

**CONFIDENTIAL**  
**(downgraded on 21.9.2018)**

**Minutes of 1183rd Meeting of the  
Town Planning Board held on 24.8.2018**

**Agenda Item 7**

Submission of the Draft Urban Renewal Authority Queen's Road West / In Ku Lane Development Scheme Plan No. S/H3/URA3/A Prepared Under Section 25 of the Urban Renewal Authority Ordinance  
(TPB Paper No. 10465)

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[The item was conducted in Cantonese.]

**Deliberation Session**

1. In relation to the inclusion of the strip of government land within the Scheme, upon the request of the Vice-Chairperson, Mr Simon S.W. Wang, Assistant Director/Regional 1, Lands Department said that in general, if URA did not want to include the strip of government land in the Scheme, the land could be designated as 'Green Area' in the land grant which would be handed over to the Government for maintenance and management or as 'Yellow Area' where the maintenance and management responsibility would rest with URA. Details could be worked out at the land grant stage when more information was available. Besides, it was uncertain at this stage whether adverse possession would be an issue. It had yet to be found out whether the government land was occupied by a contractor of FEHD or someone else. In response to a Member's follow-up question on whether the adjoining Kam Yu Mansion would have a right-of-way for building maintenance, Mr Simon S.W. Wang said that generally speaking, right-of-way might not necessarily be granted to the owner of the property abutting a strip of government land for external wall maintenance.

[Dr Frankie W.C. Yeung left the meeting at this point.]

2. Members in general supported the Scheme as it would bring about planning gains, revitalization and improvement to the environment. Noting that a past URA project

had been delayed by issue related to adverse possession, given the uncertainty on the status of the strip of government land, some Members considered that it might be prudent to exclude the land concerned from the Scheme boundary to avoid any circumstances that would impede the implementation of the Scheme. Besides, the matter could be handled through land administrative means at the land grant stage.

3. Members agreed to advise URA to (a) improve the podium design at the detailed design stage with a view to enhancing permeability for better air ventilation; (b) reconsider the need for a separate vehicular access at Queen's Road West since the current proposed vehicular access would break the continuity of pavements and adversely affect the streetscape of Queen's Road West; (c) design the POS to make it a community focal point with better connection with the proposed NEC; and (d) minimize the impacts of the reprovisioned RCP cum PT on the surrounding areas.

4. After further deliberation, the Board:

- (a) decided not to include the government land sandwiched between the existing RCP and Kam Yu Mansion into the Scheme boundary;
- (b) decided to deem the draft URA Queen's Road West / In Ku Lane DSP No. S/H3/URA3/A (to be renumbered No. S/H3/URA3/1 upon exhibition for public inspection) and the Notes at Annexes H-1 and H-2 of the Paper, subject to excluding the strip of government land as mentioned in (a) above, as being suitable for publication as provided for under section 25(6) of the URAO, so that the draft DSP should be exhibited for public inspection under section 5 of the TPO;
- (c) endorsed the ES of the draft DSP at Annex H-3 of the Paper, subject to excluding the strip of government land as mentioned in (a) above, and adopted it as an expression of the Board's planning intention and objectives of the Plan, and agreed that the ES as being suitable for public inspection together with the draft DSP;
- (d) agreed that the draft DSP, its Notes and ES, subject to excluding the strip of

government land as mentioned in (a) above, were suitable for submission to the C&WDC for consultation / information upon exhibition of the DSP; and

(e) noted the Stage 1 and Stage 2 SIA reports of the DSP.

5. Members noted that, as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft DSP and OZP including the Notes and ES, if appropriate, before its publication under the Town Planning Ordinance. Any major revisions would be submitted for the Board's consideration. The Vice-Chairperson said that according to TPB Guidelines No. 29A, the Board's decision on the draft DSP would be kept confidential for 3 to 4 weeks after the meeting and would be released when the draft DSP was exhibited for public inspection. Members were reminded to exercise due care so as to avoid inadvertent divulgence of their views on the draft DSP boundary to the public.