

CONFIDENTIAL

(downgraded on 12.7.2019)

**Minutes of 1202nd Meeting of the
Town Planning Board held on 14.6.2019**

Kowloon District

Agenda Item 6

Submission of the Draft Urban Renewal Authority Kai Tak Road/Sa Po Road Development Scheme Plan No. S/K10/URA1/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/K10/24
(TPB Paper No. 10542)

[The item was conducted in Cantonese.]

Deliberation Session

1. The Chairperson invited Members to express their views on whether the draft Development Scheme Plan (DSP) was acceptable and could be deemed suitable for publication.
2. A Member said that it was the intention of Urban Renewal Authority (URA) to implement the Kai Tak Road/Sa Po Road Development Scheme (scheme) to improve the local environment through footpath widening, streetscape enhancement, air ventilation improvement and the provision of a sunken plaza for place-making and connection between the old district area and Kai Tak Development Area (KTDA). However, the site was subject to constraints, including the building height restriction (BHR). As such, there was doubt on whether the above targets could be achieved by the development proposal presented by URA. In particular, the size of the sunken plaza was small. URA should carry out more in-depth assessments or explore alternative design for the scheme.

3. A Member considered that there might be scope for improvement in the development proposal, which could be dealt with at the detailed design stage. The draft DSP was prepared by URA with the support of technical assessments, which should be acceptable.

4. Another Member supported the draft DSP and considered that the zoning and the BHR of 120mPD, as proposed by URA, should be appropriate. In case a larger sunken plaza resulting in the need for further BHR relaxation was considered necessary upon detailed design, URA could apply for a minor relaxation of BHR with further justifications.

5. In response to a Member's view on a more comprehensive approach in planning for urban renewal in Kowloon City, the Chairperson said that URA was currently carrying out a study to assess further urban renewal opportunities in Kowloon City, which should cover various aspects, including cultural conservation. As advised by URA, the study would take about one year and URA would carry out public engagement throughout the study.

6. Members generally considered that the draft DSP was suitable for publication under the Town Planning Ordinance (the Ordinance). After further deliberation, the Board decided to:

Draft Kai Tak Road/Sa Po Road DSP

- (a) deem the draft URA Kai Tak Road/Sa Po Road DSP No. S/K10/URA1/A (to be renumbered No. S/K10/URA1/1 upon exhibition for public inspection) and the Notes at Annexes H-1 and H-2 of the Paper, retaining 'Ambulance Depot' use in Column 1 and 'Hospital' use in Column 2 in the Notes, as being suitable for publication as provided for under section 25(6) of the Urban Renewal Authority Ordinance, so that the draft DSP should be exhibited for public inspection under section 5 of the Town Planning Ordinance (TPO);
- (b) endorse the Explanatory Statement (ES) of the draft DSP at Annex H-3 of the Paper and adopt it as an expression of the Board's planning intention and objectives of the Plan, 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 the Social Impact Assessment (Stage 1 and Stage 2) reports for the DSP;

Ma Tau Kok OZP

- (e) agree that the proposed amendments to the approved Ma Tau Kok OZP and that the draft Ma Tau Kok OZP No. S/K10/24A at Annex I-1 (to be renumbered as S/K10/25 upon exhibition) and its Notes at Annex I-2 are suitable for exhibition under section 5 of the Ordinance; and
- (f) adopt the revised ES at Annex I-3 for the draft Ma Tau Kok OZP No. S/K10/24A as an expression of the Board's planning intention and objectives for the various land use zones of the OZP, and agree that the revised ES as being suitable for public inspection together with the draft OZP.

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

8. The Chairperson said that according to TPB Guidelines No. 29B, the Board's decision on the draft DSP would be kept confidential for 3 to 4 weeks after the meeting and would be released when the draft DSP was exhibited for public inspection. Members were reminded to exercise due care so as to avoid inadvertent divulgence of their views on the draft DSP boundary to the public before its publication.