

**PROPOSED AMENDMENTS TO
THE APPROVED MA TAU KOK OUTLINE ZONING PLAN NO. S/K10/26**

1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Ma Tau Kok Outline Zoning Plan (OZP) No. S/K10/26 (**Attachment I**) as shown on the draft Ma Tau Kok OZP No. S/K10/26A (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the OZP (**Attachment IV**) is an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the OZP, and is suitable for exhibition together with the OZP and its Notes.

2. Status of the Current OZP

- 2.1 On 5 January 2021, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Ma Tau Kok OZP, which was subsequently renumbered as S/K10/26. On 15 January 2021, the approved OZP No. S/K10/26 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.2 On 16 March 2021, the CE in C referred the approved Ma Tau Kok OZP No. S/K10/26 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. On 26 March 2021, the reference back of the OZP was notified in the Gazette under section 12(2) of the Ordinance.

3. Background

The proposed amendments are mainly to take forward the decision of the Metro Planning Committee (the Committee) of the Board on 21.8.2020 to partially agree to an application No. Y/K10/3 under s.12A of the Ordinance to rezone a site at 128 Carpenter Road, Kowloon City (the Site) (**Plans 1 and 2**) from "Other Specified Uses" annotated "Commercial Development with Public Vehicle Park" ("OU(CDWPVP)") to "Residential (Group A) 4" ("R(A)4") for a composite commercial/residential development, subject to a maximum

domestic plot ratio (PR) of 7.5 and total PR of 9.0 for a building which is partly domestic and partly non-domestic, and a building height restriction (BHR) of 100mPD.

4. **Rezoning from “OU(CDWPVP)” to “R(A)4” and areas shown as ‘Road’ (Proposed Amendment Items A and B) (Plans 1 to 5)**

Item A

- 4.1 The Site (about 5,921m²) falls within an area zoned “OU(CDWPVP)” and is currently occupied by a shopping mall cum public vehicle park (namely Kowloon City Plaza) with three levels of basement, seven levels above ground and a rooftop with car parking facilities. The “OU(CDWPVP)” zoning is intended primarily for the existing commercial development with public vehicle park, which may include shop, services, place of entertainment and eating place, functioning mainly as local shopping centre serving the immediate neighbourhood. According to the Notes of the “OU(CDWPVP)” zone, development and/or redevelopment is subject to a maximum Gross Floor Area (GFA) of 47,858m² and a BHR of 36mPD as stipulated on the Plan of the OZP. The Site was planned and implemented as a public vehicle park (PVP) and local shopping centre to serve the immediate neighbourhood since 1993. These restrictions reflect the parameters of the existing development.
- 4.2 On 21.8.2020, the Committee partially agreed to the application No. Y/K10/3 to rezone the Site to an appropriate sub-zone of the “Residential (Group A)” zone, with a maximum domestic PR of 7.5 and total PR of 9.0 for a building which is partly domestic and partly non-domestic, and a maximum building height (BH) of 100mPD, or the PR/BH of the existing building, whichever is greater.
- 4.3 According to the indicative scheme submitted by the applicant, the proposed development comprises two residential towers over three levels of podium and five basement levels of car parking facilities. PVP providing a total of 449 parking spaces and ancillary car parking facilities would be provided in basement levels. The applicant has also proposed a temporary PVP of not less than 60 car parking spaces within the Site during the demolition and construction stages. Under the indicative scheme, the proposed development provides some key design measures including (1) a 4.45m-wide setback along the western boundary of the Site abutting an unnamed lane (extending north of Fuk Lo Tsun Road) up to 15m above street level to enhance the walking environment as well as wind penetration along the road; (2) an internal public corridor of not less than 6m wide on G/F connecting Carpenter Road and the Carpenter Road Park ; and (3) building separation between the two towers to facilitate wind penetration, and a varying northern façade and green terraces at 1/F and 2/F facing Carpenter Road Park with setback ranging from 1m to 3m from the site boundary to enhance the interface of the scheme with Carpenter Road Park. In considering the case, Members were of the view that the atrium at the centre of the proposed development could be developed as a gathering place or informal performance venue to meet the public needs. An extract of the MPC meeting minutes on the application is at **Attachment V**.

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- 4.4 To take forward the decision of the Committee on the s.12A application, it is proposed to rezone the Site from “OU(CDWPVP)” to “R(A)4” with stipulation of a maximum domestic PR of 7.5 and total PR of 9.0, and a maximum BH of 100mPD. To maintain the planning intention of the Site regarding the provision of a PVP to serve the neighbourhood, it is recommended to stipulate the requirement of a PVP under Notes of the OZP. Appropriate design measures, as well as the provision of interim car parking arrangement of not less than 60 public car parking during the demolition and construction stages of redevelopment of the Site, are proposed to be included in the ES of the OZP. The requirement of interim car parking spaces as well as key design measures providing setback along the western boundary of the Site and the internal public corridor at the G/F of the proposed development (paragraph 4.3 above) would also be incorporated in lease conditions upon lease modification of the Site, subject to agreement with relevant Government departments.

Item B

- 4.5 Opportunity is also taken to rezone a strip of land from “OU(CDWPVP)” to an area shown as ‘Road’ to reflect the existing road alignment and lot boundary of the Site.

5. Provision of GIC Facilities and Open Space

- 5.1 Taking into account the proposed rezoning of “OU(CDWPVP)” to “R(A)4” zone, the planned population of Ma Tau Kok Planning Scheme Area (the Area) would be about 142,600 persons. As shown in the summary on existing and planned provision of open space and GIC facilities (**Attachment VI**), the planned provision of open space and community facilities in the Area is generally sufficient to meet the demand of the overall planned population in accordance with the requirements of Hong Kong Planning Standards and Guidelines (HKPSG).
- 5.2 Although secondary school (-82 classrooms) and hospital (-700 beds) will be in deficits for the planned population in the Area, the provision of both facilities is assessed on a wider district basis and hospital cluster respectively, and can be addressed by the provision in the adjoining area within the Kowloon City District. As for child care centres and elderly services and facilities, the HKPSG requirements for these facilities, which were reintroduced recently, are long-term goals and the actual provision would be subject to the consideration of the Social Welfare Department in the planning and development process as appropriate.
- 5.3 As for open space provision, there is a surplus provision of about 4.18ha of district open space in the Area. For local open space, while there is a shortfall (about -6.96ha) in the Area, there is a surplus provision of about ~~52ha~~**2.16ha** in the wider Kowloon City District.

6. Proposed Amendments to Matters shown on the OZP

The proposed amendments as shown on the draft Ma Tau Kok OZP No. S/K10/26A (**Attachment II**) are as follows:

(a) Amendment Item A (about 5,921m²)

Rezoning of a site at 128 Carpenter Road from “OU(CDWPVP)” to “R(A)4” with a maximum domestic PR of 7.5 and total PR of 9, and with a maximum BHR of 100mPD as stipulated on the Plan.

(b) Amendment Item B (about 115m²)

Rezoning of a strip of land adjoining the southern boundary of the “R(A)4” zone from “OU(CDWPVP)” to an area shown as ‘Road’.

7. Proposed Amendments to the Notes of the OZP

7.1 The proposed amendments to the Notes of the OZP (with additions in ***bold and italics*** and deletions in ‘~~crossed-out~~’) are at **Attachment III** for Members’ consideration.

7.2 Amendments to the Notes of the “R(A)” zone are proposed as follows:

- (a) incorporation of the provision of a public vehicle park for the “R(A)4” zone under the planning intention as well as remarks for the “R(A)” zone;
- (b) revision of ‘Public Vehicle Park (excluding container vehicle) (on land designated “R(A)3” only)’ to ‘Public Vehicle Park (excluding container vehicle) (on land designated “R(A)3” and “R(A)4” only)’ as a Column 1 use;
- (c) incorporation of “R(A)4” zone under Remarks (1) to reflect the maximum PR restriction for “R(A)” zone is applicable to the new “R(A)4” zone;
- (d) incorporation of “R(A)4” zone under Remarks (3);
- (e) incorporation of the provision of a PVP with a total of not less than 449 public car parking spaces, of which not less than 49 parking spaces are to be used for goods vehicles in the “R(A)4” zone under Remarks (7); and
- (f) incorporation of the provision for minor relaxation of the minimum provision of public car/goods vehicle parking spaces under Remarks (11).

7.3 In relation to the proposed amendments as mentioned in paragraph 6 above, the Notes and Remarks for “OU(CDWPVP)” sub-zone will be deleted.

8. Revision to the ES of the OZP

The ES of the OZP has been revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity has also been taken to update the general information for various land use zones to reflect the latest status and planning circumstances of the OZP. An extract of relevant pages of the revised ES of the OZP (with additions in *bold and italics* and deletions in '~~cross-out~~') are at **Attachment IV** for Member's consideration.

9. Plan Number

Upon exhibition for public inspection, the OZP will be renumbered as S/K10/27.

10. Consultation

Departmental Consultation

10.1 The proposed amendments have been circulated to relevant government bureaux/departments. They have no objection or no adverse comment on the proposed amendments, and their comments have been incorporated into the above paragraphs, where appropriate:

- (a) District Lands Officer/Kowloon East, Lands Department;
- (b) Commissioner for Transport;
- (c) Chief Building Surveyor/Kowloon, Buildings Department;
- (d) Director of Fire Services;
- (e) Chief Architect/Central Management Division 2, Architectural Services Department;
- (f) Commissioner of Police;
- (g) Chief Highway Engineer/Kowloon, Highways Department;
- (h) Chief Engineer, Railway Development Office, Highways Department;
- (i) Director of Environmental Protection;
- (j) Chief Engineer/Mainland South, Drainage Services Department;
- (k) Chief Engineer/Construction, Water Supplies Department;
- (l) District Officer (Kowloon City), Home Affairs Department;
- (m) Director of Electrical and Mechanical Services;
- (n) Director of Leisure and Cultural Services;
- (o) Director of Food and Environmental Hygiene;
- (p) Project Manager (East), Civil Engineering and Development Department;
- (q) Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office;
- (r) Director of Social Welfare; and
- (s) Chief Town Planner / Urban Design and Landscape, Planning Department.

- 10.2 If the proposed amendments are agreed by the Committee, the draft OZP (to be renumbered as S/K10/27) and its Notes will be exhibited under section 5 of the Ordinance. Members of the public can submit representations on the OZP amendments to the Board during the two-month statutory public inspection period.
- 10.3 The proposed amendments are mainly to reflect the Committee's decision on the s.12A application. An information note on the draft OZP with the proposed amendments incorporated will be issued to the Kowloon City District Council.

11. Decision Sought

Members are invited to:

- (a) agree to the proposed amendments to the approved Ma Tau Kok OZP No. S/K10/26 and that the draft Ma Tau Kok OZP No. S/K10/26A at **Attachment II** (to be renumbered to S/K10/27 upon exhibition) and its Notes at **Attachment III** are suitable for public exhibition under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment IV** for the draft Ma Tau Kok OZP No. S/K10/26A as an expression of the planning intentions and objectives of the Board for various land use zonings of the OZP and the revised ES will be published together with the OZP.

12. Attachments

Attachment I	Approved Ma Tau Kok OZP No. S/K10/26 (reduced scale)
Attachment II	Draft Ma Tau Kok OZP No. S/K10/26A
Attachment III	Revised Notes of the Draft Ma Tau Kok OZP No. S/K10/26A
Attachment IV	Revised ES of the Draft Ma Tau Kok OZP No. S/K10/26A
Attachment V	Extract of Minutes of the MPC meeting on Application No. Y/K10/3 held on 21.8.2020
Attachment VI	Provision of Major Community Facilities and Open Space in the Ma Tau Kok Planning Scheme Area
Plan 1	Comparison of Existing and Proposed Zonings on the OZP
Plan 2	Site Plan
Plan 3	Aerial Photo
Plans 4 to 5	Site Photos

PLANNING DEPARTMENT
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