

CONFIDENTIAL

(Downgraded on 6.3.2023)

**Minutes of 1288th Meeting of the
Town Planning Board held on 10.2.2023**

Kowloon District

Agenda Item 4

Submission of the Draft Urban Renewal Authority Ming Lun Street/Ma Tau Kok Road Development Scheme Plan No. S/K22/URA1/A and To Kwa Wan Road/Ma Tau Kok Road Development Scheme Plan No. S/K22/URA2/A Prepared under Section 25 of the Urban Renewal Authority Ordinance

(TPB Paper No. 10881)

[The item was conducted in Cantonese.]

Deliberation Session

1. The Chairperson invited Members to consider whether the draft Development Scheme Plans (DSPs) were acceptable and could be deemed suitable for publication under the Town Planning Ordinance.
2. Having noted that the building height (BH) of Grand Waterfront was 176mPD while the BH restriction for the subject development scheme sites (the Sites) was 120mPD, resulting in a height difference of about 56m (about 18 storeys), and the design concept of stepped BH profile descending from the south to the north, a Member asked whether there was any scope to suitably relax the BH restriction to allow more design flexibility for redevelopment at the Sites. In response, the Secretary explained that Grand Waterfront had its own historical background for a BH of 176mPD, and it might not be suitable to adopt it as a benchmark in determining the BH profile of the area. The existing/planned residential developments in the

subject waterfront area generally had a BH of about 100mPD, such as the Hong Kong Housing Society's planned dedicated rehousing estate to the immediate north of the Sites. Given the unique waterfront location, it was considered that the BH restriction of 120mPD for the Sites was appropriate.

3. The Chairperson concluded that Members were generally supportive of the draft DSPs.

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

- (a) deem the draft Urban Renewal Authority (URA) Ming Lun Street/Ma Tau Kok Road Development Scheme Plan (DSP) No. S/K22/URA1/A (to be renumbered to No. S/K22/URA1/1 upon exhibition for public inspection) and its Notes at Annexes F-1 and F-2 of the TPB Paper No. 10881 (the Paper) respectively; and the draft URA To Kwa Wan Road/Ma Tau Kok Road DSP No. S/K22/URA2/A (to be renumbered to No. S/K22/URA2/1 upon exhibition for public inspection) and its Notes at Annexes G-1 and G-2 of the Paper respectively, as being suitable for publication as provided for under section 25(6) of the Urban Renewal Authority Ordinance, so that the draft DSPs shall be exhibited for public inspection under section 5 of the Town Planning Ordinance; and
- (b) endorse each of the Explanatory Statement (ES) of the respective draft DSPs at Annexes F-3 and G-3 of the Paper and adopt each of them as an expression of the Town Planning Board's (the Board's) planning intention and objectives of the respective DSPs, and agree that each of the ES as being suitable for public inspection together with the respective draft DSPs.

5. Members noted that, as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft DSPs 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.

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