

# TOWN PLANNING BOARD

TPB Paper No. 10647

For Consideration by  
the Town Planning Board on 8.5.2020

APPLICATION TO THE CHIEF EXECUTIVE  
UNDER SECTION 8(2) OF THE TOWN PLANNING ORDINANCE  
FOR EXTENSION OF TIME LIMIT FOR SUBMISSION OF  
THE DRAFT URBAN RENEWAL AUTHORITY KAI TAK ROAD/SA PO ROAD  
DEVELOPMENT SCHEME PLAN NO. S/K10/URA1/1 AND  
THE DRAFT MA TAU KOK OUTLINE ZONING PLAN NO. S/K10/25  
TO THE CHIEF EXECUTIVE IN COUNCIL FOR APPROVAL

**APPLICATION TO THE CHIEF EXECUTIVE  
UNDER SECTION 8(2) OF THE TOWN PLANNING ORDINANCE  
FOR EXTENSION OF TIME LIMIT FOR SUBMISSION OF  
THE DRAFT URBAN RENEWAL AUTHORITY KAI TAK ROAD/SA PO ROAD  
DEVELOPMENT SCHEME PLAN NO. S/K10/URA1/1 AND  
THE DRAFT MA TAU KOK OUTLINE ZONING PLAN NO. S/K10/25  
TO THE CHIEF EXECUTIVE IN COUNCIL FOR APPROVAL**

**1. Introduction**

The purpose of this paper is to seek Members' agreement to apply to the Chief Executive (CE), under section 8(2) of the Town Planning Ordinance (the Ordinance), for an extension of time limit for submission of the draft Urban Renewal Authority (URA) Kai Tak Road/Sa Po Road Development Scheme Plan (DSP) No. S/K10/URA1/1 and the draft Ma Tau Kok Outline Zoning Plan (OZP) No. S/K10/25 to the Chief Executive in Council (CE in C) for approval. The time limit for submission of the draft URA Kai Tak Road/Sa Po Road DSP No. S/K10/URA1/1 and the draft Ma Tau Kok OZP No. S/K10/25 is required to be extended for a period of six months from 5.6.2020 to 5.12.2020.

**2. Background**

- 2.1 On 5.7.2019, the draft URA Kai Tak Road/Sa Po Road DSP No. S/K10/URA1/1 (**Annex Ia**) and the draft Ma Tau Kok OZP No. S/K10/25 (**Annex Ib**) were exhibited for public inspection under section 5 of the Ordinance. By virtue of section 25(9) of the Urban Renewal Authority Ordinance (URAO), the DSP has from the date replaced the Ma Tau Kok OZP in respect of the area delineated and described herein. Under the draft DSP, the "R(A)" zone is intended primarily for high-density residential development with the provision of a sunken plaza and underground public vehicle park, and it is subject to a maximum domestic and total plot ratio (PR) of 7.5 and 9.0 respectively, and a maximum building height (BH) of 120mPD, or the PR and the height of the existing building, whichever is the greater.
- 2.2 The amendment to the OZP mainly involves the latest amendments to the Master Schedule of Notes to Statutory Plans (MSN) in relation to the subsuming of 'Market' use under 'Shop and Services' use endorsed by the Town Planning Board on 28.12.2018. The Schedule of Amendments to the approved Ma Tau Kok OZP No. S/K10/24 is at **Annex II**. The DSP area excised from the OZP boundary is also indicated on the draft Ma Tau Kok OZP No. S/K10/25.

- 2.3 During the two-month exhibition periods, 90 representations related to the DSP and 1 representation related to the OZP were received. On 4.10.2019, the representations were published for public comment, and in the first three weeks of the publication period, 10 comments related to the DSP and 3 comments related to the OZP were received.
- 2.4 According to the statutory time limit, the draft URA Kai Tak Road/Sa Po Road DSP No. S/K10/URA1/1 and the draft Ma Tau Kok OZP No. S/K10/25 shall be submitted to the CE in C for approval on or before 5.6.2020.

### **3. Need for Extension of the Statutory 9-month Time Limit**

Consideration of the representations and comments by the full Board under section 6B of the Ordinance was originally scheduled for 31.1.2020. Due to the latest position related to the novel coronavirus infection, the hearing of the representations and comments, which was originally re-scheduled for 17.4.2020, is tentatively scheduled in June 2020. It is anticipated that there will be insufficient time for the whole plan-making process including submission of the draft DSP and the draft OZP to the CE in C for approval to be completed within the 9-month statutory time limit (i.e. on or before 5.6.2020). Hence, it is necessary to seek CE's agreement for an extension of the statutory time limit for six months to allow sufficient time to complete the plan-making process of the draft DSP and the draft OZP prior to their submissions to the CE in C for approval.

### **4. Decision Sought**

Members are invited to agree that the CE's agreement should be sought under section 8(2) of the Ordinance to extend the time limit for submission of the draft URA Kai Tak Road/Sa Po Road DSP No. S/K10/URA1/1 and the draft Ma Tau Kok OZP No. S/K10/25 to the CE in C for approval for a period of six months from 5.6.2020 to 5.12.2020.

### **5. Attachment**

<b>Annex Ia</b>	Draft URA Kai Tak Road/Sa Po Road DSP No. S/K10/URA1/1 (reduced size)
<b>Annex Ib</b>	Draft Ma Tau Kok OZP No. S/K10/25 (reduced size)
<b>Annex II</b>	Schedule of Amendments to the Approved Ma Tau Kok OZP No. S/K10/24