

## **TOWN PLANNING BOARD**

### **Minutes of 697<sup>th</sup> Meeting of the Metro Planning Committee held at 9:00 a.m. on 10.6.2022**

#### **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

Professor Jonathan W.C. Wong

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

**In Attendance**

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

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

Assistant Town Planner/Town Planning Board  
Mr Jimmy C.H. Lee

**Agenda Item 1**

Confirmation of the Draft Minutes of the 695<sup>th</sup> MPC Meeting held on 20.5.2022

[Open Meeting]

1. The draft minutes of the 695<sup>th</sup> MPC meeting held on 20.5.2022 were confirmed without amendments.

**Agenda Item 2**

Matter Arising

[Open Meeting]

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

**Tsuen Wan and West Kowloon District**

**Agenda Item 3**

**Section 16 Application**

[Open Meeting]

A/K1/263                      Proposed Hotel and Related Tourism Development (Amendments to an Approved Master Layout Plan) in “Comprehensive Development Area” Zone, The Former Marine Police Headquarters Site, Junction of Canton Road and Salisbury Road, Tsim Sha Tsui, Kowloon  
(MPC Paper No. A/K1/263B)

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3.                      The Secretary reported that the application site (the Site) was located in Tsim Sha Tsui. The application was submitted by Flying Snow Limited, which was a subsidiary of CK Hutchison Holdings Limited (CKHH). The following Members had declared interests on the item:

Ms Trevina C.W. Kung        -    her spouse being an employee of CK Asset Holdings Limited, which was related to CKHH; and  
*(as Assistant Director (Regional 1), Lands Department)*

Mr Stanley T.S. Choi        -    his spouse being a director of a company which owned properties in Tsim Sha Tsui.

4.                      The Committee noted that the applicant had requested deferment of consideration of the application. As the interest of Ms Trevina C.W. Kung was direct, the Committee agreed that she could stay in the meeting but should refrain from participating in the discussion. As the properties owned by the company of Mr Stanley T.S. Choi’s spouse had no direct view of the Site, the Committee agreed that he could stay in the meeting.

5.                      The Secretary reported that the applicant’s representative requested on 1.6.2022 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further

information to address departmental comments.

6. 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. Since it was the second deferment and a total of four months had been allowed for preparation of the submission of further information, it was the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

### **Kowloon District**

#### **Agenda Items 4 to 6**

[Open Meeting]

S/K8/23A Proposed Amendments to the Approved Wang Tau Hom and Tung Tau Outline Zoning Plan No. S/K8/23  
(MPC Paper No. 6/22)

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S/K11/29A Proposed Amendments to the Approved Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan No. S/K11/29  
(MPC Paper No. 7/22)

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S/K12/16A Proposed Amendments to the Approved Ngau Chi Wan Outline Zoning Plan No. S/K12/16  
(MPC Paper No. 8/22)

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7. Members noted that the three items had a common background and agreed that they would be considered together.

8. The Secretary reported that the proposed amendments involved public housing developments to be developed by the Hong Kong Housing Authority (HKHA) (Agenda Item 4) and the Hong Kong Housing Society (HKHS) (Agenda Items 5 and 6), and the amendment site of Agenda Item 5 was located in Wong Tai Sin (WTS). The following Members had declared interests on the items:

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|---|---|---|
| Mr Ivan M.K. Chung<br><i>(Chairman)</i><br><i>(as the Director of Planning)</i> | - | being an ex-officio member of the Supervisory Board of HKHS;  |
| Mr Paul Y.K. Au<br><i>(as Chief Engineer (Works), Home Affairs Department)</i>  | - | being a representative of the Director of Home Affairs who was a member of the Strategic Planning Committee and the Subsidized Housing Committee of HKHA;                     |
| Mr Franklin Yu  | - | being a member of the Building Committee and Tender Committee of HKHA;  |
| Mr Daniel K.S. Lau  | } | being a member of HKHS, and HKHS currently had discussion with Housing Department (the executive arm of the HKHA) on housing development issues;                              |
| Ms Lilian S.K. Law  |   |   |
| Mr Timothy K.W. Ma  | - | being a member of the Supervisory Board of HKHS; and HKHS currently had discussion with Housing Department (the executive arm of the HKHA) on housing development issues; and |
| Mr Stanley T.S. Choi  | - | his spouse being a director of a company which owned a property in WTS.   |

9. The Committee noted that according to the procedure and practice adopted by the Town Planning Board (the Board), as the proposed amendments to the Outline Zoning Plans

(OZPs) in relation to the public housing developments were proposed by the Planning Department (PlanD), the interests of Members in relation to HKHA and HKHS only needed to be recorded and they could stay in the meeting. As the property owned by the company of Mr Stanley T.S. Choi's spouse had no direct view of the amendment site of Agenda Item 5, the Committee agreed that he could stay in the meeting.

#### Presentation and Question Sessions

10. The following representatives from PlanD, Civil Engineering and Development Department (CEDD) and AECOM Asia Company Limited (AECOM) (consultants of CEDD) were invited to the meeting at this point:

##### ***PlanD***

Ms Vivian M.F. Lai - District Planning Officer/Kowloon (DPO/K)

Mr Derek W.O. Cheung - Planning Coordinator/Kowloon (PC/K)

Mr Viko K.H. Wan - Town Planner/Kowloon (TP/K)

##### ***CEDD***

Mr Clarence C.T. Yeung - Chief Engineer/South 1 (CE/S1)

Ms Candy Y.S. Li - Senior Engineer/11 (South) (SE/11(S))

Mr Brandon C.K. Cheng - Engineer/16 (South) (E/16(S))

##### ***AECOM***

Mr David Ho

Mr Leo Lo

Mr Sing Wong

Mr Patrick Lai

Mr Ben Leung

11. With the aid of a PowerPoint presentation, Mr Derek W.O. Cheung, PC/K, briefed Members on the background of the proposed amendments to the OZPs, the technical considerations, consultation conducted and departmental comments as detailed in the Papers. The proposed amendments were as follows:

*Proposed Amendments to the Approved Wang Tau Hom and Tung Tau OZP No. S/K8/23*

- (a) Amendment Item A – to rezone the Wong Tai Sin Community Centre (WTSCC) site at Ching Tak Street from “Government, Institution or Community” (“G/IC”) to “Residential (Group A)1” (“R(A)1”) for public housing development with provision of Government, institution and community (GIC) facilities;

*Proposed Amendments to the Approved Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/29*

- (b) Amendment Item A – to rezone the Chuk Yuen United Village (CYUV) site, comprising two portions located to the east (eastern portion) and west (western portion) of Shatin Pass Road, from “G/IC” and area shown as ‘Road’ to “Residential (Group A)4” (“R(A)4”) for public housing development with provision of GIC facilities and commercial uses;
- (c) Amendment Item B – to rezone a piece of land to the south of the western portion of the CYUV site from “G/IC” to “Open Space” (“O”) to reflect the as-built condition of the existing WTS Square;

*Proposed Amendments to the Approved Ngau Chi Wan OZP No. S/K12/16*

- (d) Amendment Item A – to rezone the Ngau Chi Wan Village (NCWV) site, comprising two portions which both abutted Wing Ting Road, from “Residential (Group B)” (“R(B)”), “G/IC”, “O”, “Village Type Development” (“V”) and areas shown as ‘Road’ to “R(A)1” for public



housing development with provision of GIC facilities and commercial uses;

- (e) Amendment Item B – to rezone two pieces of land in NCWV abutting Wing Ting Road and Lung Cheung Road respectively from “R(B)”, “G/IC” and area shown as ‘Road’ to “O” to form a public open space together with the portion of the existing “O” zone; and
- (f) Amendment Item C – to rezone a strip of land along Lung Cheung Road from “G/IC” to area shown as ‘Road’ to reflect the existing and proposed alignment of the road and pavement.

[Dr Sunny C.W. Cheung and Mr Franklin Yu joined the meeting during the presentation session.]

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

13. The Chairman and some Members raised the following questions:

*Proposed Amendments to the Approved Wang Tau Hom and Tung Tau OZP No. S/K8/23*

- (a) noting that the WTSCC was built in the 1960s, whether there were other similar community centres constructed in that period and what the relevant preservation measures were;
- (b) whether the future construction works at the WTSCC site would impact on the Wong Tai Sin Government Primary School and Wong Tai Sin Catholic Primary School which were located to the west of the site;

*Proposed Amendments to the Approved Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/29*

- (c) why (i) the land located between the WTS Temple and the western portion

of the CYUV site, and (ii) the cul-de-sac at the Shatin Pass Road (between the eastern and western portions) were excluded from the CYUV site;

- (d) why the existing WTS Public Transport Terminus (WTS PTT) (to the north of the western portion) was not included for public housing development integrating the WTS PTT therein;
- (e) how visual permeability towards the WTS Temple would be maintained with the proposed CYUV public housing development;
- (f) whether covered walkway/escalator would be provided to connect the MTR WTS Station with the WTS PTT (where the mini-bus terminus at Shatin Pass Road would be relocated);

*Proposed Amendments to the Approved Ngau Chi Wan OZP No. S/K12/16*

- (g) why the NCWV Refuse Collection Point (RCP) cum public toilet was recommended to be retained at the existing location instead of being integrated into the proposed NCWV public housing development;
- (h) why the resited NCWV within the “V” zone located to the south of Lung Chi Path was excluded from the NCWV site;
- (i) why the Tai Wong Kung (大王宮) was excluded from the NCWV site;
- (j) why the squatters located between Bay View Garden and Wealth Garden further northeast were not included into the NCWV site;
- (k) noting that there was a high-rise building located immediately behind the Man Fat Nunnery (萬佛堂) as shown on Plan 9 of the MPC Paper No. 8/22, whether there would be design requirements to enhance visual harmony with the Man Fat Nunnery;
- (l) what the proposal for in-situ preservation and revitalization of the Man Fat Nunnery was;

- (m) noting the East Kowloon District Residents' Committee's letter in Appendix VIIa of the MPC Paper No. 8/22 providing comments on, inter alia, cultural heritage aspect, what the history and heritage value of the NCWV were, especially regarding the claim that the NCWV had a history dating back to the Song Dynasty;

General Issues

- (n) compatibility of the proposed building heights (BHs) of the three public housing developments with the existing developments in the surroundings;
- (o) noting that social welfare facilities (SWFs) with floor area of not less than 5% of the proposed domestic gross floor area (GFA) would be provided in each public housing development, whether the GFA for SWFs would be disregarded from plot ratio/GFA calculation;
- (p) the types of GIC facilities currently provided in WTSCC and whether such facilities would be sufficiently reprovisioned within the proposed public housing developments at CYUV and NCWV sites upon their completion;
- (q) whether the GFA of GIC facilities currently provided in the WTSCC would be generally increased upon relocation and reprovisioning; and
- (r) the definition and preservation value of Trees of Particular Interest (TPIs) and the relevant criteria for tree felling/preservation/compensation.

14. In response, Ms Vivian M.F. Lai, DPO/K, PlanD, Mr Derek W.O. Cheung, PC/K, PlanD, Mr Clarence C.T. Yeung, CE/S1, CEDD, and Mr David Ho and Mr Patrick Lai, AECOM, made the following main points:

Proposed Amendments to the Approved Wang Tau Hom and Tung Tau OZP No. S/K8/23

- (a) as advised by the Antiquities and Monuments Office (AMO), whilst not being a graded historic building, the WTSCC had some heritage value as it was the

earliest government community centre built in 1960. It was recommended, inter alia, to preserve the WTSCC through photographic recording and 3D scanning prior to demolition. Preservation measures for the WTSCC could be further reviewed in the upcoming stages of development;

- (b) while no unacceptable impact was anticipated, environmental mitigation measures, such as the use of noise barriers, would be implemented to minimise the impact arising from construction works at the WTSCC site on the surrounding developments, including the two adjacent schools;

*Proposed Amendments to the Approved Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/29*

- (c) when the boundary of the CYUV site was delineated, considerations had been given to the site context, optimisation of land resources, technical aspects and facilities provision. The area between the WTS Temple and the western portion of the CYUV site was reserved for future expansion of the WTS Temple. The cul-de-sac at the Shatin Pass Road was planned for development of public open space under the proposal of the Wong Tai Sin Folk Culture Area, which was a project supported by the WTS District Council and would be pursued after relocation of the mini-bus stands to the WTS PTT and permanent closure of the cul-de-sac section. Also, there was a drainage reserve with existing underground utilities underneath Shatin Pass Road which would affect the development potential of the site. Hence, the said areas were not included in the CYUV site;
- (d) the railway tunnel of the MTR Tuen Ma Line ran underneath the WTS PTT site, and there would be substantial engineering risk and costs if the area was to be included for public housing development;
- (e) while there were high-rise residential developments located to the west and north of the WTS Temple, the existing WTS Square to the south was an open area providing setback from Lung Cheung Road, which would allow clear vista to the WTS Temple;

- (f) pedestrians from the MTR WTS Station could access the western portion of the CYUV site via the WTS Square. Subject to detailed design, a weather-protected pedestrian route comprising walkway, footbridge, lift and/or escalator would be provided through the podium of the western portion of the CYUV site to further facilitate access to the WTS PTT;

*Proposed Amendments to the Approved Ngau Chi Wan OZP No. S/K12/16*

- (g) the NCWV RCP cum public toilet was currently in active use servicing a defined catchment area, including the resited NCWV and other nearby developments, and any relocation would affect its service to the public. As the existing RCP was in good condition and only occupied a small piece of land at the periphery of the NCWV site, in-situ retention was considered appropriate;
- (h) the low-rise resited NCWV to the south of Lung Chi Path comprised village houses that were reprovisioned for villagers affected when the MTR Kwun Tong Line was constructed. The MTR Choi Hung Station and railway tunnel of the MTR Kwun Tong Line were located underneath the resited NCWV. As there was limited depth between the existing land surface and the railway tunnel, there would be significant technical constraints for construction of high-rise public housing above. Hence, the area was not included in the NCWV site;
- (i) the Tai Wong Kung was located at the farthest southeast corner and was an active place of worship frequently visited by local residents, therefore it was not included in the NCWV site;
- (j) the area between Bay View Garden and Wealth Garden with a few squatters to the northeast was zoned "O" and intended for a public open space for local residents. Also, it was at a higher level than the NCWV site and was separated by Wing Ting Road. The concerned area might potentially be used for provision of off-site compensatory planting for the proposed NCWV public housing development;

- (k) the high-rise building in the backdrop of the Man Fat Nunnery as shown on Plan 9 of the MPC Paper No. 8/22 was an existing building i.e. Fortune Garden. The building disposition of the proposed NCWV public housing development, with a setback of not less than 10m from the Man Fat Nunnery, would respect the visual significance of the Man Fat Nunnery, and the design and layout would be further enhanced at the detailed design stage;
- (l) Man Fat Nunnery was a Grade 3 historic building, and was proposed to be preserved in-situ for adaptive reuse. The revitalisation proposal was yet to be ascertained, and uses such as eating place or museum which would allow public access might be considered. As the Man Fat Nunnery fell within the proposed “R(A)1” zone, there was flexibility for uses to be accommodated in the revitalised building. At the detailed design stage, a Heritage Impact Assessment (HIA) would be prepared in accordance with the relevant Technical Circular for approval of AMO;
- (m) the oldest written record of NCWV was found in the Jiaqing edition of Xin’an Gazetteer, which suggested that NCWV had a history of over 200 years. According to a journal article published by Dr. P.H. Hase, oral history record had indicated that NCWV was a Hakka village founded in the early 18th century. Heritage Impact Study had been conducted and no historic building/relic that originated from the Song Dynasty was found in the NCWV;

#### General Issues

- (n) the proposed BHs of the three public housing sites were generally compatible with the surrounding BH profile of existing/planned developments: (i) for the WTSCC site, the proposed BH of 120mPD was compatible with the surrounding BH profile ranging from 100mPD to 145mPD; (ii) for the CYUV site, the surrounding BH profile ranged from 100mPD to 140mPD and the proposed BHs were 120mPD for the western portion and 145mPD for the eastern portion. A lower BH was proposed for the western portion to enhance compatibility with the WTS Temple; and (iii) for the NCWV site, the surrounding BH profile of existing developments ranged from 61mPD to

114mPD, while an approved development at the former St. Joseph's Home for the Aged site to the southeast would have a maximum BH of 230mPD. The proposed BHs of 130mPD for the northwestern portion and 115mPD for the southeastern portion for the NCWV site were compatible with the local context;

- (o) at each proposed public housing development, SWFs with floor area not less than 5% of the proposed domestic GFA would be provided. Such floor area for SWF facilities was proposed to be disregarded from the PR/GFA calculation under the Notes of the OZP;
- (p) the existing facilities in WTSCC included (i) Day Activity Centre of Neighbourhood Advice-Action Council; (ii) Sisters of Immaculate Heart of Mary – Wong Tai Sin Kindergarten/Day Care Centre; (iii) Integrated Family Service Centre; (iv) Family and Child Protective Services Unit (Wong Tai Sin/Sai Kung) of Social Welfare Department (SWD); (v) Wong Tai Sin Children Choir; (vi) WTSCC Hall & Stage Area and Conference Room; and (vii) Lower Wong Tai Sin Sub-office of Wong Tai Sin District Office. Most of the existing facilities would be reprovisioned within the CYUV development, and the Family and Child Protective Services Unit of SWD would be reprovisioned within the NCWV development. Moreover, additional GIC facilities including a team of Home Care Services for Frail Elderly Persons, a 30-place Supported Hostel for Mentally Handicapped Persons and a small library would be provided at the WTSCC development;
- (q) the reprovisioning proposal of the GIC facilities had factored in the operational requirements of relevant government departments and would meet the prevailing standards. The existing facilities in WTSCC would be reprovisioned with increased floor area; and
- (r) TPIs generally referred to trees with a diameter (at breast height) over 1m, while Old and Valuable Trees had to be identified and registered based on a set of criteria, including trees of large size, trees of precious or rare species, trees of particularly old age, trees of cultural, historical or memorable significance, and trees of outstanding form. Tree preservation and removal

proposals including sensitivity analysis for the affected TPIs would be prepared at the detailed design stage in accordance with Development Bureau Technical Circular (Works) No. 4/2020 on Tree Preservation and latest Guidelines for Tree Risk Assessment and Management Arrangement.

15. A Member highlighted the historic value of WTSCC and raised concern on whether it was worth pursuing the proposed public housing development which could only deliver one residential block to be completed in 2038. The Chairman said that the proposed rezoning of the WTSCC for public housing was to take forward the Policy Initiative announced in the 2019 Policy Address, and the redevelopment would allow upgrading of existing facilities and key heritage elements would be preserved. With regard to the heritage value of NCWV, a Member said that more efforts should be given to preservation of intangible socio-cultural heritage in the development process. Another Member suggested to draw on the past experience in preservation of historic buildings and relevant structures and character defining elements should be properly preserved and/or documented. In response, the Chairman explained that HIAs would be carried out at the detailed design stage and the intangible value of heritage could be duly examined.

16. A Member observed that the existing landscape character would be changed upon removal of trees for the proposed public housing developments, and suggested that a more systematic approach should be adopted to provide sufficient compensatory planting. Ms Vivian M.F. Lai, DPO/K said that the Member's view on compensatory planting was noted and such planting would be provided as far as practicable, and off-site compensatory planting could be explored in surrounding locations, for example in the WTS Square.

17. Members had no questions regarding other proposed amendments to the three OZPs and generally agreed to them.

18. After deliberation, the Committee decided to :

- (a) agree to the proposed amendments to the approved Wang Tau Hom and Tung Tau OZP No. S/K8/23 and that the draft Wang Tau Hom and Tung Tau OZP No. S/K8/23A at Attachment II (to be renumbered to S/K8/24 upon exhibition) and its Notes at Attachment III of MPC Paper No. 6/22 were suitable for exhibition under section 5 of the Town Planning



Ordinance;

- (b) agree to the proposed amendments to the approved Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/29 and that the draft Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/29A at Attachment II (to be renumbered to S/K11/30 upon exhibition) and its Notes at Attachment III of MPC Paper No. 7/22 were suitable for exhibition under section 5 of the Town Planning Ordinance;
- (c) agree to the proposed amendments to the approved Ngau Chi Wan OZP No. S/K12/16 and that the draft Ngau Chi Wan OZP No. S/K12/16A at Attachment II (to be renumbered to S/K12/17 upon exhibition) and its Notes at Attachment III of MPC Paper No. 8/22 were suitable for exhibition under section 5 of the Town Planning Ordinance; and
- (d) adopt the revised Explanatory Statements (ES) at Attachment IV of MPC Paper No. 6/22 for the draft Wang Tau Hom and Tung Tau OZP No. S/K8/23A, Attachment IV of MPC Paper No. 7/22 for the draft Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/29A and Attachment IV of MPC Paper No. 8/22 for the draft Ngau Chi Wan OZP No. S/K12/16A as expressions of the planning intentions and objectives of the Board for various land use zonings of the OZPs and the revised ES would be published together with the OZPs.

19. Members noted that, as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft OZPs including the Notes and ES, if appropriate, before their publication under the Town Planning Ordinance. Any major revision would be submitted for the Board's consideration.

[The Chairman thanked the government representatives and the consultants from AECOM for their attendance to answer Members' enquiries. They left the meeting at this point.]

[Mr Stanley T.S. Choi left the meeting at this point]

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

this point.]

**Agenda Item 7**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/K14/809                      Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Office, Shop and Services and Eating Place Uses in “Other Specified Uses” annotated “Business” Zone, 1 Tai Yip Street and 111 Wai Yip Street, Kwun Tong, Kowloon  
(MPC Paper No. A/K14/809B)

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**Presentation and Question Sessions**

20.            With the aid 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 (PlanD) had no objection to the application.

21.            Some Members raised the following questions:
- (a)    whether the 3.5m aboveground setback along the back alley had included the 1.5m non-building area (NBA) required under the Outline Development Plan (ODP), and whether the setback area would be opened for use by the public;
  - (b)    whether the width of the back alley would be sufficient to accommodate the loading/unloading (L/UL) bays and allow vehicles to go through at the same time, and the access arrangement for the L/UL bays proposed at the back alley;
  - (c)    vehicular maneuvering space on G/F within the proposed development;
  - (d)    noting that four levels of basement carpark were proposed, what the design

considerations were and whether there was scope to reduce the number of basement floors;

- (e) the design and technical feasibility of the proposed vertical greening facing Wai Yip Street as that facade should be a structural wall and might not provide sufficient soil depth for the plants to grow;
- (f) the height of the proposed canopy; and
- (g) the implementation of the proposed decorative lighting on the building facade facing the back alley and the light-up hours.

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

- (a) according to the adopted Kwun Tong (Western Part) ODP No. D/K14A/2, a 1.5m full-height setback was required at the back alley for widening purpose and was intended to be surrendered to the government in the long-term. An additional 1.5m NBA (on G/F with clear headroom of 5.1m) which was also required under the ODP, could be used for L/UL activities. The 3.5m aboveground setback in the proposed scheme had included the 1.5m NBA required under the ODP. While the 3.5m setback area would allow a more spacious back alley, it was within the applicant's private lot and was not intended to be dedicated for public use;
- (b) the back alley was currently about 3m wide, and upon redevelopment, sites on both sides of the back alley were required to setback by 1.5m, hence the back alley might ultimately be widened to about 6m. The L/UL bays under the proposed scheme would be in the 3.5m-wide setback area entirely within the private lots, and in general would not block the back alley. Vehicles using the L/UL bays at the back alley would access from Tai Yip Street from the southeastern end and exit towards the Shun Yip Street direction at the northwestern end. The Commissioner for Transport had reviewed the Traffic Impact Assessment (TIA) including the proposed vehicular access arrangement for the L/UL bays, and had no adverse

comment on the application. An approval condition on the submission of a revised TIA with updated pedestrian and vehicular traffic survey and the implementation of the mitigation measures was recommended;

- (c) according to the TIA submitted by the applicant, a turntable would be provided on the G/F to facilitate the movement of vehicles;
- (d) the provision and layout of the internal transport facilities were constrained by the elongated site configuration. A 4-level basement carpark, including double-deck parking on B4/F with taller headroom using a ramp design, was proposed to meet the requirements under the Hong Kong Planning Standards and Guidelines as far as practicable;
- (e) vertical greening was proposed at portions of the building facade facing Wai Yip Street from G/F to 3/F and facing Tai Yip Street on G/F. The floor plans submitted for the planning application did not include details on the structural element for the vertical greening, but the applicant had confirmed that it was technically feasible to implement and maintain the proposed vertical greening and had submitted information on the irrigation system. The greening proposals should comply with requirements in the Sustainable Building Design Guidelines and would be vetted at the General Building Plan (GBP) submission stage;
- (f) the 1.5m-wide canopy proposed along the full frontage of Wai Yip Street and Tai Yip Street would be about 5m high; and
- (g) the provision of decorative lighting would be vetted with reference to the proposed scheme under the current application at the GBP submission stage. The applicant had not specified the light-up hours of the proposed decorative lighting.

23. At the invitation of the Chairman, Mr Patrick K.H. Ho, Assistant Commissioner for Transport (Urban), Transport Department, said that the setback and NBA required under

the ODP were respectively for widening the back alley and for L/UL use. Reversing of vehicles back to Tai Yip Street would not be allowed. The existing one-way traffic flow arrangement would continue to be applicable, i.e. vehicles accessing the back alley from Tai Yip Street near its junction with Wai Yip Street to exit at the northwestern end to Tai Yip Street.

24. Regarding the design and layout of the carpark, a Member said that the applicant might explore measures to provide parking spaces in a more efficient manner, e.g. adoption of double-loaded corridors and/or use of car lift. Another Member commented that the proposed canopy might not be considered as a planning gain, as the existing buildings had overhang for weather protection, and the proposed canopy was merely to maintain the status quo.

25. Noting that the policy for revitalization of pre-1987 industrial buildings (IBs) (the Policy) was not applicable to Hecny Centre at 111 Wai Yip Street because it had completed wholesale conversion, a Member asked whether similar application that only covered the Hecny Centre site would still be recommended for approval. In response, Ms Jessie K.P. Kwan, STP/K, said that under the previous IB Revitalisation Scheme, a special waiver for wholesale conversion of Hecny Centre at 111 Wai Yip Street for office use for the lifetime of the existing building was executed in 2016 and the corresponding building works were completed in 2018. Given that the wholesale-converted building at 111 Wai Yip Street was now a commercial building, the Government's latest policy to incentivise pre-1987 IB redevelopment was not applicable to the Hecny Centre site. However, the Secretary for Development (SDEV) had given support to the subject application on the consideration that it could optimise the use of the Site (including Hecny Centre) for maximum provision of office space in the rare opportunity of amalgamated redevelopment. There were three approved applications (No. A/K14/794, 806 and 807) within the Kwun Tong Business Area for minor relaxation of plot ratio (PR) and/or building height (BH) restrictions, which were not related to the Policy and were supported by SDEV on similar considerations.

[Ms Sandy H.Y. Wong left the meeting during the question and answer session.]

Deliberation Session

26. Members generally had no objection to the minor relaxation of PR and BH restrictions for the proposed redevelopment. A Member considered that the implementation of vertical greening should be ensured and there was room for improving the design and layout of the carpark to reduce the number of basement floors. Another Member said that provision of decorative lighting at the back alley was a desirable design element and the applicant should implement it properly. To address the Members' concerns, the Chairman suggested and Members agreed to include additional advisory clauses to request the applicant to (i) explore ways to improve the design and layout of carpark, including the use of car lifts, and to try to reduce the number of basement floors; (ii) implement and maintain properly the proposed vertical greening; and (iii) implement the lighting on the building facade facing the back alley as proposed.

27. 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 10.6.2026, 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 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;
- (b) 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;
- (c) 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; and
- (d) 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.”

28. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix V of the Paper and the additional advisory clause(s) as below:

- “(a) to explore ways to improve the design and layout of the carpark, including the use of car lifts, and to try to reduce the number of basement floors;
- (b) to implement and maintain properly the vertical greening as proposed in the scheme; and
- (c) to implement the lighting on the building facade facing the back alley as proposed in the scheme. ”

### **Agenda Item 8**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/K14/815                      Shop and Services in “Other Specified Uses” annotated “Business”  
Zone, Workshop No. 3 (Portion), G/F, Hung Tai Industrial Building,  
37-39 Hung To Road, Kwun Tong, Kowloon  
(MPC Paper No. A/K14/815)

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#### **Presentation and Question Sessions**

29. With the aid of some plans, Ms Jessie K.P. Kwan, STP/K, briefed Members on the background of the application, the applied use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

30. Members had no question on the application.

#### **Deliberation Session**

31. 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 a proposal on the fire safety measures within six months from the date of approval to the satisfaction of the Director of Fire Services or of the TPB by 10.12.2022; and

(b) if the above planning condition (a) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

### **Agenda Item 9**

#### **Any Other Business**

33. There being no other business, the meeting was closed at 11:50 a.m..