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Minutes of 1282nd Meeting of the
Town Planning Board held on 7.10.2022

Kowloon District

Agenda Item 3

Submission of the Draft Urban Renewal Authority Nga Tsin Wai Road/Carpenter Road Development Scheme Plan No. S/K10/URA3/A Prepared Under Section 25 of the Urban Renewal Authority Ordinance and Proposed Amendments to the Approved Ma Tau Kok Outline Zoning Plan No. S/K10/28
(TPB Paper No. 10869)

[The item was conducted in Cantonese.]

Deliberation Session

1. The Chairperson invited Members to consider whether the draft Development Scheme Plan (DSP) was acceptable and could be deemed suitable for publication under the Town Planning Ordinance.

2. Members generally appreciated the Urban Renewal Authority (URA)'s strenuous effort in holistically restructuring and replanning the DSP area for a composite residential and commercial development with various Government, institution and community (GIC) facilities, as demonstrated in the notional scheme (the Scheme). A few Members indicated support for the gateway square to Kai Tak Development Area as its low-rise setting with commercial elements would allow diversified activities (including cultural activities) to take place and add vibrancy to the district, thereby reinforcing the local cultural and historic characters. This

could happen only with the transfer of plot ratio (PR) from the Eastern Site to the Main Site, and hence the planning tool of transfer of PR should be supported. Another Member remarked that the Scheme was a good example to manifest the effects of transfer of PR and interchange of domestic and non-domestic PRs.

Interface with Adjoining Existing Developments

3. With regard to the interface with Billionnaire Avant (BA), some Members expressed that urban renewal was an extremely arduous task and URA had apparently made best endeavours to integrate BA, a relatively new building, with the DSP. The URA's Scheme had been more accommodating with BA than any other private developers would have been and in return had sacrificed some redevelopment benefits (e.g. optimisation of land use). A Member said that the Scheme presented a practicable solution by integrating BA with the proposed development and providing appropriate building setbacks from BA. Besides, BA would benefit from the improvements to the living environment brought about by the Scheme. A Member suggested that the proposed private vehicular access to BA which bisected a pedestrianised avenue could be furnished with street features to enhance the sense of continuity of the pedestrianised avenue. A Member, on the other hand, suggested that URA might consider incorporating BA within the DSP for a better scheme.

4. In response to a Member's suggestion of relaxing the building height restriction (BHR) of the BA site from 100mPD to 160mPD (same as the DSP) to incentivise early redevelopment, the Secretary explained that BA was a relatively new building and under multiple ownership. Since unanimous owners' consent should be obtained for redevelopment, it would be unlikely for the owners to pursue early redevelopment even if the BHR was relaxed to 160mPD. The Chairperson added that demolition of newly-completed development would arouse environmental concerns, and the case of Hunghom Peninsula was of relevance.

5. In response to a Member's question on whether the Lok Sing Tong (LST) site could be included in the Scheme, the Secretary replied that URA might have considered the option of including the LST site in the Scheme but finally dropped the idea as the LST site had its own redevelopment plan.

Urban Design

6. A Member considered that the east-west connection between the gateway square in the Eastern Site and the Main Site should be further improved.

7. A Member considered that compared with the slender towers of nearby infill redevelopments, the building bulk of the proposed development in the Main Site was relatively massive and visually obstructive. The building massing should be further improved at the detailed design stage.

Provision of Public Vehicle Park for the New GIC Complex

8. A Member remarked that the new GIC complex would provide numerous GIC facilities and market, but not public vehicle park. In anticipation of the high volume of users visiting the complex, public car parking spaces should be provided therein to benefit the users. Another Member noted that ancillary car parking spaces for the complex would be provided in the three-level basements and suggested that public car parking spaces could be provided in the immediate vicinity of the complex.

Conclusion

9. The Chairperson concluded that Members were generally supportive of the draft DSP and the amendment Item A to the OZP. Members' views on the detailed scheme design and provision of additional car parking spaces within the Scheme and in the area would be recorded in the Minutes for URA's consideration.

10. After deliberation, Members agreed that the draft DSP and the draft OZP were suitable for publication under the Town Planning Ordinance and decided to:

Draft Nga Tsin Wai Road / Carpenter Road DSP

- (a) deem the draft Nga Tsin Wai Road/Carpenter Road Development Scheme Plan (DSP) No. S/K10/URA3/A (to be renumbered to No. S/K10/URA3/1 upon exhibition for public inspection) and the Notes at Annexes G-1 and G-2 of the

TPB Paper No. 10869 (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 shall be exhibited for public inspection under section 5 of the Town Planning Ordinance;

- (b) endorse the Explanatory Statement (ES) of the draft DSP at Annex G-3 of the Paper and adopt it as an expression of the Town Planning Board's (the Board's) planning intention and objectives of the DSP 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 were suitable for submission to the Kowloon City District Council for consultation/information upon exhibition of the DSP;
- (d) note both Stage 1 and Stage 2 Social Impact Assessment reports for the DSP;

Ma Tau Kok Outline Zoning Plan

- (e) agree to the proposed amendment to the approved Ma Tau Kok OZP No. S/K10/28 and that the draft Ma Tau Kok OZP No. S/K10/28A (to be renumbered as S/K10/29 upon exhibition) and its Notes at Annexes H-1 and H-2 of the Paper were suitable for exhibition under section 5 of the Town Planning Ordinance; and
- (f) adopt the revised ES at Annex H-3 of the Paper for the draft Ma Tau Kok OZP No. S/K10/28A as an expression of the planning intentions and objectives of the Board for various land use zones of the OZP and the revised ES will be published together with the OZP.

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

12. The Chairperson reminded Members that according to the Town Planning Board Guidelines No. 29B, the Board's decision on the draft DSP would be kept confidential for three to four weeks after the meeting and would be released when the draft DSP was exhibited for public inspection. Members should exercise due care so as to avoid inadvertent divulgence of their views on the draft DSP boundary to the public before its publication.