

TOWN PLANNING BOARD

Minutes of 695th Meeting of the Metro Planning Committee held at 9:00 a.m. on 20.5.2022

Present

Director of Planning
Mr Ivan M.K. Chung

Chairman

Mr Wilson Y.W. Fung

Vice-chairman

Ms Sandy H.Y. Wong

Mr Franklin Yu

Mr Stanley T.S. Choi

Mr Daniel K.S. Lau

Ms Lilian S.K. Law

Professor Jonathan W.C. Wong

Professor Roger C.K. Chan

Mr Ben S.S. Lui

Mr Timothy K.W. Ma

Ms Bernadette W.S. Tsui

Chief Traffic Engineer/Hong Kong, Transport Department
Mr Horace W. Hong

Chief Engineer (Works), Home Affairs Department
Mr Paul Y.K. Au

Principal Environmental Protection Officer (Metro Assessment),
Environmental Protection Department
Dr Sunny C.W. Cheung

Assistant Director/Regional 1,
Lands Department
Ms Trevina C.W. Kung

Deputy Director of Planning/District
Mr C.K. Yip

Secretary

Absent with Apologies

Mr Ricky W.Y. Yu

In Attendance

Assistant Director of Planning/Board
Ms Lily Y.M. Yam

Chief Town Planner/Town Planning Board
Ms Josephine Y.M. Lo

Town Planner/Town Planning Board
Mr Alvin C.H. Kan

Opening Remarks

1. The Chairman said that the meeting would be conducted with video conferencing arrangement.

Agenda Item 1

Confirmation of the Draft Minutes of the 694th MPC Meeting held on 6.5.2022

[Open Meeting]

2. The draft minutes of the 694th MPC meeting held on 6.5.2022 were confirmed without amendments.

Agenda Item 2

Matter Arising

[Open Meeting]

3. The Secretary reported that there were no matters arising.

Chan were indirect, the Committee agreed that they could stay in the meeting.

Presentation and Question Sessions

6. The following representatives from the Planning Department (PlanD) and the applicant's representatives were invited to the meeting at this point:

PlanD

Mr Mann M.H. Chow - District Planning Officer/Hong Kong
(DPO/HK)

Ms Erica S.M. Wong - Senior Town Planner/Hong Kong
(STP/HK)

Applicant's Representatives

The University of Hong Kong

Mr Jeffrey Sy

Ms Bella Fan

Ms Trinni Choy

Llewelyn-Davis Hong Kong Limited

Mr Dickson Hui

Ms Winnie Wu

Mr Chris Tse

P&T Architects and Engineers Limited

Mr Joel Chan

Mr Jason Ma

MVA Hong Kong Limited

Ms Rebecca Chan

Mr Ray Mui

ADI Limited

Mr Howard Pang

WSP Hong Kong Limited

Mr Penny Choy

7. The Chairman extended a welcome and explained the procedure of the meeting. He then invited PlanD's representatives to brief Members on the background of the application.

8. With the aid of a PowerPoint presentation, Ms Erica S.M. Wong, STP/HK, briefed Members on the background of the application, the proposed rezoning, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. PlanD had no in-principle objection to the rezoning application.

[Ms Sandy H.Y. Wong joined the meeting during PlanD's presentation.]

9. The Chairman then invited the applicant's representatives to elaborate on the application. With the aid of a PowerPoint presentation, Ms Bella Fan and Ms Winnie Wu, the applicant's representatives, made the following main points:

Background

- (a) in view of the increase in number of staff and students in the past decade, the existing Main Campus and Centennial Campus of HKU had reached their maximum capacity. The existing K.K. Leung Building at the Main Campus, where the HKU Business School was currently located at, was built over 30 years ago and had limited capacity for further expansion and upgrading of academic facilities to meet the need of the university development;

The proposal

- (b) the proposed development, i.e. Pokfield Road Campus (the Campus), at the

application site (the Site) would provide over 90,000m² of floor space for academic facilities which could accommodate about 7,000 staff and students. It would be HKU's strategic development to support innovation and entrepreneurship, collaborations and cross-disciplinary pursuits;

- (c) the Campus would comprise three phases, i.e. a proposed academic building of HKU Business School and sports complex in phase 1, proposed staff quarters in phase 2 and a proposed academic tower and conference centre in phase 3, aiming not only to provide academic facilities but also promote smart campus and well-being of the students and staff;

The indicative layout

- (d) the Site was demarcated into three Sub-areas. The building height restrictions (BHRs) of Sub-areas (A) and (C) were proposed to be amended from 4 storeys to 115mPD and 155mPD respectively, while the BHR of the existing student hostels in Sub-area (B) remained unchanged at 135mPD. The proposed BHR would be compatible with the stepped building height (BH) profile of the area i.e. descending from the hillside in the east with BH of about 160mPD towards the waterfront in the west with BH of about 120mPD;
- (e) a stepped building design would also be adopted for the proposed development within the Site, with height variation from 155mPD to 102mPD, which would create more visual interest;
- (f) building separation would be maintained with the surrounding developments, including the Jockey Club Student Village II and the existing residential developments along Pokfield Road, to allow visual permeability. 5m to 8m building setback from Pok Fu Lam Road and chamfered design at building corners and optimisation of building footprint were some of the design features to facilitate smoother air movement at the low level and air flow along Pok Fu Lam Road;

Pedestrian connectivity and open space

- (g) various horizontal and vertical connections were proposed to enhance pedestrian connectivity between Kennedy Town MTR Station and Pok Fu Lam Road via the Site, including covered escalator, staircases and elevator connections from the Site to the junction of Smithfield/Pokfield Road, a proposed footbridge over Pok Fu Lam Road, and a landscaped avenue along the western and northern portions of the Site. Pavement improvement works at the junction of Smithfield/Pokfield Road was also proposed;
- (h) open space would be provided for enjoyment by HKU students, staff and the public. A sunken garden at the northern edge of the Site, a landscaped terrace along the northern edge of the Site, a landscaped avenue on LG5/F along the western edge of the development and various landscaping arrangements of the proposed development would achieve multi-level greening amounting to about 30% of the site area and enhance visual quality thereat. The landscaped terrace and avenue would be open to public, and serve as pedestrian connections within the Site;

Traffic and other technical aspects

- (i) 21 parking spaces for private cars would be provided within the Site for public use. Two bus lay-bys on Pok Fu Lam Road would be relocated partially within the eastern edge of the Site, subject to detailed technical feasibility study in consultation with the Transport Department (TD) to enhance the road traffic condition;
- (j) based on the findings in technical assessments covering traffic, environment, air ventilation, drainage and sewerage aspects, no insurmountable impact would be induced from the proposed amendment to the OZP. The relevant government departments had no adverse comments on the application; and

Public Consultation

- (k) since 2020, the applicant had conducted various public engagement activities with the Central & Western District Council and the local community to discuss the stakeholders' concerns on issue including BH, visual and environmental impacts, pedestrian connectivity, traffic and air ventilation. To address the public comments received, the BH of the proposed academic tower had been lowered from 160mPD to 155mPD and various horizontal and vertical pedestrian connections would be provided. Ongoing engagement would be maintained to facilitate communication with the local community. The applicant would continue to liaise with the relevant government departments regarding the pedestrian connection outside the Site.

[Mr Franklin Yu joined the meeting during the presentation by the applicant's representatives.]

10. As the presentations of PlanD's representative and the applicant's representatives were completed, the Chairman invited questions from Members.

11. The Chairman and some Members raised the following questions to the applicant's representatives:

Need for development

- (a) utilisation rate of the existing building of the HKU Business School and the proposed use after the relocation;

Pedestrian connections

- (b) the number of additional students and staff to be accommodated at the Campus and their anticipated mode of transport;
- (c) noting that the proposed escalator and elevator connections to

Smithfield/Pokfield Road and the proposed footbridge across Pok Fu Lam Road fell outside the Site, whether the construction and management of these pedestrian connections would be undertaken by HKU, and whether lease modification would be required;

- (d) opening hours of the proposed escalator and whether a two-way system for both uphill and downhill directions would be adopted;
- (e) noting the high pedestrian flow at the junction of Smithfield/Pokfield Road generated by the Campus, and the nearby community centre and primary school, whether a pedestrian subway or footbridge could be provided at the junction, and whether a technical assessment on pedestrian traffic demand of the area had been conducted;

Open Space

- (f) the location and public accessibility of the proposed open spaces within the Site, and whether barrier-free access would be provided;
- (g) greening coverage of the proposed development and measures to ensure the sustainability of the proposed vertical greening;
- (h) public views on open space design received in the public engagement activities conducted by the applicant;

Vehicular traffic

- (i) the location of the proposed vehicular ingress/egress and its interface with the bus lay-bys on Pok Fu Lam Road, and whether the arrangement of the proposed ingress point would lead to queueing back of vehicles on Pok Fu Lam Road;

Building design and construction

- (j) noting the public concern on glare impact caused by the glass-curtain wall design of the proposed development, whether there were any mitigation measures to minimise the potential impact to the nearby residents;
- (k) noting the public concern on noise and dust pollution resulting from the construction works, whether Modular Integrated Construction (MIC) would be adopted in the proposed development to minimise the construction time and potential nuisance; and

Others

- (l) whether the proposed BHR of 115mPD for Sub-area (A) reflected the BH of the approved general building plans of the proposed development.

12. In response, Ms Bella Fan, Ms Trinni Choy, Ms Winnie Wu and Mr Joel Chan, the applicant's representatives, made the following main points:

Need for development

- (a) the existing facilities of HKU Business School were scattered at various locations including the HKU Main Campus (i.e. K.K. Leung Building), Cyberport and Admiralty Town Centre. The utilisation rate of K.K. Leung Building was over 100% and had limited capacity for future expansion and upgrading. While the intended use of K.K. Leung Building after the relocation of the HKU Business School was yet to be confirmed, a few faculties of the university had already requested more space for expansion;

Pedestrian connections

- (b) additional 7,000 students and staff would be accommodated in the Campus. Most of them would use public transport especially MTR to commute to/from the Campus;
- (c) for the proposed escalator and elevator connections to the junction of Smithfield/Pokfield Road and the proposed footbridge across Pok Fu Lam

Road falling outside the Site, the applicant had committed to construct, manage and maintain these facilities to enhance the pedestrian connectivity of the area. For the proposed escalator, the applicant had consulted the relevant government departments including TD, PlanD and Leisure and Cultural Services Department on the preliminary design and initiated discussion with the Lands Department on the related land administration matters. For the proposed footbridge across Pok Fu Lam Road, an opening on 2/F of the proposed academic building was reserved for future footbridge connection to St John's College and HKU Centennial Campus;

- (d) the proposed escalator and elevator connections would operate from about 6:00 am to 1:00 am to align with the opening hours of MTR Kennedy Town Station. The pedestrian connection within the proposed development e.g. landscaped avenue and landscaped terrace, would be opened 24 hours daily to the public. Due to the site constraint, only a one-way escalator system could be accommodated. With reference to the operation of Central-Mid-Levels escalator, the directions of the proposed escalator could be adjusted at different hours of a day to cater for the local needs. Notwithstanding this, there would be staircase provided alongside the escalator for use of the pedestrians;

- (e) the proposed footpath widening at the junction of Smithfield/Pokfield Road aimed to enlarge the pedestrian pavement area, which would enhance the walking environment and safety of the pedestrians. However, due to the physical constraint of the narrow streets, the construction of a pedestrian subway or footbridge at this junction would not be feasible. TD had no adverse comment on the submitted traffic impact assessment which had covered the assessment of level-of-service at the footpaths along Smithfield/Pokfield Road ;

Open Space

- (f) open space would be provided on various levels of the proposed development. The proposed landscaped avenue, landscaped terrace,

sunken garden and open spaces on podium level would be open to the public. Given that the proposed landscaped avenue and landscaped terrace were located at the northern and western peripheral area of the proposed development, the public could freely access the open space without affecting the academic activities thereat. The proposed open terrace and green roofs above podium level of the buildings would be opened to HKU students and staff only. Barrier-free access would be provided through the provision of elevators connecting various levels of the proposed development within the Site;

- (g) the greening coverage of the proposed development was about 30%. Vertical greening would be equipped with auto-watering system, which would be well-maintained by HKU, to ensure proper maintenance;
- (h) public views on clear signage and provision of sitting area in the proposed open space received by the applicant during the public engagement activities would be taken into account in the detailed design of the proposed development;

Vehicular traffic

- (i) there would be three vehicular ingress/egress points for the Site, including an egress of the pick-up/drop-off area of the proposed academic tower, an ingress/egress on Pok Fu Lam Road to the proposed drum ramp, and an ingress/egress on Pokfield Road for the academic building, sports centre and staff quarters. It was proposed to re-locate the existing on-street bus stop on Pok Fu Lam Road by two proposed bus lay-bys situated within the building setback area of Academic Tower, and the exact location of the two bus lay-bys and its arrangement were subject to detailed design and further liaison with TD, with the intention to minimise the interface with the ingress/egress points and to ensure traffic safety. Besides, the proposed egress of the pick-up/drop-off area of the proposed academic tower could avoid queueing back on Pok Fu Lam Road;

Building design and construction

- (j) a mix of construction materials would be used for the building façade of the proposed development. The detailed design would take into account the public concerns and minimise the potential glare impact on the nearby residents;
- (k) although MIC might not be suitable for the proposed development, the applicant committed to adopt appropriate mitigation measures to minimise the dust and noise emissions during the construction stage; and

Others

- (l) the proposed BHR of 115mPD in Sub-area (A) reflected the BH of the approved general building plans for the proposed academic building, which involved 4 storeys in compliance with the current BHR.

13. In response to a Member's further question on the interface of the proposed vehicular ingress/egress point with the proposed two bus lay-bys on Pok Fu Lam Road, Mr Horace W. Hong, Chief Traffic Engineer/Hong Kong, (CTE/HK), TD, said that sightline was the crux of the issue. He further said that while the boarding/alighting activities at the existing on-street bus stop might cause obstruction to traffic flow along Pok Fu Lam Road, the proposed bus lay-bys to be located at the setback area, subject to detailed design, would help to alleviate any obstruction to traffic flow in the area.

14. As the applicant's representatives had no further points to raise and there were no further questions from Members, the Chairman informed the applicant's representatives that the hearing procedure for the application had been completed and the Committee would deliberate on the application in their absence and inform the applicant of the Committee's decision in due course. The Chairman thanked the representatives from PlanD and the applicant's representatives for attending the meeting. They left the meeting at this point.

Deliberation Session

15. The Chairman recapitulated that the proposed uses were always permitted within the “Government, Institution or Community” zone, and the current application was for proposed amendment of BHR of Sub-area (C) from 4 storeys to 155mPD and BHR of Sub-area (A) from 4 storeys to 115mPD to reflect the BH in terms of mPD in approved building plans. As detailed in the Paper, the proposed BH was not incompatible with the surroundings, and planning and design merits in respect of the provision of open space and pedestrian connections were proposed by the applicant. The relevant government departments had no objection to the application from the respective technical aspects. Should the application be approved by the Committee, the proposed amendment to the Outline Zoning Plan would be taken forward following the established mechanism. Upon implementation of the proposed development, the applicant might be required to apply for lease modification, as appropriate.

16. Some Members, while not objecting to the application, expressed concerns on the implementation of the proposed escalator and footbridge connections, which fell outside the Site and public accessibility of the proposed pedestrian connections. In this regard, the Chairman remarked that while the implementation of the proposed escalator and footbridge connections was subject to detailed design and further liaison between the applicant and the relevant government departments, the applicant had committed openly to provide the various pedestrian connections for public use.

17. A few Members expressed concern on the interface between the proposed vehicular ingress/egress point and the proposed two bus lay-bys on Pok Fu Lam Road. A Member further expressed concern on the proposed footpath widening at the junction of Smithfield/Pokfield Road, which might not be adequate to accommodate the large pedestrian volume. In this regard, Mr Horace W. Hong, CTE/HK, TD, supplemented that the proposed footpath widening could increase the waiting area at the signalised pedestrian crossing, while the provision of a pedestrian subway or footbridge was technically infeasible due to the site constraint. The Chairman remarked that the proposed vehicular ingress/egress and the two bus lay-bys on Pok Fu Lam Road, and footpath widening at the junction of Smithfield/Pokfield Road would be subject to detailed design and the applicant would further liaise with TD to explore the possibility of improving the design.

18. In response to a Member’s enquiry regarding the proposed BHR of 115mPD for Sub-area (A), the Chairman explained that the existing BHR of 4 storeys would be revised to

express in mPD, and any future development would be subject to a BHR of 115mPD. Having noted the planning and design merits of the proposed development, the Chairman concluded that Members had no objection to the application.

19. After deliberation, the Committee decided to agree to the application. The Chief Executive in Council would be requested to refer the approved Kennedy Town & Mount Davis Outline Zoning Plan (OZP) No. S/H1/22 to the Board for amendment. Details of the amendments to the approved OZP would be submitted to the Committee for approval prior to gazetting under section 5 of the Town Planning Ordinance.

Tsuen Wan and West Kowloon District

[Mr Stephen C.Y. Chan, Senior Town Planner/Tsuen Wan and West Kowloon (STP/TWK), was invited to the meeting at this point.]

Agenda Item 4

Section 16 Application

[Open Meeting]

A/K20/136	Proposed Hotel in “Residential (Group A) 1” Zone, G/F (Part) and UG/F (Part), One Silversea, 18 Hoi Fai Road, Tai Kok Tsui, Kowloon (MPC Paper No. A/K20/136)
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20. The Secretary reported that Llewelyn-Davis Hong Kong Limited (LD) was one of the consultants of the applicant. Mr Ricky W.Y. Yu had declared an interest on the item for his firm having past business dealings with LD.

21. The Committee noted that the applicant had requested deferment of consideration of the application and Mr Ricky W.Y. Yu had tendered an apology for being unable to attend the meeting.

22. The Committee noted that the applicant’s representative requested on 5.5.2022 deferment of consideration of the application for two months in order to allow time to address

departmental comments. It was the first time that the applicant requested deferment of the application.

23. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information, and no further deferment would be granted unless under very special circumstances.

Agenda Item 5

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/KC/478 Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Non-Polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods) in "Other Specified Uses" annotated "Business" Zone, 7-13 Lam Tin Street, Kwai Chung, New Territories
(MPC Paper No. A/KC/478B)

24. The Secretary reported that RHL Surveyors Limited (RHL) was one of the consultants of the applicant. Mr Wilson Y.W. Fung (the Vice-chairman) and Ms Sandy H.Y. Wong had declared interests on the item as they personally knew the Managing Director of RHL.

25. As Mr Wilson Y.W. Fung and Ms Sandy H.Y. Wong had no discussion with their acquaintance regarding the application, the Committee agreed that they could stay in the meeting.

Presentation and Question Sessions

26. With the aid of a PowerPoint presentation, Mr Stephen C.Y. Chan, STP/TWK, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

27. Some Members raised the following questions:

- (a) whether the proposed 4m-wide building setback along Lam Tin Street was required under the Outline Zoning Plan (OZP);
- (b) details and design of the proposed canopy and planters on street level within the building setback/non-building area (NBA) along Lam Tin Street, and whether the planters would be removed eventually; and
- (c) whether recycling water would be used for irrigation purpose.

28. In response, Mr Stephen C.Y. Chan, STP/TWK, made the following main points:

- (a) the proposed full-height building setback along Lam Tin Street was in line with the 4m-wide NBA along the road as stipulated on the OZP for long-term road widening and for enhancing air permeability of the business/industrial area on Wo Yi Hop Road;
- (b) a continuous canopy of 1.2m in width at spilt-level would be provided along the Lam Tin Street frontage for weather protection. Planters for greenery would be provided on street level within the NBA for improving the walking environment and visual interest of the streetscape. Whether the planters would be removed was subject to the design of the road widening scheme in future; and
- (c) the applicant would explore the use of recycling water system for irrigation of the vertical greening at the detailed design stage.

[Ms Bernadette W.S. Tsui joined the meeting during the question and answer session.]

Deliberation Session

29. The Chairman concluded that Members had no objection to the application. He also remarked that flexibility would be allowed for the applicant to design the greenery provision including the planters.

30. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board (TPB). The permission should be valid until 20.5.2026, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following conditions :

- “(a) the design and provision of parking facilities, loading/unloading spaces and vehicular access for the proposed development to the satisfaction of the Commissioner for Transport or of the TPB;
- (b) the submission of land contamination assessments in accordance with the prevailing guidelines and the implementation of the remediation measures identified therein prior to development of the site to the satisfaction of the Director of Environmental Protection or of the TPB;
- (c) the submission of an updated Sewerage Impact Assessment for the proposed development to the satisfaction of the Director of Environmental Protection or of the TPB; and
- (d) the implementation of the local sewerage upgrading/sewerage connection works identified in the updated Sewerage Impact Assessment in (c) above to the satisfaction of the Director of Drainage Services or of the TPB.”

31. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix V of the Paper.

[The Chairman thanked Mr Stephen C.Y. Chan, STP/TWK, for his attendance to answer Members' enquiries. He left the meeting at this point.]

Hong Kong District

[Mr Mann M.H. Chow, District Planning Officer/Hong Kong (DPO/HK), and Ms Floria Y.T. Tsang, Senior Town Planner/Hong Kong (STP/HK), were invited to the meeting at this point.]

Agenda Item 6

[Open Meeting (Presentation and Question Sessions Only)]

Proposed Amendments to the Approved Wan Chai Outline Zoning Plan No. S/H5/29
(MPC Paper No. 5/22)

32. The Secretary reported that some of the amendment items involved the incorporation of two completed developments of the Urban Renewal Authority (URA) Development Scheme Plans (DSPs) into the Outline Zoning Plan (OZP). The following Members had declared interests on the item:

Mr Ivan M.K. Chung - being a non-executive director of the URA Board
(the Chairman) and a member of its Committee;
*as the Director of
Planning*

Mr Wilson Y. W. Fung - being a former director of the Board of the Urban
(the Vice-chairman) Renewal Fund;

- Mr Daniel K.S. Lau - being a member of the Hong Kong Housing Society currently having discussion with URA on housing development issues;
- Ms Lilian S.K. Law - being a former director of the Board of the Urban Renewal Fund, and her spouse serving an honorary post at Ruttonjee Hospital in Wan Chai;
- Mr Ricky W.Y. Yu - being a director of the Board of Urban Renewal Fund, and a director and chief executive officer of Light Be (Social Realty) Co. Ltd. which currently was a licensed user of a few URA's residential units in Sheung Wan;
- Mr Timothy K.W. Ma - being a member of Land, Rehousing & Compensation Committee of URA; and
- Mr Ben S.S. Lui - being a former employee of URA.

33. The Committee noted that Mr Ricky W.Y. Yu had tendered an apology for being unable to attend the meeting, and according to the procedure and practice adopted by the Town Planning Board, the proposed amendments to the OZP in relation to the URA sites were proposed by the Planning Department (PlanD) and the interests of those Members in relation to URA only needed to be recorded, and they could stay in the meeting. As the interest of Ms Lilian S.K. Law in relation to her spouse serving an honorary post was indirect, the Committee agreed that she could stay in the meeting.

34. With the aid of a PowerPoint presentation, Ms Floria Y.T. Tsang, STP/HK, briefed Members on the background of the proposed amendments to the OZP, the technical consideration, consultation conducted and departmental comments as detailed in the Paper. The proposed amendments were as follows:

- (a) Amendment Items A1 and A2 – to rezone the Nam Koo Terrace Site (about 2,404m²) from “Open Space” (“O”), “Residential (Group C)” and

“Government, Institution or Community” (“G/IC”) zones to “Comprehensive Development Area” zone subject to a maximum plot ratio (PR) of 5, a maximum building height (BH) of 91mPD and provision of public open space (POS) of not less than 2,100m² for a proposed residential-cum-preservation development; and to rezone a strip of land (about 147m²) adjacent to the existing St. Francis' Canossian School from “O” to “G/IC” with a maximum BH of 8 storeys for rationalising the zoning boundaries;

- (b) Amendment Item B – to incorporate the completed development of URA Mallory Street/Burrows Street DSP No. S/H5/URA1/2 into the OZP, and zone the site as “Other Specified Uses” (“OU”) annotated “Open Space and Historic Buildings Preserved for Cultural and Commercial Uses”, subject to a maximum BH of 28mPD and provision of POS of not less than 300m²;
- (c) Amendment Item C – to incorporate the completed development of URA Stone Nullah Lane/Hing Wan Street/King Sing Street DSP No. S/H5/URA2/2 into the OZP, and zone the site as “OU” annotated “Open Space and Historic Buildings Preserved for Cultural, Community and Commercial Uses”, subject to a maximum BH of 4 storeys and provision of POS of not less than 220m²;
- (d) Amendment Items D1 to D4 – to incorporate two residential cum commercial and/or Government, Institution or Community (GIC) developments under Land Development Corporation (LDC) Wan Chai Road/Tai Yuen Street DSP No. S/H5/LDC1/2 into the OZP, and to zone the areas covering Block 1 of The Zenith and One Wanchai (with an existing day nursery, eating place and shop and services) as “Residential (Group A)” (“R(A)”), subject to a maximum BH of 157mPD; to zone the area covering Block 2 and 3 of The Zenith (with an existing market, Refuse Collection Point (RCP), public toilet, eating place and shop and services) as “Residential (Group A)7” (“R(A)7”), subject to a maximum BH of 157mPD; to zone the area partly covering an existing residential development, Yan Yee Court as “R(A)”, subject to a maximum BH of

110mPD; and to zone the area forming part of Wan Chai Road as ‘Road’ to reflect the as-built road alignment;

- (e) Amendment Items E1 and E2 – to incorporate the residential cum commercial and/or GIC development under LDC Lee Tung Street & McGregor Street DSP No. S/H5/LDC2/2 into the OZP, and to zone two linked sites covering Block 1, 2 and 3 of The Avenue (with an existing public toilet, POS, eating place and shop and services) and Block 5 of The Avenue (with an existing Residential Care Homes for the Elderly cum community support service centre, RCP, eating place and shop and services) as “Residential (Group A)8” (“R(A)8”), subject to a maximum BH of 161mPD and 105mPD respectively and provision of POS of not less than 2,665m²; and to zone the area covering the Amoy Street Sitting-out Area as “O” to reflect the existing as-built condition; and
- (f) Amendment Item F – to incorporate the residential cum commercial and/or GIC development under LDC Johnston Road DSP No. S/H5/LDC3/2 into the OZP, and to zone the site as “R(A)”, subject to a maximum BH of 160mPD.

35. As the presentation by PlanD’s representative had been completed, the Chairman invited questions and views from Members.

36. In response to a Member’s question regarding the provision of POS under Amendment Item A1, Mr Mann M.H. Chow, DPO/HK, clarified that a total of about 2,100m² of POS would be provided at the Nam Koo Terrace Site.

37. The Chairman remarked that the amendment items were to take forward an approved s.12A application (No. Y/H5/5) for proposed residential-cum-preservation project at Nam Koo Terrace Site and to incorporate the completed developments under LDC/URA DSPs into the OZP with suitable zonings. Members had no further question and considered that the proposed amendments to the OZP were acceptable.

38. After deliberation, the Committee decided to :

Ms Lilian S.K. Law - co-owning with spouse a flat in Wong Nai Chung.

41. The Committee noted that the applicant had requested deferment of consideration of the application. As the properties co-owned by Mr Ivan M.K. Chung (the Chairman) and his spouse, and Ms Lilian S.K. Law and her spouse had no direct view of the application site, the Committee agreed that they could stay in the meeting.

42. The Committee noted that the applicant's representative requested on 6.5.2022 deferment of consideration of the application for two months in order to allow time to address departmental comments. It was the first time that the applicant requested deferment of the application.

43. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information, and no further deferment would be granted unless under very special circumstances.

Agenda Item 8

Section 16 Application

[Open Meeting]

A/H1/102 Proposed Minor Relaxation of Gross Floor Area Restriction for Proposed Hotel, Office, Shop and Services, Eating Place and Place of Entertainment Uses in “Other Specified Uses” annotated “Commercial, Leisure and Tourism Related Uses” Zone, 18 Sai Ning Street, Kennedy Town, Hong Kong
(MPC Paper No. A/H1/102B)

44. The Secretary reported that Llewelyn-Davis Hong Kong Limited (LD) was one of the consultants of the applicant. Mr Ricky W.Y. Yu had declared an interest on the item for his firm having past business dealings with LD.

45. The Committee noted that the applicant had requested deferment of consideration of the application and Mr Ricky W.Y. Yu had tendered an apology for being unable to attend the meeting.

46. The Committee noted that the applicant’s representative requested on 3.5.2022 deferment of consideration of the application for two months in order to allow time to review the way forward of the application and update relevant technical assessments. It was the third time that the applicant requested deferment of the application.

47. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee’s consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information, and no further deferment would be granted unless under very special circumstances.

[The Chairman thanked Mr Mann M.H. Chow, DPO/HK, and Ms Floria Y.T. Tsang, STP/HK, for their attendance to answer Members' enquiries. They left the meeting at this point.]

Kowloon District

[Ms Jessie K.P. Kwan, Senior Town Planner/Kowloon (STP/K), was invited to the meeting at this point.]

Agenda Item 9

Section 16 Application

[Open Meeting]

A/K9/278 Proposed Industrial Use (Dangerous Goods Store) in "Other Specified Uses" annotated "Business" Zone, Portion of Workshop 404, 4/F, Guardforce Centre, 3 Hok Yuen Street East, Hung Hom, Kowloon (MPC Paper No. A/K9/278)

48. The Secretary reported that the application site was located in Hung Hom. Mr Stanley T.S. Choi had declared an interest on the item for owning a flat in Hung Hom.

49. The Committee noted that the applicant had requested deferment of consideration of the application. As the property owned by Mr Stanley T.S. Choi had no direct view of the application site, the Committee agreed that he could stay in the meeting.

50. The Committee noted that the applicant's representative requested on 10.5.2022 deferment of consideration of the application for one month in order to allow time to address departmental comments. It was the first time that the applicant requested deferment of the application.

51. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its

consideration within two months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The Committee also agreed to advise the applicant that one month was allowed for preparation of the submission of further information, and no further deferment would be granted unless under very special circumstances.

Agenda Item 10

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/K14/807 Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Office, Shop and Services and Eating Place Uses in "Other Specified Uses" annotated "Business" Zone, Kun Tong Inland Lots 1 S.A , 1 RP, 3 and 15
(MPC Paper No. A/K14/807B)

52. The Secretary reported that Ove Arup & Partners Hong Kong Limited (ARUP) was one of the consultants of the applicant. Mr Franklin Yu had declared an interest on the item for his firm having current business dealings with ARUP.

53. As Mr Franklin Yu had no involvement in the application, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

54. With the aid of a PowerPoint presentation, Ms Jessie K.P. Kwan, STP/K, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

55. Some Members raised the following questions:

- (a) noting the comment of the Secretary for Development (SDEV) that the Government policy on revitalisation of industrial buildings (the Policy) did not apply to part of the Site (i.e. 119-121 How Ming Street) which was restricted to 'special factories' under the lease, what the implication was on the development intensity of the application site (the Site) with amalgamated lots; and whether that part of the Site could be redeveloped on its own if it was not amalgamated with the adjoining lots under the current proposal;
- (b) details of the proposed public pedestrian passageway on G/F and the potential footbridge connections with adjoining buildings;
- (c) suitability of the proposed vertical greening at the back alley, and whether it was intended for fulfilling the requirement on greenery coverage under the Sustainable Building Design Guidelines; and
- (d) adequacy of queuing space for the proposed carpark.

56. In response, Ms Jessie K.P. Kwan, STP/K, made the following main points:

- (a) although the Policy was not applicable to part of the Site (i.e. 119-121 How Ming Street) which was restricted to "special factories" purpose under the land lease, SDEV considered that the proposed joint development was worthy of support from the perspective of optimising the use of the three sites for provision of maximum office space in a rare opportunity of amalgamated redevelopment and of giving a boost to urban renewal in Kwun Tong. The current proposal was for proposed minor relaxation of plot ratio (PR) restriction from 12 to 14.4 of a joint development of three adjoining lots, involving an increase of gross floor area (GFA) of about 11,000m². The concerned part of the Site at 119-121 How Ming Street was the subject of a previously approved application (No. A/K14/794) for proposed minor relaxation of PR from 12 to 14.4 submitted by the same applicant for permitted non-polluting industrial use (excluding industrial undertakings involving the use/storage of dangerous goods) with a total

GFA of about 13,377m². Should the current application be rejected by the Committee, the applicant could still implement the approved scheme under application No. A/K14/794;

- (b) as shown in Drawings A-2 to A-4, internal pedestrian corridor on G/F was proposed to serve as an alternative connection between How Ming Street and Hoi Yuen Road. Besides, three connection points with structural supports were proposed in the current scheme for future possible connections to the existing footbridge connecting APM Millennium City 5 and Crocodile Centre on 1/F, Entrepot Centre across back alley on 1/F and Kwun Tong Plaza across Hoi Yuen Road on 2/F. However, the implementation of these possible connections, which were outside the Site, was subject to discussion between the applicant and the relevant parties, assessments to ascertain their technical feasibility and approval by relevant government departments. Whether these possible pedestrian connections would be barrier-free and open for 24 hours would be subject to future arrangement. Notwithstanding that, incentives would be provided to individual landowners for implementation of the private-initiated pedestrian links under the “Policy of Facilitating Provision of Pedestrian Links by Private Sector”, which could be processed in the lease modification exercise;
- (c) with a view to improving the pedestrian environment of the area, vertical greening with suitable plant species would be provided on the facade facing the back alley, which was identified as part of the “Back Alley Project @ Kowloon East” by the Energizing Kowloon East Office. This, together with the proposed pedestrian entrance thereat, could enhance the attractiveness of the back alley and generally serve as an alternative route to the Kwun Tong MTR Station. Besides, the applicant had proposed various landscape treatments and could achieve an overall greenery coverage of 20% with 10% at primary zone, even if the vertical greening at the back alley was not counted; and
- (d) the proposed carpark would be located at the basement levels (B2 to B5) and a long ramp would be provided at B1 level. Hence, sufficient

queueing space would be provided within the proposed development and the Transport Department had no adverse comment on the application. The design of the carpark was subject to an approval condition to the satisfaction of the Commissioner for Transport.

Deliberation Session

57. The Chairman remarked that the current application was for a comprehensive development achieved by amalgamating three lots, two of which were the subjects of two previously approved planning applications for minor relaxation of PR restriction. The applicant had proposed certain planning and design merits under the current application, such as provision of greenery, setback and pedestrian connections, which would be subject to detailed design.

58. Members generally had no objection to the application and considered that the proposed pedestrian connections could improve the pedestrian environment and walkability of the locality and facilitate the transformation of the Kwun Tong Business Area. In this regard, a Member opined that while the proposed footbridges to the adjoining buildings would be subject to future discussion between the applicant and the adjoining lot owners, the relevant government departments should consider taking up a facilitating role in the provision of such pedestrian connections. Another Member also supported the provision of public parking spaces to meet the strong demand in the area.

59. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board (TPB). The permission should be valid until 20.5.2026, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following conditions :

- “(a) the submission of an updated Sewerage Impact Assessment to the satisfaction of the Director of Environmental Protection or of the TPB;
- (b) the implementation of the local sewerage upgrading/sewerage connection works identified in the updated Sewerage Impact Assessment in condition

- (a) above to the satisfaction of the Director of Drainage Services or of the TPB;
- (c) the submission of land contamination assessment in accordance with the prevailing guidelines and the implementation of the remediation measures identified therein prior to development of the site to the satisfaction of Director of Environmental Protection or of the TPB;
- (d) the submission of a revised traffic impact assessment with updated pedestrian and vehicular traffic survey, and the implementation of the mitigation measures, if any, identified in the revised traffic impact assessment, to the satisfaction of the Commissioner for Transport or of the TPB;
- (e) the provision of parking facilities, loading/unloading spaces and vehicular access for the proposed development to the satisfaction of the Commissioner for Transport or of the TPB;
- (f) the design and provision of connection points for future elevated passage connections to 117 How Ming Street, 79 Hoi Yuen Road and 68 Hoi Yuen Road to the satisfaction of the Commissioner for Transport or of the TPB; and
- (g) the design and provision of fire service installations and water supplies for firefighting to the satisfaction of the Director of Fire Services or of the TPB.”

60. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix V of the Paper.

[The Chairman thanked Ms Jessie K.P. Kwan, STP/K, for her attendance to answer Members' enquiries. She left the meeting at this point.]

Agenda Item 11

Any Other Business

61. There being no other business, the meeting was closed at 11:40 a.m.