for Members' inspection. The TPB paper and minutes are also available at the Board's website.

Consultation with Housing and Infrastructure Committee (HIC) of KCDC

- 3.2 Prior to submission of the draft DSP to the Board for consideration, on 23.6.2016, URA consulted the HIC KCDC on the draft DSP. An extract of the minutes of the meeting is at **Annex II**. Some members requested that the withdrawn DP project on the Site be re-activated so as to reduce delay for redevelopment; concerns were also raised on access for emergency vehicles after the closure of Chun Tin Street, impacts on Fook Wan Mansion, and reprovisioning of existing on-street metered car park at Chun Tin Street. URA's representatives responded to Members questions at the meeting and the minutes of the meeting was submitted to the Board for its consideration of the draft DSP on 7.10.2016.
- 3.3 Upon publication of the draft DSP, the HIC of KCDC was consulted on the Plan on 3.11.2016. A member strongly opposed the draft DSP on grounds that high density residential development would adversely affect nearby residents and that residents of adjacent Fook Wan Mansion generally opposed the DS and asked that the DSP be reviewed. Another member indicated that the previous DP on the Site should be re-activated. Another member requested that Fook Wan Mansion be included into the DS boundary and stated the need to review the provision of community facilities including swimming pools, parks and car parks in the area to serve the growing population. An extract of the minutes is at **Annex III**.
- 3.4 During the two-month exhibition period, one KCDC member submitted an adverse representation (**R13**).

Legislative Council (LegCo) Case Conference

- 3.5 On 13.2.2017, a LegCo Case Conference was held to discuss a complaint lodged by the Fook Wan Mansion Concern Group (福運大廈關注組), the submission which the concern group made to LegCo is the same as the submissions of **R348** and **C2** (as highlighted in paragraphs 4.8.2 and 5.1.2 and attached in **Annexes IV** and **V**). The main concern raised is that the technical assessments submitted by URA did not fully reflect the adverse impacts on Fook Wan Mansion in terms of vehicular access, emergency vehicular access (EVA), environment, visual, air ventilation, sunlight penetration and traffic impacts as well as compliance with Buildings Ordinance (BO).
- 3.6 The Case Conference noted the responses of URA and relevant Government departments (as highlighted in paragraph 6.3.7 below) and made the following recommendations for implementation of the DS:
 - (a) to allow for EVA in the pedestrian passageway between the DS and the adjoining DP;

- (b) to stipulate under the lease that the vehicular turning area will be permanently opened for public use at all times of the day. Loading/unloading (L/U) bays to be provided in the vehicular turning area. URA should take up the management of the vehicular turning area;
- (c) to avoid the use of reflective material in the façade of the development in the DS; and
- (d) to allow the public to use the car parking spaces provided to serve the commercial floor space in the DS and the adjoining DP during night time.

4. The Representations

4.1 The representations received are summarized below:

Nature of Representation	Representations received	Submitted by	
Support	9	R1 to R9	individuals
Oppose	337	R11 R12 R13 R10, R14 to R346	Community Cultural Concern (社區文化關注) 紅土社區達人 a KCDC member individuals
Provide Views/Express Concerns	2*	R347 and R348	Individuals
Total	348		
Notes: * 2 representations only provided views/expressed concerns but did not indicate the nature of their representations.			

4.2 The samples of representations are at **Annex IV** for reference. A full set of the representations are available in the CD-ROM at **Annex VII** [for Town Planning Board members only]. A full set of hard copy is also deposited at the Secretariat of the Board for Members' inspection.

Major Grounds of Representations and Representers' Proposals

Representations Supporting the Redevelopment

4.3 **R1 to R9** (9 nos.) indicate support for redevelopment in general on grounds that the existing buildings are in dilapidated conditions; 2 of these representations (**R6** and **R7**) indicate support for construction of a car park or coach parking to address illegal parking problems in the area.

4.4 The main grounds/views of the above representations are summarized as below:

- (a) the DS should be for development of public housing but not luxury flats;
- (b) consideration should be given to in-situ re-provisioning of business operators and/or local re-housing;
- (c) the local character, local shops and hawker bazaars should be retained. There should be provision of a variety of eating places and shops, and not large scale shopping centres/chain stores;
- (d) open space, recreation facilities, community facilities and/or land for urban cultivation should be provided;
- (e) **R8** provides views on URA's procedures in handling the project and proposes that rehousing for residents should be arranged prior to redevelopment; and
- (f) there should be improvement of the environment and public safety of the area.

Adverse Representations

4.5 337 representations (**R10** to **R346**) oppose the DSP/redevelopment. The submissions of **R11** (Community Cultural Concern) and **R12** (紅土社區達人) are the same. They opposed the DSP and closure of Chun Tin Street, mainly on grounds of traffic impacts; existing on-street metered parking on Chun Tin Street not fully re-provisioned; increase in traffic on Sung Chi Street will cause safety concerns for pedestrians; and opposed the relaxation of BH¹. They put forward a scheme proposing redevelopment of the Site and the adjoining DP with retention of Chun Tin Street. Under the scheme, two residential/commercial blocks will be constructed at the adjoining DP site, one residential/commercial block will be constructed at the Site, with the provision of community facilities, roadside market stalls, community farm, public open space, pedestrian footbridges connecting the podium and a number of wide pedestrian passageways. A phased redevelopment is proposed, the adjoining DP will be developed first to provide rehousing/re-provision for residents and business operators on the Site as well as other URA projects in the area. The scheme will allow for 'flat for flat' (including provision of subsidized housing and public housing) and 'shop for shop' in the same district and retention of existing businesses (such as recycling businesses) that can realize the vision of creating a livable community and preservation of social network and social economy (**Drawings H-9** to **H-11** and submissions of **R11** and **R12** in **Annex IV**).

4.6 Of the remaining adverse representations (**R10**, **R13** to **R346**), 233 of them (**R13** to **R245**) were submitted in standard forms. The grounds for opposing the Plan are summarized as follows:

Redevelopment and Type of Housing

4.6.1 To Kwa Wan is a community with relatively lower rents for flats/shops that can accommodate low-income groups. Oppose high-density large-scale residential

¹ The DSP is subject to BH restriction of 120mPD which is the same as that for the original "R(A)" zone under the OZP (see paragraph 2.4 for the Board's consideration in this respect).

redevelopments on grounds that the new flats are not affordable for local residents and it will push up rents for flats/shops in the area and displace the current residents.

- 4.6.2 URA should not only carry out urban renewal projects purely to maximise profit making. Private flats in URA's projects are unaffordable luxury flats. Urban renewal cannot improve living environment of the affected residents. Public and subsidized housing and/or affordable private housing should be built instead to address the housing problem.
- 4.6.3 Some oppose high-density residential development and some suggested that the development intensity should be reduced. Some representations however, indicated that more housing should be developed to address the problem of high property prices.
- 4.6.4 Redevelopment will cause visual impacts, create wall effect and deteriorate air ventilation conditions in the area. The increase in traffic will also cause noise nuisance and air pollution problems.

Inclusion of Chun Tin Street

- 4.6.5 The permanent closure of Chun Tin Street and inclusion of it for development is objected as it overrides public interest for URA's profit gain. Shop businesses and Fook Wan Mansion residents will be adversely affected. Street closure is unnecessary and will increase population density and traffic flow, cause traffic congestion, and increase pedestrian/vehicular conflicts. The current street condition could be improved by just closing down the recycling shops and strengthening regulations on illegal parking.

Fook Wan Mansion

- 4.6.6 Fook Wan Mansion directly abuts the northern boundary of the DS (**Plan H-3**). Some residents raise objection to the redevelopment. Their main concerns are:
 - (a) the closure of Chun Tin Street will affect the vehicular access to Fook Wan Mansion including EVA;
 - (b) the larger scale redevelopment after incorporation of Chun Tin Street will impact on air ventilation, sunlight penetration and views of Fook Wan Mansion;
 - (c) the vehicular turning area and multiple car park entrances in front of Fook Wan Mansion will affect pedestrian safety and cause noise and air pollution;
 - (d) the reprovisioning of only 7 out of the 12 existing metered car parking spaces displaced from Chun Tin Street is not justified; and
 - (e) no heavy goods vehicle (HGV) L/U bays will be provided in the redevelopment, hence the delivery vehicles serving the commercial uses will park illegally in the area.

Transport Related Matters

- 4.6.7 The redevelopment and the road proposals including widening of Sung Chi Street and provision of a vehicular turning area in the northern portion of the Site will increase traffic flow and cause increased pedestrian/vehicular conflicts.
- 4.6.8 The car park in the redevelopment will charge high fees. This coupled with removal of the on-street parking on Chun Tin Street and partial re-provisioning of the metered car park further away from the area will cause illegal parking.
- 4.6.9 Some representations considered that there is insufficient car park in the area and more car parking should be provided. On the other hand, some representations opposed providing car park and/or coach parking² in the redevelopment as the capacity of the surrounding road system cannot handle the additional traffic and traffic congestion will be worsened.

Open Space and Community Facilities

- 4.6.10 There is insufficient open space and community facilities in the area to serve the local population. Sports ground and/or other recreation facilities and GIC facilities (such as community centre, integrated family service centre, elderly homes, library) are suggested to be provided in the DS.

Type of Commercial Uses

- 4.6.11 There are a lot of authentic shops and eating places in To Kwa Wan that reflect its local character. Oppose redevelopment that will replace the small local shops with large shopping centres and chain stores like the ones at Chatham Gate and those managed by Link REIT that lack variety and character, do not provide the daily necessities and sell commodities that are not affordable for local residents. The local character, local shops and/or hawker bazaar should be retained. Variety of eating places and shops should be provided. Some (including operators of existing recycling shops on Chun Tin Street) proposed that space should be allowed for the recycling businesses to be re-provisioned in the DS.

Social and Community Network

- 4.6.12 URA's redevelopment will uproot the original community network of the residents and shop operators. The redevelopment will only accommodate up-market flats and shops, and the local characteristics of To Kwa Wan and sense of neighbourhood will be lost.

Public Consultation and Engagement

- 4.6.13 URA withdrew the previous KC-008 proposal (Chun Tin Street/Sung Chi Street DP) against its promise and disregard normal consultation procedures. URA failed to involve the public during the planning process.

² URA's proposal did not include coach parking in the DS.

Implementation, Compensation and Acquisition

- 4.6.14 URA should adopt ‘people first’ and ‘bottom-up’ approach in its redevelopment projects. There should be ‘flat for flat’ and ‘shop for shop’ arrangement, local rehousing and/or public housing for the affected residents especially elderly. The compensation provided by URA is unreasonable and the acquisition process is unjust.
- 4.6.15 Oppose the mode of redevelopment and/or the redevelopment procedures. Affected residents should be settled before redevelopment and housed during construction. Phased redevelopment should be implemented.
- 4.6.16 URA should adopt the development strategy as suggested in the Kowloon City DURF to create a diverse community in the district but URA fails to consider the current local situation of To Kwa Wan in terms of its population mix and housing needs.

Representer’s Proposals

- 4.7 The main proposals of the representers are:
 - 4.7.1 To take forward their scheme as summarised in paragraph 4.5 above, **R11 and R12** propose to link the Site and the adjoining DP site and rezone them to “Other Specified Uses” annotated “Chun Tin Street Phased Redevelopment Project” with restrictions on maximum domestic PR of 7.5, non-domestic PR of 1.5 and BH of 120 mPD (**Drawings H-12 to 15**). Chun Tin Street will remain as an area shown as ‘Road’.
 - 4.7.2 A large number of representers opposed the closure of Chun Tin Street and some proposed for its retention i.e. excluding the street area from the DS boundary.
 - 4.7.3 Some indicated support for the scheme proposed by the Fook Wan Mansion residents that retains Chun Tin Street (i.e. the proposal and plans submitted by **C2** in **Drawings H-16 to H-18**).

Representations Providing Views/Expressing Concerns

- 4.8 Two representations provided views/expressed concerns on the Plan:
 - 4.8.1 **R347** proposed development of subsidised/public housing, provision of community facilities and re-housing/relocation in the same district; and
 - 4.8.2 **R348** considered that the technical assessments submitted by URA did not fully reflect the adverse impacts on Fook Wan Mansion in terms of vehicular access, EVA, environment, visual, air ventilation, sunlight penetration and traffic impacts as well as compliance with BO. The Board is requested to reject the DSP.

5. Comments on Representations

5.1 8 comments on the representations (C1 to C8) were received. The samples of comments are in **Annex V** for reference. A full set of the comments are available in the CD-ROM at **Annex VII** [for Town Planning Board members only]. A full set of hard copy is also deposited at the Secretariat of the Board for Members' inspection.

5.1.1 C1 is submitted by URA that welcomes the support to the Plan and provided the following main responses to the grounds and proposals of the adverse representations:

Inclusion of Chun Tin Street

- (a) buildings within the DS is in dilapidated condition and in need for redevelopment. The redevelopment can improve living environment, traffic arrangement and pedestrian environment when the dead-end road of Chun Tin Street is included in the DS;
- (b) it is currently inconvenient for vehicles to exit/enter Chun Tin Street, causing pedestrian safety and traffic problems. The project will reshape and improve the traffic and pedestrian network by closing down Chun Tin Street, and utilizing the space for pedestrian passageway and building setbacks. It also allows better utilization of land resources to increase housing supply;

Fook Wan Mansion

- (c) the new vehicular turning area will allow 26m-setback between the proposed DS and Fook Wan Mansion. The development will adopt various mitigation measures (as highlighted in paragraph 6.3.7(e) below) to improve air ventilation and the greening ratio in the DS will be increased;

Transport Related Matters

- (d) a one-storey underground car park will be provided in the DS to accommodate the ancillary car park as required in the Hong Kong Planning Standards and Guidelines (HKPSG). 2 to 3 L/UL bays will be provided on the widened Sung Chi Street within the DS boundary. No coach parking space will be provided;
- (e) the vehicular turning area in front of Fook Wan Mansion will comply with the standards required by the Commissioner for Transport (C for T). It can accommodate different kinds of vehicles so that traffic flow in the area can be improved. The space adjoining the vehicular turning area is reserved for pedestrian footpaths to enhance traffic safety;
- (f) building setback is proposed at Hok Yuen Street to provide a wider pedestrian passageway;

Development Intensity and Development Impacts

- (g) the private land portion of the Site was zoned "R(A)" on the previous OZP,

which is intended primarily for high-density residential development. The DSP is zoned “R(A)7” for a residential building with a commercial podium. It is compatible with the surrounding areas which are mostly zoned “R(A)”. On 7.10.2016, the Board decided that the BH restriction for the DSP should remain at 120mPD, which is same as the BH restriction under the previous “R(A)” zone;

- (h) URA will request the contractors to comply with the relevant restrictions of the Environmental Protection Department, monitor the construction process and closely communicate with residents to ensure that construction impact on nearby buildings are minimised;
- (i) the DSP will comply with relevant fire safety and environmental protection regulations, and adopt environmental and traffic mitigation measures as required in HKPSG;

Open Space and Community Facilities

- (j) sizable floor space of about 1,000m² for community facilities has already been reserved in the adjoining DP. There is also a planned neighbourhood elderly centre of around 450m² in the DP at Kai Ming Street. Due to the site constraint, no community facilities will be provided in the DS;

Implementation, Compensation and Acquisition

- (k) URA is comprehensively proceeding with ‘community planning research’ in Kowloon City/To Kwa Wan, which aims to improve the district holistically through community planning and redevelopment. The commercial podium with small shops at ground level and the pedestrianised zone in the DS will synchronize with the open space provided in the adjoining DP, to improve the pedestrian environment and create a vibrant streetscape;
- (l) according to current Government policies, URA can only redevelop commercial/residential development for sale in the private market;
- (m) URA will provide rehousing flats at the Site and in other URA DPs within the same district for the “flat for flat” arrangement (subject to Government approval), as an alternative to money compensation. URA, Hong Kong Housing Authority (HKHA) and Hong Kong Housing Society (HKHS) will prioritize providing nearby vacant public estate units for local rehousing of affected residents as far as possible. Such policy can facilitate local rehousing and retain the social and community network as a result. However, URA currently do not have policy for “shop for shop” arrangements;
- (n) due to the unique situation that the DS has included the properties in the withdrawn DP that was discontinued, the URA will provide a series of special measures in addition to the prevailing compensation policies to address the potential needs of the affected owners and tenants within the DS;
- (o) URA has duly followed the procedures under URAO, Urban Renewal

Strategy, and the Ordinance to implement the subject DS; and

Public Engagement and Comments

- (p) URA has extensively engaged the affected residents/tenants, e.g. made presentations and home visits, regarding the progress of the project and compensation arrangements.
- 5.1.2 **C2** is submitted by **R107/R348** and the Fook Wan Mansion Concern Group. It objects the DS and substantiates on the points made in **R348** mainly relating to inadequate assessments of adverse impacts of the redevelopment on Fook Wan Mansion (see paragraph 4.8.2 above). **C2** put forward an alternative development scheme that retains Chun Tin Street and allows for a 10m-wide pedestrian/vehicular connection (abutting the south side of Fook Wan Mansion) to connect Chun Tin Street and Sung Chi Street in the north (see **Drawings H-16 to H-18**).
- 5.1.3 **C3** from an individual opposes widening of local road and development of luxury flats in the area and proposes in-situ rehousing and building of affordable housing on the Site.
- 5.1.4 **C4 to C8** (5 nos.) are standard forms submitted by individuals that indicate support for redevelopment, widening of Sung Chi Street and the surrounding pavements. Their grounds are that the existing buildings are dilapidated, and the redevelopment will improve environmental hygiene, pedestrian safety, local traffic and/or eliminate problem associated with the dead-end street at Chun Tin Street as well as increase housing supply.

6. Planning Considerations and Assessments

- 6.1 The Representation Site and its Surrounding Areas (**Plans H-3 and H-4** and photos on **Plans H-5 to H-8**)
- 6.1.1 The DS is:
- (a) located in the northern part of Hung Hom;
 - (b) bounded by Sung Chi Street to the east, Hok Yuen Street to the south, the adjoining DP to the west and Fook Wan Mansion to the north;
 - (c) Chun Tin Street within the DS is a dead-end road and Sung Chi Street is a one-way north-bound road connecting Hok Yuen Street in the south and Bailey Street in the north; and
 - (d) characterised by 4 to 6-storey tenement buildings built in 1955 and 1957.
- 6.1.2 The surrounding areas have the following characteristics (**Plans H-1 and H-4**):
- (a) to the north is the 16-storey Fook Wan Mansion that was built in 1975. Further north are the 17-storey Bowie Mansion and 16-storey Ming Wah Court that were built in 1988 and 1973 respectively;

- (b) to the east and south are industrial/commercial buildings with commercial activities on ground floor, within the “Other Specified Uses” annotated “Business” and “Commercial” zones on the OZP. Further south along Fat Kwong Street is another street block of residential buildings;
- (c) to the northeast are residential buildings along Sung Kit Street that have eating places and shops on the ground floor; and
- (d) further west of Ma Tau Wai Road is an area with mixed residential, ground floor shops and GIC uses.

6.2 Planning Intention

The planning intention of the “R(A)7” 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. Developments in the “R(A)7” zone are subject to maximum domestic GFA of 12,270m² and a maximum non-domestic GFA of 2,454m².

6.3 Responses to Grounds of Representations and Representers’ Proposals

Supportive Representations

- 6.3.1 The supportive views of **R1** to **R9** are noted. Their views on specific issues are similar to those of the adverse representations, and responses will be provided in the following sections.

Adverse Representations

Redevelopment and Type of Housing

- 6.3.2 The maximum domestic and non-domestic GFA of 12,270m² and 2,454m² stipulated under the “R(A)7” zone is equivalent to PR of 7.5 and 1.5 respectively based on the net site area. Such PR is the same as the restrictions stipulated under the previous “R(A)” zone covering part of the Site and other “R(A)” zones in the Hung Hom OZP. The BH restriction of 120mPD is also the same as that under the previous “R(A)” zone under the OZP. URA’s scheme is generally in line with the planning intention of residential zones in the area and will facilitate redevelopment of old buildings in deteriorating condition to improve the living environment. URA has submitted technical assessments to support the DS and all relevant Government departments had no adverse comments from traffic, environmental, drainage, sewerage impact, air ventilation, and visual impact perspectives.
- 6.3.3 For housing type, there is no restriction under the DSP regarding the type of housing (public, private or subsidized) to be developed. Nevertheless, URA indicated in its comment that they will provide small to medium size flats for the private market.

Inclusion of Chun Tin Street

- 6.3.4 The expanded site area after inclusion of Chun Tin Street will offer opportunity to improve the traffic network and facilitate better environment for pedestrian and integration with the adjoining DP with the following transport arrangements (**Drawings H-2 and H-3**):
- (a) the section of Sung Chi Street between Fook Wan Mansion and Hok Yuen Street will be widened to allow for a two-lane carriageway of about 7.3m;
 - (b) the podium will be setback by 5m to 6m at ground floor level from the road kerb of the widened Sung Chi Street and Hok Yuen Street for widened pavements. 2 to 3 LGV bays that serve the development will be provided at Sung Chi Street within the DS;
 - (c) the northern portion of the DS (abutting the south side of Fook Wan Mansion) will be dedicated for a vehicular turning area with pavement for public use. The turning area will serve as both vehicular and pedestrian access to the DS, the adjoining DP and Fook Wan Mansion;
 - (d) URA will manage and maintain the vehicular turning area, its adjoining pavement and the LGV bays along the widened Sung Chi Street; and
 - (e) URA will enhance pedestrian connection of the DS by integrating with the design of the pedestrian passageways and allow direct access to the adjoining DP.
- 6.3.5 C for T, Chief Building Surveyor/Kowloon, Buildings Department (CBS/K, BD) and Director of Fire Services (D of FS) have raised no concern on the closure and inclusion of Chun Tin Street for redevelopment from transport, compliance with BO and provision of EVA perspectives (see paragraph 6.3.7 below).
- 6.3.6 The inclusion of Chun Tin Street for development would also allow better utilization of land resources to provide more small to medium sized flats to address the housing demand. According to URA's information, there would be about 150 flats in the withdrawn DP whereas there will be about 310 flats in the subject DS.

Fook Wan Mansion

- 6.3.7 Some residents of Fook Wan Mansion and the Fook Wan Mansion Concern Group (**C2**) have raised concerns regarding possible adverse impacts of the DS on Fook Wan Mansion as highlighted in paragraphs 4.6.6 and 4.8.2 above. The same concerns were raised at the LegCo Case Conference held on 13.2.2017, and relevant Government departments' responses are highlighted below:

EVA

- (a) CBS/K, BD advised that according to the Building (Planning) Regulations (B(P)R), EVA should serve façade of a building having not less than one-fourth of the total length of all the perimeter walls of the building. In view that the development abut two streets and the proposed vehicular turning area, it should be able to comply with the EVA requirements under B(P)R;
- (b) D of FS advised that three external walls of the proposed residential tower in the DS are accessible by fire engines and fire hydrants and hose reel systems are required to be installed within the building. Fire engines can access to the DS via the widened Sung Chi Street and there will be no adverse impact on their firefighting work;

Vehicular and Pedestrian Access

- (c) URA reconfirmed that the vehicular turning area in the DS will be for public use as stated in the ES of the DSP, hence residents of Fook Wan Mansion can also use it. URA will manage and maintain the vehicular turning area. A pedestrian passageway will also be designated along the existing Chun Tin Street area for public use (**Drawing H-3**);

Environmental Aspects

- (d) Director of Environmental Protection (DEP) advised that with implementation of mitigation measures proposed in the EA submitted by URA, there will be no adverse construction dust impacts on Fook Wan Mansion and construction noise impacts will be minimised on sensitive receivers. The EA has also demonstrated that the noise impact from electrical and mechanical facilities at the podium of the DS is not expected to be a concern to the surroundings. Moreover, environmental impacts during construction and operation of the DS are subject to control of the relevant pollution control ordinances;

Air Ventilation and Visual Aspects

- (e) according to the Joint Housing, Planning and Lands Bureau and Environment, Transport and Works Bureau Technical Circular No. 1/06 on Air Ventilation Assessments, the DS does not fall within the categories of project of which an air ventilation assessment (AVA) is required. Nevertheless, URA has provided a qualitative assessment of the air ventilation impacts in the planning report. For visual impacts, URA has submitted a visual appraisal. According to URA's assessments, the dead-end Chun Tin Street is not a major air path in the district. Measures are proposed to enhance air ventilation and minimise visual impact of the developments, including provision of a 26m-separation from Fook Wan Mansion at the vehicular turning area, provision of pedestrian passageways to connect with the surrounding roads, and setback of the podium of the new building at Sung Chi Street (5m to 6m at G/F from the road kerb) and Hok Yuen Street (5m);

Sunlight Penetration

- (f) CBS/K, BD advised that according to B(P)R, windows facing into a street which is not less than 4.5m wide could meet the requirement of provision of natural lighting. In view of the 26m-wider vehicular turning area, the natural lighting for Fook Wan Mansion should still comply with BO. Detailed comments under BO will be provided at the detailed design stage;

Reprovision of Metered Parking on Chun Tin Street

- (g) ancillary car parking spaces and L/U bays in accordance with HKPSG will be provided in the DS. Based on the survey to assess the utilisation of metered parking spaces and L/U facilities submitted by URA, the 12 metered car parking spaces at Chun Tin Street are generally used by neighbours (including those existing residents in buildings within the DS boundary, the adjacent DP and Fook Wan Mansion) as well as members of the public, while the existing laybys are used by neighbours from the two adjacent buildings at Chun Tin Street. C for T considered that reprovisioning of 7 metered car parking spaces in the nearby streets have taken into account the parking demand from the development and relevant stakeholders; and

Compliance with BO

- (h) CBS/K, BD advised that their previous comment that the extinguishment and inclusion of Chun Tin Street for site area and PR calculation may contravene BO under some circumstances was not intended to mean that the closure of Chun Tin Street will definitely contravene BO, instead it was to alert URA to appoint an authorised person to address such concern. At the detailed design stage, BD will examine the submitted building plans in accordance with BO and ensure that the new buildings as well as Fook Wan Mansion would comply with the requirements of BO.

Transport Related Matters

- 6.3.8 URA has submitted a TIA in support of the DSP. The TIA demonstrates that there will be no adverse traffic impacts with the implementation of the proposed road improvement measures as detailed above. The responses in paragraphs 6.3.4 to 6.3.7 above are relevant.

Open Space and Community Facilities

- 6.3.9 Local open space will be provided within the DS in accordance with HKPSG. Regarding representers' proposal to provide more open space or sports facilities in the DS, Director of Leisure and Cultural Services (DLCS) advised that the current provision of open space in Kowloon City has met the HKPSG standard and they have no plan to develop open space in the DS.
- 6.3.10 Based on the requirements in HKPSG, the provision of major G/IC facilities in the area is generally sufficient. The Director of Social Welfare (D of SW) has provided a 'wish list' of social welfare facilities (including residential care

home and activity centres for the elderly; integrated vocational rehabilitation service centre; care and attention home/hostels for persons with various physical and mental disabilities; hostel for single persons; integrated family service centre etc.) for inclusion in the various URA projects in the area. At the TPB meeting on 7.10.2016 as well as at the HIC KCDC meeting on 3.11.2016, request was raised for including some community facilities and/or open space in the DS. In response, URA indicated that sizable floor space of about 1,000m² for community facilities has already been reserved in the adjoining DP and there is a planned neighbourhood elderly centre of around 450m² in a DP at Kai Ming Street. URA indicated that due to site constraint, no community facilities will be provided in the subject DSP. Notwithstanding URA's responses, noting that the relevant social welfare facilities and Government uses are always permitted in the "R(A)7" zone for the DS, URA should be invited to consider including more requested GIC facilities in their projects in the area at the detailed design stage.

Social and Community Network

- 6.3.11 The URA has conducted a SIA (Stages 1 and 2) to assess the social impact of the DS. Based on the households surveyed, about 50% and 40% of the respondents considered that the redevelopment will have no impact/positive impact on employment and economic conditions respectively. Furthermore, about 50% of owners and 30% of tenant households considered that there will be positive/no impact on social network. Based on the business operators surveyed, about 80% of the respondents strongly supported/supported the proposed redevelopment. The social service team of URA will provide assistance or answer enquiries for households related to compensation; rehousing in public rental housing; eligibility for compassionate housing for elderly, people with disability and vulnerable groups; assistance in identifying suitable replacement premises for affected businesses and/or tenancy matters.
- 6.3.12 Subject to Government approval, URA can provide rehousing flats at the Site or in other URA projects in the same district for "flat for flat" as an alternative to compensation in cash. URA, HKHA and HKHS will prioritize providing nearby vacant public estate units for local rehousing of affected residents as far as possible. These measures may facilitate the affected residents to continue to live in the nearby, hence retaining the social network.
- 6.3.13 URA is requested 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.

Public Consultation and Community Engagement

- 6.3.14 Under the existing practice, the draft DSPs and the SIA reports of the DSP were available for public inspection before the Board considers them. The HIC KCDC has also been consulted twice both before and after the draft DSP was exhibited. The comments received have been submitted to the Board for its consideration with the draft DSP on 7.10.2016. URA indicated in its submitted comments that they have duly followed the public consultation procedures set under URAO, Urban Renewal Strategy and the Ordinance, to

implement the project.

Matters that are not within the purview of the Board

6.3.15 The following matters raised by representers are not within the purview of the Board:

- (a) commercial uses - as long as the type of commercial uses complies with those stipulated under the Notes, there is no restriction on the format in which these commercial spaces are to be provided. Nevertheless, URA indicated in its comment that shops at street level will be provided in the commercial podium as far as possible to create a vibrant streetscape; and
- (b) implementation, compensation and acquisition - the issues of phased redevelopment, compensation, rehousing and feasibility of reprovisioning the shops should be addressed by URA under their existing policies. Those issues are outside the ambit of the Ordinance and purview of the Board.

Representations Providing Views/Expressing Concerns

6.3.16 The views of **R348** are responded in paragraph 6.3.7 above. The views of **R347** are similar to those of other adverse representations and the responses in paragraph 6.3 above are relevant.

6.4 Responses to Representers' Proposal

Regarding the proposal of **R11** and **R12** for alternative scheme covering the Site and the adjoining DP and other representers' proposal to exclude Chun Tin Street from the DS boundary, the responses in paragraphs 6.3.4 to 6.3.6 above are relevant. The "Other Specified Uses" annotated "Chun Tin Street Phased Redevelopment Project" zone proposed by **R11** and **R12** are intended for phased redevelopment of the Site and the adjoining DP, stipulation of various implementation issues (i.e. in-situ rehousing of affected residents, in-situ reprovisioning of affected shops, provision of mixed public/subsidised/private housing) and provision of open space and community facilities. These matters are responded to in paragraph 6.3 above and it is considered that the "R(A)7" zone is more appropriate to reflect the intended uses for the DSP. Under the DSP, the development of the Site will integrate with the adjoining DP through a series of at-grade pedestrian network to improve the pedestrian circulation and walking environment. It is also noted that **R11** and **R12** have not submitted technical assessments to support their proposal.

6.5 Responses to Grounds and Proposals of Comments

6.5.1 The comment of URA (**C1**) responding to opposing grounds of the representations is noted. **C4** to **C8** that support the redevelopment is noted.

6.5.2 The scheme put forward by **C2** (an individual and Fook Wan Mansion Concern Group) proposes retention of Chun Tin Street with additional provision of a vehicular/pedestrian connection between Chun Tin Street and Sung Chi Street (**Drawings H-16** to **H-18**). **C2** has not submitted technical assessments to

support their proposal and the traffic justifications for this proposed road layout. Also, no details on the development proposal within the Site are provided. URA's initial comment was that the alternative proposal of **C2** may aggravate the congestion caused by difficult maneuvering of HGV on Sung Chi Street and Chun Tin Street and cannot improve the traffic circulation in the area and that URA is not prepared to adopt the alternative scheme. As mentioned in paragraphs 6.3.4 to 6.3.6 above, the proposed inclusion of Chun Tin Street into the DS will offer opportunity to improve the traffic network, facilitate better environment for pedestrian and integration with the adjoining DP as well as allow better utilization of land resources to provide more flats on the Site.

- 6.5.3 The grounds and proposal of **C3** are similar to some of the grounds and proposals of the representations and the responses in paragraph 6.3 above are relevant. Detailed responses to the comments are at **Annex VI**.

7. Consultation

- 7.1 The following Government departments have been consulted and their responses have been incorporated in the above paragraphs, where appropriate:

- (a) District Officer (Kowloon City), Home Affairs Department;
- (b) Chief Estate Surveyor/Urban Renewal, Lands Department;
- (c) District Lands Officer/Kowloon West, Lands Department;
- (d) CBS/K, BD;
- (e) Commissioner of Police;
- (f) C for T;
- (g) Chief Highway Engineer/Kowloon, Highway Department;
- (h) DEP;
- (i) Director of Housing;
- (j) Chief Engineer/Mainland South, Drainage Services Department;
- (k) Chief Engineer/Construction, Water Supplies Department;
- (l) Head of the Geotechnical Engineering Office, Civil Engineering and Development Department;
- (m) Director of Food and Environmental Hygiene;
- (n) D of SW;
- (o) DLCS;
- (p) D of FS; and
- (q) CTP/UD&L, PlanD.

8. Planning Department's Views

- 8.1 PlanD noted the representations supporting the redevelopment (**R1** to **R9**).
- 8.2 Based on the assessment in paragraph 6 above, and for the following reasons, the PlanD does not support the other representations (**R10** to **R348**) and considers that the Plan should not be amended to meet those representations:
- (a) the DSP will facilitate redevelopment of the area for a better living environment. The "R(A)7" zoning for the Site is considered appropriate;

- (b) the inclusion of Chun Tin Street into the development scheme (DS) will allow for design flexibility, better pedestrian environment and connectivity with the adjoining development project (DP), as well as better utilization of land resources for increasing housing supply (**R13 to R248, R250 to R254, R256 to R259, R345 and R347**);
- (c) ancillary car parking and loading/unloading facilities will be provided in the DS. Sung Chi Street will be widened and a vehicular turning area will be provided to cater for traffic of the DS and the adjoining developments including Fook Wan Mansion after the closure of Chun Tin Street (**R229, R260, R266, R269, R275, R277, R302, R323, R326, R338, R340, R341, R344 and R347**);
- (d) the DS at the representation site with appropriate building height restriction and suitable mitigation measures would not generate unacceptable adverse impacts on the surrounding areas in terms of traffic, environmental, visual, air ventilation and infrastructural aspects (**R227 to R229, R231, R237, R238, R251 to R254, R259, R260, R266, R269, R275, R277, R302, R323, R326, R332, R335, R338, R340, R341, R344, R345, R347 and R348**);
- (e) the technical feasibility and the practicability of implementation of the submitted alternative proposal has not been demonstrated (**R11 and R12, R233 to R236**);
- (f) the statutory and administrative procedures in consulting the public on the DSP have been fully followed. The exhibition of the DSP for public inspection and the provisions for submission of representations and comments form part of the statutory consultation process under the Town Planning Ordinance (**R224 to R226 and R230**); and
- (g) implementation issues such as rehousing, compensation and acquisition are outside the ambit of the Town Planning Ordinance and the purview of the Board (**R246 to R248, R250 to R252, R257, R261, R263 to R267, R274, R275, R279, R281, R282, R299, R300, R305, R310, R311, R314, R316 to R319, R322, R323, R325, R327, R335, R337, R339, R343, R345 and R347**).

8.3 URA should be requested to consider provision of some of the social welfare facilities as requested by Government departments in their projects in the area in the detailed design stage, and 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.

9. Decision Sought

The Board is invited to give consideration to the representations and comments and decide whether to propose/not to propose any amendment to the Plan to meet/partially meet the representations.

10. Attachments

Annex I	Draft URA Chun Tin Street/Sung Chi Street Development Scheme Plan No. S/K9/URA1/1
Annex II	Extract of Minutes of the HIC KCDC Meeting held on 23.6.2016
Annex III	Extract of Minutes of the HIC KCDC Meeting held on 3.11.2016
Annex IV	Samples of Representations
Annex V	Samples of Comments
Annex VI	Summary of Representations and Comments and Government Departments' Responses
Annex VII	CD-ROM containing names of all representers and commenters as well as submission of all representations and comments [<i>TPB Members only</i>]
Drawings H-1 to H-8	Notional Scheme submitted by URA
Drawings H-9 to H-15	Proposal of R11 and R12
Drawings H-16 to H-18	Proposal of C2
Plan H-1	Location Plan – Projects Commenced by URA in the Vicinity of the DS
Plan H-2	Aerial Photo
Plan H-3	Site Plan
Plan H-4	Building Age and Building Height Plan
Plans H-5 to H-8	Site Photos
Plan H-9	Comparison of the Approved Hung Hom OZP No. S/K9/24 and Draft Hung Hom OZP No. S/K9/25

**PLANNING DEPARTMENT
JUNE 2017**