

**CONFIDENTIAL**  
**(Downgraded on 13.10.2023)**

**Minutes of 1302<sup>nd</sup> Meeting of the  
Town Planning Board held on 15.9.2023**

**Kowloon District**

**Agenda Item 2**

Consideration of Representations and Comments in respect of the Draft Urban Renewal Authority Ming Lun Street/Ma Tau Kok Road Development Scheme Plan No. S/K22/URA1/1 (TPB Paper No. 10920)

**Agenda Item 3**

Consideration of Representations and Comments in respect of the Draft Urban Renewal Authority To Kwa Wan Road/Ma Tau Kok Road Development Scheme Plan No. S/K22/URA2/1

(TPB Paper No. 10920)

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[The item was conducted in Cantonese.]

**Deliberation Session**

1. The Chairperson invited views from Members.

*KC-018 and KC-019 Projects and the Proposed Revision to the Notes of “Residential (Group A)” (“R(A)”) zone on the Two Draft Development Scheme Plans (DSPs)*

2. Members generally supported the KC-018 and KC-019 projects and the two related draft DSPs as well as the proposed revisions to the Notes of “R(A)” zone and Explanatory Statements as set out in Annex VI of the Paper (i.e. any development/redevelopment at Sites KC-018 and KC-019 would be subject to a maximum plot ratio (PR) of 6.5 for a domestic building or 7.5 for a building that was partly domestic and partly non-domestic, and a maximum PR of 6.5 for

the domestic part of any building) which should be applicable to both DSPs to allow flexibility in the provision of more non-domestic gross floor area (GFA) to cater for the potential returning of the affected businesses such as office, showroom and retail uses in Newport Centre which were compatible with the residential developments at Sites KC-018 and KC-019. A Member considered that the proposed non-domestic uses at the two sites would provide more job opportunities in such congested urban area for the local residents, and would make the waterfront more diverse and vibrant with retail and food and beverage outlets in close proximity to the promenade and attract visitors of the Kai Tak Sports Park located to the north of the two sites. The Vice-chairperson said that apart from the single management of both the waterfront promenade and the commercial podium as suggested by the Urban Renewal Authority (URA), there should be other means to enhance the vibrancy of the waterfront promenade.

3. In response to a Member's concern on whether the proposed revisions to the Notes of the "R(A)" zone would set an undesirable precedent, resulting in a much higher non-domestic PR/GFA than the domestic PR/GFA, the Secretary said that the original wording of the Notes followed that adopted in the Kai Tak Outline Zoning Plan (OZP), and the currently proposed wording followed that normally adopted in the OZPs for Kowloon with maximum domestic PR and total PR for a partly domestic and partly non-domestic building but no specific restriction on the non-domestic PR. Flexibility had been built in for the interchange of domestic and non-domestic PRs in those OZPs. In that regard, the Vice-chairperson was of the view that while the proposed revision seemed not to impose planning control on non-domestic GFA, it was believed that such provision could be administered via land leases. While the same Member expressed the worry about the delay in the development process as a result of going through the further representation process, he had no further comment in that respect having considered that the proposed increase in non-domestic PR through section 16 planning application for minor relaxation of PR restriction might take even longer time as explained by URA.

#### *Urban Design and Air Ventilation*

4. A Member appreciated the effort made by URA in the urban design of the proposed 20m-wide water promenade and at-grade open-air Waterfront Plaza with a minimum width of 25m and enhancing the air ventilation in the area concerned. Given that the two sites were located at the junction of Ma Tau Kok Road and To Kwa Wan Road, the same Member suggested further improving the air ventilation by repositioning the building blocks to facilitate the wind flow from

south-easterlies to the Waterfront Plaza during summer months.

#### *Waterfront Connectivity and Continuity*

5. The stretch of the waterfront off Grand Waterfront (about 65m in length) to the immediate south of the two sites was not open to the public because of the concern of public safety as a result of the transport of naphtha through the existing pier therein by Towngas. Noting that the pier was used by Towngas only one to three times per month, Members generally considered that even though the area concerned was outside Sites KC-018 and KC-019, the Government should proactively discuss with Towngas and its parent company for opening up the concerned area to enhance the connectivity along the waterfront in To Kwa Wan. In that connection, two Members also suggested the Government to explore other options such as identifying alternative routes with erection of good directional signage (similar to a Coastal Walk of 80km in Sydney) in order to link up continuously the existing promenades along the waterfront. A Member further suggested that URA should explore alternative routes for those visitors to the two sites so that there was no need for them to go back along the same route.

#### *Ma Tau Kok Gas Works (MTKGW)*

6. Members noted that the MTKGW site on the other side of To Kwa Wan Road was currently under a Special Purpose Lease which would expire in 2034, and generally considered that the MTKGW, being located in the urban setting, was totally incompatible with the surrounding residential areas. In that regard, some Members suggested that the Government should plan early for the site and state it clearly to Towngas the planning intention of using the site for residential development, which had been specified on the OZP since 1998, and the public interests involved including housing supply, urban renewal, waterfront connectivity and public safety. To that end, the Environment and Ecology Bureau (EEB) should be consulted on whether gas production was still required in view of emerging new energy sources, and if affirmative, to identify suitable site for relocation of the Gas Works by Towngas. In particular, some Members considered that the Development Bureau (DEVB) should advise from the perspective of land use incompatibility when the Special Purpose Lease for the site was considered for renewal or not. If the relocation of the Gas Works was materialised, the issue on waterfront connectivity and continuity as mentioned above would be resolved.

*Other Aspects*

7. To Kwa Wan was an old district long deserved urban transformation. On that basis, a Member strongly requested and another Member echoed that more elderly facilities should be provided to serve the local community. While understanding that the economic aspect was one of the important considerations by URA in deciding the flat size, the same Member opined that the flat size of the proposed residential developments at Sites KC-018 and KC-019 should be increased as a forward-looking measure to encourage childbirth.

8. The Chairperson concluded that Members generally agreed with the proposed revision to the Notes of “R(A)” zone of the two draft DSPs to allow flexibility in the provision of non-domestic PR. As gathered from URA, upon commencement of the development scheme of KC-019, URA had been engaging with the affected operators and more operators would like to be reprovisioned in-situ to continue their businesses after redevelopment. As regards the MTKGW site and with expiry of the Special Purpose Lease in 2034, DEVB would in consultation with EEB consider whether it was necessary to retain the MTKGW, taking into account the current trend of using towngas in Hong Kong and the new energy sources as well as the production capacity of another gas plant in Tai Po. From land use compatibility perspective, the MTKGW site was in urban area with high-density developments in the surrounding areas and the Gas Works thereat was considered not suitable in that location. DEVB would also discuss with Towngas and its parent company on waterfront connectivity and continuity issue as early as possible prior to the expiry of the Special Purpose Lease of the MTKGW site. As the Protection of the Harbour Ordinance (PHO) was currently under review, harbour enhancement works involving reclamation, aiming to improve harbourfront connectivity, could be taken forward easier if the proposed amendments to PHO were passed by the Legislative Council. Other suggestions made by Members would be conveyed to URA for consideration.

9. The Secretary also supplemented that the proposed revision to the Notes of “R(A)” zone of the two draft DSPs was to be made in response to R123, R165, R236 of KC-018 DSP and R2 of KC-019 DSP all asking for more commercial facilities within the two sites, particularly office space.

10. After deliberation, the Town Planning Board (the Board) noted the supportive views of **R1 to R122, R123 (Part), R124 to R164, R165 (Part), R166 to R235, R236 (Part), and R237**

to **R241** of the draft Urban Renewal Authority Ming Lun Street/Ma Tau Kok Road Development Scheme Plan No. S/K22/URA1/1 (KC-018 DSP) and **R1** of the draft Urban Renewal Authority To Kwa Wan Road/Ma Tau Kok Road Development Scheme Plan No. S/K22/URA2/1 (KC-019 DSP) as well as the general views of **R245** and **R246** of KC-018 DSP.

11. The Board decided to partially meet **R123 (Part), R165 (Part) and R236 (Part) of KC-018 DSP** and partially meet **R2 (Part) of KC-019 DSP** by revising the Notes and Explanatory Statement of KC-019 DSP as mentioned in paragraph 7 and set out in Annex VI of the Paper, and those of KC-018 DSP in the same manner. The proposed amendments to the KC-018 and KC-019 DSPs would be published for further representation under section 6C(2) of the Town Planning Ordinance as in force immediately before 1.9.2023 (the pre-amended Ordinance) for three weeks and the Board would consider the further representations, if any, in accordance with the provisions of the pre-amended Ordinance.

12. The Board decided not to uphold **R242 to R244 and R247 of KC-018 DSP** and **R2 (Part) to R5 of KC-019 DSP** and considered that the two DSPs should not be amended to meet the representations and the reasons were:

*“Land Use and Development Schemes*

- (a) taking into account land use compatibility and technical feasibility, the site is considered suitable for comprehensive residential development with retail, Government, institution and community (GIC) and open space/waterfront promenade uses under the proposed “Residential (Group A)” (“R(A)”) zoning. The DSPs will facilitate redevelopment of existing old and dilapidated buildings for an improved living environment as well as catalyse the urban renewal of this Ma Tau Kok area and optimise land utilisation (**R242 and R244 of KC-018 DSP, R2 (Part), R3 and R4 of KC-019 DSP**);
- (b) GIC facilities will be provided within the non-domestic portion of Sites KC-018 and KC-019 respectively. The Urban Renewal Authority (URA) has also undertaken to explore the feasibility to provide additional GIC/social welfare facilities in its future projects within the same district as far as practicable. A waterfront promenade of not less than 20m-wide is

designated on the KC-018 and KC-019 DSPs. Together with the proposed Waterfront Plaza, the proposed promenade will provide opportunities for recreation and leisure activities (**R243 of KC-018 DSP and R4 of KC-019 DSP**);

- (c) the provision of non-domestic use of KC-018 DSP to serve the local needs and promote vibrancy of the waterfront area is considered suitable and in line with the intensity of surrounding residential developments (**R243 of KC-018 DSP and R4 of KC-019 DSP**);
- (d) according to the traffic impact assessment conducted for the KC-018 and KC-019 DSPs, the proposed parking provision and the internal transport facilities are in line with the latest Hong Kong Planning Standards and Guidelines and are acceptable from traffic engineering point of view. URA has undertaken to consider the incorporation of bicycle-friendly provisions at some key focal points at detailed design stage (**R243 of KC-018 DSP and R4 of KC-019 DSP**);
- (e) considering the characters and planning intention of the surrounding areas, the proposed “R(A)” zoning for Site KC-019 is suitable and in line with the planning intention. Meanwhile, the proposed total plot ratio of 9 exceeds the development restrictions of residential sites in the Kai Tak Development Area and is not justified by any technical assessment (**R2 (Part) of KC-019 DSP**);
- (f) the compensation and relocation arrangements will be dealt with separately by URA under the prevailing policies and established mechanism (**R2 (Part) of KC-019 DSP**);

*Risk Aspect*

- (g) as demonstrated by the quantitative risk assessment endorsed by the Coordinating Committee on Land-use Planning and Control relating to Potentially Hazardous Installations in 2021 and the set of qualitative appraisal of risk impact submitted by URA in support of the KC-018 and KC-019 DSPs,

there is no unacceptable risk impact anticipated (**R244 of KC-018 DSP and R3 of KC-019 DSP**); and

*Waterfront Connectivity*

- (h) the concerned section of waterfront promenade mentioned by R247 of KC-018 DSP and R5 of KC-019 DSP are situated outside the KC-018 and KC-019 DSPs. Nevertheless, it has long been the Government's intention to develop continuous waterfront promenade in the East Kowloon extending from To Kwa Wan to Cha Kwo Ling. Suitable statutory land use control has been imposed to enable the implementation of waterfront promenade (**R247 of KC-018 DSP and R5 of KC-019 DSP**)."

13. The Secretary reminded Members that according to the Town Planning Board Guidelines No. 29B, the Board's decision on the two draft DSPs upon hearing of representations and comments would be kept confidential for 3 to 4 weeks after the meeting.

[Mr Lincoln L.H. Huang, Professor John C.Y. Ng and Ms Bernadette W.S. Tsui left the meeting during the deliberation session.]