

TOWN PLANNING BOARD

Minutes of 696th Meeting of the Metro Planning Committee held at 9:00 a.m. on 2.6.2022

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

Mr Ricky W.Y. Yu

Professor Roger C.K. Chan

Mr Ben S.S. Lui

Mr Timothy K.W. Ma

Ms Bernadette W.S. Tsui

Assistant Commissioner for Transport (Urban), Transport Department
Mr Patrick K.H. Ho

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 Apology

Professor Jonathan W.C. Wong

In Attendance

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

Chief Town Planner/Town Planning Board
Ms Johanna W.Y. Cheng

Town Planner/Town Planning Board
Ms L.C. Cheung

Agenda Item 1

Matter Arising

[Open Meeting]

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

Hong Kong District

Agenda Item 2

Section 12A Application

[Open Meeting (Presentation and Question Sessions Only)]

Y/H9/7 Application for Amendment to the Approved Shau Kei Wan Outline Zoning Plan No. S/H9/18, To rezone the application site from “Other Specified Uses” annotated “Business” to “Other Specified Uses” annotated “Business (1)”, Shau Kei Wan Inland Lot 827, 5 A Kung Ngam Village Road, Shau Kei Wan, Hong Kong
(MPC Paper No. Y/H9/7)

2. The Secretary reported that the application site (the Site) was located in Shau Kei Wan. Ms Lilian S.K. Law had declared an interest on the item for being an ex-Executive Director and committee member of The Boys’ & Girls’ Clubs Association of Hong Kong which had a service unit in Shau Kei Wan. As the interest of Ms Lilian S.K. Law was indirect, the Committee agreed that she could stay in the meeting.

Presentation and Question Sessions

3. 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)

Mr K.T. Ng - Senior Town Planner/Hong Kong (STP/HK)

Applicant's Representatives

HKSH Medical Group Limited

Dr Joseph Chan

Dr C.C. Lau

Dr Simon Tang

Ms Eunice Cheng

Townland Consultants Limited

Ms Cindy Tsang

Ronald Lu & Partners (Hong Kong) Limited

Mr Anthony Cheung

MVA Hong Kong Limited

Mr Alan Pun

SMEC Asia Limited

Mr Fred Ng

4. 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.

5. With the aid of a PowerPoint presentation, Mr K.T. Ng, 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 application and recommended to the Committee to partially agree to the application to rezone the Site to "Other Specified Uses" annotated

“Business (1)” (“OU(B)1”) and amend the Notes of the Outline Zoning Plan (OZP) for “OU(B)1” zone with wholesale conversion of existing building for hospital use being a Column 1 use whereas other hospital uses being a Column 2 use to facilitate the wholesale conversion and to allow flexibility.

6. The Chairman then invited the applicant’s representatives to elaborate on the application. Dr Joseph Chan, the applicant’s representative, made the following main points:

- (a) the applicant, i.e. Hong Kong Sanatorium Hospital (HKSH) had been established in Hong Kong for a hundred years. Since 2007, the HKSH had expanded its service footprint to wider communities in Central, Taikoo Shing and Tanner Hill, catering for the communities’ need in private medical services. In 2019, HKSH developed its HKSH Eastern Medical Centre at two sites at 3 and 5 A Kung Ngam Village Road (AKNVR), which were a specialised hospital and a medical centre focusing on cancer treatment; and
- (b) the rezoning application would address the rising demand for cancer care and would enhance the Site’s capacity for in-patient service with 160 hospital beds and accommodation of supporting medical equipment and facilities.

7. As the presentations of PlanD’s representative and the applicant’s representative were completed, the Chairman invited questions from Members.

8. Some Members raised the following questions to PlanD’s representatives:

- (a) why the Site was proposed to be rezoned to “OU(B)1” instead of “Government, Institution or Community” (“G/IC”) zone for hospital use;
- (b) the planning concept for the areas surrounding the Site, which consisted of a mix of industrial buildings and shipyards;

- (c) the provision of Government, institution and community (GIC) facilities in the Eastern District; and
- (d) information on existing private hospitals in Hong Kong.

9. In response, Mr Mann M.H. Chow, DPO/HK, made the following main points:

- (a) under the similar application No. Y/H9/3, the HKSH proposed to rezone the 3 AKNVR site to “G/IC” to facilitate their specialised hospital scheme. The Committee then, having noted that HKSH was not the owner of the site/building at that time, was of the view that the site should be better zoned “OU(B)” to allow flexibility for reverting the site/building to business use in case the specialized hospital was no longer pursued in the longer term. Hence, the applicant under the current application proposed to rezone the Site to “OU(B)1” with ‘hospital’ use being a Column 2 use. The current application was considered to be in line with the Committee’s previous decision on application No. Y/H9/3;
- (b) the A Kung Ngam Industrial Area, where the Site was located, was previously zoned “Industrial” on the OZP. Upon a land use review, the industrial area, including the Site, was rezoned to “OU(B)” which was primarily intended for general business use and to phase out the industrial uses. The transformation process was still on-going;
- (c) although the GIC facilities in the area were generally adequate, there were deficiencies in secondary school classrooms, hospital beds and elderly facilities. The proposed hospital beds at the Site would help to reduce the deficit of 548 hospital beds in the Eastern District ; and
- (d) there were a total of 13 private hospitals in the territory with six of them on Hong Kong Island.

10. Some Members raised the following questions to the applicant's representatives:

Rezoning Proposal and Medical Services

- (a) the reason for proposing "OU(B)1" zone instead of "G/IC" zone;
- (b) data on improvement in services, e.g. reduction in waiting time for specialised medical services with the proposed development;
- (c) details of medical services to be provided at the Site and how the services at the Site could benefit patients in public hospital through public-private collaboration;

Traffic Concerns

- (d) details of ingress and egress routes to/from the Site;
- (e) the estimated traffic flow and whether the proposed hospital would cause adverse traffic impact as experienced in the applicant's hospital in Happy Valley; and
- (f) accessibility to public transport for users of the proposed hospital.

11. In response, Dr Joseph Chan, Dr C.C. Lau, Dr Simon Tang, Mr Anthony Cheung and Mr Alan Pun, the applicant's representatives, made the following main points:

Rezoning Proposal and Medical Services

- (a) the proposed rezoning to "OU(B)1" under the current application was referenced to the Committee's previous decision on application No. Y/H9/3 at 3 AKNVR site. The applicant clarified that the Site was owned by Billion Field Enterprises Limited, which was a subsidiary company of the HKSH Medical Group Limited. The HKSH had invested lots of resources in the advanced medical equipment and

facilities at the Site and it was the long-term vision of HKSH to deliver advanced and comprehensive medical services to the community. HKSH was determined to implement and continue to operate the hospital scheme as currently proposed in the long-term and had no intention to pursue any alternative use other than a hospital at the Site;

- (b) although it was difficult to quantify the improvement in service, e.g. the exact reduction of waiting time for specialized cancer treatment services, the applicant was committed to bring in the most advanced technology enabling cancer patients to have early diagnosis and timely treatment and with more choices of treatment options. Currently, bookings for cancer treatment at 3 and 5 AKNVR were quite full and there was a need for additional hospital beds for in-patient treatments;

- (c) the HKSH Eastern Medical Centre, at 3 and 5 AKNVR, aimed to provide premier technologies for cancer treatment, specializing on gynaecology-related and liver cancers which were the two most common cancers diagnosed in the population of Hong Kong. The medical centre would also provide community care and a wide range of medical services, such as clinical health psychology, dietetics, podiatry and family clinic. The proposed 160 beds would be accommodated on the vacant floors of the existing building at the Site so that the existing medical services would not be affected. HKSH had close collaboration with the public medical sector to provide their patients with access to certain kinds of medical services at a range of discounted rates (from free services, at cost fees and some 30% discounted rate) determined on a case basis. For the proton therapy, there would be specified time and rooms reserved for patients of public hospitals, such as the Pamela Youde Nethersole Eastern Hospital and the Hong Kong Children's Hospital. Besides, venues for training were provided to medical professionals in the public sector and universities;

Traffic Concerns

- (d) the vehicular access point of the Site was via Tung Wong Road after vehicles exited the Island Eastern Corridor and Chai Wan Road. Tung Wong Road currently had low vehicular flow. Some vehicles might travel south via AKNVR;
- (e) there would be an estimated increase of 100 private vehicles in the AM Peak Hour and an increase of 110 private vehicles in PM Peak Hour. As for pedestrian flow in every 15 minutes interval, there was an estimated increase of 180 persons in AM Peak Hour and an increase of 250 persons in PM Peak Hour. The additional vehicular and pedestrian flows were mainly generated by the medical staffs of the proposed hospital. The traffic impact assessment (TIA) concluded that all key road junctions and pedestrian walkways would operate with capacities and there would not be significant adverse traffic impact on the surrounding areas. Besides, most of the patients would visit the medical centre for cancer treatment by appointment and thus would not generate excessive traffic at a particular period of time; and
- (f) the Site was served by franchised buses and within walking distance (about six to seven minutes) from the MTR Shau Kei Wan Station. The applicant would continue to explore ways to enhance accessibility of the Site, including provision of shuttle bus services, and would liaise with relevant government departments as appropriate. As for internal transport arrangement, car parking spaces (45 spaces and 2 spaces for disabled vehicles) and lay-by facilities for cars, taxis and ambulances, etc. would be provided in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG). The Commissioner for Transport considered the TIA acceptable and had no objection to the application.

12. A Member asked whether a change in the specialised medical service, i.e. cancer treatment at the proposed hospital, would require a further planning application from the

applicant. In response, Mr Mann M.H. Chow, DPO/HK, explained that according to the existing Notes of the OZP for the “OU(B)” zone, ‘Hospital’ use was neither a Column 1 nor Column 2 use. Hence, the applicant applied for a rezoning of the Site to facilitate wholesale conversion of the existing building to provide both out-patient and in-patient medical services. However, the statutory planning control was related to the broad land uses but not the details of the medical services to be provided.

13. 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 of PlanD and the applicant for attending the meeting. They left the meeting at this point.

Deliberation Session

14. The Chairman recapitulated the background of the application and the major planning considerations, including land use compatibility, technical feasibility of the rezoning proposal and PlanD’s recommendation as detailed in the Paper, and invited Members to consider the application.

15. A Member recalled that the applicant originally had proposed to house its proton machine for cancer treatment in its development in Happy Valley. Given that many objecting views from the locals against the proposal, the applicant subsequently changed its plan and developed the 3 and 5 AKNVR Sites into a medical centre providing inter alia cancer treatment by proton therapy. The Member said that private hospitals had the duty under regulation to provide affordable medical services for patients in need. The same Member indicated support to the application.

16. Another Member opined that the Site was relatively accessible as compared to other private hospitals on the Hong Kong Island. While there was still scope for enhancing the traffic arrangement, it should not be the major consideration for the case. The proposed development to enhance provision of medical treatment facilities with hospital beds was supported and should be implemented as soon as possible as time was critical particularly for cancer patients. Another Member supported the application since the proposed development

involved in-situ conversion and there would be no change in the building bulk and the proposal was technically feasible.

17. While indicating no in-principle objection to the application, a Member raised concern that the proposed parking provision based on HKPSG standard for hospital might not be adequate to cater for parking demand for private hospital uses and might lead to traffic issues in the area.

18. At the Chairman's invitation, Mr Patrick K.H. Ho, Assistant Commissioner/Urban, Transport Department (TD), explained that the proposed car parking provision was close to the upper end of the specific requirement for hospital development under the HKPSG and the applicant had also proposed double-deck parking stacks to maximize the provision under the tight site constraints. The proposed traffic arrangement was considered acceptable from traffic viewpoint.

19. A few Members said that the applicant should be reminded to enhance medical services to the queued community and to live up to the commitment to provide affordable medical services to public hospital patients through public-private collaboration. A Member suggested the need to further enhance accessibility and connectivity to Shau Kei Wan Main Street East.

20. The Chairman concluded that Members generally supported the application and agreed with PlanD's recommendation to amend the Notes for the "OU(B)1" zone with wholesale conversion of existing building for hospital use being a Column 1 use whereas other hospital uses being a Column 2 use. Relevant lease conditions for transport facilities and/or provision of shuttle bus service could be considered as appropriate at the lease modification stage. As regards a Member's suggestion for further enhancement of accessibility and connectivity to Shau Kei Wan Main Street East, the Chairman said that the suggestion could be conveyed to the relevant government department by PlanD for follow-up as appropriate.

21. After deliberation, the Committee decided to partially agree to the application for rezoning the Site from "Other Specified Uses" annotated "Business" ("OU(B)") to "OU(B)1" with wholesale conversion of existing building for hospital use being a Column 1 use

whereas other hospital uses being a Column 2 use. The proposed amendments to the approved Shau Kei Wan OZP No. S/H9/18 would be submitted to the Committee for agreement prior to gazetting under section 5 of the Town Planning Ordinance upon reference back of the OZP for amendment by the Chief Executive in Council.

Tsuen Wan & West Kowloon District

Agenda Item 3

Section 12A Application

[Open Meeting (Presentation and Question Sessions Only)]

Y/TWW/7 Application for Amendment to the Approved Tsuen Wan West Outline Zoning Plan No. S/TWW/19, To rezone the application site from “Comprehensive Development Area (1)”, “Green Belt” and area shown as ‘Road’ to “Residential (Group B)2”, Tsuen Wan Inland Lot 5 and Lot No. 429 in D.D. 399, Ting Kau, Tsuen Wan, New Territories
(MPC Paper No. Y/TWW/7)

22. The Secretary reported that the application was submitted by Levenson Limited, which was a subsidiary of Sun Hung Kai Properties Limited (SHK). The following Members had declared interests on the item:

Ms Lilian S.K. Law - being an ex-Executive Director and committee member of The Boys’ & Girls’ Clubs Association of Hong Kong which had received sponsorship from SHK; and

Mr Franklin Yu - his spouse being an employee of SHK.

23. As the interest of Mr Franklin Yu was direct, the Committee agreed that he should be invited to leave the meeting temporarily for the item. As the interest of Ms Lilian S.K. Law was indirect, the Committee agreed that she could stay in the meeting.

[Mr Franklin Yu left the meeting temporarily at this point.]

Presentation and Question Sessions

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

PlanD

Mr Derek P.K. Tse - District Planning Officer/Tsuen Wan and West Kowloon (DPO/TWK)

Mr K.S. Ng - Senior Town Planner/Tsuen Wan and West Kowloon (STP/TWK)

Applicant's Representatives

Llewelyn-Davies Hong Kong Limited

Mr Dickson Hui

Ms Winnie Wu

Miss Jessie Lau

AECOM Asia Co. Limited

Mr Steven Ho

AXXA Group Limited

Mr Jason Teo

Ramboll Hong Kong Limited

Mr Tony Cheng

The OOO Architects Limited

Mr Philip Chan

25. 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.

26. With the aid of a PowerPoint presentation, Mr K.S. Ng, STP/TWK, 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 application.

27. The Chairman then invited the applicant's representatives to elaborate on the application. Ms Winnie Wu, the applicant's representative, made the following main points:

Background and the Indicative Scheme

- (a) the application site (the Site) was currently occupied by the Royal View Hotel with 691 hotel rooms;
- (b) the proposal was for wholesale conversion of the existing hotel into a private residential development with 661 residential units and a 60-place Day Care Centre for the Elderly (DE). It was a quick and viable option in providing private housing units and it was in line with the Chief Executive-elect's policy direction in accelerating and increasing land and housing supply;
- (c) the proposed residential development was compatible with other residential developments in the vicinity, such as Sea Cliff Lodge, Aztec Lodge, Grand Riviera and Deauville;
- (d) under the indicative scheme, the building envelope and development intensity (i.e. building height and gross floor area) as stipulated under the existing "Comprehensive Development Area (1)" ("CDA(1)") zone would remain unchanged;
- (e) the existing basement carpark would be extended to provide additional car parking spaces for the future residents (from 42 spaces to 70 spaces), visitors (5 spaces) and for the DE users;

- (f) the proposed DE would be provided on the second and third floors of the proposed development with a dedicated entrance on ground floor. The Director of Social Welfare (DSW) had no objection to the proposal;
- (g) the proposed provision of not less than 1,785m² of private open space met the requirements as set out in the Hong Kong Planning Standards and Guidelines (HKPSG);

Technical Assessments

- (h) no adverse visual impact was anticipated and relevant government departments had no objection to or adverse comment on the application from technical aspects; and

Approved Applications with Similar Nature

- (i) the Rural and New Town Planning Committee (RNTPC) of the Town Planning Board had previously approved two similar applications No. A/TSW/72 and Y/MOS/6 for redevelopment or wholesale conversion of existing hotels for residential use in Tin Shui Wai and Ma On Shan respectively. Approval of the subject application was in line with the previous decisions of the RNTPC.

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

29. Some Members raised the following questions to PlanD's representatives:

Compatibility of the Proposed Residential Development

- (a) whether the Site, located in close proximity to the Ting Kau Bridge, was suitable for residential use;

- (b) why the proposed development with a much higher plot ratio (PR) of 4.85 as compared to the “Residential (Group B)” (“R(B)”) zone (PR of 0.6 to 2.1) and “Residential (Group C)” (“R(C)”) zone and its sub-zones (PR of 0.4 to 1.2) in the area was considered acceptable by PlanD;
- (c) the proposed change from hotel to residential use might introduce domestic activities, such as hanging of clothes at windows, and whether those matters should be assessed in the visual impact assessment (VIA);

Proposed Flat Size

- (d) noting the latest Government’s announcement on imposition of minimum flat size (saleable area) of 280 square feet (i.e. about 26m²), whether such restriction would be applicable to the Site and in lease modification stage if the planning application was approved;

Parking

- (e) information on parking space provision in existing private developments in the area and whether illegal parking situation in the area would be worsened as raised in the public comments;

Precedent Cases

- (f) the Site was previously rezoned from “Green Belt” (“GB”) for hotel use. Whether the aforementioned previously approved applications in other districts also involved rezoning from “GB” zone; and
- (g) surrounding environment of the previously approved applications No. A/TSW/72 and Y/MOS/6 and the planning considerations in approving those two applications.

30. In response, Mr Derek P.K. Tse, DPO/TWK, made the following main points:

Compatibility of the Proposed Residential Development

- (a) the applicant had provided technical assessments to demonstrate that the proposed residential development was technically feasible, including the road traffic noise and air quality aspects. With the provision of mitigation measures, the predicted road traffic noise level at the residential units would comply with the HKPSG standard and no air sensitive users would be within the exceedance zone of annual NO₂. The Director of Environmental Protection had no objection to the application. The Site was also considered not incompatible with the surrounding residential uses. As such, it was considered suitable for residential use;
- (b) although the proposed “R(B)2” zone with a PR of 4.85 was higher than the PR restrictions of other “R(B)” zones on the OZP in the area, given that there was no change to the existing building bulk and development intensity, the PR of development proposal was considered not unacceptable;
- (c) as there would not be any change in the existing building bulk and the Site was located adjacent to the massive structure of the Ting Kau Bridge, significant visual impact from the proposed development was not anticipated. The Chief Town Planner/Urban Design and Landscape (CTP/UD&L), PlanD had no adverse comment on the proposal. The visual impact of a development on the surrounding was assessed under VIA in a more macro perspective. The concern of possible visual nuisance associated with the façade or external appearance of individual unit of the building was not a relevant consideration in VIA, and such nuisance might be taken care of through the Deed of Mutual Covenant of the future development, if appropriate and necessary;

Proposed Flat Size

- (d) the proposed flat sizes of the development ranged from 25m² to 78m². Since the lease governing the Site was virtually unrestricted, lease modification to implement the proposed residential use was not required, and restriction on minimum flat size could not be incorporated under the land lease;

Parking

- (e) there was no information on hand on the parking provision in existing private developments in the area. The proposed ancillary parking spaces of the development (i.e. 75 spaces including 5 visitor's parking spaces) was higher than the low-end of HKPSG requirement. There were about 40 metered parking spaces to the north of the development which could help address the local parking demand. The Commissioner for Transport (C for T) and Commissioner of Police (C of P) had been consulted and had no in-principle objection to the application, including the parking provision;

Precedent Cases

- (f) the sites of the approved applications No. Y/MOS/6 and A/TSW/72 were not subjects of rezoning from "GB" zone. For the Site, it was originally zoned "GB" on the first Tsuen Wan West Outline Zoning Plan (OZP) No. S/TWW/1. The then planning intention was mainly to reserve the land from any development subject to confirmation of the alignment and road works of the Ting Kau Bridge, which was different from that of other "GB" zones for conservation of the natural green environment in general. After confirmation of the alignment for the Ting Kau Bridge and its road works, the Site was rezoned to the current "CDA(1)" zone for a hotel development in 1997; and

- (g) application No. Y/MOS/6 was for in-situ conversion of an existing hotel to residential use. The concerned site in Ma On Shan was at the waterfront and surrounded by residential developments and two schools. Application No. A/TSW/72 was for redevelopment of an existing hotel to residential cum commercial use. The concerned site was located in the high-rise residential cluster in Tin Shui Wai town centre. Planning considerations such as land use compatibility, development intensity and technical feasibility, had been taken into account in approving the two applications.

31. Some Members raised the following questions to the applicant's representatives:

The Indicative Scheme

- (a) who the operator and target users of the proposed DE were;
- (b) whether the layout of the DE would be further enhanced and whether the proposed private open space would be opened for the DE users;
- (c) whether the proposed clubhouse on Levels 5 and 6 of the development would create interface problem with the residential units on the same floors;
- (d) whether the common corridors of the future development would use mechanical ventilation;

Potential Traffic Impact

- (e) as there were no commercial facilities in the area, whether the trips for purchasing daily necessities from future residents of the proposed development would generate heavy traffic flow to the area;

- (f) details of the traffic impact assessment (TIA) submitted by the applicant; and

Slope Maintenance

- (g) whether the future residents would be responsible for the maintenance of the slope adjoining the Site.

32. In response, Ms Winnie Wu, the applicant's representative, made the following main points:

The Indicative Scheme

- (a) the applicant would construct the proposed DE in accordance with the standards as required by the Social Welfare Department (SWD). Upon completion, the DE space would be handed over to SWD which would further identify an appropriate service provider, the target users and formulate the details of operation of the DE;
- (b) the layout and design of the proposed open space and DE would be further refined and which part(s) of open space that could be opened for DE users would be subject to further discussion between the applicant and SWD;
- (c) under the indicative scheme, only passive recreational facilities would be provided on Levels 5 and 6 of the development and such facilities would unlikely create nuisance to the residents on the same floors. The detailed operation could be properly handled by the property management office in future;
- (d) the applicant had yet to decide whether the mechanical ventilation system of the existing development would be modified;

Potential Traffic Impact

- (e) the TIA demonstrated that traffic flow would be slightly increased (e.g. about 30 additional car trips per hour in the am peak) but the critical junctions in the area would continue to operate with ample capacities. C for T and C of P had no objection to the application from traffic impact perspective. The site was close to Tsuen Wan West which only required about a ten-minute trip from the Site. The applicant also proposed to maintain the existing shuttle bus service to facilitate easy access to/from the Tsuen Wan West area. Application to the Transport Department would be made;
- (f) the proposed flat size, total domestic GFA and number of units in the indicative scheme had been adopted as assumptions for projecting future traffic flow in the TIA; and

Slope Maintenance

- (g) the adjoining slopes were outside the site boundary and the proposed scheme had not encroached on the slope.

33. In response to a Member's enquiry on the details of tree felling and planting proposals, Mr Derek P.K. Tse, DPO/TWK, said that all 66 existing trees at the Site, including 18 of native species and 48 of exotic species, were proposed to be felled. The existing tree groups at the hillside areas outside the Site would remain untouched. For compensation, the applicant had proposed to plant 66 new trees in the open area within the development. CTP/UD&L, PlanD had no adverse comment on the proposal. Ms Winnie Wu, the applicant's representative, supplemented that the proposed tree felling was necessary for facilitating the basement carpark extension works to provide more car parking spaces to meet the HKPSG requirements. More native tree species (from 27% to 60%) would be planted at the Site to enhance the overall landscaping quality.

34. A Member enquired whether there was any assessment on the demand and supply of hotel rooms for the proposed conversion of the hotel to residential use. In response, Mr

Derek P.K. Tse, DPO/TWK, stated that the supply of hotel rooms was largely market-driven and there was no specific planning targets for hotel room provision. Notwithstanding that, there was a number of existing/planned hotels in Tsuen Wan, Tsing Yi, Ma Wan and on Lantau Island. Ms Winnie Wu, the applicant's representative, by making reference to a report published by Colliers in November 2021 on existing and future hotel room supply, supplemented that hotel room supply in Hong Kong was on an upward trend. However, there was no information available on the hotel demand data.

35. Noting the objecting views from the villagers of Ting Kau Village, a Member asked whether there was public consultation on the subject application. In response, Mr Derek P.K. Tse, DPO/TWK, said that the application had been published for public inspection in accordance with the requirements under Town Planning Ordinance. Ms Winnie Wu, the applicant's representative, said that the applicant had not, but would communicate with the local stakeholders, including the villagers, in the detailed design stage.

36. As 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 for attending the meeting. They left the meeting at this point.

Deliberation

37. The Chairman recapitulated the background of the application and the major planning considerations in the Paper for Members' information. The development proposal, which involved the in-situ conversion of an existing hotel for residential use, was considered not incompatible with the surroundings and its development intensity was not unacceptable. As the building at the Site had already existed and the major visual element in the area was the massive structure of Ting Kau Bridge, significant visual impact from the proposed development was not envisaged. VIA was not concerned on impacts created by residents of a development but on the building massing and its spatial relationship with the surroundings. The applicant had submitted various assessments to demonstrate the technical feasibility of the development. For the traffic/transport related concerns raised by some Members, the

proposed ancillary parking provision was above the minimum standard under the HKPSG and the applicant's representative indicated at the meeting that the applicant would consider maintaining shuttle bus services to facilitate the future residents to travel between the Site and Tsuen Wan West area. The Chairman then invited Members to consider the application.

38. A Member did not support the application as (i) the proposed PR of 4.85 was much higher than that of the surrounding developments and would have some visual impact; (ii) the proposed small-sized flats were undesirable and would adversely affect living quality of the future residents; (iii) the proposed conversion would adversely affect hotel room supply in the territory and the proposal could not be justified without hotel demand data; and (iv) the proposed DE should not be given much weight as the Site might be too remote for DE users. Another Member also considered that the Site was not suitable for residential and DE uses due to the air and noise pollution from the adjacent Ting Kau Bridge, and the proposed DE would be too remote for the elderly. The same Member also raised concern on the rezoning proposal having noted that the Site was once zoned "GB" on the OZP.

39. A Member indicated some reservation on the proposal in view of the large number of opposing comments from the villagers of Ting Kau Village and considered that the applicant should better liaise with the villagers. The Member also doubted whether the existing interior design of the hotel, such as long common corridor, was suitable for the future residents.

40. Some more Members supported the application as (i) the proposed in-situ conversion was a quick way to increase housing supply; (ii) in-situ conversion was an environmentally friendly option compared to redevelopment; (iii) hotel use at the location might not be viable in the longer term taking into account the planned/existing hotels in the nearby more accessible districts; and (iv) the proposed small-sized flats would be able to meet some market demand. They also appreciated the applicant's effort in providing the DE at the Site to address the shortfall of elderly services in Tsuen Wan area. A Member further remarked that DE would normally be provided with shuttle bus service to serve the DE users, who should not have difficulties in accessing the proposed DE. Besides, as the elderly would only visit the DE once or twice a week and mainly engage in indoor activities, they would unlikely be subject to unacceptable air and noise nuisance from the Ting Kau Bridge. Two Members opined that the applicant should be requested to enhance the layout of the DE

and to open up some private open space to the DE users.

41. Regarding a Member's remark about the planning history of the Site involving previous rezoning from "GB" for hotel use, the Chairman said that the Site had long been rezoned from its original "GB" zone for the hotel use, and the current application was for rezoning the Site mainly under "CDA(1)" zoning for residential use. On two other Members' enquiries about hotel demand and supply, the Chairman said that hotel provision was market-driven and the subject application should be considered on its own planning circumstances.

42. The Chairman concluded that more Members were in support of the application. Members' suggestion on the share-use of the open space would be conveyed to SWD for consideration and the same could be incorporated in the Explanatory Statement of the OZP as appropriate. For the concerns on small-sized flat and interior design of the development, the Chairman remarked that the proposed scheme under the s.12A application was indicative only, and the applicant could take note of Members' views and refine the development scheme in the detailed design stage. As regards Member's view and suggestion on local liaison works, the applicant's representative had indicated in the meeting that the applicant would meet with the local stakeholders, including the villagers, and further public consultation would be carried out in the OZP amendment stage.

43. After deliberation, the Committee decided to agree to the application for rezoning the Site from "Comprehensive Development Area (1)", "Green Belt" and an area shown as 'Road' to "Residential (Group B)2" subject to (i) maximum GFA of 29,400m² or the GFA of the existing building, whichever was the greater; (ii) no part of the structures of the development should exceed the lowest soffit level of the Ting Kau Bridge (i.e. 76.77mPD); and (iii) 'Flat' and 'Social Welfare Facility' being Column 1 uses. The proposed amendments to the approved Tsuen Wan West OZP No. S/TWW/19 would be submitted to the Committee for agreement prior to gazetting under section 5 of the Town Planning Ordinance upon reference back of the OZP for amendment by the Chief Executive in Council.

[Mr Patrick K.H. Ho left the meeting and Mr Franklin Yu rejoined the meeting at this point.]

[Ms Jessica Y.C. Ho, 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 (Presentation and Question Sessions only)]

A/K5/850 Proposed Shop and Services in “Other Specified Uses” annotated
“Business (1)” Zone, Workshop No.1, G/F, Vogue Centre, No. 696
Castle Peak Road, Kowloon
(MPC Paper No. A/K5/850A)

44. The Secretary reported that Centaline Property Agency Ltd. (CPA) was the consultant of the applicant. Mr Wilson Y.W. Fung (the Vice-chairman) had declared an interest for being the former Chairman of the Hong Kong Dance Company which had obtained sponsorship from CPA before. As the interest of the Vice-chairman was indirect, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

45. With the aid of a PowerPoint presentation, Ms Jessica Y.C. Ho, STP/TWK, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection the application.

46. Members had no question on the application.

Deliberation Session

47. 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 2.6.2024, 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 and implementation of fire service installations before operation of the proposed use to the satisfaction of the Director of Fire Services or of the TPB; and
- (b) if the above planning condition (a) is not complied with before operation of the proposed use, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

[The Chairman thanked Ms Jessica Y.C. Ho, STP/TWK, for her attendance to answer Members' enquiries. She left the meeting at this point.]

Hong Kong District

[Mr K.T. Ng and Ms Karmin Tong, Senior Town Planners/Hong Kong (STPs/HK), were invited to the meeting at this point.]

Agenda Item 5

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/H20/197 Shop and Services in “Other Specified Uses” annotated “Business”
Zone, Part of Workshop 5, G/F, Cheung Tat Centre, 18 Cheung Lee
Street, Chai Wan, Hong Kong
(MPC Paper No. A/H20/197)

Presentation and Question Sessions

49. With the aid of a PowerPoint presentation, Mr K.T. Ng, STP/HK, briefed Members on the background of the application, the applied use, departmental comments, and

the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection the application.

50. Members had no question on the application.

Deliberation Session

51. 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 was subject to the following conditions:

- “(a) the submission and implementation of fire safety measures including the provision of fire service installations and equipment, and means of escape separated from the industrial portion within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 2.12.2022; and
- (b) if the above approval condition is not complied with by the specified date, the approval hereby given should cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 6

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/H24/28 Proposed Eating Place and Shop and Services in “Other Specified Uses” annotated “Pier and Associated Facilities” Zone, Portions of Upper Deck, Central Pier No.8, Hong Kong
(MPC Paper No. A/H24/28)

Presentation and Question Sessions

53. With the aid of a PowerPoint presentation, Ms Karmin Tong, STP/HK, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection the application.

54. In response to a Member and the Chairman’s enquiries on the government department responsible for leasing spaces at the pier for the proposed use, Ms Karmin Tong, STP/HK, explained that the Transport Department was statutorily empowered to give consent to the ferry operator(s) under the Ferry Services Regulations (Cap. 104A) to sublet the surplus space at the pier for purposes other than the operation of licensed ferry services. Should the subject application be approved, the tenant should submit an application to the Government Property Agency for commercial concession for consideration under the mechanism in the existing tenancy to implement the proposal.

Deliberation Session

55. A Member welcomed the applicant’s proposal which could help utilize the surplus spaces at the pier and meet the public demand for the proposed uses. The proposal was also a good way to cross-subsidise the ferry operations.

56. 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 2.6.2026, 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 a Sewerage Impact Assessment to the satisfaction of the Director of Environmental Protection or of the TPB;
- (b) the implementation of the related remedial measures under the Sewerage Impact Assessment to the satisfaction of the Director of Drainage Services or of the TPB; and
- (c) the provision of fire service installations and equipment to the satisfaction of the Director of Fire Services or of the TPB.”

57. 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 K.T. Ng and Ms Karmin Tong, STPs/HK, for their attendance to answer Members’ enquiries. They left the meeting at this point.]

Agenda Item 7

Any Other Business

58. There being no other business, the meeting was closed at 12:00 noon.