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Minutes of 1309th Meeting of the
Town Planning Board held on 15.12.2023

Kowloon District

Agenda Item 3

[Closed meeting (Deliberation Session only)]

Consideration of Further Representations on the Proposed Amendments to the Draft Urban Renewal Authority Ming Lun Street/Ma Tau Kok Road Development Scheme Plan No. S/K22/URA1/1 and the Proposed Amendments to the Draft Urban Renewal Authority To Kwa Wan Road/Ma Tau Kok Road Development Scheme Plan No. S/K22/URA2/1 Arising from the Consideration of Representations and Comments on the respective Draft Development Scheme Plan

(TPB Paper No. 10946)

[The item was conducted in Cantonese.]

Deliberation Session

1. The Chairperson invited views from Members.

2. Members generally agreed to the proposed amendments to the two draft Development Scheme Plans (DSPs), which included revisions to the Notes and Explanatory Statement (ES) of the “Residential (Group A)” (“R(A)”) zone as set out in Annexes IIIa and IIIb of TPB Paper No. 10946 (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 a maximum PR of 7.5 for a building that was partly domestic and partly non-domestic and under no circumstances should the PR for the domestic part of any building exceed 6.5). A Member

said that the proposed amendments allowed flexibility for the Urban Renewal Authority (URA) to adjust the non-domestic PRs, and such flexibility was needed for the two DSPs in view of their strategic locations near the future attractions of Kai Tak Sports Park and the waterfront developments thereat.

3. A Member shared an observation that URA had previously only allowed some residents or special shops to return after the redevelopment. That arrangement was now proposed to be extended to business operators of Newport Centre due to the special case for acquisition of an industrial building, which was unprecedented for URA.

4. Regarding the remarks raised by two Members about the need for vehicle repair workshops to be located in convenient locations, the Chairperson pointed out that vehicle repair workshops posed risks in residential areas, as evident from a serious accident previously involving a vehicle repair workshop on the ground floor of a residential building in Tsz Wan Shan. Whilst matters relating to vehicle repair workshops were not within their direct purview, the Development Bureau was piloting multi-storey buildings for brownfield operations, and the one planned to be developed in Yuen Long InnoPark could also accommodate vehicle repair workshops and related services. Similar multi-storey buildings might be planned in other districts in future. The Secretary said that vehicle repair workshops that posed safety risk and caused nuisance should not be located within “R(A)” zones and it was more appropriate to consolidate them within “Industrial” or other more appropriate zones in the urban area or in the New Territories.

5. After deliberation, the Town Planning Board (the Board) noted the supportive views of **F1 to F33 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 **F1 to F35 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)**.

6. The Board decided not to uphold **F34 of KC-018 DSP** and **F36 to F39 of KC-019 DSP**, and considered that the two DSPs should be amended by the Proposed Amendments for the following reasons:

- “(a) taking into account land use compatibility and technical feasibility, the further representation sites are considered suitable for comprehensive high-density residential developments with compatible non-domestic uses under the “Residential (Group A)” zoning. The maximum plot ratio (PR) of 7.5 was in accord with the development intensity of Kai Tak and surrounding waterfront residential developments. The Proposed Amendments would provide flexibility to meet the future market need in the provision of non-domestic uses and the possible return of affected businesses by suitably adjusting the split of domestic and non-domestic PR, while keeping the maximum total PR unchanged **(F34 of KC-018 DSP and F36 to F39 of KC-019 DSP)**; and
- (b) the arrangement for affected business operators to continue business upon redevelopment will be subject to land use compatibility and the compensation and relocation arrangements by the Urban Renewal Authority under the prevailing policies and established mechanism, which is outside the ambit of the DSPs. A requirement to ensure the priority of the non-domestic floor space to the affected operators in the Explanatory Statement (ES) of the DSP is considered not appropriate **(F37 to F39 of KC-019 DSP)**.”

7. The Board also agreed that the draft DSPs, together with their Notes and updated ESs, were suitable for submission under sections 8(1)(a) and 29(8) of the Town Planning Ordinance to the Chief Executive in Council for approval.

8. 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 further representations would be kept confidential for three to four weeks after the meeting.